



GOVERNMENT HOUSE – WELLINGTON

GARDEN MANAGEMENT PLAN

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Introduction

1. **Government House, Wellington** is the official residence of the Governor General of New Zealand, the representative of New Zealand's head of state, Queen Elizabeth II.
2. The building and surrounding grounds are located in the suburb of Newtown close to Wellington's central business district. The site was previously occupied by the Mount View Lunatic Asylum and has numerous visible relics from that era. The current house is the third house on the site; was completed in 1910; is an historic building in its own right and is now considered a landmark presence in Wellington. The site is an important part of New Zealand's 20th and 21st century ceremonial, public and constitutional history and its heritage value to the nation is significant.
3. The grounds provide an appropriately scaled aesthetic setting for the dwelling and a variety of well-designed spaces for the range of private and ceremonial functions that are carried out by and on behalf of the Governor General. They have strong symbolic and commemorative value as a planted record of previous Vice Regal office holders and visiting dignitaries and they contain nationally significant historic exotic vegetation, which is a distinctive character-defining element. The garden is also endorsed as a garden of National Significance by the NZ Gardens Trust. (www.gardens.org.nz) and it contains notable trees recognised by the Wellington Council. There are also two increasingly significant ecological areas to the west and east of the house on the western slopes of Mount Victoria which are currently covered in mature pines over regenerating native bush.
4. This Garden Management Plan sets out Objectives and Policies for the management of the Government House grounds. The Management Plan period shall be for five years from official acceptance of this document and the direct actions outlined in the document shall be undertaken within the five-year period. At the end of the five-year period the Management Plan should be reviewed; any new development shall be identified and an estimate of the costs of that development shall be provided.

Context

5. Government House, Wellington is set amongst 12 ha of land that stretches from the western flanks of Mount Victoria to the suburb of Newtown and it forms an important part of Wellington's 'green belt.' The northern third of the property is a very narrow strip of land either side of the main entry driveway that runs off Dufferin Street. The land widens through the middle of the site and the southern half of the site is roughly rectangular in shape and it contains the house; two large lawns and accessory buildings. An area of mixed residential and commercial land lies along the western boundary. (Newtown) Hospital Road and the buildings of the Otago University lie to the immediate south, Wellington College is located on the north eastern boundary and Alexandra Park (public open space) is located on the south eastern boundary. The land is sloping and there are no natural waterways on it.

Garden description

6. The garden can be divided into four significant zones which reflect their visibility and usage by the Vice Regal family and visitors. (See Figure 1)
7. The **Priority 1 zone (Formal or Ceremonial)** comprises the gardens around the house, which are intensively used and are consequentially more formal in character. The zone includes the public approaches to the house including the Entry Gateway and Carriage Drive; the Asylum Wall area and its environs; The Dell; the slopes on the eastern side of the Carriage Drive between the Asylum Wall and the Swimming Pool; the North and South Lawns; the Swimming Pool; the Hospital Road entrance including the Office Carpark and the Visitor Centre and the Potager. (These spaces are also identified on See Figure 1) These are the areas where ceremony associated with the Governor General's office are undertaken and they are required to have a high degree of amenity and presentation as befits the status of the Governor General's office and the visitors.
8. The **Priority 2 zone (Recreational)** comprises less intensively used spaces, that may be seen from the ceremonial areas or they may be walked through from those areas. These spaces are away from the house and in areas that are less visible, or they are not used as frequently. They include the outer gardens; the Drummond Lane environs on the west side of the Carriage Drive; the Birch Walk; the Tri Nations Border; The Pine Grove; the Conifer Border; The Factory Woodland; Coronation Dell - Upper and Coronation Dell - Lower.
9. The zone also includes recreational areas on the east side of the Carriage Drive including the Holyoake Dell; the Tennis court / Airing court area; the Olive and Citrus orchards; the Old Vegetable Garden / Amphitheatre area; The Orchard; The Maintenance Yard Lawn and The Maintenance Yard.
10. There are four staff houses around the grounds and the gardens around them are also included in the Priority 2 zone.
11. These spaces are used by the Vice Regal families, staff occasional official visitors and the public on open days. The spaces require a more relaxed level of management
12. The **Priority 3 zone (Environmental – Ecological)** covers the Hospital Hill area and includes two separate areas. The western most area is located around an old quarry to the south west of the house and an eastern area is located across the western slopes of Mount Victoria. The Hospital Hill area is ecologically important – native regeneration under a cover of mature pine trees and the spaces may be accessed from near the Pine Grove and through the Old Vegetable Garden / Amphitheatre areas.
13. The **Priority Four zone (food production)** covers the individual areas used for the production of food crops for using in the house including the potager, the citrus and olive groves and extensions to that area, the Old Orchard area and the New Orchard area. They are working landscapes but none the less must have a high degree of amenity and presentation.
14. Additional elements in the garden which must be considered include the guardhouse at the Dufferin Street entrance and garaging to the west of the house.

15. s6(d)
16. Health and safety are also of paramount importance and extensive health and safety policies cover both grounds maintenance and Vice Regal and public use of the grounds.
17. The grounds of Government House are open to the public on request and guided walks around the grounds focus on the history of the gardens.
18. Garden management includes Swimming Pool, Tennis Court and pathway maintenance as well as invasive weed and pest control and rubbish collection and disposal.

General principles

19. Management of the site should preserve its most important and significant historic elements but should also allow improvements appropriate to the time. However other elements also affect how the garden is perceived and these include how the spaces are defined, how the spaces flow from one area to another, how strategic views are unveiled, how the historic elements in the garden, including the walls, guttering and historic trees are treated, and how commemorative planting is acknowledged, and these must be considered at all times.
20. The spaces within each of the zones have a moderate to strong sense of visual containment based on landform and surrounding vegetation and their management reflects the type of ceremonial, constitutional, community or private uses each area is put to. Therefore, prioritizing management of the garden ensures resources are used in the most appropriate locations, thus balancing the management cost of the property.

General objectives

21. Acknowledge that Government House and the grounds are home to the Vice Regal families and they must provide an enjoyable outdoor environment for them, their visitors and the incumbent families and staff.
22. Recognise that the way the grounds are used by the Vice Regal families and the public may change over time and that the grounds may need to be adapted to meet these needs.
23. Preserve and protect the heritage value of the site in New Zealand's 20th and 21st century ceremonial, public and constitutional history by adhering to the policies listed in The Beaumont Conservation Plan, particularly those elements listed in section 6.4 - table entitled 'Degree of significance,' identified on the *Figure 2 - Isthmus Group plan number 04. (Appendix 1 is a list of policies developed by Beaumont for working with heritage elements within the grounds.)*
24. This means recognising, respecting and conserving the historic designed intention of the site, as both a Victorian-era asylum landscape; as an appropriately called aesthetic setting for the house and as the ornamental grounds of Wellington's Vice Regal premises. (This includes not only the remaining above ground constructed artefacts but also the site's

- archaeologically sensitive areas, the intent of their layout and the intent of the historic plantings as a designed landscape.)
25. Protect and preserve the symbolic and commemorative value of the North and South lawns, the Central Asylum building footprint, (Asylum Wall and surrounds) the Airing Court (current tennis court area) and the parts of the Hospital Road access with visible historic infrastructure.
26. Preserve and protect the historic character defining qualities and landscape fabric including sweeping lawns, the Dufferin Street carriage gates and Carriage Drive, views in to the site, views out of the site and views within the site conserved,
27. Recognise and protect the significance of the contribution that planted site fabric, including early and commemorative plantings, the sweeping lawns, exotic borders and significant collections of plants and more recent ornamental plantings make to visual amenity where possible.
28. Plant material is a living material; it will change over time and it may need to be pruned; replaced or removed. The development of robust principals around planting design and detailing within the various landscape units within the site will ensure that:
- plant material requiring pruning or replacement is identified and treated appropriately.
 - Planted gardens retain a high degree of visual amenity,
 - Ecological resilience is woven into the site,
29. Make the regeneration of the Priority 3 Zone (ecological area) through to resilient climax native bush a priority.
30. Garden management and maintenance must be consistent, appropriate, adaptable affordable and to a uniformly high and sustainable standard.
31. Ensure, so far as is reasonably practicable, the health safety and welfare of the Vice Regal office, staff and visitors to the property.
32. The garden's rich cultural and natural heritage combined with vegetation and landform creates a distinctive garden landscape that is a potentially important visitor attraction both for the tourism industry and for the local community and businesses and as the grounds are open to the public from time to time they should meet visitor expectations as a historic record and as a designed landscape in the 21st century.
33. The potential to increase visitor numbers by sharing the garden and stories about the garden should also be recognised. The garden management regime is encouraged to utilise carbon neutral policies such as:
- Reducing fertiliser usage – the application of nitrogenous fertiliser should be strategic and sparing
 - Avoid gas powered tools – use battery run tools
 - Turning the gardens into a carbon sink – leaving as much of the site undisturbed as possible
 - Reducing water consumption by mulching to conserve water: using drip irrigators on timers and using plant species that cope with dry periods.
34. Compost all garden waste and reuse compost on the site

General policies

35. Retain the swimming pool and tennis court for the private use of the Vice Regal family and Vice Regal guests, Government House staff and the Official Secretary.
36. Identify areas and artefacts requiring restoration, renovation, redevelopment, or replacement and ensure that they are treated appropriately;
37. Retain the current broad layout of the rest of grounds as a park like garden with a mix of plants appropriate to the site and the use of the site.
38. Protect and preserve distinctive character-defining historic vegetation such as the areas of the earliest tree planting, (pine grove) where possible
39. Preserve and protect commemorative trees as a planted record of some Vice Regal office holders and visiting dignitaries.
40. Retain the nationally significant vegetation such as the conifer collection located within the grounds. (Conservation recognizes that trees may grow too big for a site or may die from time to time and allows for their removal and / or replacement.)
41. Ensure any new design and detailing of garden areas within the site has a high degree of visual amenity and is ecologically resilient.
42. Make appropriate use of indigenous vegetation when undertaking new or replacement planting.
43. Maintain the grounds, including the pool, tennis court and pathways to an agreed high standard that is consistent with best landscape, horticultural and arboricultural practise and as a New Zealand's Garden Trust (nationally significant garden) five star minimum standard
44. Preserve the most significant of the views from the site across Wellington and from Wellington into the site
45. Employ people with appropriate skill and qualification levels to undertake all aspects of the work in the Government House Grounds.
46. Use Machinery and techniques when undertaking maintenance that are fit for purpose and sustainable.
47. Investigate opportunities to maximise land use for both social (community) and environmental, ecological benefit.

Planting policies

48. Planting in the Priority Zones 1 and 2 must reflect the broad scale historic design intent and the visual, functional and horticultural characteristics of historic plant species the broad scale layout of the borders; the composition of plant groupings, their form, line, foliage type, leaf colour and texture as well as seasonal features such as flower colour and bloom time, fruit and autumn foliage) and that they shall be matched as closely as possible. (See *Appendix 2 – Garden design principles*) Trees and shrubs in the Priority One and 2 zones shall define the spaces and create backgrounds for more ornamental species in the foreground. They shall be densely planted.

49. However, changes in the growing environment (increased shade or effects of climate change) may impact existing plants and their resilience. Trees or shrub that are too old: have died or are in decline, i.e. exhibit leaf loss of more than 10%, shall be removed and replaced in the first planting season (May to August inclusive) after they have been removed preferably with the same species or a similar replacement species that will thrive in the growing conditions.
50. Replacement planting must not draw the eye or detract from the open expanse of the lawns or the activities upon them, but it may provide localized interest.
51. s6(d)
52. A strip of land -1m wide – shall be retained along all boundaries it shall be kept clear of any vegetation over 300mm high.
53. Boundary vegetation above boundary fences or walls shall be retained at a minimum height of 2m above the wall or fence. Boundary vegetation includes branches.
54. Vegetation providing screening throughout the site shall be predominantly native with exotic ornamental planting used to enhance the spaces.
55. Herbaceous material may be used to temporarily fill gaps left if vegetation has had to be removed in any of the borders. However, no herbaceous perennials - other than Groundcover in the Dell areas - shall be used as permanent display in the borders around the Priority 2 Zone. No more than 20% herbaceous perennials may be used in The Priority 1 Zone borders. Annuals are permitted as a temporary cover.
56. The planting style around the North and South lawns shall emphasise the lawns principal use as ceremonial and arrival areas and provide a background for these activities
57. Shrub and groundcover species removed from within the internal borders on the North and South lawns and either side of the driveway shall be replaced within three weeks with perennial species – if out of the season for planting trees and shrubs.
58. The **form, line, texture and leaf colour** of all planting should not detract from the purpose of the space or draw attention away from the purpose of the space.
59. **The form** of new planting in all of the borders shall be round, oval or spreading. No new columnar, weeping or pyramidal plants shall be planted in any of the exotic borders. Weeping, conical or pyramidal specimens are not appropriate anywhere in the garden other than the Conifer border.
60. **The line** or branching structure of all new planting shall be horizontal through to vase shaped. No new vertical, weeping or pyramidal exotic plants are permitted. Indigenous specie with a vertical emphasis such as rewarewa (*Knightia excelsa*) Nikau (*Rhopalostylus sapida*) and lancewood (*Pseudopanax crassifolium*) are permitted
61. **The texture** of plants (or foliage size) throughout the garden shall be largely small or fine (*Hebe* sp.) to medium sized (*karaka* – *Corynocarpus laevigatus*) with big leaved plants

- such as the pukaniu (*Myrta sinclairii* or *Hosta* sp.) used sparingly to draw the eye. Big leaved plants must not detract from ceremonial functions on the lawns.
62. Open loose branch structure, large leaves, shiny leaves, bright green red, yellow or blue leaf colour also all draw attention and shall be used sparingly to create interest and depth in the borders. Large leaf ground covers may be used to mark corners, to highlight a certain area of the garden or provide limited visual contrast at a local level.
 63. The structure of the planting around the edges of the Dell and along the Carriage Drive edge shall be light and permeable to allow views through into space beneath the trees. Open loose branch structure, large leaves, shiny leaves, and mid to light green leaves shall be used around the edges of these areas.
 64. **Leaf colour** on all background planting in all of the borders around the edge of the site shall be predominantly dark green to act as a foil for more ornamental items in the garden. Red may be used if it is massed as a feature i.e. massed maples. Leaf colour in the amenity sections of the borders may be dark to mid green. No new planting with yellow foliage shall be used anywhere. Grey plants may be used on the terrace and in areas facing north or west. Variegated succulents shall not be used.
 65. Some floral display throughout the year is encouraged (although not required) particularly in the western border of the north lawn area, around the Dufferin Road entry gate space and in the Asylum wall area. Flower colour in exotic shrub borders in the priority 2 zones is also acceptable.
 66. **Flower colour** should be generally muted with sparing use of red, orange yellow and white as they draw the eye. Perennial flower colour shall be predominantly green, blue, and red violet. Contrasting colour shall be used sparingly for effect.
 67. Any pastel flower colour including white is acceptable in the Priority 2 zone area. However, it should not dominate the space.
 68. No displays of **annual** material are permitted – other than in the Dufferin Street entry area - although annual species may be used to cover areas temporarily barred by the removal of plants.
 69. At all times, no more than 5% of any border shall be bare, unless it is being completely refurbished.
 70. Tree branches shall be kept no more than of 4 metres above the center of the roadway, 2 metres above the edges of the roadway and pathways and 1.5 m above lawn level.
 71. No perennial or groundcover vegetation shall overhang a lawn edge by more than 50mm. No shrubby vegetation shall overhang garden paths by more than 200mm. Desirable taller trees and shrubs shall have a clearance height of 1.8 metres at path and roadway edges and 2 metres at path centers. Clearance over the middle of the roadways shall be 4 metres.
 72. Trees and shrubs requiring pruning along the margins of driveways and footpaths shall be pruned to form an irregular line – not a hedge.
 73. The Priority 3 Zone bush shall be maintained as a healthy, sustainable and resilient forest with a dense impenetrable edge along the boundaries.
 74. Maintenance within the Priority 3 Zone shall focus on the eradication of all existing invasive weed species and exotic species to facilitate natural regeneration. All invasive weed

species shall be controlled using methods identified on the Weed Busters web site – see attached.

75. All gardens in Priority Zone 1 shall be mulched with good quality aged fine bark chip. All gardens in Priority Zone 2 shall be mulched with weed free compost. No mulch shall be used in the Priority Zone 3 although forest duff collected from within the bush in areas free of weed seedlings may be used as a mulch around new planting in the bush area.
76. All lawns shall be maintained as high grade, good quality lawns and edges shall be clipped once a month.
77. No modification of ground surfaces or gardened areas that requires excavation of more than 5.00m², or to a depth of more than 400mm shall take place without authority from The Operations Manager - Government House. A 5.00m² area allows for the roots of a tree to be dug out. A depth of 400mm allows a hole for a PB 95 to be dug without authority. Please see the tree protocols.
78. Utility and service areas shall be fully screened from public areas.

Hard landscape policies

79. The tennis court and sealed footpath surfaces shall be blown and cleaned a minimum of 3x/week when the Vice Regal family are in residence. At other times the tennis court shall be blown and cleaned on a weekly basis and sealed footpath surfaces shall be inspected and cleaned twice a week.
80. If a severe storm occurs any debris on either the tennis court or the footpaths shall be cleared within 24 hours.
81. All unsealed pathways shall be inspected every 6 months to ensure they are safe and unobstructed. Any uneven surfaces shall be remedied within 24 hours.
82. All sealed pathways and the pool surrounds shall be kept weed, moss and algae free at all times. Any uneven or damaged surfaces shall be roped off and then shall be remedied within one month.
83. Additional inspections are required prior to scheduled garden tours, garden parties, Vice Regal visits and state welcomes
84. The water in the Swimming Pool shall be inspected and treated daily Monday – Friday when the Vice Regal family are in residence. Otherwise it shall be inspected and treated on a weekly basis. It shall be kept in a litter and algal free state at all times.
85. Rubbish shall be recycled where appropriate.
86. All plant debris other than non-compostable plant species such as flax and bamboo and invasive weed species shall be composted either on the site.

Specific Garden Areas

Priority Area 1 (Formal/ Ceremonial) (See Figure 1)

The Dufferin Street Gates and Carriage Drive

Key Factors

87. This area extends from Dufferin Street through the gates into the grounds, past the gardens inside the gates and up Carriage Drive to the southeastern corner of the house. The Dufferin Street gates and the Carriage Drive are the formal entrance to the Government House grounds. The gates include substantial, ornamental brick pillars and brick and wrought iron wing walls of historic significance. They lend a sense of dignity to the drive and reflect the importance of the residence.
88. The gardens outside the gates and the gates suggest a transition from the cityscape to a special place. They create an overall sense of grandeur and anticipation. The large scale of the gates creates a sense of establishment and formality. The lawns have a calming effect and create a sense of arrival, and the surrounding annual displays create interest for arriving dignitaries.
89. The length of Carriage Drive beyond the gates can be subdivided into a series of 5 spaces each with its own distinctive character. Each space is designed to build on the experience of a formal dignified arrival.
90. Dense planting either side of the actual carriage way screens surrounding adjacent buildings, restricts the space and channels views up the drive creating a sense of movement towards the house. The slow reveal of parts of the house contributes to a sense of impending arrival. Consequently the views from Dufferin Street to the gates, walls and guard house, and the views from the drive to the house and flag tower are a very important part of the history of the house and grounds.

Specific Policies

91. At all times external views of the gates and the walls shall be kept clear.
92. Planting around the entry shall provide a background to the gates and enclosure for the driveway area and shall not detract from the formal, dignified and established historic character of the main gates, walls and guardhouse areas.
93. s6(d)
94. The general layout and vegetation type around the existing lawns and borders either side of Carriage Drive shall be retained - layers with the tall trees at the back, shrub species in the middle and ground cover on the drive edges.
95. The sloping lawns to the east of the north lawn driveway areas shall be retained as lawned open space. They draw the eye away from the house momentarily and also create a small

space with a sense of mystery which leads the pedestrian visitor through to the airing court areas.

96. Entry island planting shall be predominantly indigenous
97. Tree and shrub planting around the entrance space shall be 80% indigenous.
98. Tree and shrub species through the northern most section of the drive area shall be 70% indigenous and any new planting in this area shall reflect the dominant characteristics of the planting around it.
99. Tree and shrub planting along the drive at the northern end of the North Lawn (including the Conifer Border) may be up to 70% exotic.
100. Tree and shrub planting adjacent to the North Lawn shall be 90% indigenous.
101. Annual planting in garden borders around the outer edges of the entry lawns shall be tall enough to be visible from the Carriage Drive and shall provide interest from the carriageway.
102. Annual planting layout shall be informal to compliment the surrounding planting layout.
103. Annual planting shall be changed two or three times per annum
104. No massed displays of flowering species other than the annuals around the entry lawns shall be used along the length of the Carriage Drive.
105. Ivy used on the bank to the east of the house shall be tightly controlled to avoid it spreading.
106. Because the drainage channels on either side of the drive are of historic significance 70% of them shall be visible at all times.
107. Edge vegetation shall not impede the free flow of water in the channeling or damage the historic drainage channels in any way.
108. Views through to the conifer border, the north lawn and the house from the drive shall be retained by strategically pruning intervening vegetation as necessary.

Direct Action

109. The retention of the annual planting border inside the main gates should be discussed

The South Lawn / Formal Entry

Key Factors

110. This area covers the lawn and the borders on the southern side of the house. The official entrance to Government House is through the South Lawn area. s6(d) Visitors attending functions in the ballroom arrive via the Reflection Pond path at the eastern end of the South Lawn. The western end of the lawn space is also used for official entertaining and ceremonies.
111. The character of this area is defined by the formality of the entrances to the house, the perfectly symmetrical horse shoe shaped sweep of limestone driveway leading to the Port Cochere through the lawns, and the formal paved pedestrian access way flowing around

the edges of a large reflecting pool and into the vestibule for the ballroom at the eastern end of the space, the immaculate green of the lawn and the enclosure created by the surrounding landform and vegetation.

112. The drive through the lawn creates a sense of movement through the space focusing the vehicle borne visitor on the Port Cochere as their destination.
113. In contrast, the lawn's rectangular shape and the crisp clean lines of the rectangular pool and paving areas leading to the ballroom vestibule create static spaces, which encourage the pedestrian visitor to gather and dawdle.
114. The border adjacent to the house is lightly planted with shade loving, mainly indigenous sub canopy and ground cover species. This planting provides an informal base to the house - nestling it into the wooded landscape surrounding it.
115. All other borders around the space are predominantly indigenous and the borders to the west, and south west of the space are comprised of densely planted tall trees, shrubs and ground cover, which completely define the western half of the lawn space relating it to the house. This planting reinforces the static nature of the space and is appropriate to the use of the area. Planting emphasizes the principle use of the space as the formal entry to the house and ballroom and provides a background for these activities as well as a high degree of visual amenity.
116. An overriding design consideration is that the space should showcase New Zealand's indigenous vegetation.

Specific Policies

117. Retain the broad layout of the lawn and borders
118. Ensure planted material in borders around the lawn provide strong but constrained definition to the space. The planting on the eastern border adjacent to the ornamental pool area should be capable of forming a reasonably dense - 70% permeability - spine through the middle of the border within the next five years.
119. Ensure planting does not draw the eye or detract from the open expanse of lawn used for formal, ceremonial occasions and entertaining activity but it that it continues to provide localized interest.
120. Planting around the south lawn shall be predominantly indigenous. No more than 20% of any new planting shall be exotic.
121. The current planting style immediately adjacent to the house shall be retained. The mix shall include single and groups of small trees. Shrubs should be no more than 2 metres high.
122. s6(d)
123. Trees and shrubs over 1 metre high shall not be planted directly in front of windows.
124. 10% herbaceous perennials may be used in any border around the lawn.
125. No annuals are permitted.

The North Lawn and its borders

Key Factors

126. This area includes The Terrace and the trees and borders either side of the North Lawn, which is the setting for official entertaining and ceremonies – when the climate permits. The North Lawn is a central static open space, or open-air room connected to the house via The Terrace. Both The Terrace and the North Lawn gardens are designed in the English Landscape style - relatively formal near the house extending to rolling woodlands around the periphery. Although the space can be regarded as a single entity, the terrace and borders are listed separately to enable appropriate management of each area.
127. The Terrace is separated from the lawn by a balustrade and steps. However it is not strictly a space in its own right as the balustrades are low and permeable allowing the terrace space to flow through to the North Lawn. The limited amount of paving, lawn and planting on The Terrace does not detract from the architecture of the house. The space is formal and elegant, the paving is discrete and it provides access between the house and the steps and the flowering roses used against the house are a decorative softening element.
128. The North Lawn is a rectangular stretch of manicured grass flanked by mixed shrub and perennial borders and massed tall trees. The trees bring stature and scale to the space. The shrubs reinforce the boundaries of the lawn space and also reduce the size of the space at the lower level. (human scale) Herbaceous plants form the ground pattern and interior decoration.
129. s6(d)
The lawn shape combines with the formally placed commemorative cedars (Cedrus Atlantica) on its northern edge to draw the eye to these views.

Specific Policies

General

130. Retain the formal nature of The Terrace, open expanse of lawn; the character and scale of surrounding trees and the current shape and layout of all borders. The lawn's flat, trapezoid shape – longer on one side than the other – means symmetrical layout should not be introduced.
131. Planting shall provide a background for ceremonial activities. Planting shall not draw the eye or detract from ceremonial activity but may provide localized interest.
132. Retain the tall tree planting either side of the borders framing views of the city and harbour from the house. New planting shall not draw the eye away from the view or detract from views.
133. No more than 5% of any border shall be uncovered by vegetation at any given time of the year.
134. There shall be no annual material in the north or east borders.

The Terrace

135. Vegetation on The Terrace adjacent to the house shall be located close enough together to form a solid wall of vegetation against the building.
136. Vegetation on The Terrace shall not emerge above the top of the house balustrades by more than 100mm. Any vegetation above that height may screen views across the lawns from the interior of the house.
137. The foliage of any new planting on The Terrace shall be dark to mid green and / or grey to compliment the paint colour. No blue, yellow or red foliage shall be used on The Terrace.
138. Flower colour on The Terrace shall be pastel pink, or blue or white.

The West border

139. The framework of young silver birch (*Betula pendula*) and pohutukawa (*Metrosideros excelsa*) on the western edge of the western most border to the lawn the west shall be retained as a potentially major defining element of the lawn space.
140. Flower colour along the western borders shall be predominantly yellow green, green, blue green, blue, blue violet, violet, through to red violet (pink) with contrasting colours of yellow, orange and red used sparingly.
141. No more than 20% of the border shall be planted in herbaceous material. It shall be planted used to create visual and seasonal interest, but it should not detract from ceremonial occasions or the views. Herbaceous material should be planted in drifts (not blocks) of single species of varying size. The size of each group of plants shall be varied. Patterns of planting along the borders shall be repeated to create rhythm. Planting in lines is not acceptable. Herbaceous material may include a limited number of taller spikey plants strategically placed to create interest.
142. No more than 10% of the herbaceous material shall be annual species in the western border and these should only be used sparingly close to the house or to fill temporary seasonal gaps in the border.

The Eastern Border

143. s6(d)
144. Vegetation in the border shall be comprised of shrub and groundcover species only and shall be 60% woody shrubby vegetation.
145. All new planting in the East Border shall be dark green to silver / grey foliage with occasional small patches of red. Changes to species, foliage and flower colour should continue to reflect the themes set in the Collier design)

The North Border

146. Vegetation in the center of the North Border shall be no more than 2 metres high to retain views over the city.
147. All new planting in the North Border shall be dark to mid green to avoid drawing the eye and therefore creating conflict with the view beyond.

Direct action

148. Some of the plants in the East Border are affected by the increasingly shade environment created by expanding pohutukawa branches. Suggested solutions include either pruning to manage the spread of the pohutukawa, extending the border out into the lawn or changing the plant species to those which grow in increasing shade.

Asylum Wall Walk environs

Key factors

149. This area includes all the west sloping land on the eastern side of Carriage Drive between the area known as The Dell located to the north west of the Official Secretary's house and the Swimming Pool to the south. It includes The Dell; the Carriage Drive banks; the Asylum Wall garden and the land either side of Asylum Wall Walk.
150. These Priority 1 spaces on the eastern side of the carriageway are cellular. Each space is small-scale, intimate and reasonably well defined, creating a degree of unity and harmony. Each space has its own individual character creating a variety of types of intimacy and seclusion. Although the area comprises individual spaces the connecting elements of dense predominantly indigenous planting dominate the area. It is therefore considered as a single area for the purposes of this document.
151. Tall vegetation extends almost to the Carriageway edge of each space and amenity planting is limited. Individual spaces are characterised by their use, or by the cultural artefacts that dominate them. Despite the continuous defining element of the vegetation, the area suffers from a minor lack of legibility because the same type of vegetation and hard surfacing is used throughout.
152. Planting is predominantly indigenous with some good stands of mature pohutukawa, a striking group of puka, (*Meryta Sinclairii*) a pleasant small rose garden adjacent to the Asylum Wall and a small area of succulents being focal points. Lower growing shrubby vegetation completes the screening between the spaces.
153. The banks adjacent to the North Lawn are an important part of the physical framework of the garden. Here landform combines with the dense tree and shrub planting to reinforce the strong physical and visual boundary between the formal gardens immediately around the house, and recreational areas further to the east.
154. s6(d)
155. The Asylum Wall entry to the Airing Court is a very significant relic of the site's asylum history and references key aspects of 19th century mental health theory. It also illustrates 19th century methods of containing patients, as well as convict made building materials

- and construction methodology from the same period. It is the dominant feature in the space and it forms a distinctive barrier between the driveway space and the land to the east.
156. The Carriage Drive banks in contrast, include a relatively small range of plants arranged in a simple modernist style with big groups of single species. The simple lawn space in the middle of the driveway bank acts as a foil to the detailed planting around the north lawn and encourages the visitor to move through the space.
157. The Asylum Wall and the Asylum Walk - to the east of the Carriage Drive reintroduce more detailed planting - encouraging the visitor to pause and admire the historic nature of the artifacts in the vicinity.

Specific Policies

158. The heritage value of the Asylum and Airing Court walls - as part of New Zealand's public history - shall be protected and preserved by adhering to the policies listed in the Conservation Plan for the Grounds prepared by Heritage Landscape Architect Louise Beaumont.
159. The historic intent of this part of the site, as a relic of a designed asylum landscape and as the ornamental grounds of Wellington's Vice Regal premises shall be recognised and respected and no plant material shall be introduced, or actions taken, which could compromise the structural integrity of these heritage features.
160. The precise layout of the area including the lawns and borders shall be retained as it provides logical access to recreational areas through a series of spaces, each of which has its own particular significance.
161. The lawns including the steep banks adjacent to the driveway shall be retained as they provide a welcome foil and contrast to the densely planted gardens around the house. They draw the eye away from the house momentarily and also create a small space with a sense of mystery which leads the pedestrian visitor through to the airing court areas.
162. The style and content of the existing detailed areas of planting shall be retained and enhanced as they introduce a degree of amenity appropriate to the recreational use of each space and enhances the visitor experience by creating individual points of reference.
163. Planting along the upper sections of the driveway shall provide part of the vegetative framework around the house and North Lawn and shall not detract from the formal, dignified and established character of the environs around the house.
164. s6(d)
165. Any new planting shall reflect the dominant characteristics of the planting in the area.
166. There shall be no exotic flowering shrubs or ground covers around the lawns or banks adjacent to Carriage Drive (other than in the Asylum Wall area) as they would detract from views of The House and the North Lawn gardens.
167. No annuals shall be used in any part of the zone on the eastern side of the Carriageway Drive.
168. The trees and shrubs in the planted gardens in this zone shall make full use of New Zealand plant material, and shall have ecological resilience woven into their fabric.
169. The open space around the Asylum Wall shall be retained as an appropriate setting for the wall and there shall be no further amenity planting in front of the Asylum Wall.

170. Exotic flowering shrubs and ground cover may be used in individual areas such as around the perimeter of the Asylum Wall lawns and along the Asylum Wall Walk to frame the features and provide interest .
171. 'Rose flower colour in the bed adjacent to the Asylum Wall shall be the same throughout the border but it may be white, hot pink, red, orange or yellow as a contrast with the dark bush behind.
172. Amenity planting in the foreground in the Asylum Wall space shall compliment the rose colour – i.e. white, hot pink, red or red orange or yellow with contrasting colours of blue and blue violet used sparingly.
173. The steep banks to the east of Asylum Wall Walk shall at all times be covered in appropriate ground cover species.
174. Specimen tree species - including the massed pukani (Myrta Sinclairii) - that fail or die should be replaced with the same species unless they are diseased or environmental conditions have changed.
175. s6(d)
176. No annual displays are permitted anywhere in the area.
177. The ivy covering the steep banks adjacent to the house and south lawn shall be retained but it shall be tightly controlled to avoid it spreading.
178. The succulent garden just to the south of the Holyoake lawn shall be retained and enhanced with additional succulents as necessary.
179. Plants that get too big for the spaces shall be removed and replaced with a similar species. (Consideration should be given to the form and habit of each species when placing the plants in order to achieve a pleasant composition.)

Swimming Pool

Key factors

180. This area is located between the Carriage Drive and the area known as the old Vegetable Garden / Amphitheatre. The Swimming Pool area has a small kidney shaped pool surrounded by concrete paving, a retaining wall, and steps. s6(d)
- A small grass area and some ground cover plants add to the relaxed ambience. The Swimming pool area contains a small section of wall which is a remnant from the Asylum landscape.

Specific Policies

181. s6(d)
- As this is the private garden of the Vice Regal family, planting on the flat ground and lower banks (non-screening) within the pool area may be changed at their request.
182. The heritage value of the Asylum Wall within the swimming pool compound shall be protected and no vegetation shall be introduced, or actions taken which could compromise

the structural integrity of this wall in any way. This includes damaging cultivation practices, the planting of invasive species, or attempts to repair or modify the wall.

(Notes re Swimming Pool area supplied by Louise Beaumont April 2012

During the redevelopment of this area another small section of asylum wall was discovered. It is constructed of prison bricks with the same capping detail as that of the airing court walls. It is approximately 3 metres long and about 50 cm high.

The steps beside the swimming pool leading up to the path above were made in the 1990s from bricks recovered from a demolished chimney so they have no historic significance.

A second section of brick wall located in the same garden, in the same alignment but further north of this section of wall is considered to be contemporaneous with Government House based on the construction of the bricks.)

Entrance tree grove

Key factors

183. The formal tree grove planted to the west of the entrance path past the swimming pool and ornamental pond to the Ballroom is of high visual priority. The location however, is challenging due to high winds (Northerly and Southerly). The trees species have been changed 3 times, (Podocarpus totara, Libocedrus plumosa and Pittosporum 'Stephens Island') The Pittosporum - at the time of writing - are handling the wind.
184. Totara have been retained along the west, southern and east (pool side of the entrance path). The avenue affect created by both tree and under planting should be retained.

Specific policies

185. If further changes are necessary a complete redesign of this area should be undertaken, moving away from the avenue planting.

Hospital Hill entrance, visitor center and Office carpark

Key factors

186. This area includes the land to the south of the Visitor Center including the bank to the east of the car park and the drive. It also includes the immediate environs of the Visitor Center and the Office Car Park.
187. The area has been upgraded to provide an appropriate alternative entrance to the house and car park for staff and visitors. The gates are a significant feature, and their design reflects the age and style of Government House; provides a sense of dignity and reflects the importance of the residence.
188. The guttering (both above ground and buried) and the alignment of the path beneath the wall on the eastern boundary of the carpark are of historic significance and the path is the oldest path alignment on the property.
189. The landscape between the gates and the Visitor center is a mix of naturalistic, and modernist styles with mixed native borders behind the visitor center, massed flax and other ground covers around the edges of car park and drive and specimen trees on the lawns. Planting in the Office car park area is simple ground cover.
190. Recent tree and shrub and planting will develop spatial definition and a sense of scale within the area with time.

Specific Policies

191. The heritage value of both the above ground and buried guttering systems and the pathway alignment shall be protected and no vegetation shall be introduced, or actions taken which could compromise the structural integrity of this area in any way. This includes damaging cultivation practices, the planting of invasive species, or attempts to repair or modify the guttering.
192. The general layout and vegetation type in the borders shall be retained and planting style shall not detract from the grandeur of the gates, the entrance to the visitor center or the route to the house.
193. At all times vegetation shall be kept clear of the Hospital Hill gates.
194. The open lawn on the slope to the east shall be retained.
195. Planting around the edges of the drive, the car park and the Office Car park shall be massed small indigenous trees, low shrub and ground cover species capable of withstanding the windy conditions inherent in the area.
196. Shrub and ground cover species used in the border between the car park and the South Lawn shall be no higher than 1.2 metres high to preserve site lines.
197. Shrub and ground cover species used within the Office Car Park area shall be no higher than 800mm.
198. Red or grey foliage should not be used in the border on the south side of the Visitor Centre.
199. No annual or perennial planting shall be used in any of the garden borders in this area.

Direct Action

200. Retain the agapanthus on the western side of the access road under the existing pohutukawa (*Metrosideros excelsa*) but removal all other shrubs. Deadhead the agapanthus immediately after flowering to prevent them seeding.

Priority 2 zone – western side of the Carriage Drive

Drummond Lane and environs

Key factors

201. Drummond Lane runs from the middle of Carriage Drive west through to Adelaide Road. It skirts around the base of the North lawn and exits the site after passing under a stand of pines, (the Pine Grove) on the western boundary. This section of the Priority 2 zone can either be described as cellular, or as a series of small-scale spaces with different passive recreational uses. The style of each of these individual areas is very different because each space has been planted in species appropriate to the individual area's environmental characteristics. Each group of plants also has distinctive physical and visual characteristics, which create interest.
202. The wider area is designed to be strolled through. Its amenity is based on movement through a series of spaces along a walkway, which gives viewers a variety of experiences

and because the area is distant from the house and visitor levels are lower, a more relaxed style of planting and maintenance regime is appropriate.

- 203. The areas around Drummond Lane on the western side of the carriage driveway can be divided into seven separate areas based on landform and vegetation enclosure.
- 204. The first of these – **the Birch Walk** is a small area characterized by a collection of silver birch. (*Betula pendula*) It is located towards the southern end and western side of the north lawn. It covers a walkway, which runs in a northerly direction parallel to the north lawn and Carriage Drive and it is an airy, modernist take on the path through the woods. The space comprises closely spaced slim silver trunks, a lightly framed overhead canopy of bright green leaves and a ground floor plane of soft green ground cover.
- 205. **The Tri Nations border** (Australia, South Africa and New Zealand) is a triangular border located on the upper section of the slope between the north lawn and the Adelaide Road boundary. The border itself is bounded by a footpath, which cuts a diagonal slash through the middle of the slope from the southeast to the northwest. And the plants in the border are appropriate to a dry, windswept bank.
- 206. The **Conifer Border** is a collection of coniferous species located on a north-facing slope below the North Lawn to the west of Carriage Drive. It is separated from the Coronation Dell areas, which lie to the north of Drummond Lane, by the lane and vegetation and it is regarded as a fixture of regional botanical significance.
- 207. The border is divided into three loosely structured zones of dissimilar size, each of which has its own theme. The eastern zone currently comprises a golden conifer and weeping cedar collection with complimentary ground covers. The middle zone is where all the unusually shaped species are planted. The western end of the border is planted in tall coniferous tree species with smaller species planted around their bases to create interest.
- 208. However, the plethora of dramatic twisted and upright forms and yellow and bronze colour of many of the conifers within the border all compete, and the combination draws the eye, but it also creates a sense of visual chaos as the strong forms and colours of individual plants compete for attention.
- 209. The eastern end of the border is visible from the carriageway, the whole of the border is visible from Drummond Lane and the western end of the border is also visible from the Pine Grove area and the attention seeking content within these view shafts conflict with the more restrained and subtle planting in the rest of the garden.
- 210. The **Pine Grove** is a collection of very old and tall Monterey pines. (*Pinus radiata*) They have dramatic bare trunks and a solid canopy of distinct vegetation. They are planted on a grid, possibly to provide shelter from the prevailing winds. The grove is located to the west of, and downhill of the Tri Nations border it covers both sides of the western end of Drummond Lane.
- 211. The grove is an important part of the cultural history of the site and the pines by virtue of their age, stature and history, have consistently defined the character of the grounds since its use as an asylum. Lawn flows under them to buildings (of little visual value) along the Adelaide Road boundary.
- 212. The area to the north of Drummond Lane comprises three separate areas known as the **Factory Woodland** - located directly north of the pine grove area on the Adelaide Road boundary, **Coronation Dell – upper**, located immediately north of Drummond Lane and

between the Factory Woodland and Carriage Drive, and **Coronation Dell – lower**, which is located to the north of Coronation dell - upper.

- 213. The **Factory Woodland** area extends from Drummond Lane along the Adelaide Road boundary. Planting adjacent to the Adelaide Road boundary is considered screen planting, while the area to the east of this is woodland. The **Factory Woodlands** create privacy for the Vice Regal Family and other users of the grounds. The areas is also a casual relaxed forest space with a high degree of amenity. Although the area does not have strong definition along the south boundary, the density of the exotic trees form their own woodland environment: characterised by trunks, an overhead canopy of vegetation and a carpet of occasionally mown grass with woodland bulbs beneath the canopy.
- 214. **Coronation Dell – upper** comprises an irregularly shaped lawn space bounded by the Factory Woodland trees to the west and the tree and shrub planting along the Carriage Drive to the east. It has a basic north - south orientation but expands to flow out onto Carriage Drive at the northern end. Trees define the space to the west and trees and amenity shrubs and ground covers define it to the east. It has a high degree of relaxed amenity. It is the only park like space in the grounds with the variety of exotic trees planted for amenity purposes surrounding it and the planting of shrub and groundcover species along the eastern edges of the space is also home to a number of trees planted for commemorative purposes.
- 215. **Coronation Dell – lower** comprises a small secluded oval lawn and pathway in the middle of trees towards the northern end of the site. Predominantly deciduous trees surround it with the edges of the dell being reinforced by exotic shrubbery. It is home to a variety of tree species, some of which have been planted to commemorate events or people. It is a pleasant space with a significant amount of amenity which is based on the distance of the space from the house, its small scale and the privacy afforded by the surrounding and covering vegetation.

Specific policies

General

- 216. Retain the existing routes through the area as they are part of a logical circulation system around the grounds.
- 217. Reinforce borders in the area with more detailed shrub and groundcover planting that is appropriate to each space to provide stronger definition and botanical interest.
- 218. Replacement planting shall include groups of the same species massed together to form predominantly undulating compositions with occasional strategically placed focal points.
- 219. Taller species shall be massed together to create a single focal point. Mid layer species shall be recumbent, (rounded) and shall also be massed together to create undulating form. Ground cover should be prostrate (create a horizontal plane.)

The Birch Grove

- 220. Ground cover planting under the Birches should have white flowers to reflect the trunks of the birches.

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Tri Nations Border

- 221. The slope immediately below the Tri Nations path shall be kept clear of additional tree planting to allow sunlight through to the Tri Nations border and to allow a clear view through to the trunks from the Tri Nations border footpath.
- 222. Divide the Tri Nations border into loosely structured zones of dissimilar size, each of which has its own theme. Tall and unusually shaped species should be used sparingly to draw the eye and smaller species should be used to create human scale along the footpath boundary.
- 223. Displays of red, red orange, orange yellow orange and yellow flower colour shall dominate in the Tri Nations Border. Blue through to red violet flower colour shall be used sparingly as contrast
- 224. The Tri Nations garden theme shall not be visible from the North Lawn

Pine Grove

- 225. The intent of the historic planting in the pine grove shall be maintained with new Pine trees planted in a loose grid pattern to reflect the historic intent of the planting.
- 226. Particular care shall be taken when removing trees. Archeological policies shall be adhered to.
- 227. At any one time there shall be a minimum of 50 trees planted in the grove,
- 228. Replacement trees shall be sourced from seed collected on site and grown on specifically for the purpose.
- 229. Planting shall be carried out within 2 years of removal. (Allows time for seedlings to be grown)
- 230. The area under the pines shall be kept free of seedling regrowth.
- 231. Trunks shall be limbed up.

Conifer border

- 232. The conifer theme in the Conifer Border shall be retained as an area of commemorative and botanical interest. However continuing change to the layout of the border is permitted to reduce some of the current visual conflict created by random form, (twisted and upright) and vegetative colour (yellow, blue, red or bronze) placement.
- 233. Any golden or coloured conifers visible from the North Lawn shall be removed and replaced with informal groupings of taller dark green coniferous tree species such as Yew or Cypress to create a background for the display of the coloured conifers.
- 234. Any specimens displaying symptoms of cypress canker shall be removed immediately and replaced with new conifer planting

Factory Woodland

- 235. s6(d)

- 236. Replacement tree species close to the boundary shall be predominantly indigenous. Replacement tree planting close to the edge of the lawn shall be predominantly exotic.
- 237. Shrub and ground cover species are not required under the exotic trees.
- 238. Shade-loving species capable of providing a complete cover a maximum of 200mm high shall be used over the surface beneath the woodland tree planting.
- 239. Existing bulbs under the trees shall be protected as a historic relic of the site.
- 240. Any gaps in the bulb planting shall be replanted with massed drifts of daffodils, (*Narcissus*) jonquils (*Narcissus*) and bluebells (*Hyacinthoides*). Additional bulbs should be sourced from the site.
- 241. The bulbs shall cover 75% of the woodland area.
- 242. Grass under the exotic trees shall be maintained as per other priority 2 areas except in spring when bulbs shall be left to flower and die down.
- 243. Trees and shrubs shall not be permitted to hang over the western boundary by more than 1metre.

Coronation Dell – Upper and Lower

- 244. The Coronation Dell spaces shall be retained as one of the locations for existing commemorative trees. If an existing commemorative tree dies it may be replaced with a new tree commemorating a new individual or event- if space permits or the growing environment is appropriate. (Trees grow and may shade out each other) a different species may be able to tolerate increased shade)
- 245. Meadow grass in the lower dell area shall be mown a minimum of three times per annum. Grass height should be no more than 150mm. A regularly mown grass path, 1.2m wide, shall be maintained through the area at all times. A regularly mown edging strip no more than 600mm wide shall be retained around the edges of the longer grass.
- 246. Plaques identifying existing commemorative trees should be clearly visible from garden borders. No new plaques shall be used. The location of new commemorative trees shall be identified by GPS and recorded. (See Commemorative tree planting policies.)

Direct Action

- 247. Currently the definition of the **Coronation Dell - upper** space is poor at the point where the lawn flows out onto Carriage Drive. If the borders either side of the gap were extended slightly to create a concave curve at the top of the slope, the sense of spatial enclosure would change. A narrow piece of lawn could be retained, extending through to Carriage drive to keep the view through from both the drive and the lawn.
- 248. The additional areas of garden could be planted in groundcover to retain views through from the drive.
- 249. The upper edges of this slope have been identified as being appropriate for additional commemorative tree planting.

Priority 2 Zone - Recreation area – east side of Carriage Driveway

Key factors

250. The Priority 2 zone on the eastern side of Carriage Drive includes two small-scale intimate spaces – the **Holyoake Dell** and the **Olive / Citrus Orchard** areas and four larger scale spaces. Indigenous planting covers the slopes to the east of Asylum Wall Walk and s6(d)
251. The individual spaces in the zone are characterised by their use (recreation) - or function, (maintenance) or the cultural artefacts (Airing Court Walls) that dominate them. All are defined by the planting which is reasonably dense, and all the spaces have their own particular character. Their elevation and general openness create opportunities for connection with the wider site and the greater Wellington area.
252. Because the Priority 2 zone is reasonably distant from the house and visitor levels are lower, a more relaxed style of planting and maintenance regime is appropriate.
253. The residential areas are also included in the Priority 2 zone and are discussed at the end of this document.
254. The **Holyoake Dell** s6(d)
255. The **Airing Court/ Tennis Court** area is spread over elevated land located between the residential area to the north and the Old Vegetable Garden / Amphitheatre area to the south. A tennis court and associated small pavilion, located at the northern end of the tennis court dominate the space. A footpath below the wall provides a circuit around the court and bank area but it is the 'Airing Court walls' on the western and northern edges of the slope below the court that are the most important historical feature of the space. The whole area is an important historic relic from the asylum period because it references key aspects of 19th century mental health theory.
256. The **Old Vegetable garden / Amphitheatre** area lies on sloping land to the east of the South Lawn. The shape of this space is reasonably consistent with the shallow bowl shape of the amphitheatre spaces and the area is used occasionally for open-air performances. This area is historically important, as it was the kitchen garden until at least the 1950s. The retaining walls along the western boundary have a strong association with mid 20th century landscape type and reflect aspects of historic land-use patterns across the site.
257. It is also an important piece of casual open space in a garden that is otherwise tightly defined and enclosed. Although the dominant pathway through it has a distinctive east west axis, the shape of the space has a north to south axis, orienting the space towards the Airing Court / Tennis Court area.
258. The predominantly indigenous planting surrounding the space creates a link between the emerging indigenous forest on the slopes of Mount Victoria to the east and the South Lawn entry space.
259. The **Maintenance Yard Lawn** is a pleasant area of open space with no defined use at present. It is an elevated north facing sloping space at the southern end of the site at the

end of the Asylum Wall Walk to the east of the visitor's car park area. It is completely surrounded by dense native planting to the north, pines and landform to the east, a fence and mature pines to the south and a stand of young maritime pines, (*Pinus pinaster*) and the maintenance yard shed walls to the west. It has its own distinctive character derived from the vegetation around it, the slope and the magnificent views available from it. It is also exposed to wind from the south and southwest.

260. The **Maintenance Yard** is for the use of the Government House grounds maintenance team as a functional depot for the storage of the equipment necessary for maintaining the gardens and for the occasional storage of materials for running events in the gardens. The facilities in the year include offices, sheds, hard stand compost areas, material storage areas and some general open space.
261. There are five **Residential Houses across the property**; a guard house on the Dufferin Street.
262. Entry and garages and workshops adjacent to and to the south west of the main house. Three of the houses are located between the Tennis Court / Airing Court area and Wellington College and two are located to the west of the Hospital Hill entry. The residential gardens are generally surrounded by tall woodland vegetation, have little amenity planting and have a moderate grade of privacy and ambience.

General Policies

263. The layout of the wider area shall be retained. Logical access is provided to established recreational, historic or functional areas.
264. The dense screen planting along the western boundary of this area – along the eastern edge of Asylum Wall Walk - shall be maintained and enhanced where appropriate as it combines with landform to strengthen the edges of the individual spaces.
265. The planted gardens in this zone shall have a moderate degree of visual amenity, shall make full use of New Zealand plant material and shall have ecological resilience woven into their fabric. However, the existing areas of detailed exotic planting shall also be retained and enhanced as they introduce a degree of amenity appropriate to the recreational use of each space and enhance the visitor experience by creating individual points of reference.
266. Other planting in the area shall be 80% indigenous. Exotic species may be used on the edges of the bush planting and as ground cover to introduce amenity.
267. Vegetation in the garden areas shall be comprised of trees, shrubs and ground covers. No perennial or annual species are permitted.
268. The predominant foliage colour of all planting shall to be dark green through to grey green. Grey foliage may be introduced sparingly in areas facing north and west. Red foliage or new yellow foliage is not permitted.

Specific policies

The Holyoake Dell

269. The Holyoake Dell shall be preserved as a contemplative private space (with a seat,) from which a view out over the city might be enjoyed.
270. Evergreen shrub planting reflecting the contemplative nature of the space - rounded, oval or horizontal - shall be retained around the north, west and eastern sides of the Holyoake dell.
271. s6(d)
272. Plants with grey foliage may be used in the southeastern corner of the space and behind the seat.

The Airing Court / Tennis Court

273. The tennis court and pavilion shall be retained for the private use of the Vice Regal family, Vice Regal guests, Government House Staff and the Official Secretary and the level of amenity provided around it shall be appropriate to that use.
274. Views to the northwest from the pavilion should be retained.
275. Any planting that threatens the physical integrity of the Airing Court walls shall be removed.
276. Dense shrub and ground cover beds shall be maintained along the northern and western edges of the space to separate it from the residential dwellings and the Asylum Wall Walk area.
277. The claret ash on the slopes to the west of the Tennis Court shall be retained and the area under them shall be fully planted in spring bulbs.
278. Shrubby vegetation on either side of the Tennis Court netting shall be maintained as closely clipped hedges.

Old Vegetable Garden / Amphitheatre

279. The archaeological potential of this area as an historic Vegetable Garden - a feature of the Asylum landscape - shall be protected by retaining the area as a venue for occasional open-air concerts.
280. No specimen tree planting or annual beds shall be located in the lawn space.
281. Existing planting around the edges of the lawn shall be reinforced where appropriate with further planting, to create dense edges to the space.
282. Enhancement planting around the eastern and southern boundaries of this area shall be predominantly indigenous bush species, including canopy species, massed together to reflect the nature of the bush on the adjacent slopes of Mt Victoria.
283. Groups of shrubs or individual small shrubs - to 1m - and ground cover shall provide interest in the foreground and indents of the eastern and southern borders.
284. All plant material in the borders shall be permanent.

285. Eye-catching plants with large leaves or bright green leaves are permitted, as the space is large enough to accommodate them without them becoming a dominant feature.
286. Plants with yellow, red or grey foliage are not permitted.

The Maintenance Yard Lawn

287. The Maintenance Yard lawns – east and west - shall be retained as areas of open space with dense tree, shrub and ground cover beds along the north and north-eastern borders of the eastern lawn and along the eastern and southern borders of the western lawn. The maritime pine planting on the western boundary of the eastern lawn shall also be retained as a planted area of potential significance.
288. No additional trees shall be installed on either of the lawns unless they are for commemorative purposes.
289. Additional indigenous planting shall be installed around the northern, eastern and southern boundaries of both lawns to reinforce existing shrubbery, to create shelter and to further define the space.
290. Additional planting shall be 100% indigenous to reflect the nature of revegetation planting in the neighbouring Priority 3 zone.

The Maintenance Yard

291. The Maintenance Yard shall be retained for the use of the Government House gardens maintenance crew, as a place to temporarily store infrastructure needed for Government House events and for overflow parking.
292. The yard surrounds shall be maintained in occasionally mown grass – maximum height 150mm around a shingled working area.
293. All shingle surfaces shall be maintained in a 90% weed free state and weed and grass species shall not be left to seed.
294. All waste vegetative material from the gardens shall be chipped and stored in bins for removal or composted on the site.
295. All inorganic material for recycling in the grounds shall be stacked tidily on hard surfacing or within a building,
296. All inorganic material of no further use in the grounds shall be removed within one month of it being placed in the yard.
297. All waste material shall be stored in appropriate containers and emptied once a week.
298. No loose material to be left lying around to blow.

Residential Gardens

299. Grounds maintenance staff shall undertake all maintenance work including lawn mowing and weeding, watering and pruning any garden beds adjacent to the houses.

300. Grounds maintenance staff shall be responsible for pruning all hedges and the pruning or removal of shrubs and trees.

Priority 3 Zone - environmental / ecological

Key factors

301. The **Priority 3 Zone** covers the entire bush /pine canopy area on the steep slopes of Mount Victoria to the east and the area known as Hospital Hill to the west. These areas are slowly reverting to native bush as individual pines fail and the canopy opens up and are increasingly naturalistic. Bush and the pines which cover most of this zone, create a strong visual backdrop to the southern margins of central Wellington, and help create the setting in which the house sits.
302. Whilst the pine cover over both these areas is recognised as having some historic significance, it is not an appropriate cover for a steep site. It hinders the natural regeneration of the indigenous bush, it does not provide good habitat for native bird species and the open nature of the canopy encourages the rapid establishment of invasive weed species.
303. Invasive weed species are present in both areas around the margins of the bush and throughout the understorey, and these need constant management and control.
304. Stabilisation of the ground surface, reduction of runoff, suppression of invasive weeds and provision of habitat for native bird and invertebrate species are the primary objectives in the Priority 3 zone.
305. Consideration may be given to extending the native bush areas by way of revegetation planting across both Maintenance Yard lawns. Any planting in these areas must use Eco sourced species appropriate to the ecotone and must have the approval of the Operations Manager and Government House advisory group.

Policies

306. Healthy, sustainable and resilient indigenous bush shall be established over time throughout the whole of the Priority 3 zone and this will require removal of the pine cover and enhancement planting of some of the bush species.
307. Maintenance shall focus on the control of invasive weed species and the removal of dead and dying pine trees to facilitate natural regeneration aided by revegetation.
308. All invasive weed species shall be controlled using methods approved by the Wellington Regional Council. A licensed operator shall be responsible for all invasive weed species control.
309. The priority 3 zone shall be enhanced with additional planting using canopy, secondary forest species and groundcover species endemic to the Wellington bioregion and appropriate to the ecotone - lower slope, upper slope, gully or ridge.
310. Planting around the margins of the bush shall form a dense impenetrable edge to reduce edge effects.

311. Species planted at the junction of the bush with the Priority 2 zone shall form a visibly layered edge - canopy species, sub canopy edge species and massed ground cover.
312. No shrubby or woody vegetative material shall be permitted within two metres of the fences nor shall it be permitted to hang over the fences.
313. Planted specimens shall be ex Pb3 minimum (Container size) and shall be located at 1 – 1.4m centres in random patterns reflecting the natural patterns of the bush. Species may be massed in small groups of 3, 5 or 7 and ground cover species such as fern shall be established in appropriate niches to establish a seed source.
314. Grass areas shall be mown a minimum of three times per annum.
315. Existing bush tracks shall be maintained as all-weather tracks.
316. Tracks shall be a minimum of 1.0m wide

Priority 4 zone – Food production

Key Factors

317. The areas identified as **Priority 4 - Food production** are scattered through the Priority 1 and 2 zones and they require management techniques specific to the zone they are located in and the type of food being grown.
318. The potager area - located in a small courtyard area on the southwest corner of the house was designed to enable food species to be grown for the Government House kitchens. It has four rectangular raised concrete vegetable beds planted in annual edible material. Borders to the south and west are also planted in edible perennial and shrub species.
319. The area is buffeted by wind, which adversely affects the growth of the plants.
320. The **Olive and Citrus orchards** cover two small rectangular spaces either side the pathway from the Old Vegetable Garden / Amphitheatre area between the Airing Court / Tennis Court area. They are productive orchards as well as small contemplative spaces. The spaces are planted in citrus and olives on a grid layout. Although the formal layout is inconsistent with the layout of the other spaces in the zone, it works as an orchard areas because the spaces are well screened from neighbouring spaces and the first view of them engenders an element of pleasant surprise.
321. The **Old Orchard** is a small secret area located to the south east of the Old Vegetable Garden / Amphitheatre area. It has an eclectic range of fruit trees. The orchard trees are overgrown with native growth around the edges and the area currently has its own wild ambience. An additional small area of open space is located to the east of the Citrus Orchard. This area is no longer used or maintained as part of the open space in the garden because it is hard to access.
322. The **New Orchard** area is a recently planted area of fruit trees located on the northern side of the Drummond Street Drive close to the entrance. It has an eclectic range of fruit trees planted in it and production of fruit for the house is a priority. Planting is on a grid and species grown are appropriate to the Wellington area.

- 323. Opportunities also exist for new areas within the grounds to be set aside for food production.
- 324. New areas must be located within the Priority 2 Zone
- 325. New areas must be located in appropriate soils and in an area appropriate to food production i.e. not be adversely affected by poor soils, wind or frost.
- 326. New areas should not be readily visible from the Priority 1 or 2 zone areas or should be screened with shrubs or hedging.
- 327. A layout plan for the new area shall be submitted for approval from the Operations Manager and the Government House Buildings and Grounds Advisory group prior to its installation

Existing food production areas

Specific Policies

Potager

- 328. Retain the general layout and vegetation type in the gardens with minor modification to improve screening from prevalent wind
- 329. Retain edible food plants as the principal plant species within the potager beds and in the beds adjacent to the potager to a depth of 3 metres.
- 330. All planting should maximize food production. Frequent small changes to the layout are preferred to ensure a consistent supply. The aesthetics of the space shall be considered when choosing and laying out plants. Group planting is preferred to lines or blocks.)
- 331. The depth of soil in the potager beds shall be no less than 25mm below the level of the surrounding concrete lip
- 332. The edge planting in the surrounding borders shall be loosely trimmed to form a relaxed hedge

The Olive and Citrus Orchards

- 333. Retain the **Olive / Citrus orchard** area as productive orchard space planted on a grid and develop its dual role as a contemplative sitting area.
- 334. Species throughout each orchard area shall be the same E.g. olives to the east and citrus, olives or Feijoa species to the west. If any species contracts a disease such as Myrtle rust or Feijoa Blight it may be removed and replaced with another species.
- 335. A 75mm deep mulch of 20mm diameter worn river stone shall be retained under all the orchard trees and the mulch shall be kept in a weed free state.
- 336. All trees in either orchard space shall be pruned annually according to best horticultural practise for the species.
- 337. Hedges around both orchard areas shall be trimmed Bi-annually to maintain a neat appearance.

- 338. The vegetation along the southern and western boundaries of the existing citrus orchard shall be trimmed to an informal hedge to keep it from encroaching onto the orchard space.
- 339. The small area of open space to the east of the citrus orchard planting should be planted out in low growing food crop species or in low growing indigenous ground cover species.
- 340. The Citrus Orchard section may be extended to the west, but care should be taken to ensure that the fruit trees are not visible from the Asylum Walk

The Old Orchard

- 341. The Old Orchard shall be retained and production of fruit for the house shall be a priority. Species grown shall be appropriate to the Wellington area.
- 342. Planting shall be on a grid.
- 343. Taller growing species shall be located on the southeastern edge of the space. Smaller growing species shall be located to the northwest.
- 344. Orchard trees, which are unsuitable or unproductive, shall be removed and replaced.
- 345. Orchard trees, which shade out smaller trees of value shall be removed and replaced.
- 346. All fruit trees shall be maintained according to best horticultural principals including annual pruning, annual application of fertilizer and management of pests and diseases.
- 347. All vegetation surrounding the orchard shall be cut back to the boundary fence or beyond to ensure the trees receive sufficient sunlight and ventilation to thrive. If this pruning has adverse effects on the structural stability of the surrounding vegetation, the affected tree or shrub shall be removed.
- 348. Occasionally mown grass shall be retained under the trees to maintain a meadow like character.

The New Orchard

- 349. Any trees which fail to thrive after a period of two years, shall be removed and replaced.
- 350. All fruit trees shall be maintained according to best horticultural principals including annual pruning, annual application of fertilizer and management of pests and diseases.
- 351. All vegetation surrounding the orchard – other than the trees in the Pine Grove shall be cut back to ensure the trees receive sufficient sunlight and ventilation to thrive. If this pruning has adverse effects on the structural stability of the surrounding vegetation, the affected tree or shrub shall be removed.
- 352. Occasionally mown grass shall be retained under the trees to maintain a meadow like character.
- 353. Consideration may be given to extending the new orchard planting to the south of Drummond Lane to the west of the Pine Grove.

Other elements

354. Beaumont's Conservation Plan identifies elements inherent in the fabric of the grounds such as areas, artefacts and built structure as being of historic significance. Views from, into and across the grounds have also been an important element of the garden fabric since the asylum days and vegetation throughout the site have also been identified. For a detailed list of these important views please refer to the Isthmus Group plan number 04 attached to this report.

Views

355. The most significant of the views across the Wellington skyline are from the house, however views from the grounds of the house are also important. These views are identified on the Isthmus Group Plan number 02 attached to this report as Figure 03.

Views from the house

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Policies

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Trees and tree work

Key elements

368. The trees are the most important part of the garden fabric as they create the structural framework for the garden. They define the boundaries of the grounds, define the spaces within the grounds, create shelter and shade, frame views and vistas, screen unpleasant sights, create interest, are indicative of the seasons, are of botanical interest, are a habitat for flora and fauna, are necessary as the lungs of the city, reduce the scale of landform and buildings to a comfortable level and have a high degree of individual amenity. Trees also provide much of the historic fabric of the grounds and they are of importance because of their age or commemorative associations. Many are also located over areas of archaeological interest. They form a canopy cover in areas on the western side of Carriage Drive. Along the driveway and on the eastern side of the house, they are used in association with shrubs and groundcover to form defining edges to space. Finally, they have been used for commemorative and amenity purposes at the end of the north lawn and throughout the Coronation Dell areas.
369. Trees of particular historic significance are located at the entry gates, on the north lawn, in the Pine Grove and in the Factory Woodland and Coronation Dell areas.
370. Existing planting reflects the age it was installed. The original planting was eclectic; largely exotic and reflected the type of species that were available at the time and the need for shelter and privacy within the grounds. Over time, other exotic species have been installed either as amenity or commemorative species inside the shelter of the surrounding pines. Some indigenous species - not endemic to the region - such as pohutukawa have been planted to define the driveway and lawns close to the house and they have developed as the dominant subsidiary species. The dominant species – both physically and visually - are the pines planted in the late 1800s.
371. Other native species have been either planted or have established naturally along the drive and along the western border within the garden. Native species are also regenerating on the hillsides.
372. The safety of people using the grounds is of a paramount importance. The integrity of the house is also of importance. Regular inspections of tree stock will reveal problems before they become too difficult to deal with. A systematic inspection every five years may reveal incipient problems.
373. Current Government House policy is to make indigenous species the dominant plant fabric in the garden, whilst retaining and recognising the non – indigenous character and history of the gardens. As a general guide tree species should be 80% indigenous and 20% exotic.

Policies

374. No trees shall threaten the structural integrity of the buildings, services or the safety of users of the grounds.

375. All trees in the grounds shall be maintained in a safe and stable condition. Trees that have been planted too close together; are overgrown or misshapen; extend too far over lawns, carriageway, pathways or neighbouring property; compromise the design and quality of the border, carriageway or footpath or the quality of life on neighbouring property shall be managed by either pruning or if necessary, removal.

Inspections

376. A visual assessment of all trees shall be undertaken annually in June / July, (with leaves off) and a systematic assessment of all trees in the grounds shall be carried out every five years by a qualified and experienced arborist, using accepted New Zealand Arboriculture Association standards.
377. No climbing inspections shall be undertaken unless a problem is suspected or identified.
378. Written recommendations shall be forwarded to the Operations Manager within 4 weeks of the assessment having taken place.
379. Gardening staff shall be encouraged to observe and report any incidences of newly broken branches die back in the crown of trees, cracks in limbs, peeling bark which might indicate fungal attack, high incidents of insects on trees or any other abnormality which might indicate structural unsoundness.
380. Should gardening staff report incidences of concern an inspection of the tree shall be carried out by a qualified and experienced arborist, using accepted New Zealand Arboriculture Association standards, within 14 days.

Tree removal

381. Any historic tree that becomes structurally unsound or threatens the structural integrity of the house or the safety of those using the grounds shall, where possible, be stabilised using necessary limbing, bracing works or propping in accordance with accepted NZ Arboricultural standards.
382. Should a historic commemorative tree be identified as being unable to be retained, a written report including the botanical and common name of the tree, its location, the work required and the reasons it is to be removed shall be submitted to the Operations Manager who will seek the approval for the removal from the Government House Buildings and Grounds Advisory group.
383. Any historic or commemorative tree that is removed shall be replaced with the same species or a similar species approved by the Operations Manager and details of this shall be recorded on the database held by the Operations Manager. Plaques shall be removed and held by Government House as part of the site's archival records.
384. Any tree that is identified by a qualified and experienced arborist as presenting an immediate threat to life or property may be removed immediately – irrespective of its historic or commemorative status. A written report including the botanical and common name of the tree, its location, the work required and the reasons it is has been removed shall be submitted to the Operations Manager within 48 hours. The Operations Manager will advise the Government House Buildings and Grounds Advisory group of its removal.

385. Approval shall be sought for the removal of any other individual tree that is more than 4 metres high. Valid reasons for removal may include overcrowding, poor structural form, inappropriate species and disease. A written report including the botanical and common name of the tree, its location, the work required and the reasons it is to be removed shall be submitted to the Operations Manager for approval.
386. Approval shall also be sought for any tree that has died, is dying or is diseased. A written report including the botanical and common name of the tree, its location, the work required and the reasons it is to be removed shall be submitted to the Operations Manager for approval.
387. All reports shall also be submitted to the Governor General as a matter of courtesy.

Pruning

388. All pruning work in trees higher than 4 metres shall be undertaken by a qualified and experienced arborist using techniques approved by the NZ Arboricultural Association
389. Approval shall be sought for any work requiring more than 15% remediation. A written report including the botanical and common name of the tree, its location, the work required and the reasons it is to be pruned shall be submitted to the Operations Manager, for approval.
390. The following routine tree work may be carried out without the consent of Government House:
- Work requiring less than 15% remediation on individual trees, including dead wooding and removing broken branches.
 - Management (light crown lift) of the pohutukawa on the eastern side of the lawn to prevent sweeping branches covering the grey border.
 - Side crown reduction of trees along carriageways and along the margins of footpaths to avoid branches impeding vehicle or pedestrian traffic.
 - Management of trees along the boundaries to avoid branches hanging over neighbouring property.

Trees in areas of cultural significance

391. If it is necessary to remove trees in areas where archaeological material is believed to exist, the stump shall preferably be left to decay. Alternatively, the hole shall be dug by hand under the direct supervision of an archaeologist with the authority of the Historic Places Trust. If this is not appropriate, a stump, tree spade or backhoe shall be used under the direct supervision of an archaeologist with the authority of the Historic Places Trust. (For further information on encouraging decay in tree stumps, the appropriate use of stump grinders, tree spades and back hoes plus guidelines for replanting refer to the online publication - *Clippings - Replacing Trees in cultural landscapes produced by the National Parks Service, U.S. Department of the Interior* at www.nps.gov/oclp/Clippings.pdf.

Work within the root zone of trees

392. No general excavation more than 50mm deep (excluding routine gardening work) shall be undertaken within the root zone of any live tree including historic and commemorative trees.
393. No fill other than 50mm of compost or 100mm bark or mulch shall be placed in the root zone of any live tree including historic and commemorative trees. (The root zone is defined as a circle around the trunk with a diameter of half the height of the tree for upright trees or a circle around the tree that extends to the outermost tip of the widest vegetation which-ever is the greater.)
394. Should work within the root zone of any tree be required, a report identifying the botanical name of the tree, its location, the reasons for the work, the proposed process and the personnel involved shall be submitted to the Operations Manager for approval.
395. A qualified arborist experienced in the protection of historic trees shall supervise any approved excavation work.
396. Techniques for protection shall include fencing off any parts of the tree to be protected, laying timber decks over the surface of the ground under the tree or other temporary protection that will not affect the tree health.

Records

397. All historic, significant and commemorative or ceremonial trees in Policy areas 1 and 2 shall be identified, located by GPS and mapped with the date of mapping, the tree's botanical and common name, height, condition, age, date planted or approximate age - if known, reason planted, and significance being recorded on a data base. The database shall be updated annually. A copy of the database shall be lodged in the Government House official archives and copies shall also be kept in the maintenance yard.
398. All notable trees should be made available for listing on the RNZIH 'Notable Trees of New Zealand' database.

General Tree planting

Policies

399. The character and the integrity of the plant palette, landscape fabric and qualities shall be protected and maintained to an appropriate standard for a Vice Regal residence.
400. Replacement tree planting in all areas other than on the western side of Carriage Drive or if specifically mentioned in this plan, shall be predominantly indigenous.
401. All historic or commemorative trees removed shall be replaced with the same or a similar species unless the species used previously was unsuited to the environmental conditions.
402. Pines in the Pine Grove shall be replaced with *Pinus radiata* seedlings sourced from the trees in the grounds.

403. The container size of replacement species used in amenity areas should be no larger than PB 95 or the equivalent. (The planting of trees contained in large containers is expensive, requires considerable expertise and maintenance and often leads to failure. Using specimens contained in smaller containers is not only price effective, but it also enables plants to get better start; the root to top growth ratio is better and small plants are not so prone to wind damage. Smaller plants are also less likely to damage in-ground archaeological material.

404. The container size of replacement shrub and groundcover species shall be no more than PB 5. Larger specimens have poor vegetation to root ratio and struggle to establish without regular watering. Smaller species have been proven to establish well and grow fast in these conditions.

Direct action

405. An arborist should be commissioned to survey and compile a tree database of all important, and all large trees over 6 metres. The botanical name of the tree, its common name height, estimated age; brief description of its condition, a photograph of it or the group within which it sits shall be included in the report. Include in this contract not included in current contract

406. The location of the tree shall be identified by GPS and recorded.

Commemorative planting – (See Appendix 3- List of commemorative trees)

407. Commemorative planting is located around the South Lawn, near the northwest corner of the house, at the northern end of the North Lawn, in both the Coronation Dell areas and on the lawn slopes to the east of the North Lawn,

408. Current commemorative planting comprises randomly located trees around the edges of spaces

409. Plaques identify most of the existing commemorative planting in the grounds.

410. Some commemorative planting has been unsuccessful because the tree species chosen have been inappropriate to the site's environmental conditions.

411. Commemorative planting may become a focal point in a space.

Policies

412. Sites for a limited amount of additional commemorative tree planting are identified on the plan labelled *Figure 4 - Potential sites for sculpture/incidents and commemorative trees* - attached to this document.

413. Government House shall approve the gifting of trees; however, dignitaries shall be discouraged from gifting as the grounds are well planted.

414. The Government House Buildings and Grounds Advisory group assisted by grounds staff and specialist experts shall approve any additional commemorative tree planting.

415. Commemorative trees may be indigenous or exotic, evergreen or deciduous but shall complement existing planting surrounding the space where they are to be located.

416. Commemorative species shall be appropriate to the site's environmental conditions, shall not compromise the integrity of the landscape and shall not compromise the historic fabric of the grounds or to reduce their integrity.

417. Government House shall provide potential donors with a list of species appropriate to the site

418. The Operations Manager, Government House shall confirm where potential commemorative trees might be located in the grounds each year. The potential locations shall be marked on a plan and submitted to the Official Secretary by December 20^h of each year.

419. Named exotic cultivars or species shall be acceptable, subject to them being assessed as being suitable for the site by a qualified and experienced landscape architect or arborist.

420. All commemorative trees shall be tagged with an anodized aluminium tree tag (predrilled and with a green background) with an identification number, its botanical name and common name and the name of the donor and the date donated.

421. All commemorative or ceremonial trees shall be identified, located by GPS and mapped with the date of mapping, the tree's botanical and common name, height, condition, age, date planted or approximate age - if known, reason planted, and significance being recorded on a data base. The database shall be updated as events occur. A copy of the database shall be lodged in the Government House official archives and copies shall also be kept in the Maintenance Yard.

422. No further commemorative trees shall be placed on either the North or the South Lawns.

Sculpture and interventions

Key elements

423. Sculpture or an intervention (structure in the garden such as a gate, wall, pathway or bridge, of artistic merit) acts as a focal point in a design as it draws the eye. Sculpture and interventions provide an insight into a particular generation through the style of the design. Sculpture and interventions have an impact on the physical landscape of the area. The effects created by sculpture and interventions are influenced by placement, sunlight and shadow patterns and lighting.
424. A single sculpture is located on top of a slope on the eastern side of the Carriageway Drive opposite the North Lawn and three figures are located in the planting to the east of the reflecting pool on the edge of the South Lawn. The existing sculpture beside the carriageway to the north of the house marks the right honourable Sir Michael Hardie Boys time in office. The placement of both sculptures is effective.

Policies

425. Sculpture and interventions shall be used sparingly, and their location shall be discrete
426. Sculpture may be donated by retiring Governor Generals.
427. Sites for a limited amount of sculpture or interventions are identified on the plan labelled Figure 4 - Potential sites for sculpture/incidents and commemorative trees - attached to this document.
428. Sculpture or interventions shall be appropriate to the site, shall not compromise the integrity of the landscape and shall not compromise the historic fabric of the grounds or reduce their integrity.
429. A Design Committee comprising the Government House Buildings and Grounds Advisory group, assisted by grounds staff and specialist experts including the garden manager, an art consultant expert in sculpture and a heritage landscape architect familiar with the heritage sites in the grounds, must approve all new sculpture or interventions.
430. Sculpture shall be sited so it becomes a focal point in the space.

431. Sculpture or interventions shall take advantage of sunlight and shadows. Interventions shall not overpower a space. No sculpture or intervention shall be placed on the South or North lawn or on The Terrace.

Infrastructure

Position

432. The infrastructure reflects the age and period in which it was constructed. Some of it is of historic significance. The grounds are crisscrossed by a number of roads, footpaths, and steps; some of which are now obsolete. Walls of varying age and historic significance are also located throughout the grounds. The entry gates and walls, incidental seating and lighting are also located throughout the grounds. The current circulation system is primarily surfaced in asphalt and has little legibility or hierarchy. Some of it will require renovation or replacement over time and it must be planned if it is to be appropriate to the site

Policies



433. Obsolete garden infrastructure shall be removed
434. New garden infrastructure – walls, paths, steps, seating and lighting shall be specifically designed for the site.
435. New and replacement garden infrastructure shall contribute to garden legibility and memorability.
436. New and replacement garden infrastructure shall not adversely affect the historic intention or the heritage fabric of the site of the site
437. New garden infrastructure shall be regarded as a potential intervention with individual artistic merit and should conform to a high standard of design
438. Over time the circulation system may need upgrading. A logical, legible and coherent hierarchy of road and footpath design, width and surfacing shall be developed. Materials used shall reflect and complement the existing and new paving and roading materials already used around the house.

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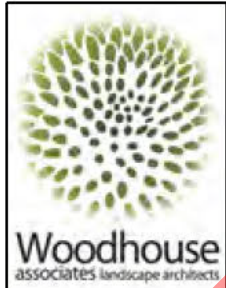
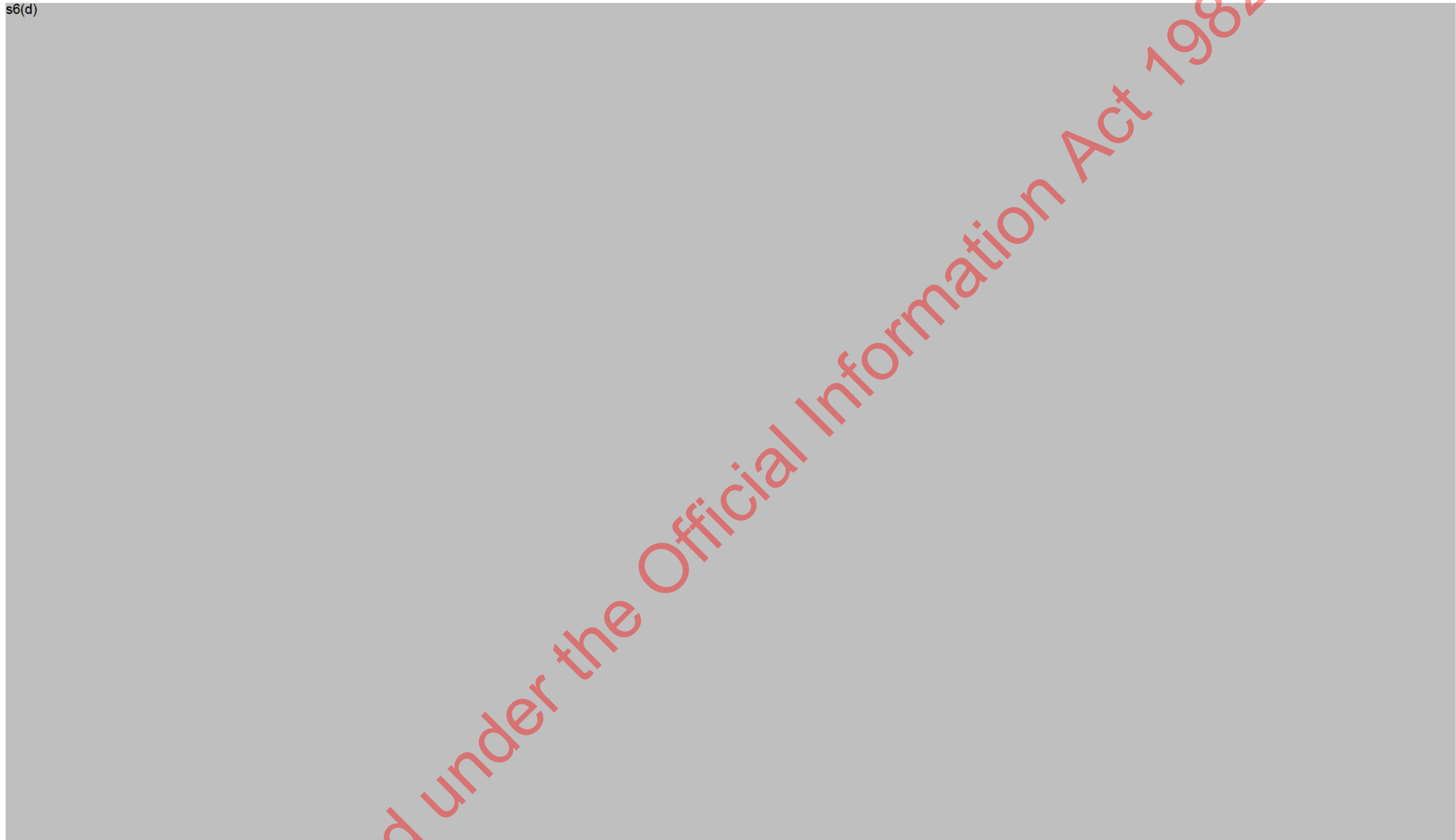
FIGURES

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 Woodhouse <small>associates landscape architects</small>	 <p>Not to Scale</p>	<p>Government House-Wellington Garden Management Programme Priority Zones</p> <p>Date: 10.09.2018 Revision: 0</p>	<p>Figure 1</p>
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Not to Scale

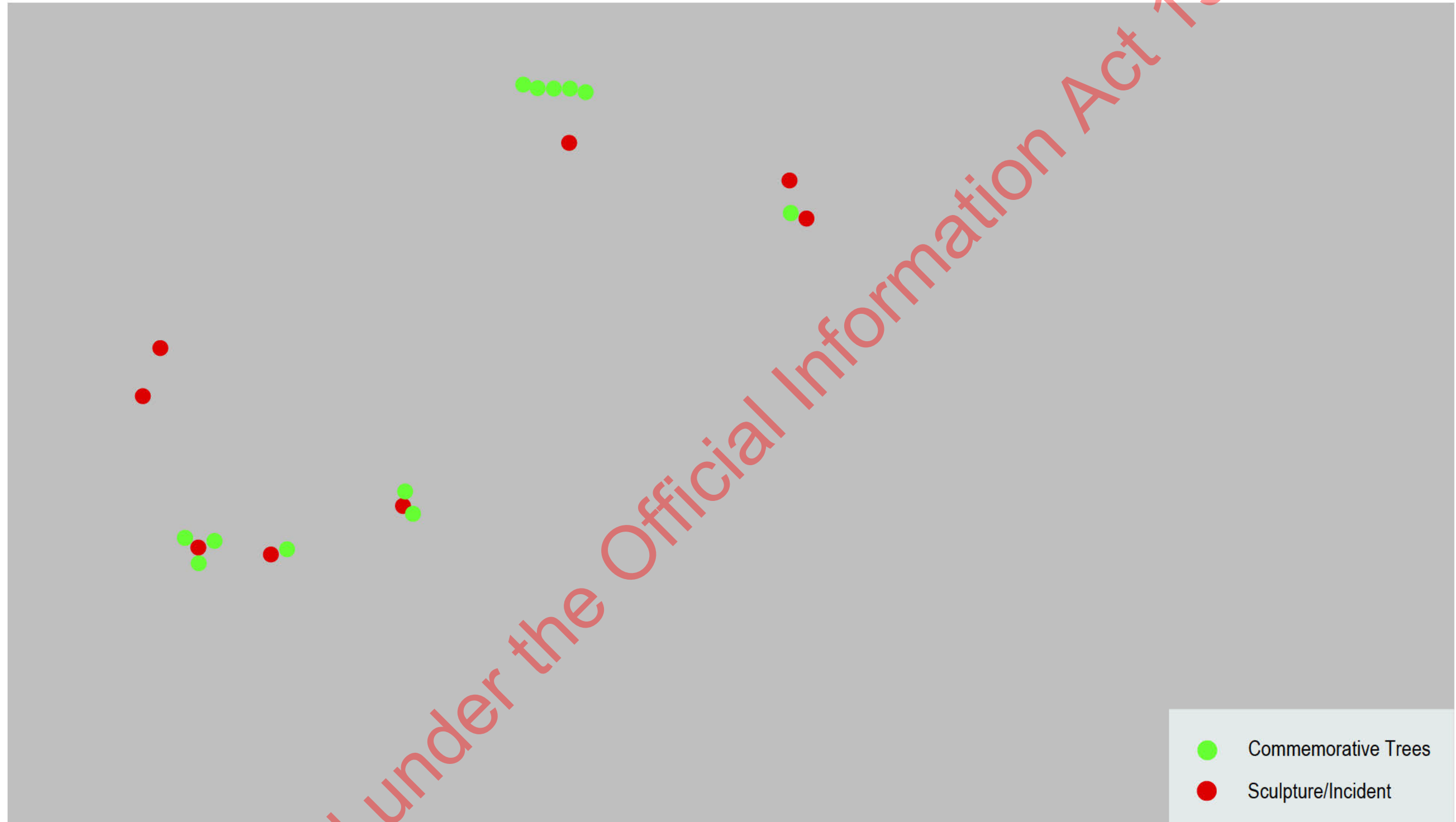
**Government House-Wellington
Garden Management Programme
Garden Areas**

Date: 10.09.2018 | Revision: 0

Figure 2

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 <p>Woodhouse associates landscape architects</p>	 <p>Not to Scale</p>	<p>Government House-Wellington Garden Management Programme</p> <p>Potential Sites for Sculpture/Incidents and Commemorative Trees</p> <p>Date: 10.09.2018 Revision: 0</p>	<p>Figure 4</p>
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APPENDICIES

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APPENDIX 1

Excerpt from the '*Conservation Plan – Government House Grounds*' prepared by Louise Beaumont, heritage landscape architect

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Section 8.1 General Policies

General Policy 1: ICOMOS

All work carried out should be in accordance with the 'ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value'.

This charter is internationally recognised and adopted by all major conservation agencies and stakeholders including the New Zealand Historic Places Trust, the Department of Conservation and a number of territorial authorities.

The charter identifies and defines eight conservation processes as being:

1. Non-intervention
2. Maintenance
3. Stabilization
4. Repair
5. Restoration
6. Reconstruction
7. Adaptation
8. Interpretation

One or a combination of the above processes may be appropriate to affect the optimum level of conservation.

General Policy 2: Required skills and work standards

- (i) *People with the appropriate skill levels should be involved in all aspects of work in the Government House grounds.*

In the case of the Government House trees a qualified arborist should provide advice on and guide all work associated with trees. Appropriately qualified / supervised horticulturalists should be involved in garden maintenance and propagation.

- (ii) *All work should conform to recognised standards of practice, knowledge and safety.*

In the case of necessary arboricultural work this should conform to the New Zealand Arboricultural Association standards as outlined in their Best Practice Guidelines.¹

General Policy 3: Ground works

- (i) *Any new ground work carried out within the Government House grounds should not diminish identified heritage values.*

Conservation treatment, including non-intervention, as well as any other works carried out within the

grounds should take account of historic and commemorative plantings, identified historic site fabric, significant views and other identified character defining features and qualities of the place.

Where remedial work is required, aim to repair rather than replace historic material. Original materials should be respected. In carrying out repairs, materials matching the original should be generally used where they are available.

- (ii) *No new element or work should be permitted which is inconsistent with the objectives and policies set out in this Conservation Plan.*

Protecting the identified heritage fabric and character defining qualities of the Government House grounds is imperative to ensure that heritage values are not diminished over time.

General Policy 4: Use

- (i) *The use of the Government House grounds should be consistent with its original intended purpose and current use and should not be destructive of heritage values nor should it place built and natural features at risk.*

The original purpose of the Government House grounds was to provide:

- an appropriate ornamental setting for the building which reflected a designed refinement appropriate to the grounds of a Vice-Regal premises
- a landscape which could accommodate a varied range of Vice-Regal functions as well as meet the personal and family needs of the Governor General and their household

These functions and standard of design are intimately connected with the heritage values of the place and its listed building and structures. Maintaining the historic and existing use of the grounds is the best means of retaining these heritage values.

- (ii) *The impact of public use on the grounds should be carefully monitored and action taken to manage its use if it is shown that overuse or particular forms of usage are causing damage to the heritage fabric.*

Sustaining and respecting the value of an historic environment requires that it is used and managed in ways that will wherever possible ensure that its significance can be appreciated for generations to come.

- (i) *The conservation of spaces and site fabric should be determined by their assessed significance value.*

General Policy 5: Respect for existing evidence

The airing court, asylum walls, drainage fabric, carriage drive and gates and early and commemorative tree plantings are to be regarded as significant cultural objects. Any necessary conservation / arboricultural work in respect of these, and to the Government House grounds as a

¹ Working document as at December 2011

whole, should be undertaken to ensure the minimum intervention, yet as much as is needed to ensure their future retention.

In general, the combination of designed setting; significant site fabric and historic plantings are of considerable to exceptional significance in that they make a critical contribution to the overall significance of Government House. The retention of these items is extremely important.

Fabric or features that are of some significance such as the ornamental jardinières should be retained where practical and possible.

General Policy 6: Plantings

- (i) *Those plantings, which have historic, commemorative and aesthetic values, should be maintained on the site for as long as practicable. It is however acknowledged that in some instances trees in the immediate vicinity of the House may need to be removed and replaced prior to their safe life expectancy if they no longer effectively contribute to the Government House agreed landscape standard.*

Eighteen¹³⁵ trees within the grounds have been identified as having a particular commemorative or memorial significance. The Phoenix Palms at the main entrance gates are also early plantings and are an important contributing element in the landmark quality of this part of the grounds. All identified trees should be maintained for as long as is feasible and used as source material for propagation to ensure that their genetic material is retained on site. (Refer Section 4.3.1 Planted site fabric: trees, for the list of known commemorative plantings).

- (ii) *Pine trees have had an association with the site since its original development in 1873 and are a character-defining feature of the grounds and the wider contextual landscape. Their ongoing use as shelterbelt and slope plantings should be continued as proposed in 1996 Grounds Report.*

Original plant fabric and the associational qualities that the grounds have acquired over time are character-defining features. It is important to ensure that identified distinctive character and landscape quality is respected.

General Policy 7: Recognition

- (i) *Every effort should be made to have all commemorative trees within the grounds listed by Wellington City Council in the Wellington City District Plan Schedule of Heritage and Notable Trees. In addition, the two phoenix palms on the carriage drive and the upper drive pohutukawa group should be considered for listing by Council along with any other significant or rare tree species, which may be subsequently identified.*
- (ii) *As an additional level of recognition of the significance of the Government House*

¹³⁵ As at January 2009

¹³⁶ IA36. 130, ANZ

commemorative trees these should be submitted for registration on the Royal New Zealand Institute of Horticulture (RNZIH) Notable Tree Trust Database.

- (iii) *The 1981 Category II ranking of the asylum airing court and walls should be considered for review by NZHPT in light of their assessed heritage value and rarity in New Zealand.*

As part of the Policy for Government Departments' Management of Historic Heritage 2004 Government departments are encouraged to support initiatives to recognise publicly the heritage values of historic heritage they manage, for example, registration under the Historic Places Act 1993 and listing in district plans.

General Policy 8: Archaeological features

No modification of ground surfaces or gardened areas shall take place without an archaeological authority from the Historic Places Trust.

As the grounds are known to have been occupied pre-1900 the place fulfills the definition of an archaeological site. This includes all elements within the original reserve boundaries of the Mt View Asylum as recorded in historic plans (as documented in Tronson's Map of Wellington and Suburbs 1887¹³⁶ and Thomas Ward's 1891 Survey-Map Sheets, 75,76,79 & 80¹³⁷).

Under the terms of the Historic Places Act 1993 it is an offence to modify, damage or destroy an archaeological site without authority from the Historic Places Trust. Therefore, no work can take place within the grounds that will affect either the planted site fabric or the ground surface, without an authority being granted. This will include any work that modifies the ground surfaces or the garden areas.

General Policy 9: Records

- (i) *Records of Government House grounds should be kept in an appropriate archive(s).*

All conservation works, and the introduction of new elements should be documented for future reference. This includes any cleaning or repairs to any built fabric e.g. airing court and other brick walls, carriage drive and gates, dish drains etc., the removal of any significant vegetation and the introduction of new plantings or other landscape elements. Ensure 'before' and 'after' photographs are taken and suitably captioned in line with accepted conservation practice.

If possible, records should be kept in two locations so that in the event of major loss and destruction there are written and photographic records to work from.

- (ii) *The place should be photographically documented on a seven yearly basis corresponding with the conservation plan review and photographs lodged in secure archives. This should commence prior to any necessary vegetation removal which may be required as part of the Government House conservation works. Should any landscape or built structures associated*

¹³⁷ Wellington City Council Archives,
<http://www.wellington.govt.nz/services/archives/historicmaps/maps.html>

with the grounds e.g. glasshouses, boiler room, sheds etc. be removed from the site they should be photographically documented both internally and externally in line with accepted conservation practice.

- (iii) All asylum walls should be documented with full measured drawings prepared. It is noted that NZHPT staff completed a photographic report in 1995 documenting the graffiti on these walls¹³⁸ however it is recommended that an ongoing record be incorporated into the 5 to 10 yearly grounds photographic review.

Recording and documenting the landscape over time is an important ongoing resource for future conservation and management planning. It is particularly important where significant plant material is reaching senescence.

- (iv) A detailed plan of the grounds should be drawn up and the location of all commemorative, memorial and donated trees and other historic plantings clearly identified. This document should be regularly updated when new commemorative or memorial or other significant plantings are made, other historic plantings come to light or commemorative trees die.

These are significant and character defining elements within the grounds and their identification, documentation and planned management are critical in ensuring their longest possible association with the place.

General Policy 10: Review

This Landscape Conservation Report should be reviewed on a seven-yearly basis by an appropriately qualified heritage expert. The timing of this review should be aligned with the review of the Building Conservation Plan.

It is generally accepted that Conservation Plans should be reviewed on a five to ten yearly basis to monitor the ongoing effectiveness of policy. As further information comes to light, particularly as a result of any archaeological investigation of the site it is recommended that this plan be reviewed and updated where necessary.

General Policy 11: Further Research

- (i) Further research should be undertaken to identify all /any other commemorative and memorial trees in the grounds.

This will assist in their conservation through time. Commemorative plantings have a strong association with the site but also have significance for others who identify with the site or have links to it such as the Heads of State and overseas dignitaries who planted these. Visitor's books for Government House (held by Archives New Zealand) would be an initial starting point.

- (ii) Ongoing seasonal recording of the Government House grounds should be undertaken to

ensure that all bulbs and other dormant perennials are identified, recorded and their heritage significance assessed. Should any of this plant fabric have an established heritage value an appropriate propagation programme such as seed collection, bulb harvesting, genetic stock cuttings etc., should be initiated to ensure its protection and ongoing association with the grounds.

Evidential value, historical values and some aesthetic values, especially artistic ones are dependent upon a place retaining (to varying degrees) the actual fabric that has been handed down from the past. This includes planted heritage fabric; hard landscape elements as well as the experiential qualities designed into the landscape. For this reason, it is important that all heritage fabric is identified, documented and strategies formulated to ensure its ongoing association with the place.

Recommendation: Research

It is recommended that further historical research be carried out to determine the age of the asylum airing court. Names and dates appear on this wall, which could be traced, to either prison inmate records or asylum patient records.

This would contribute to an improved knowledge of the early history and development of the grounds.

8.2 Intervention Policies

Intervention Policy 1: Non-Intervention

Non-intervention is an appropriate course of action for some of the non-vegetative site fabric e.g. carriage drive drains which are not in need of conservation. Generally, however, intervention will be required in the grounds as planted site fabric reaches over-maturity or becomes a potential health and safety risk. (As outlined as Maintenance, Stabilization, Repair, Restoration, Reconstruction, Removal and Adaptation below).

Intervention Policy 2: Maintenance

- (i) A maintenance plan should be prepared and adopted for the Government House grounds. This should include guidelines to ensure that the character and integrity of the remaining plant palette, landscape fabric and qualities are protected and maintained according to general and intervention conservation policies as detailed.

Regular maintenance of the grounds is one of the most effective conservation processes for the landscape. A planned programme of systematic maintenance for the grounds and all site fabric should be prepared and adopted. This should be reviewed at least 5 yearly.

- (ii) A planned programmed of regular site review should be prepared for the Government House

¹³⁸

McLean, G & Orsman, C. (1995) *Government House Grounds Brick Wall and graffiti*, NZHTP

grounds. This should include regular systematic tree hazard evaluation surveys of protected and other significant trees and should be carried out by a suitably qualified arborist using the New Zealand Arboricultural Standards.

Regular monitoring of the physical condition of the Government House grounds is essential in order to evaluate the effects of daily, seasonal and cyclical maintenance and any major change, and to ensure that problems which have the potential to result in major harm are identified and managed. This should be reviewed at least 5 yearly.

In addition, regular arboricultural assessments should be undertaken to identify the structural soundness of all trees and identify any necessary structural bracing, potential limb failure etc. to ensure the health and retention of historic and commemorative plantings for as long as practicable. As a minimum, trees should be inspected every five years. Inspections should occur both with leaves off and leaves on. Additional inspections should be conducted after major weather occurrences.

(iii) Sensitive maintenance of the garden is essential to ensure the stability of garden fabric including the garden's archeology, which is yet to be fully recorded.

The use of ride on lawn mowers should be carefully monitored to ensure there is no damage to root buttress and consequent threat to tree health. Similarly, if weed trimmers are used in any parts of the garden care must be taken to avoid injury to plant material. Practices such as stump grinding and the use of tree spades for planting can be an invasive procedure, which can cause irreversible damage to important archaeological information. Wherever possible, or where archaeological fabric is suspected in and around a root zone every effort should be made to use alternative field techniques.

Intervention Policy 3: Stabilization and arrest of deterioration

Structural Engineer Review

(i) The stability and condition of historic landscape fabric should be reviewed by a specialist heritage structural engineering professional. This is specifically:

- All asylum period brick walls
- The reservoirs
- Dufferin St brick columns and brick walls

Any necessary structural strengthening of any asylum walls should not compromise their heritage fabric. Should it be necessary to penetrate the bricks to ensure the long-term structural soundness of the wall this must not negatively impact or obscure the graffiti in any way.

Specialist Brick Conservator

(ii) The airing court entrance wall needs professional conservation treatment and should be reviewed by a specialist in the treatment of clay bricks. Alternative options for securing espalier wires should be formulated which do not compromise the walls either structurally or aesthetically. Prior to any conservation works measured drawings should be made of the wall. It is noted that a photographic record was

prepared by NZHPT in 1995.

Extant asylum period fabric has high heritage significance, reflects a high degree of authenticity and is a character-defining feature of the Government House grounds. It is essential that this is respected, protected, fully documented and retained.

Vegetation tabulation

(iii) Stabilization works, in the case of vegetation, includes necessary limb bracing works or propping and should be carried out using accepted arboricultural practices where it is deemed necessary and appropriate.

Current accepted practice standards should be employed in line with the New Zealand Arboricultural Association Best Practice Guidelines. Should propping be considered tree props should be in keeping with the character of the tree and the site.

Intervention Policy 4: Repair and plant rejuvenation

(i) Any required repairs/remedial work should be carried out as soon as possible.

In the case of non-vegetative site fabric, where practical techniques used for repair should be founded in traditional technologies. Where modern technologies are employed, every effort should be made for them to be concealed.

(ii) Wherever possible significant vegetation e.g. historic and commemorative trees should not be replaced or destroyed but rejuvenated using appropriate horticultural practices e.g. pruned back hard etc.

Evidential value, historical values and some aesthetic values, especially artistic ones are dependent upon a place retaining (to varying degrees) the actual fabric that has been handed down from the past.

Intervention Policy 5: Removal

(i) Removal of fixed-feature landscape structures should only occur following a full investigation of their heritage significance and determination of their heritage value by Government House.

The evidence of time and the contribution of all periods should be respected in conservation. Wherever possible the retention of buildings associated with the place is encouraged.

Recommendation: Removal

(i) It is recommended that decisions around tree removal or major tree surgery should take established wildlife and organism associations into consideration. This should be balanced with public safety and aesthetic considerations.

Old, decaying and even dead trees are a biotic cultural resource and provide important habitats for wildlife and other organisms, fungi, lichens, bats, invertebrates etc. While necessary health and safety

considerations and grounds appearance issues will take precedence, the value of the Government House grounds for its role in maintaining biodiversity and providing habitats should not be overlooked. Large dead veteran trees not only offer visual interest but also have wildlife value for some decades. Other aging trees accommodate a range of species in holes, cracks, hollows, rots, snags and dead and broken branches etc. and can harbour rare and endangered species. Specialist advice is recommended if there is any evidence of the above.

Intervention Policy 6: Adaptation and new works

- (i) *Adaptations, new additions and adjacent or related new construction works should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic site / element would be unimpaired.*
- (ii) *Any new work or adaptation to existing site fabric should be differentiated from the old. The degree of distinction that is appropriate must take into account the aesthetic values of the site and consideration should be given to materials compatible historic fabric, features, size, scale and proportion, profile and massing to protect the integrity of the grounds*
- (iii) *Any changes to the setting, including the introduction of elements that create a false sense of history or historical development, such as adding conjectural features or elements from other historic properties is to be avoided.*
- (iv) *The designed experiential qualities of the landscape should be respected when any adaptation or new work is planned. This specifically includes;*
 - *the designed formality of the entrance experience (although it is noted that this is has been compromised through the years by vehicle traffic to Wellington College)*
 - *the designed experience of the carriage drive and the lengthy progression through the site*
 - *the sense of enclosure provided by the pine plantation backdrop and other mature vegetation*
 - *the designed contrast between open expansive ceremonial lawns and the engaging garden detail of the border gardens*
 - *designed congruity between planted areas, open spaces and Government House which contributed to an overall sense of formality and status*
 - *a ratio of grounds to built structures that reinforces the functional role of the grounds*
 - *protection of significant internal and external views as identified*

It is important that identified character defining qualities of the Government House grounds are respected. Any planned adaptations or new works must not diminish the heritage values and cultural messages of the place.

Recommendation: New commemorative plantings

The implementation of a policy to guide decisions around the gifting and/or selection of commemorative and memorial trees is recommended. A list of appropriate tree species should be drawn up for this purpose based on current grounds policy guidelines.

It is important to ensure that no existing heritage values are diminished through the introduction of inappropriate species. Additionally, any new memorial or commemorative plantings should reflect the established landscape setting, character and quality.

Intervention Policy 7: Interpretation

- (i) *Interpretation of the Government House grounds should be designed to maximise the quality of visitor understanding, enjoyment and support, while at the same time not detracting from the heritage values of the place itself.*

It is understood that a Visitor's Centre is planned as a cultural tourism facility "to enhance public knowledge of the history and heritage of Government House, and of the role of the Governor-General".

Recommendation: Interpretation

- (i) *Should the Visitor's Centre be realized it is recommended that the full biography of the Government House grounds (which is not limited to the post 1910 occupation of the site by New Zealand's Governors and Governors General) is referenced.*

By providing interpretation which canvases all of the history of the grounds and includes all of the heritage values of the landscape, as identified in this Landscape Conservation Plan, there is a greater opportunity to foster public interest and appreciation of the total historic environment.

Referencing the full site history would include aspects of its pre-European history as well as its history as the designed setting of Mt View Asylum. This is considered to be warranted as the significance of some heritage fabric is not always easy to understand and interpretation is a way of revealing and conveying an item's value beyond its utilitarian or aesthetic functions.

APPENDIX 2

GARDEN DESIGN PRINCIPALS

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Introduction

1. Garden design evolves in two ways; the first of which is the practical response to the functional requirements of the user and the underlying environmental conditions. The second is a modification of that functional response into good design through the conscious application of the principals of design.
2. Good planting design utilises a basic set of principles. The principals of design are unity, balance, proportion and scale, simplicity, accent and climax, repetition, rhythm and sequence, all of which are clearly interrelated, overlapping and integrated with each other.
3. However, it is the individual taste of the client or the designer, which will influence whether the garden is Victorian, Art deco, modernist etc.
4. Garden design utilises elements such as underlying landform and the inherent characteristics of the site such as shelter, views, natural water etc. plus infrastructure materials such as plant material, paving, walls, fencing, pergolas etc. The infrastructure materials should respond to and or reflect the underlying site characteristics, if an effective composition is to be achieved.
5. **Unity** is the organisation, placing and fitting together of various elements of a garden design, so that a harmonious whole is created. Unity is based on the rhythm of the underlying landform, the domination of one type of vegetation and the fact that human use and buildings are in sympathy with their surroundings
6. Unity can be achieved by limiting the variety of materials used and by having the strength of a single purpose – selecting forms and materials, which are strong enough to express one overruling idea. The result is style.
7. **Balance** is the inherent feeling of equilibrium or stability that is mentally important in a design. The human mind is attracted to balanced features and they hold attention. There are two types of balance, the first of which is symmetrical balance where the same theme is repeated either side of a main axis. The second is asymmetrical balance where precise balance is created in the mind, where the weight on one side equals the other mentally. This may be achieved by changing the form, line texture and colour of the plants.
8. **Proportion and scale** - Proportion is the relative size of the different parts of the garden and their relationship to each other. Scale is their relationship to the scale of the human beings using the garden. Our requirements dictate the basic scale of any space, which in turn dictates proportion of the space. 1 or 2 people might use the home garden, while a crowd might use the public park. A common fault is to design too small, to underestimate human size and to cram too much in. Proportion and scale are themselves attributes of unity and without them there can be no harmony in the design
9. **Simplicity, accent and climax** - Simplicity is the opposite of complexity but avoiding of it can lead to a lack of unity. Accents are the interest points in the garden and repetition of them can lead to climax. Climax is the deliberate creation of increasing interest to a maximum level of interest at the end - such as the Taj Mahal.
10. **Repetition, rhythm and sequence** - Repetition is repeating a similar theme but not necessarily with regular emphasis. The repetition of plant materials, hard materials or shapes such as using a distinctive modular paving or furniture design will result in unity. Rhythm is a regularly introduced element in a garden such a line of upright cypress, rolling hills or a modular design. Sequence uses the same methods of repetition and rhythm but introduces variation. E.g. An avenue of silver birch, then limes, then horse chestnut changing from a fine leaf, loosely structured plant through a mid-sized, moderately well-structured tree with medium sized leaves to a big tree with a strong form and big leaves increasing the feeling of strength and advancement.

11. **Composition** - The elements of any composition in the garden are based on 4 key elements – mass, form and line, texture and colour. These are the characteristics inherent in nature, - the shape, structure, surface and colour of plants and their flowers.
12. **Mass** is the degree of openness or solidity of the plant. It is not related to size but rather to the density of the plant. The bigger the mass of the tree, the heavier the effect it creates. A dense solid tree such as a karaka is more dominant than a similarly sized kowhai.
13. **Form** is the three-dimensional shape or line of the plant. Most plants are either conical, oval, round or horizontal. Plant material has natural form and line such as the billowy tufting of willows along a riverbank or the vigorous vertical emphasis of a Lombardy poplar.
14. **Texture** is derived from the size of the leaves and the way they hang on the branch. Plants with large leaves create a coarser more dominant texture and advance in a design whilst smaller leaved plants result in finer texture, which is recessive. Strong big leaves should be used sparingly or as focal points. Open branched trees look good in the foreground, where they can be used to frame views. Heavy dense trees look best as background. Plants with strong texture should be used sparingly particularly when used with plants with predominantly smaller leaves. The use of plants with a similar texture creates unity.
15. **Colour** is also important, and its basic purpose is to create focus, to act as camouflage or to create an atmosphere. Its effects are variable and dependant on surrounding colours. The dominating colour in the garden is the green of grass and trees and all other plant colours and tones should be related to it. The basis for all planting should therefore, be green – a subdued setting for showing off the finery of arriving guests or the drama of the approach to house.
16. Tone and colour unify landscapes just as they do paintings. Planting may be all one colour to create dramatic effects as in large patches of daffodils or massed azaleas under trees.
17. The use of contrasting colour intensifies the effect, the texture of the surface or background.
18. The smaller the leaves are and the smoother the surface is, the greater its reflective qualities are. For example, a dark green dense fine leaved background will intensify the colour of flowering plants in front of it. Obvious variation in emphasis can be created by using variations in the textural qualities of plants of the surface affects design.
19. Distance and the time of day also effect colour. The further the plant is way the less value the colour has.
20. Colours can be divided into warm colours, which advance - red / orange and yellow, or cold colours, which recede – blue and violet. Green is half way between yellow and blue and is therefore neutral. Advancing colours look larger and can make a space look smaller or draw unwanted attention. Cooler colours work in the opposite way. Bright colours and should be used sparingly to be harmonious with plants of weaker colour. Blues and greys add to distance. Strong hot colours foreshorten distance. Golden or glaucous varieties can destroy composition by breaking what may be a coherent whole into unrelated fragments.

The principles of composition

21. The fundamental pattern or composition of landscapes and gardens results from the distribution and proportion of open space and solid mass. The solids divide the land into spaces or enclosures giving a pattern of closed and open, of in and out, of dark and light. The solids may consist of hills, trees or other strong plant growth or architecture. To be effective spatial division must be above eye level. The spaces may consist of open ground or water.

22. The structural role of the plant is important, just as the walls of the house create the rooms. The principals of planting composition mean that how the plant fits into the composition is more important than its decorative qualities / flower colour. Physically the function of planting is to give shade and shelter: visually it determines the proportion and form of the garden, the contrast between open and closed and the division of space. It provides texture, framing, background, tone and sculptural form.
23. The visual characteristics of the plants must be considered and arranged in some sort of order. The principals of composition apply to all sizes of plants. The composition may either be the classic combination of upright, recumbent and prostrate forms (oval, round and flat) or the more modernist form of a simpler contrast between vertical and horizontal or the static and dynamic.
24. If the composition is to be classic, there should be a tree layer, a shrub layer and the ground layer. If it is modernist it should be simple with one or more layers massed together.
25. The type of material worked with must respond to the environmental characteristics of the site e.g. a hot dry bank. Which plants are chosen and how they are put together is dependent on the designer's taste. However, the principals of composition remain the same.
26. Overall one or more elements need to be emphasised to obtain a unifying key – e.g. use one type of tree as a dominant such as the pohutukawa or one type of shrub species such as the hydrangea throughout.
27. Each individual composition in the garden should also be arranged according to the principals of rhythm balance and emphasis.
28. In composition **rhythm** is created by repeating physical elements such as the shape of a tree or shrub or a particular species of plant. **Balance** is achieved by centering the design, - finding the point where the eye returns to rest so that all the parts fit in around it. **Emphasis** is the strong point in the design, the spot that relieves the boredom - where the eye is ultimately led to – the feature.
29. A mass of introduced colour, which ignores the natural sources of the atmosphere of the place such as bright orange flowers in a bush setting, is an example of this.
30. The various parts of the garden should link together so the design has a basic form and structure, which is both functionally and visually appropriate.
31. Trees create stature, scale and framing. The shrub layer creates human scale, spatial division and enclosure at a lower level. The herbaceous and ground cover plants form the ground pattern and interior decoration.
32. The correct balance between them all gives harmony which is somewhere between monotony and visual chaos. Gardens are for people to enjoy and everything in them should relate to the human scale and the scale at which it is to be used. If a single person is to feel at ease in the garden, the spaces must be small enough to be comfortable and detailed enough to be interesting without the interest elements overpowering the space. If the spaces are to be used by many, they should be large enough to accommodate a crowd without detracting from the crowd.
33. Finally, the aspects of visual effect and functional suitability in planting design - use of the right plant in the right place - cannot be divided. The success of the design will depend on finding the right plant for the place, the qualities the appropriate plants possess - their ability to grow and thrive in a given position, hardiness to the climate, tolerance of sun and shade, dryness or moisture, acid or alkaline soils - and the role they are to fulfil.

APPENDIX 3

LIST OF COMMEMORATIVE TREES

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Government House

PRUNUS SP (UNMARKED STONE - Lady Norrie probably) 7 August 1956
N Driveway entrance - Coronation Grove.

METASEQUOIA GLYPTOSTROBOIDES - Lt General Sir Willoughby Norrie
7 August 1956. South of Prunus sp.

ACER PALMATUM - Sir Arthur Porritt, March 1970. West side
Coronation Grove.

ACER PALMATUM - Lady Porritt, March 1970.

AESCULUS HIPPOCASTANUM - In memory of Graydon Donald Simpson
- Gardener. 1984. Coronation.

QUERCUS PALUSTRIS - Sir Keith Holyoake, October 1980. Coronation
Lawn.

QUERCUS PALUSTRIS - Dame Norma Holyoake, October 1980. Coronation
Lawn.

DACRYDIUM CUPRESSINUM - Sir Denis Blundell, September 1977.
Drummond Lane.

SOPHORA MICROPHYLLA - Lady Blundell, September 1977. Drummond
Lane.

ULMUS CARPINIFOLIA 'VARIEGATA' (UNMARKED) - Sir David Beattie.
Drummond Lane.

ULMUS CARPINIFOLIA 'VARIEGATA' (UNMARKED) - Lady Beattie.
Drummond Lane.

CEDRUS ATLANTICA 'GLAUCA' - Queen Elizabeth II, 15 January 1954.
N Front Lawn.

CEDRUS ATLANTICA 'GLAUCA' - Duke of Edinburgh, 15 January 1954.
N Front Lawn.

SOPHORA MICROPHYLLA - Duke of Kent, 9 November 1980. N Front
Lawn.

DACRYDIUM CUPRESSINUM - Prince of Wales, 2 April 1981. N Front
Lawn.

AGATHIS AUSTRALIS - Queen Elizabeth II (UNMARKED).

AGATHIS AUSTRALIS - Duke of Edinburgh (UNMARKED).

PODOCARPUS TOTARA 'AUREA' - Duke of Gloucester (UNMARKED).
N Front Lawn.

PODOCARPUS TOTARA 'AUREA' - Duchess of Gloucester (UNMARKED).
N Front Lawn.

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Government House
New Zealand

GOVERNMENT HOUSE AUCKLAND

GARDEN MANAGEMENT PLAN

Woodhouse Associates, Landscape Architects

Ph: s9(2)(a) E: s9(2)(a)

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INTRODUCTION

1. This Management Plan for the Government House grounds in Auckland sets policies for the management of the gardens surrounding the house. The Management Plan period shall be for five years from official acceptance of this document. The direct actions outlined in the document shall be undertaken within the five-year period. At the end of the five-year period the Management Plan should be reviewed, and any new development shall be identified and an estimate of the costs of that development shall be provided.
2. The site of the present - day Government House, Auckland was first built upon in the 1880s or 1890s. Sir Frank and Lady Mappin bought the property in 1921 and spent the next 45 years redeveloping the house and grounds. They gave the house and land to the Queen in 1962 for use as a Royal or Vice-Regal residence.
3. The house is much smaller than Government House in Wellington, having been designed as a family home. However, it is still used for many official functions, including welcomes for visiting heads of state, for state lunches and dinners, garden receptions, investitures and award ceremonies.
4. The gardens of Government House Auckland are a rare survivor from the era when many large New Zealand city estates had landscaped grounds. Most of these larger gardens have been subdivided, completely redeveloped, or have become public parks. With an extent of 4.6 hectares, (12 acres) the Government House Auckland garden is one of the largest example of a city estate remaining in Auckland. The garden is endorsed as a "Garden of National Significance" by the New Zealand Gardens Trust (www.gardens.org.nz). It has many trees that are amongst the oldest of their kind in the country, and lava outcrops and original native vegetation that were once a feature of the wider local area have been retained.
5. Government House has been a landmark presence in Auckland for almost 100 years. The grounds provide an appropriately scaled aesthetic setting for the dwelling and provide a variety of well-designed spaces for the range of private and ceremonial functions held there. The site is an important part of Auckland's 20th and 21st century ceremonial, public and constitutional history and its heritage value to the nation is significant.
6. The grounds also have strong symbolic and commemorative value as a planted record of previous owners of the land although the layout of garden beds has been modified over the years. The grounds contain nationally significant historic exotic vegetation, and the native Rock Forest vegetation sequence growing on the lava outcrops on the western and northern boundaries is very rare and a nationally significant part of the only area of such forest remaining in Auckland. The remaining exotic vegetation and the Native Rock Forest are distinctive character-defining elements within the garden.

Information compiled by Anthony Wright, Director of Canterbury Museum, a member of the Government House Auckland Gardens Advisory Committee since 1980, and formerly Curator of Botany at Auckland War Memorial Museum.

CONTEXT

7. Government House Auckland is located in Mount Eden and the house sits almost in the middle of a sloping site that runs southwest to north east off the flank of Maungawhau or Mount Eden. The house is a large two story wooden building which was originally designed for family living - with servants. A modern pavilion type structure designed by Salmond Read Architecture was added on to its western façade in 2004 / 2005 to provide a suitable venue for public use. Staff quarters and facilities are located behind the pavilion along the western edge of the original house.
8. s6(d) [REDACTED] Visitors arriving at Government House who are attending functions in the pavilion or touring the gardens either walk up the driveway off Mountain Road past the Mappin Lawn or they walk through the gates on Savannah Road where they are directed into the pavilion room at the eastern end of the Governors Lawn. Service suppliers use the northern entrance off Glenfell Place.
9. s6(d) [REDACTED]
10. All of the driveways are paved with asphalt, which has also been used to pave the forecourt to the pavilion and a narrow entrance down the south side of the house to the front door.
11. Two small courtyards are located on the north side of the house and both are paved in concrete pavers.
12. There are two additional houses located in the grounds. A two storied wooden cottage is located to the west of the southern entrance off Savannah Road. s6(d) [REDACTED] The second dwelling is a single story 'modern' cottage and it is located on the western side of the Glenfell Place entrance behind a metal paling fence. Maintenance of the grounds around the cottages is included but is not covered specifically in this document.
13. s6(d) [REDACTED]

14. Health and safety is of paramount importance and extensive health and safety policies cover both grounds maintenance and Vice Regal and Public use of the site.
15. The grounds of Government House are open to the public on request and guided walks around the grounds focus on the history of the garden and the historic trees. The walks currently do not include the Native Rock Forest.

GARDEN DESCRIPTION

Trees, borders and lawns

16. The main elements within the garden are the trees, the boundary planting including the Native Rock Forest and the lawns.
17. The lawns create the setting for the house. Both are wide, sweeping, slightly sloping informally shaped spaces and they are framed by trees and dense shrubbery to the south and north. The dense vegetation surrounding them combines to focus views either out from the house or back across the lawn to the house from the garden. The small trees, shrubs and ground cover in the borders create visual interest and create a human scale. The result is two passive, peaceful serene spaces.
18. **The Mappin Lawn** is a large formal space surrounded by tall vegetation and it is used for official State welcomes while the Governors Lawn is the space is used for other official entertaining and ceremonies.
19. **The Mountain Road gates and the driveway** reflect the importance of the house. The gates are semi permeable and small sections of the garden can be glimpsed through them and the tall trees along the driveway behind them. The gates create a sense of dignity and reflect the importance of the residence and the semi permeable screen of tree trunks creates a sense of, privacy, secrecy, mystery and intrigue at the entry.
20. There are a number of **historic trees** on the site and these are dominated by Norfolk Island Pine (*Araucaria heterophylla*) They are an important historical element in the garden. They also set the scale of the garden and they contribute to the sense of age and grandeur befitting the residence. They help channel views up the drive creating a sense of movement towards the house and contribute to a sense of impending arrival. The slow reveal of the house itself creates a sense of establishment.



Norfolk Island Pines on the Mappin Lawn



Pohutukawa on the Governors Lawn



View across Mappin Lawn to Lady Mappin Memorial Garden

21. The vegetation around the lawns also conceals views from some points in the garden, exposing them gradually, which in turn invites the visitor to explore. The unencumbered nature of the lawns reveals the extent of the house, but it is the substantial tree and shrub borders around the house and the tall trees either side of the house on rocky outcrops to the north and south of the house that integrate it into its setting.
22. **The boundary borders and the border at the western edge of the both the Mappin Lawn and the Governors lawn** are all areas of densely planted mixed exotic and native tall trees, shrubs and ground cover. They provide a back ground to the lawns, define the edges of the property, screen it from adjacent landowners and the public and help create a setting for the house. The planting provides some seasonal interest with flower colour and foliage contrast. The key element in the borders is the density and scale of the vegetation. Because all of the borders are reasonably distant from the house and they do not draw the eye, the more relaxed style of planting and maintenance regime present is appropriate.

23. **A rock mound** on the south side of the house is of particular importance as it creates a definite physical separation between the eastern and western sections of the garden and it is an important division between the Mappin and Governors Lawns. The open space of the Mappin lawn is slowly left behind as the driveway slowly curves away from the rock garden and the stepped entry to the house around the rock mound to the south. The driveway is squeezed between rocks and dense tall trees and shrubs before abruptly arriving at the eastern edges of the Governors Lawn to the west of the house.
24. Spectacular pohutukawa cover the rock mound and spread over the driveway and rocky soil beneath the trees is under-planted with a variety of exotic and native ground covers. The planting reinforces the sense of enclosure and introduces a sense of mystery and movement by confining the view, before suddenly opening it up again. The space acts as a transition between the Mappin Lawn area and the Governors Lawn by focusing attention away from the rock garden and the house and back to the road.

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Rock mound vegetation beside the driveway



View across Mappin Lawn to Rock Forest on Northern boundary

25. **The rock forest** area extends along the western boundary at the base of Maungawhau and it also extends from the Glenfell Place service entry east towards the Mountain Road boundary and partially along that boundary.
26. The rock forest is predominantly native, and it forms a dense impenetrable edge and a strong visual backdrop along both the western and northern boundaries. It helps create the setting in which the house sits. The rock forest is recognised as being of ecological significance, and it is an appropriate cover for the rocky habitat that remains along both boundaries.

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Amenity gardens

27. Exploration of the garden reveals some small and detailed amenity gardens including the Lady Mappin Memorial Garden, the rock garden, a perennial border and three amenity borders on the Governors Lawn. These gardens provide detailed interest and respite from the big scale of the lawns and surrounding tall trees.



Lady Mappin Memorial Garden

28. **The Lady Mappin Memorial Garden** is a tiny, discrete, private refuge. The combination of the surrounding hedge, detailed perennial and ground cover planting and an old ornamental pool creates a peaceful contemplative space which contrasts with the scale of the Mappin Lawn and the grandeur of the house. The garden was retained in memory of Sir Frank and Lady Mappin and there is a plaque in it that reads as follows:

'May this garden created by Sir Frank and Lady Mappin always be protected and cared for in memory of them.'

29. **The rock garden** is located on the south east side of the house. It is essentially a jumble of large volcanic rocks which tumble down approximately four metres from the house towards the driveway in a south easterly direction. Under Lady Mappin's care, the rock garden was host to a wide variety of exotic plants, however the intense maintenance requirements of that type of

planting has seen the planting being changed to a simpler concept where two or three species including the spiky 'Astelia' and the scrambling or climbing rata (*Metrosideros carmine*) have been carefully located on the upper slope of the rock garden to create a simple composition. At lower levels the planting continues either side of an ephemeral waterway constructed amongst rock and it is much more detailed, utilising traditional rock garden species, but again spikey plants have been allowed to dominate to good effect.



The rock garden

30. **The Viewing Lawn border** is located on a small terrace adjacent to and immediately to the east of the house. It curves with the façade of the house and is currently about 1.2 to 1.5 metres wide. It is currently planted in perennials which prefer dry conditions with some exotic tropical species in the middle of the border.

31. The intent of this border was clearly to provide detailed amenity close to the house, however, its location on the eastern side of the house results in it being naturally dry. Anecdotal evidence suggests that the difficulty in establishing any vegetation in the middle of the border can probably be attributed to its location and the arid nature of the soils; however, it may also indicate potential problems with soil quality.

32. The tropical species currently planted in the middle of the border are not congruent with perennial plants at either end of the border and are not particularly congruent with the style of the garden. However, it is clear that the area should be replanted in species able to thrive in the conditions and this may necessitate a change in the type of planting in the border.
33. This area is also associated with a small lawn area between the border and a low rock wall to the east. The view from the terrace and the rooms in the house across this border are important and at present the upper branches of the exotic tree and shrub species in the border at the western end of the Mappin Lawn intrude into the view from the lower windows in the house. The view out from the terrace also includes the canopy of the trees and shrubs planted at the western end of the Mappin Lawn and these are currently infested with the invasive weed Morning glory. (*Ipomea indica*)
34. **The Glenfell Place entrance** on the northern side of the house is used as a service entrance and is relatively utilitarian in nature. One of the residential houses on the property is located to the west of the entry road and this is separated from the entrance by a high fence covered in a variety of exotic and native vegetation.



Glenfell Place entrance – New planting

35. **The eastern border along the driveway** is divided into two separate spaces by a rock outcrop. The area just inside the gate is dominated by exotic trees and old camellias some of which are in decline. There are also a variety of invasive weed species on the edges of the rock forest vegetation to the east.
36. **The southern-most section of the entry borders** has been recently planted in native shrubs and ground cover. The vegetation does not reflect the rock forest vegetation it is adjacent too.



Glenfell Place entrance – New planting and staff courtyard

37. There are also three amenity borders and an area of daffodil planting on the Governors lawn.
38. **The border on the north side of the lawn** extends through the middle half of the site and is punctuated at the eastern end by a group of pohutukawa. It is an informal shape and the planting in it reflects the influence of previous generations. Cherry trees (*Prunus sp.*) create a small tree layer while massed plantings of evergreen Azaleas (*Azalea indica*) and Camellias (*Camellia japonica and sasanqua*) planted under the trees provide the shrub layer and predominantly exotic species create the ground cover layer. Some of this planting is in decline and needs to be replaced.



Governors Lawn - looking across to border around the tennis court

39. **The second border is located to the south of the centre of the lawn.** It sits slightly closer to the pavilion than the northern border and again it is punctuated at its eastern end by pohutukawa. Massed exotic ground cover spreads under the pohutukawa, however the planting around the swimming pool to the west is exotic with some tropical species. This planting completely screens the pool, pool fence, the pool house and also any views from the pavilion of the lawn area to the south west. Although the pool planting creates a sense of mystery by screening the lawn beyond it, there is nothing of particular interest in the screened area once the visitor arrives.
40. Two areas of **rock forest** on the site have been identified as Significant Ecological Areas (SEA) in the Auckland Council Unitary Plan – along with all of the pohutukawa on the Governors Lawn and the planted native vegetation along the western section of the Glenfell Place boundary.
41. The combined area of original rock forest is small but the vegetation along the **eastern half of the Glenfell Place boundary** in particular, is dense and ecologically important. The area on **the slopes of Maungawhau** at the western end of the Governors Lawn is less dense than the Glenfell Place section because it has previously had dense infestations of weed species and it is in a recovery stage.

42. **The Rock Forest Bush** is predominantly composed of broadleaf species and the quality of the 'bush' is good with a significant understory in the Glenfell Place section,
43. However, some of the rock forest along the Glenfell Place boundary is also compromised by heavy infestations of invasive weed species and in particular the Mediterranean Bay laurel commonly known as the culinary herb 'Bay' (*Lauris Nobilis*) and Wandering Jew, (*Tradescantia fluminensis*) Tree privet, (*Ligustrum lucidum and sinense*) woolly nightshade (*Solanum mauritianum*) and ivy (*Hedera helix*) are also visible.
44. Although the native vegetation provides good habitat for native bird species, its narrow nature results in both areas being prone to the re-establishment of invasive weed species and care will need to be taken to avoid reinfestation.



Rock falls in the rock forest on the Glenfell Place boundary

45. Credit must also be given to the efforts of the Government House maintenance crew who have all of the weed species other than the Bay under a reasonable level of control - a state where the incidence of invasive species comprises no more than 5% of the total amount of vegetation on the site. They have also made an excellent start on control of the bay.
46. The rock falls in this area are particularly spectacular and are of considerable public interest.

47. Remnants of early retaining walls, buildings and pathways remain in the eastern end of the Glenfell Place rock forest area.



Early retaining walls in north east corner of Glenfell Place Rock forest area

48. Safe access through the bush and around the rock retaining walls is compromised by the narrow width of pathways, the lack of any safety railings or handrails adjacent to pathways and steps, rough surfacing of pathways, and excessively high risers and narrow treads on steps'

Infrastructure

49. **The drive ways** are an important part of the arrival experience. They both create a sense of movement between the gates and the house / pavilion with the focus on the views across both lawns slowly unfolding as the visitor moves towards the house. Glimpses of the lawn under and through the sweeping Norfolk Island Pine and pohutukawa branches draw the visitor towards the Lawns.
50. **Rock walls** are also a defining characteristic of the garden and these are located on the northern eastern and southern edges of the house, around the rock mound to the south of the

house and at the eastern end of the Mappin Lawn where low planting on the top and edges separate the lawn from the area between the driveway and the tennis court area

51. **The formal arrival area** is located just to the west of the rock garden and is sandwiched between the rock garden and the rock mound. It comprises a small circular turn around area and a set of concrete steps which lead up to the front door of the house. The turnaround area is overhung with spectacular native trees and the area has the potential to be an entrance that relates to the grandeur of the house. However, the driveway and the formal set down area are paved in the same asphalt as the driveway and the steps are brushed concrete. The area is not distinguished from the drive, is utilitarian in nature and does not reflect the purpose of the house.



Formal entry to house

52. The steps beside the rock garden up to the front door and the cramped and narrow pathway located between the plain southern façade of the house and the rock mound to the south of the house are also utilitarian and do not reflect the grandeur of the house or the national importance of the inhabitants, their visitors and the ceremonies and functions carried out there.



Savannah Road entry to house

53. The asphalt is also used as a hard surfacing in all other areas except the northern service courtyards including the driveway/pathway to the house off Savannah Road, the pathway to the front door on the south side of the house form the pavilion area and the patio outside the pavilion. Again, this use of utilitarian material for paving in these areas detracts from the arrival experience.
54. The shape of the patio outside the pavilion does not respond to the lines of the pavilion, nor does it provide an appropriate usable extension to the pavilion for entertaining.



The asphalt forecourt to the pavilion

55. A recently refurbished **tennis court** is located in the north eastern most corner of the grounds and there is a small pavilion associated with the court. The exterior of the pavilion is in good condition with the roof and walls having been painted in 2017.
56. A small fenced **swimming pool** for the use of the Governor General and staff and a pool shed are located on the south side of the Governors Lawn. The pool design and surrounds are dated.
57. **Two service courtyards and an old washing line area** are tucked between the house and the rock forest to the north. Both the courtyards are bounded by rock walls on their northern boundaries and both are adjacent to the rock forest vegetation.
58. The western most courtyard is utilized by staff and it is surrounded by a white painted trellis style fence. It is a sparse and uninteresting space and does not reflect the nature of the rest of the garden. A pathway up into to a rough grassed area and the site of a previous washing line within the rock forest exits north from the western most courtyard. The washing line area has a spectacular view from the south eastern edge but is otherwise infested with long grass and bay seedlings This area has potential as a lookout area.

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59. The eastern most courtyard is defined by rock walls and is surrounded by dense native vegetation with some exotic vegetation. Another pathway exits into the rock forest from the north side of the eastern most courtyard.
60. All of the flat area between the walls and the house in the eastern most courtyard is paved but the paved area abutting the wall is irregular and does not reflect the lines of the house. The result is an ill-defined space. The small potted plants used to decorate the space and identify the pathway entrance are out of scale with the courtyard and do not add to its ambience. Again, the courtyard does not reflect the style or nature of the rest of the garden.

OBJECTIVES

61. The objectives of the management plan for the garden are:
- To ensure the garden meets, in perpetuity the requirements of a vice regal residence;
 - To enhance the experience of the Vice Regal inhabitants and their visitors;
 - To conserve the historic designed intention of the site, as both a Victorian-era landscape and subsequently as the ornamental grounds of Auckland's Vice Regal premises;
 - To conserve historic character defining elements including the Mountain Road Street entry and drive, old and commemorative trees; plant species of horticultural significance and remaining above ground constructed artefacts including the historic infrastructure within the rock forest;
 - To conserve the dignified character of the Government House grounds as an appropriately scaled aesthetic setting for the dwelling and the ceremonial functions carried out around the dwelling shall be preserved and enhanced;
 - To conserve and enhance the ecological integrity of the nationally significant rock forest
 - To recognise that plant material is a living material that will change over time and that it may need to be pruned, removed or replaced;
 - To recognise that invasive weed species are a major threat to the fabric of the garden and the rock forest in particular and develop measures to ensure that the grounds are an invasive weed free zone;
 - To recognise that the swimming pool and tennis court are for the private use of the Vice regal families and Vice regal guests, Government House staff and the Official Secretary.
 - To identify and record the principle species of historic, scientific and horticultural significance;
 - To develop robust principles around the design and detailing of any replacement or new landscape elements within the site, including the installation of artworks;

- s6(d)
- To ensure, so far as is reasonable practicable, the health, safety and welfare of the vice regal office, staff and visitors to the property.
- To recognise that the garden is rich in cultural and natural heritage and these elements combine with vegetation and landform to create a distinctive garden landscape that is a potentially important visitor attraction both for the tourism industry and for the local community and businesses and to recognise the potential to increase visitor numbers by sharing the garden and the stories about the garden.

GARDEN MANAGEMENT ZONES

62. The garden can be divided into 3 distinct zones for management purposes. (See Figure 1.) The zones are based on the management input required:
63. **Zone 1** includes;
- a. Public approaches including the gardens around the entry gateway;
 - b. The tree and shrub border to the south of the driveway into the site off Mountain Road;
 - c. The mixed tree and shrub borders on the northern and western edges of the Mappin Lawn;
 - d. The rock mound on the south side of the house that divides the Mappin Lawn from the Governors Lawn;
 - e. The tree and shrub border along the boundary with Eden Gardens on the south side of the Governors Lawn;
 - f. The tree and shrub border at the western end of the Governors Lawn;
 - g. The screen planting on the northern boundary of the Governors Lawn;
 - h. The gardens around the cottages;
64. **Zone 2** includes
- a. The land between the entry roadway and around the tennis court to the east of the Mappin Lawn, and the azalea dell;
 - b. The Lady Mappin Memorial Garden;
 - c. The rock garden;
 - d. The Viewing lawn border on the eastern side of the house;
 - e. The Glenfell Place gardens on the north side of the house;
 - f. The Northern courtyards;
 - g. The amenity borders in the Governors Lawn including the borders around the swimming pool and along the fence around the northern cottage;

65. **Zone 3** includes
- The rock forest area on the slopes of the Maungawhau to the west, above the pathway at the western end of the Governors Lawn
 - The rock forest along the eastern margins of Glenfell Place boundary and along the northern parts of the eastern boundary adjacent to Mountain Road.
66. Identifying these zones in the garden ensures that broad management techniques can be targeted to each zone. The zones reflect the usage by the Vice Regal family and visitors and they also reflect the completely different types of management required for the different physical and ecological environments within the garden. Zones 1 and 2 require intensive maintenance to ensure high quality presentation while Zone 3 is reasonably naturalistic, and it should be largely self-maintaining once the weed species are under control.

GENERAL POLICIES

67. The landscape fabric designed into the grounds such as the sweeping lawns either side of the house; the dense borders of trees, shrubs and groundcover around the edges of the grounds and the borders, provide a setting for the house and amenity for the inhabitants and visitors shall be retained.
68. The symbolic and commemorative value of the grounds as a planted record of previous owners shall be protected and preserved.
69. Historic character defining built elements and artefacts including the Mountain Road Street entry gates and the Savannah Road drive, the rock walls around the house and at the eastern end of the Mappin Lawn, the rock garden and Lady Mappin Memorial Garden and the natural and built infrastructure within the rock forest; shall be protected and preserved - allowing for improvements and changes which are appropriate to the time.
70. Distinctive character-defining historic vegetation such as the old and commemorative specimen trees, plant species of horticultural significance and the ecologically significant rock forest shall be protected and preserved.
71. The grounds shall be maintained to an agreed high standard that is consistent with good landscape, horticultural and arboricultural practise.

GENERAL MANAGEMENT PRINCIPLES

72. Recognise the significant contribution that planted site fabric makes to visual amenity.

73. Recognise that planting around the lawns emphasises their principal use as outdoor entertainment areas and provides a background for these activities.
74. Replacement planting must not draw the eye or detract from the open expanse of lawns used for formal, ceremonial occasions and entertaining activity, but it may provide localized interest.
75. Recognise and respond to changes in the way the grounds are used by the Vice Regal families and the public and adapt them to meet those needs.
76. Recognize that trees may grow too big for a site, may be damaged, may become structurally unsound or may die. Allow for their removal and / or replacement.
77. Retain the broad **layout** of borders around and within the lawns.
78. Ensure that replacement planting in the Zones 1 and 2 reflects the current layout of plants, the broad scale historic design intent and the visual, functional and horticultural characteristics of historic plant species used including their form, line, foliage type, leaf colour and texture as well as seasonal features such as flower colour and bloom time, fruit and autumn foliage) and that they shall be matched as closely as possible. *(See Appendix 2 – Garden design principles)*
79. s6(d)
80. Any tree or shrub that is in decline, or has died, i.e. exhibits leaf loss of more than 20% shall be removed and replaced in the first planting season (May to September inclusive) after it is removed.
81. Vegetation in the amenity borders within the grounds shall be predominantly exotic and appropriate to the Victorian origins of the borders.
82. **Replacement** plant species must respond to changes in the growing environment created by time, – large trees, shading and climate change.
83. Native plants may be used in the borders on the east, south and western boundaries of the garden but shall not be allowed to predominate except where they merge with rock forest.
84. Shrub and groundcover species removed from within the internal Amenity borders on the Governors Lawn and the Lady Mappin Memorial Garden outside the planting season shall be replaced within three weeks with perennial species.
85. Herbaceous material may be used to temporarily fill gaps elsewhere if vegetation has had to be removed in any of the borders. However no herbaceous perennials shall be used as

- permanent display in the borders around the boundaries of the lawn. No more than 15% herbaceous perennials may be used in any of the internal borders. No annuals are permitted.
86. The **layout** of the amenity borders shall be retained and vegetation in the azalea dell, the and the amenity borders on the northern side of the Governors Lawn shall include a broad planting composition of canopy trees, a shrub layer and ground cover.
87. Other amenity planting along the rock walls between the drive and the tennis court at the eastern end of the Mappin Lawn in the Lady Mappin Memorial Garden, in the rock garden, the perennial garden, the service courtyard gardens and the garden around the swimming pool may be comprised of layers of low shrubs and groundcovers.
88. Small tree, shrub and ground cover species in the amenity borders shall form layers of different heights with higher plants in the background or middle of the borders and massed ground cover in the foreground. Ground cover should extend throughout the border; the exception being the rock garden.
89. **The form** of new planting in all of the borders shall be round, oval or spreading. No new columnar plants other than replacement Norfolk Island pine, (*Araucaria*) kauri (*Agathis australis*) or Rewarewa (*Knightia excelsa*) shall be planted.
90. **The texture** of plants (or foliage size) throughout the garden shall be largely small to medium sized leaves as big leaved plants draw the eye and might detract from ceremonial functions on the lawns. Open loose branch structure, large leaves, shiny leaves, bright green red, yellow or blue leaf colour also all draw attention and shall be used sparingly. Large leaf ground covers may be used to mark corners, to highlight a certain area of the garden or provide limited visual contrast at a local level. Large leaved plants should be used sparingly in the rock garden.
91. **Leaf colour** on all planting in all of the borders around the edge of the site shall be predominantly dark green to act as a foil for more ornamental items in the garden. Leaf colour in the amenity gardens may be dark to mid green. No new planting with yellow or red foliage shall be used anywhere.
92. Grey plants may be used in the rock garden and sparingly elsewhere.
93. **Flower colour** should be muted with sparing use of red, orange yellow and white as they draw the eye. Some floral display throughout the year is encouraged although not required. Seasonal flower colour may be used in the lower rock garden area, the perennial border and around the Lady Mappin Memorial Garden. Flower colour in exotic shrub borders is also acceptable. Flower colour on the south side of the driveway should be muted.
94. Perennial flower colour shall be predominantly green, blue, and red violet, Red, orange, yellow and white should be used sparingly as they contrast with the predominant green of the background vegetation and will draw the eye.
95. Vegetation that develops poor form, is diseased; fails to thrive; is in decline or dies shall be removed immediately and replaced in the planting season (May to September inclusive) following the removal.
96. Replacement species shall respect the design intent of the garden. However, consideration should be given to the effects of climate change on plant health when choosing replacement plant species.
97. Plant species chosen must be capable of growing in the environmental conditions, e.g. should be tolerant of the inherent or constructed soil type including Ph. levels, moisture levels, wind, sun or shade.
98. At all times, no more than 5% of any border shall be bare, unless it is being completely refurbished.
99. Tree branches shall be kept no less than 4 metres above the centre of the roadway, 2 metres above the edges of the roadway and pathways and no less than 1.5 m above lawn level.
100. No perennial or groundcover vegetation shall overhang a lawn edge by more than 50mm. No shrubby vegetation shall overhang garden paths by more than 200mm. Desirable taller trees and shrubs shall have a clearance height of 1.8 metres at path and roadway edges and 2 metres at path centers. Clearance over the middle of the roadways shall be 4 metres.
101. Perennial material shall be lifted every three years and divided and replanted. Fertiliser shall be added to the garden beds at the time of replanting. Lifted plants shall not be left in the sun, wind or rain for longer than five minutes without coverage with wet sacking or the equivalent to avoid roots drying out.
102. Trees and shrubs requiring pruning shall be pruned to form an irregular line on the edges of borders – not a hedge.
103. All gardens in Zone 1 shall be mulched with good quality aged fine bark chip. All gardens in Zone 2 shall be mulched with weed free compost. No mulch shall be used in Zone 3 although forest duff collected from within the rock forest in areas free of bay seedlings may be used as a mulch around new planting in the rock forest area.
104. All lawns shall be maintained as high grade, good quality lawns and edges shall be clipped.
105. No modification of ground surfaces or gardened areas that requires excavation of more than 5.00m², or to a depth of more than 400mm shall take place without authority from the Manager Services, Government House. A 5.00m² area allows for the roots of a tree to be dug out. A depth of 400mm allows a hole for a PB 95 to be dug without authority.
106. Utility and service areas shall be fully screened from public areas.
107. The rock forest bush shall be maintained as a healthy, sustainable and resilient example of rock forest with a dense impenetrable edge along the boundaries. Maintenance shall focus on the eradication of all existing invasive weed species and exotic species to facilitate natural

regeneration. All invasive weed species shall be controlled using methods identified on the Weed Busters web site. <http://www.weedbusters.org.nz/>

108. Any new design and detailing of garden areas within the site must have a high degree of visual amenity and be ecologically resilient.
109. Areas, artefacts or plant material requiring restoration, renovation, redevelopment, or replacement must be identified and treated appropriately;
110. Maintenance must be consistent, appropriate, affordable and to a uniformly high and sustainable standard.
111. People with appropriate skill and qualification levels shall be involved with all aspects of the work in the Government House Grounds.
112. Site security plans must be developed (and adjusted) with input from the Garden Staff to ensure that the gardens historic integrity is retained.
113. Any changes to the grounds layout and development to ensure visitor experience is safe and secure must be undertaken in consultation with a qualified landscape architect specialising in historic landscapes; Garden staff; the Grounds Advisory Committee and the Manager Services, Government House. Garden staff must be familiar with and adhere to the health and safety plans for both their routine maintenance work and the use of the grounds by the Vice Regal office and their visitors.
114. Garden staff must identify any work place or garden hazards and unsafe practises that occur; report them immediately in writing to the Manager Services, Government House; fence or rope them off and identify what the hazard is at its location in writing, and if able, repair the hazard immediately.
115. Any proposal for increasing the visitor numbers to the Government House garden must acknowledge the rich cultural and natural heritage of the gardens.
116. Any increase in visitor numbers will necessitate an increase in staff numbers, staff education and other stakeholder input such as security. Therefore, stake holders will need to work together in order to balance core aims.
117. Guided tours around the garden must be of high quality; educational and appeal to all age groups. Therefore, a process for reaching, managing and engaging with visitors successfully to fully realise the values of the history of the Government House landscape and to help them enjoy and learn from the diversity of landscapes and plants around the house, must be developed in association with Garden staff.

RECOMMENDATIONS

Zone 1

Shrub Border on the south side of the drive

118. Identify any areas where replacement planting of species such as Norfolk Island Pines, pohutukawa and karaka might be planted. Kauri should not be replanted until a cure for kauri die back is established.

Shrub border - western end of Mappin Lawn

119. Prune or remove and replant any trees which screen views over the Mappin Lawn from the house.
120. Remove all invasive weed species in the border.

Rock mound on the south side of the house

121. Remove all invasive weed species including Ivy.
122. Plant groundcover to provide 95% coverage of all ground within 1metre of the rock wall / road edge. Mass and blend groundcover species into each other to create rhythm.

Tree and shrub border on the Governors Lawn boundary with Eden Gardens;

123. Remove the clumps of the small stemmed bamboo at the western end of the border as it is potentially an invasive weed species and replace it with native species such as karaka, (*Corynocarpus laevigata*) puriri, (*vitex lucens*) tanekaha, (*Phillocladus trichmanoides*) rewarewa, (*Knightia excelsa*) titoki, (*Alectryon excelsa*) and taraire. (*Beilschmiedia tarairi*) The remaining canopy trees shall be under planted with species like mapou, (*Myrsine australis*) five-finger, (*Pseudopanax lessonii*) karamu, (*Coprosma repens*) nikau (*Rhopalostylus sapida*) and hangi hangi (*Geniostoma*) at a density that creates a complete screen.
124. Continue mass planting of ground cover species adjacent to paths and the lawn using species already thriving in the environment
125. Liaise with Eden Gardens to develop a methodology for maintaining the Eden Gardens land on top of the quarry face. This may include installing access, planting and some annual maintenance. (The security fence is not gated and neither Government House garden maintenance staff nor Eden gardens staff can access the top of the rock wall to remove weed species or the long grass that is visible through the fence.)

Trees and borders at western end of Governors Lawn;

126. Retain the tulip tree (*Liriodendron tulipifera*) and Atlantic cedar (*Cedrus atlantica*) as they are (Although each has adversely affected the form of the other, form will not be regained should one be removed).
127. Retain the massed planting in the borders as it is and replace the plants that have declined with the same species. If the species fails to thrive it should be replaced with another similar species.
128. Where, appropriate infill plant under the trees - off the lawn - with native species such as hangihangi, kawakawa, five finger and ferns to create a dense boundary to the western end of the lawn and a physical and ecological link through to the rock forest
129. Continue the invasive weed eradication programme.
130. Build a new set of steps from the northern end of the pathway back to the lawn to enable visitors to complete a circuit through the bush area. The steps should have risers of no more than 150mm and treads of 450 to 480mm and may be constructed from timber or stone endemic to the area. The steps should have a handrail and should meet NZ safety standards.

Border and lawn along Glenfell Place boundary;

131. Widen the border by at least one metre at the western end and extend it out to eastern most tree. Install new screen planting utilizing the same species found in the rock forest including karaka, Nikau, whiteywood (*Melicytus ramiflorus*) kawakawa and hangihangi over ferns etc. The composition of the Glenfell Place border shall be retained in native trees, shrub and ground cover. Extend the planting south along the boundary fence of the cottage to meet the existing hydrangea planting.

Border around house adjacent to Glenfell Place:

132. Plant a loose camellia hedge outside the western fence line of the cottage.
133. Extend mass planting of hydrangeas to meet with the proposed addition to the Glenfell Place screen planting as in paragraph 131.
134. Plant a group of small tree species such as a smaller growing *Michelia* Sp. or maples (*Acer* Sp.) over the massed hydrangea.
135. Mass plant ground cover under the hydrangeas and the existing camellias.

ZONE 2

Lawns and exotic shrubbery around tennis court

136. Replace any azaleas that are in decline and infill plant with the same species in bare spots. Plant three small trees such as dogwood (*Cornus* Sp.) or maples (*Acer* Sp.) over the azaleas.

Plant fine leaf groundcover under the azaleas and mulch the whole bed with aged good quality compost.

137. Any proposed change to the layout or character of the lawns, pathways and planted beds in the tennis court area should be designed by a registered landscape architect experienced in garden design and the conservation of historic landscapes in consultation with appropriate professionals.

Lady Mappin Memorial Garden

138. Ensure that coverage of groundcovers and perennials is at least 95% at all times except during the winter months - 1st June to 30^h August inclusive.
139. Refurbish - seal and upgrade the surface treatment of the water feature and install an automated pump.

Rock garden

140. Retain the existing style of planting in the rock garden but ensure that the perching lilies (*Astelia* Sp.) do not become bigger than 1m³ or that the climbing rata dominates. Continue to enhance the planting with species suitable for rock garden environments.
141. Retain maximum exposure of the rock faces as a contrast to small plants – 50/50. Continue planting with cushion plants, bulbs, alpines – suited to Auckland conditions, rock plant species based on those thriving in similar environments at Eden Gardens and the Auckland Botanic Gardens
142. Consider the establishment of a spreading umbrella shaped tree such as the silk tree (*Albizia julibrissen*) or the Jacaranda (*Jacaranda mimosifolia*) close to the top of the step as a foil to the house and a focal point from the Mappin Lawn and the Terrace.

Viewing Lawn border

143. Undertake soil tests in the middle of the perennial border to determine why plants are failing.
144. Refurbish soils as necessary and retain and replant the border in species capable of withstanding drier conditions.
145. Install an automated irrigation system in the border, but do not overwater.

Glenfell Place entrance

146. Remove any exotic species in decline directly inside the Glenfell Road gates and replace with ecosourced natives from the rock forest such as karaka, nikau, (*Rhopalostylus sapid*) five-finger, (*Sp.*) kawakawa (*Macro piper excelsum*) and hangihangi. (*Geniostomum ligustrifolium*)
147. Replace any small shrubs and ground cover that fail to thrive in the existing newly planted garden with plants that are also ecosourced from the rock forest.

Northern courtyards

148. Repair the white trellis fence around the western courtyard and paint it dark green or black.
149. Install some large planted pots in the western courtyard and climbers on the fence to improve ambience.
150. Re-establish the steps up to the old washing line area and develop a small sitting out area with a seat appropriate to the garden style. Plant around the seat with rock forest species and retain a view through to the Mappin Lawn.
151. Trim back some of the overhanging vegetation on the northern side of the eastern most courtyard.
152. Redesign paving layout in the eastern most courtyard to create a more inviting space. I.e. reduce the expanse of the paving and create paving level garden beds adjacent to the rock walls and the house.
153. Either remove completely or replace small coloured planted pots with large grey stone type pots in groups located against the house (in lieu of planting) in groups of a minimum of three – may be different styles but should complement each other. May be planted in colourful shrubs, perennials and annuals.

The amenity shrub border on the north side of the Governors Lawn;

154. Remove both cherry trees and replace with trees with a similar form (the trees have become too big for the space and one of them is in visible decline)
155. Replace any azaleas that are in decline with the best suited species (consider introducing other species such as Vireya rhododendrons, (*Rhododendron vireya*) Lily of the valley shrub (*Pieris Sp.*) and the orange jessamine (*Murraya paniculata*) etc. if the azaleas continue to decline.
156. Mass plant new shrub planting in casual groups of 3, 5 or 7.
157. Mass plant shrubs so that they cover at least 75% of the ground.
158. Infill plant all bare ground under the shrub layer with ground cover species so that no more than 5% of the ground is bare at any time.

The amenity shrub border on the south side of the Governors Lawn / around the pool

159. Retain the groundcover planting under the pohutukawa.

Planting around the swimming pool

160. Infill mass plant where plants have been removed with new low shrub and ground cover using species already thriving in the location or a similar species. Manage the height of the vegetation to an average of 600mm. 10% of the vegetation on the northern and western sides of the pool may be the height of the pool fence or 1.1m. Specific individual species (2-3) may extend above

the pool fence but must not screen the view through to the south west corner of the Governors Lawn. Vegetation on the south and south eastern side of the pool fence may be up to three metres high. The pool shed should not be visible from the pavilion.

161. Border composition should be mixed, although not massed. Small groups of the same species are acceptable and small groups of massed ground covers are also acceptable.
162. Shrub and ground cover species should complement the planting in the northern internal border, but species should be chosen for their ability to withstand full sun.
163. Shrubby ground covers should predominate on the northern side of the pool.
164. Eextend the planting outside the pool fence around to the western side of the pool in beds that are a minimum of 1.2m wide. Planting in this area should not be tropical.
165. Retain the existing planting on the eastern and southern side of pool. (The pool fence and the pool shed were painted dark green to reduce their visibility in February 2018).

Daffodil planting at the western end of the lawn

166. Mass plant daffodils in the area adjacent to the Tulip tree and Atlantic cedar. The planting should be at least 5 metres wide and approximately 30 metres long. It should be broadly rectangular in shape but should blend into the pathways at both the northern and southern ends. After flowering leave the whole daffodil field in long grass until all daffodil leaves have died down then mow as per the rest of the lawn.

Zone 3

Rock forest Bush

167. Establish a specific 3-year long programme targeted at reducing massed invasive weed species in the rock forest area such as bay, Wandering Jew and Ivy and replanting the areas in rock forest species. The outcome of the programme shall be a reduction in the incidence of these species and other invasive weed species such as Ivy privet, woolly nightshade and Flowering Cherry to no more than 1% of the total area of vegetation at the end of the period or a percentage that is readily managed by the maintenance staff as part of day to day operations and the successful establishment of a dense new addition to the rock forest.
168. The programme shall identify all the weed species occurring in the Rock Forest areas; shall include a methodology and programme for eradicating each of the weed species; will illustrate how the areas affected by the invasive weed species will be rehabilitated; shall include a methodology for eco-sourcing and growing seedlings; and shall include a Plant Schedule, a Planting and Implementation Programme and an ongoing Weed and Pest Control Plan.

169. A plant schedule including a list of the plants required with their botanic and common names; the number of plants required and their size at the time of planting shall be supplied.
170. Annual Monitoring reports for both the Revegetation programme and the Weed and Pest control programme shall be submitted to the Manager Services, Government House by the 30th November of each year.
171. The Monitoring Reports shall include work undertaken in the previous year, an outline of the Weed Maintenance Programme with chemicals used (- if any) and a breakdown of the Planting Replacement planting and its success and recommendations for any ongoing replanting, planting and weed control. The Monitoring Reports shall also include the personnel responsible for the work and the dates they undertake intensive work in the area.
172. Plant species used for revegetation must be indigenous, endemic to this particular rock forest ecosystem and they must be sourced from within the ecosystem.
173. Planting shall be ex Pb3 minimum (Container size) and specimens shall be located at 1m centres in random patterns reflecting the natural patterns of the bush. Species may be massed in small groups of 3, 5 or 7 and ground cover species such as fern shall be located in appropriate niches once a canopy cover is established.
174. Planting shall be carried out over a three-year period after the incidence of regenerating weed species has been reduced to no more than 5% of the weed control area. All the species except species requiring shade shall be planted in Year 1. Replacement species shall be planted in year 2. Initial planting at 1m centres will provide rapid canopy closure to shade out weeds. Species requiring shade shall be planted from year 3 onwards. Canopy species should be planted at 3 metre centres. Some thinning of the planted species may be required to ensure that they do not become etiolated in the longer term.
175. Species planted at the junction of the bush with the Priority 1 zones shall form a visibly layered edge - canopy species, sub canopy edge species and massed ground cover.
176. Vegetative material hanging over the Glenfell Place and Mountain Road boundary fences shall be maintained at a minimum height of 2 metres above the footpath.
177. Any exotic species on the southern edges of the rock forest adjacent to the Mappin Lawn other than specimens of Historic, Horticultural or Scientific interest should be removed over time allowing the rock forest to expand.
178. Upgrading of access ways through the rock forest shall utilise rock material endemic to the site and shall be confined to making steps safe and useable by reducing riser heights to no more than 150mm, by extending tread heights to between 450 and 480mm and by re-laying pathways so the surfacing is smooth and accessible in fine weather. All pathways and steps must comply with NZ Safety Standards.
179. Access through the rock forest should be restricted in wet weather and the winter.

180. Timber walkways and decking are not considered to be appropriate for the rock forest although a safety railing may have to be installed.

OTHER ELEMENTS

s6(d)

181. s6(d)
- 182.
- 183.

Objectives

184. s6(d)

Policies

185. s6(d)
- 186.

187. Pruning or removal shall not occur where it might expose views of buildings with no aesthetic appeal.

Trees and tree work

188. Mature trees are located throughout the grounds. Many of these are of importance because of their age or commemorative associations.
189. The trees are the most important part of the garden fabric as they create the structural framework for the garden and they provide much of the historic fabric of the grounds. They define spaces; create shelter and shade; frame views and vistas; screen unpleasant sights; create visual interest; are indicative of the seasons; are of botanical interest; are a habitat for flora and fauna; are necessary as the lungs of the city; reduce the scale of landform and buildings to a comfortable level and have a high degree of individual amenity. Protection, maintenance and replacement of them will ensure that they continue as character defining features.
190. The safety of people using the grounds is of paramount importance. The integrity of the house is also of importance. Regular inspections of tree stock will reveal problems before they become too difficult to deal with. A systematic inspection every five years may reveal incipient problems.
191. If trees have been planted too close together or have become overgrown or misshapen as plants around them grow they should be removed before they affect the structural integrity of neighbouring trees. The exceptions to the above are the Tulip tree and the Atlantic cedar at the western end of the Governors Lawn. The form of these trees creates a spectacular focal point and draws the eye to the end of the lawn. However, they were planted too close together and each has adversely affected the form of the other to the extent that neither tree is likely to recover their true form should one be removed.
192. Some trees may extend too far over lawns, the carriageway, pathways or neighbouring property and they may compromise the design and quality of the border, carriageway or footpath or the quality of life on neighbouring property. The spread of these trees should be managed.
193. Existing planting reflects the age in which the garden was designed. The original planting was largely exotic and reflected the type of species that were available at the time and the need for shelter and privacy within the grounds. Smaller trees have been used, in association with shrubs and ground cover, to define the spaces around the house and some trees have been used for commemorative and amenity purposes throughout the site.
194. Some indigenous specimens - such as the pohutukawa on the lawns may have existed on site prior to the building of the house but the other species were planted to define the driveway and lawns close to the house.

Objectives

195. To maintain a healthy vigorous diversified tree stock that is befitting of the importance of the Vice Regal office and the grandeur of the house.

Policies

Structural stability

196. No trees shall threaten the structural integrity of the buildings, services or the safety of users of the grounds.
197. All trees in the grounds shall be maintained in a safe and stable condition.

inspections

198. Gardening staff shall be encouraged to observe and report any incidences of newly broken branches; die back in the crown of trees; cracks in limbs; peeling bark which might indicate fungal attack; high incidents of insects on trees or any other abnormality which might indicate structural unsoundness.
199. Should gardening staff report incidences of concern an inspection of the tree shall be carried out by a qualified and experienced arborist, using accepted New Zealand Arboriculture Association standards, within 14 days.
200. A climbing assessment of all of the large trees within the fall zone of properties and Eden Gardens on the southern boundary and the roads on the northern and eastern boundaries shall be undertaken in June / July, (with leaves off) of the period immediately post publishing of this report and every five years thereafter to establish baseline and ongoing stability. The assessment and report shall be undertaken by a qualified and experienced arborist, using accepted New Zealand Arboriculture Association standards.
201. A systematic visual assessment of all trees in the grounds shall be carried out annually
202. Written recommendations highlighting any issues or problems shall be forwarded to the Operations Manager within 4 weeks of the assessment having taken place.
203. Other climbing assessments shall be undertaken if a problem is suspected or identified.

Tree removal

Historic trees

204. Should a historic commemorative tree be identified as being unable to be retained, a written report including the botanical and common name of the tree, its location, the work required and the reasons it is to be removed shall be submitted to the Operations Manager who will seek the approval for the removal from the Government House Buildings and Grounds Advisory group. Council consent is required for the removal of any trees identified as being notable in the Auckland Council Unitary Plan.
205. Any historic or commemorative tree that is removed shall be replaced with the same species or a similar species or a species of rare or scientific interest – if it is appropriate to the site. Replacement species shall be approved by the Operations Manager and details of this shall be recorded on the database held by the Operations Manager.
206. Plaques associated with trees that have been removed shall also be removed and they shall be held by Government House as part of the site's archival records.

Life threatening Trees

207. Any tree that is identified by a qualified and experienced arborist as presenting an immediate threat to life or property may be removed immediately – irrespective of its historic or commemorative status. A written report including the botanical and common name of the tree, its location, the work required and the reasons it is has been removed shall be submitted to the Operations Manager within 48 hours. The Operations Manager will advise the Government House Buildings and Grounds Advisory Group of its removal.
208. Council consent is required for the removal of any trees identified as being notable in the Auckland Council Unitary Plan.

General tree removal

209. Approval shall be sought for the removal of any other individual tree that is more than 8 metres high. Valid reasons for removal may include overcrowding, poor structural form, inappropriate species, death, decline and disease. A written report including the botanical and common name of the tree, its location, the work required and the reasons it is to be removed shall be submitted to the Operations Manager for approval. All reports shall also be submitted to the Governor General as a matter of courtesy.

Pruning

210. All pruning work of branches more than 30mm in diameter in trees shall be undertaken by a qualified and experienced arborist using techniques approved by the NZ Arboricultural Association. Pruning of branches of less than 30mm diameter shall be carried out using techniques approved by the NZ Arboriculture Association
211. Approval shall be sought for any work requiring more than 10% remediation. A written report including the botanical and common name of the tree, its location, the work required and the reasons it is to be pruned shall be submitted to the Operations Manager, for approval.
212. Council consent is required to prune trees identified as notable in the Auckland Unitary Plan
213. The following routine tree work may be carried out on all trees other than notable trees listed in the Auckland Council Unitary Plan, without the consent of Council or Government House:
- Work requiring less than 10% remediation on individual trees, including dead wooding and removing broken branches.
 - Management (light crown lift) of the pohutukawa on the edges of the Governors Lawn to prevent sweeping branches inhibiting general maintenance procedures.
 - Side crown reduction of trees along carriageways and along the margins of footpaths to avoid branches impeding vehicle or pedestrian traffic.
 - Management of trees along the boundaries to avoid branches hanging over neighbouring property.

Trees in areas of cultural significance

214. If it is necessary to remove trees in areas including the rock forest, where historic artefacts are believed to exist, the stump shall preferably be left to decay. Alternatively, the hole shall be dug by hand and any historic artefacts discovered shall be reported to Operations Manager (For further information on encouraging decay in tree stumps, the appropriate use of stump grinders, tree spades and back hoes plus guidelines for replanting refer to the online publication - *Clippings - Replacing Trees in cultural landscapes produced by the National Parks Service. U.S. Department of the Interior at www.nps.gov/oclp/Clippings.pdf.*

Work within the root zone of trees

215. No general excavation more than 50mm deep (excluding routine gardening work) shall be undertaken within the root zone of any live tree including historic and commemorative trees.
216. No fill other than 50mm of compost or 100mm bark or mulch shall be placed in the root zone of any live tree including historic and commemorative trees. (The root zone is defined as a circle around the trunk with a diameter of half the height of the tree for upright trees or a circle around the tree that extends to the outermost tip of the widest vegetation whichever is the greater.)

217. Should work within the root zone of any tree be required, a report identifying the botanical name of the tree, its location, the reasons for the work, the proposed process and the personnel involved shall be submitted to the Operations Manager for approval.
218. A qualified arborist experienced in the protection of historic trees shall supervise any approved excavation work.
219. Techniques for protection shall include fencing off any parts of the tree to be protected, laying timber decks over the surface of the ground under the tree or other temporary protection that will not affect the tree health.

Records

220. The database of historic, significant and commemorative or ceremonial trees shall be updated. Each tree of more than 8 metres in height plus smaller trees of historic or botanic significance shall be identified, located by GPS and mapped with a number, the date of mapping, the tree's botanical and common name, statistics - approximate age, height and spread, condition, date planted - if known, reason planted, and significance being recorded on a data base. The database shall be updated annually. A copy of the database shall be lodged in the Government House official archives and copies shall also be kept in the maintenance yard. Mark trees listed on the Auckland Council notable trees list with an asterisk. (Please see Appendix 3 showing the existing notable trees listed in the Auckland Council's Unitary Plan as orange circles and the rest of the significant trees on the site as green circles.
221. All notable trees should be made available for listing on the RNZIH 'Notable Trees of New Zealand' database.

TREE PLANTING

Objective

222. To ensure that the character and the integrity of the plant palette, landscape fabric and qualities are protected and maintained to an appropriate standard for a Vice Regal residence.

Policies

223. All historic or commemorative trees removed shall be replaced with the same or a similar species unless the species used previously was unsuited to the environmental conditions. New tree may be of rare or scientific interest – if appropriate to the site.
224. The container size of replacement species used in amenity areas should be no larger than PB 95 or the equivalent. (The planting of trees ex large containers is expensive, requires considerable expertise and maintenance and often leads to failure. Using specimens, ex smaller containers is not only price effective, but it also enables plants to get better start; the root to top growth ratio is better and small plants are not so prone to wind damage. Smaller plants are also less likely to damage in-ground archaeological material.)
225. The container size of replacement shrub and groundcover species shall be no more than PB 5. Larger specimens have poor vegetation to root ratio and struggle to establish without regular watering. Smaller species have been proven to establish well and grow fast in these conditions.

Recommendations

226. An arborist should be commissioned to update the tree database showing all historic trees and all large trees over 8 metres. The botanical name of the tree, its common name height, estimated age; brief description of its condition, a photograph of it or the group within which it sits shall be included in the report. The location of the tree shall be identified by GPS and recorded in electronic form.
227. An arborist shall be used to advise staff working in the garden how to prune branches of less than 30mm correctly.

Commemorative planting – (See Appendix 3- List of commemorative trees)

228. Commemorative planting in the grounds is limited because the site is well planted, and additional tree planting may potentially compromise layout and therefore the character of the site tree. If planting must be used to commemorate significant events careful consideration must be given to the location of the tree and future effects on the garden.

Policies

229. The Government House Buildings and Grounds Advisory group shall approve the gifting of trees; however, dignitaries shall be actively discouraged from gifting as the grounds are well planted.
230. The Government House Buildings and Grounds Advisory group assisted by grounds staff and specialist experts shall identify potential species that might be used on the site, they shall also – in association with the maintenance crew, identify potential locations where any additional commemorative trees might be located, and they shall also approve any additional commemorative tree planting. The tree species and potential locations shall be marked on a plan and submitted to the Official Secretary by December 20th of each year.
231. Commemorative species shall not compromise the historic fabric of the grounds or reduce their integrity and they shall be appropriate to the site's environmental conditions. However, as trees are removed because they become structurally unsound, decline or die opportunities may arise for replacement trees to commemorate an occasion or a person.
232. Commemorative trees may be indigenous or exotic, evergreen or deciduous, but they shall complement existing planting surrounding the space where they are to be located.
233. Commemorative planting should utilise tree species that are proven to grow well on volcanic soils be either native or rare or endangered species, although named exotic cultivars or species are also acceptable. All trees must be assessed as being suitable for the site by a qualified and experienced landscape architect or arborist.
234. No commemorative trees with red, yellow or variegated foliage are permitted.
235. Government House shall provide potential donors with a list of species appropriate to each particular site.
236. All commemorative trees shall be tagged with an anodized aluminium tree tag (predrilled and with a green background) with an identification number, its botanical name and common name and the name of the donor and the date donated.
237. All commemorative or ceremonial trees shall be identified, located by GPS and mapped with the date of mapping, the tree's botanical and common name, height, condition, age, date planted or approximate age - if known, reason planted, and significance being recorded on a data base. The database shall be updated as events occur. A copy of the database shall be lodged in the Government House official archives and copies shall also be kept in the Maintenance yard.
238. No commemorative trees shall be placed on the Mappin or Governors Lawns.

SCULPTURE & INTERVENTIONS

239. The only sculpture currently on the site is located by the front door. Sculpture and interventions are considered appropriate to the site, but they must be located carefully to avoid them compromising the integrity of the landscape or the historic fabric of the grounds.

Objectives

To allow commemorative sculpture to be located in the grounds where it might be used to surprise and delight the visitor.

Policies

240. No sites for sculpture or interventions have been identified.
241. Sculpture or interventions shall not change the fabric of the grounds or reduce their integrity.
242. Sculpture and interventions shall be used sparingly, and their location shall be discrete.
243. Sculpture shall be sited so it becomes a focal point in its own space.
244. Sculpture or interventions shall take advantage of sunlight and shadows.
245. Interventions shall not overpower a space.
246. No sculpture or interventions shall be placed on the Mappin or Governors Lawns.
247. Sculpture may be donated by retiring Governor Generals. All sculpture or interventions shall be approved by a Design Committee comprising the Government House Buildings and Grounds Advisory Committee, assisted by grounds staff and specialist experts including the garden manager, an art consultant expert in sculpture and a heritage landscape architect familiar with the heritage sites in the grounds,

LANDSCAPE DEVELOPMENT

248. The grounds have areas of roading, footpaths, steps and paving most of which are utilitarian. Rock walls of varying age and historic significance are also located throughout the grounds. Some of it will, or already requires renovation and replacement. The current circulation system - primarily surfaced in asphalt - has little legibility or hierarchy.

Policies

General infrastructure

249. When obsolete garden infrastructure is removed, new or replacement garden infrastructure – walls, paths, steps, seating and lighting - shall be specifically designed for the site. It must reflect and respond to the site; contribute to garden legibility and memorability; not adversely affect the historic intention or the heritage fabric of the site of the site and it may be regarded as a potential intervention with individual artistic merit conforming to a high standard of design.
250. A logical, legible and coherent hierarchy of road and footpath design, width and surfacing shall be developed. Materials used shall reflect and complement the materiality of the house.

Tennis court

251. The tennis court and the tennis court pavilion shall be kept clear of leaves, and any consequential algal growth, moss, lichen or weeds. Leaf litter on the court surface shall be removed daily during periods of Vice Regal tenancy and weekly otherwise, unless staff wish to use the court frequently.

Swimming Pool

252. The surroundings of the swimming pool shall be maintained to the same standard as the rest of the grounds. The pool and pool cover shall be kept free of fallen leaves during the period of Vice Regal tenancy and at all other times leaf litter shall be removed on a weekly basis.

Nursery or service area and associated buildings

253. The nursery or service area is currently the subject of development options. Management of the area is not included in this document.

RECOMENDATIONS

General

254. Any proposal to repair or replace any onsite built infrastructure must be undertaken by a registered NZILA landscape architect experienced in working with historic landscapes and familiar with the history of the Government House grounds and this management plan.

Nursery area gates

255. An automatic gate shall be fitted to the entrance into the Nursery /Service area to conceal it from the driveway.

Formal entry to the house beside the rock garden

256. Redevelop the entry area to the house as follows:
257. Extend the planted areas on the southern side of the drive either side of the entrance to the garages to better screen the garages and to focus the arrival experience on the steps rather than further up the drive.
258. Plant the new areas as per the adjacent planting
259. Replace the asphalt paving between the rock garden and the mound and potentially over the drive with concrete pavers or similar to denote the entry / arrival space. Paving materiality should provide a visual connection and linkage to the rock and concrete used on site. Imported slate or brick type pavers including Holland pavers are not considered appropriate.

Savannah Road entry gates and drive through to the house

260. Replace asphalt paving between Savannah Road and the pavilion with concrete pavers or similar to denote principal use as a pedestrian entrance. Asphalt may be retained as principal surfacing with pavers slowly being used to guide pedestrians towards the pavilion and then to denote arrival.
261. Paving materiality should provide a visual connection and linkage to the rock and concrete used on site. I.e. do not use imported slate or brick type pavers

Pavilion patio

262. Replace the asphalt apron to west of pavilion with a wide paved area to act as a forecourt / outdoor entertaining area to the pavilion with paving to match other paving around the house.

Rock forest

263. Engage a landscape architect specialising in historic rehabilitation to develop a plan for making the steps and walkways safe and to create an interpretive area at the western end of the tennis court so visitors may see the rock walls and rock stable remnants.

TURF CULTURE

264. The lawns are a major feature of the grounds and provide the venue for official activities

Policies

265. The lawns shall be maintained in a tidy, weed free, healthy state at all times. Bare areas are unacceptable. However, where conditions are shady, damp and steeply sloping, a thinner layer of grass is acceptable provided it is mixed with Mercury Bay weed or Cotula.
266. The grass sward shall be continuous with even density.
267. Annual lawn maintenance shall include aeration, dethatching, weed and moss eradication, fertiliser application, irrigation, over-sowing as necessary, litter and leaf removal and mowing.
268. Species of grass shall be appropriate to garden use and ground conditions.
269. Lawns shall be completely free of rubbish, leaf litter and natural debris from trees during the periods of Vice Regal tenancy or during events. At any other times clearance of leaf litter and debris shall be carried out with sufficient frequency to ensure that healthy conditions for grass growth are maintained.
270. Grass height shall be a maximum of 25mm at any time and lawns shall be mown with frequency, varying with seasonal grass growth to achieve a uniform cut over 100% of the grassed area. The lawns shall be maintained clear of all grass clippings.

Objects in the lawns

271. The area at the base of any trees, or around rock outcrops, paving stones etc shall be kept free of grass growth.

Edges

272. Edges abutting lawns shall be trimmed to achieve a clean vertical edge to the lawn during periods of Vice Regal tenancy or events. At all other times they shall be kept trimmed with no more than a 50mm overhang.
273. Edges on kerbs, paths and the driveways shall be kept free of grass longer than 50mm.

Traffic

274. No vehicles other than garden maintenance vehicles are permitted on the lawns.

Irrigation

275. In dry weather lawns shall be irrigated to ensure healthy lawn growth is maintained at all times. At no time shall watering exceed field capacity.

WEED CONTROL

276. The current maintenance staff have made significant inroads into eradicating invasive weeds, However the nature of the rock forest – long and narrow and the nature of the surrounding land – Infested in invasive weeds in places – makes the grounds prone to re-infestation.
277. In general terms invasive weed species are not acceptable on the property. Eradication of weed species of more than 3m² such as the bay, Wandering Jew and Ivy must be funded separately to general garden maintenance until their incidence is no more than 1% of the total vegetation on site. Weed species shall be sprayed or removed and disposed of appropriately on an ongoing basis.
278. All sprays shall be applied by a Registered Grow Safe applicator and should be applied according to the manufacturers recommendations.

PEST CONTROL

279. The property shall be kept free of all animal pests including feral cats, mustelids possums, rats and mice. A pest control programme shall be prepared for the approval by the Operations Manager and implemented on an ongoing basis.

APPENDICIES

Released under the Official Information Act 1982

Released under the Official Information Act 1982

Appendix 2 - Garden design principals

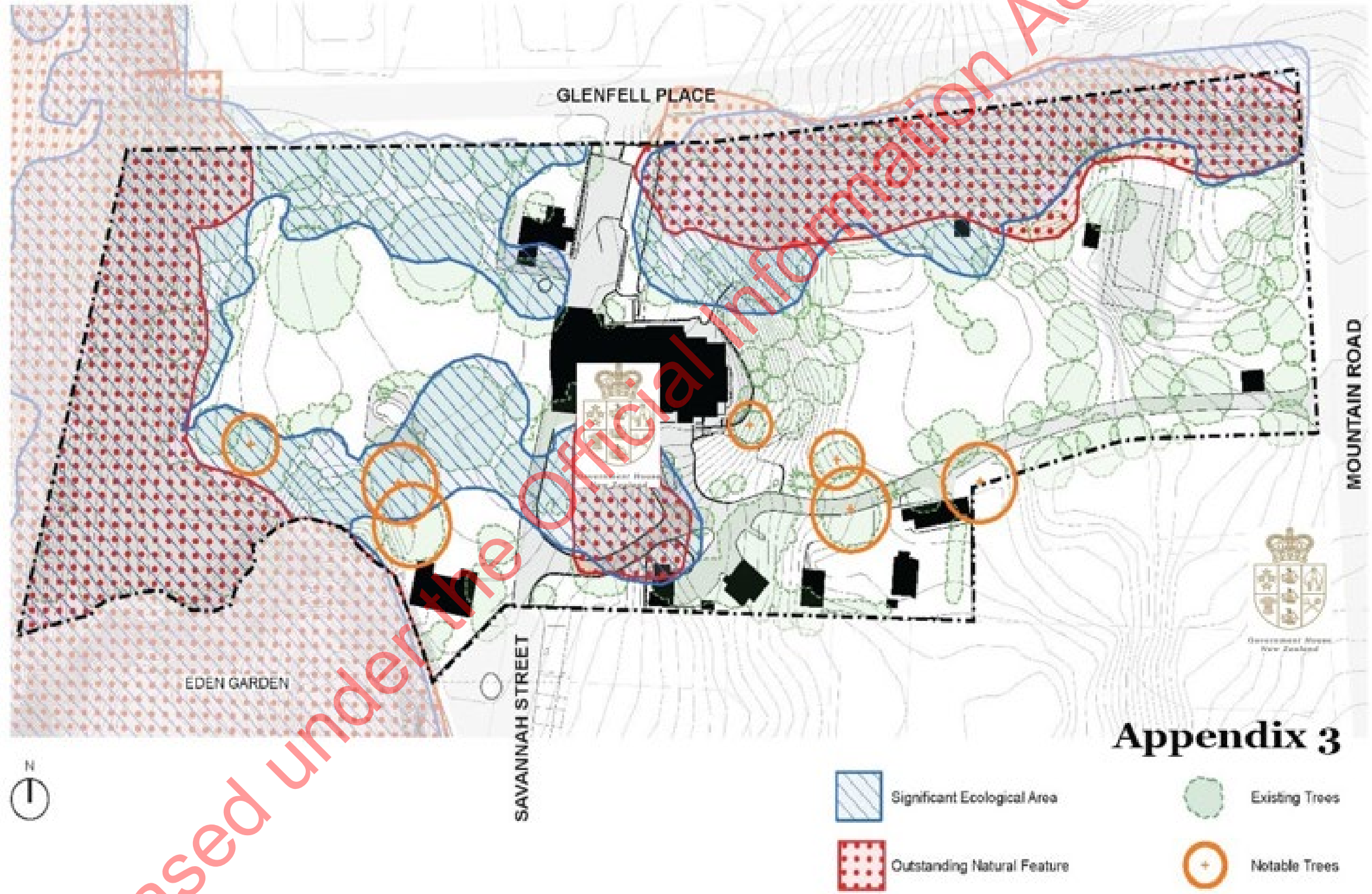
1. Garden design evolves in two ways; the first of which is the practical response to the functional requirements of the user and the underlying environmental conditions. The second is a modification of that functional response into good design through the conscious application of the principals of design.
2. Good planting design utilises a basic set of principles. The principals of design are unity, balance, proportion and scale, simplicity, accent and climax, repetition, rhythm and sequence, all of which are clearly interrelated, overlapping and integrated with each other.
3. However, it is the individual taste of the client or the designer, which will influence whether the garden is Victorian, Art deco, Modernist etc.
4. Garden design utilises elements such as underlying landform and the inherent characteristics of the site such as shelter, views, natural water etc. plus infrastructure materials such as plant material, paving, walls, fencing, pergolas etc. The infrastructure materials should respond to and or reflect the underlying site characteristics if an effective composition is to be achieved.
5. **Unity** is the organisation, placing and fitting together of various elements of a garden design, so that a harmonious whole is created. Unity is based on the rhythm of the underlying landform, the domination of one type of vegetation and the fact that human use and buildings are in sympathy with their surroundings.
6. Unity can be achieved by limiting the variety of materials used and by having the strength of a single purpose – selecting forms and materials, which are strong enough to express one overruling idea. The result is style.
7. **Balance** is the inherent feeling of equilibrium or stability that is mentally important in a design. The human mind is attracted to balanced features and they hold attention. There are two types of balance, the first of which is symmetrical balance where the same theme is repeated either side of a main axis. The second is asymmetrical balance where precise balance is created in the mind, where the weight on one side equals the other mentally. This may be achieved by changing the form, line texture and colour of the plants.
8. **Proportion and scale** - Proportion is the relative size of the different parts of the garden and their relationship to each other. Scale is their relationship to the scale of the human beings using the garden. Our requirements dictate the basic scale of any space, which in turn dictates proportion of the space. 1 or 2 people might use the home garden, while a crowd might use the public park. A common fault is to design too small, to underestimate human size and to cram too much in. Proportion and scale are themselves attributes of unity and without them there can be no harmony in the design
9. **Simplicity, accent and climax** - Simplicity is the opposite of complexity but avoiding of it can lead to a lack of unity. Accents are the interest points in the garden and repetition of them can lead to climax. Climax is the deliberate creation of increasing interest to a maximum level of interest at the end - such as the Taj Mahal.
10. **Repetition, rhythm and sequence** - Repetition is repeating a similar theme but not necessarily with regular emphasis. The repetition of plant materials, hard materials or shapes such as using a distinctive modular paving or furniture design will result in unity. Rhythm is a regularly introduced element in a garden such a line of upright cypress, rolling hills or a modular design. Sequence uses the same methods of repetition and rhythm but introduces variation. E.g. An avenue of silver birch, then limes, then horse chestnut changing from a fine leaf, loosely structured plant through a mid-sized, moderately well-structured tree with medium sized leaves to a big tree with a strong form and big leaves increasing the feeling of strength and advancement.
11. **Composition** - The elements of any composition in the garden are based on 4 key elements – mass, form and line, texture and colour. These are the characteristics inherent in nature, - the shape, structure, surface and colour of plants and their flowers.
12. **Mass** is the degree of openness or solidity of the plant. It is not related to size but rather to the density of the plant. The bigger the mass of the tree, the heavier the effect it creates. A dense solid tree such as a karaka is more dominant than a similarly sized kowhai.
13. **Form** is the three-dimensional shape or line of the plant. Most plants are either conical, oval, round or horizontal. Plant material has natural form and line such as the billowy, tufting of willows along a riverbank or the vigorous, vertical emphasis of a line Lombardy poplars.
14. **Texture** is derived from the size of the leaves and the way they hang on the branch. Plants with large leaves create a coarser more dominant texture and advance in a design whilst smaller leaved plants result in finer texture, which is recessive. Strong big leaves should be used sparingly or as focal points. Open branched trees look good in the foreground, where they can be used to frame views. Heavy dense trees look best as background. Plants with strong texture should be used sparingly particularly when used with plants with predominantly smaller leaves. The use of plants with a similar texture creates unity.
15. **Colour** is also important, and its basic purpose is to create focus, to act as camouflage or to create an atmosphere. Its effects are variable and dependant on surrounding colours. The dominating colour in the garden is the green of grass and trees and all other plant colours and tones should be related to it. The basis for all planting should therefore, be green – a subdued setting for showing off the finery of arriving guests or the drama of the approach to house.

16. Tone and colour unify landscapes just as they do paintings. Planting may be all one colour to create dramatic effects as in large patches of daffodils or massed azaleas under trees.
17. The use of contrasting colour intensifies the effect, the texture of the surface or background.
18. The smaller the leaves are and the smoother the surface is, the greater its reflective qualities are. For example, a dark green dense fine leafed background will intensify the colour of flowering plants in front of it. Obvious variation in emphasis can be created by using variations in the textural qualities of plants of the surface affects design.
19. Distance and the time of day also effect colour. The further the plant is way the less value the colour has.
20. Colours can be divided into warm colours, which advance - red / orange and yellow, or cold colours, which recede - blue and violet. Green is half way between yellow and blue and is therefore neutral. Advancing colours look larger and can make a space look smaller or draw unwanted attention. Cooler colours work in the opposite way. Bright colours and should be used sparingly to be harmonious with plants of weaker colour. Blues and greys add to distance. Strong hot colours foreshorten distance. Golden or glaucous varieties can destroy composition by breaking what may be a coherent whole into unrelated fragments.

The Principals of Composition

21. The fundamental pattern or composition of landscapes and gardens results from the distribution and proportion of open space and solid mass. The solids divide the land into spaces or enclosures giving a pattern of closed and open, of in and out, of dark and light. The solids may consist of hills, trees or other strong plant growth or architecture. To be effective spatial division must be above eye level. The spaces may consist of open ground or water.
22. The structural role of the plant is important, just as the walls of the house create the rooms. The principals of planting composition mean that how the plant fits into the composition is more important than its decorative qualities / flower colour. Physically the function of planting is to give shade and shelter: visually it determines the proportion and form of the garden, the contrast between open and closed and the division of space. It provides texture, framing, background, tone and sculptural form.
23. The visual characteristics of the plants must be considered and arranged in some sort of order. The principals of composition apply to all sizes of plants. The composition may either be the classic combination of upright, recumbent and prostrate forms (oval, round and flat) or the more modernist form of a simpler contrast between vertical and horizontal or the static and dynamic.
24. If the composition is to be classic, there should be a tree layer, a shrub layer and the ground layer. If it is modernist it should be simple with one or more layers massed together.
25. The type of material worked with must respond to the environmental characteristics of the site e.g. a hot dry bank. Which plants are chosen and how they are put together is dependent on the designer's taste. However, the principals of composition remain the same.
26. Overall one or more elements need to be emphasised to obtain a unifying key - e.g. use one type of tree as a dominant such as the pohutukawa or one type of shrub species such as the hydrangea throughout.
27. Each individual composition in the garden should also be arranged according to the principals of rhythm balance and emphasis.
28. In composition **rhythm** is created by repeating physical elements such as the shape of a tree or shrub or a particular species of plant. **Balance** is achieved by centering the design, - finding the point where the eye returns to rest so that all the parts fit in around it. **Emphasis** is the strong point in the design, the spot that relieves the boredom - where the eye is ultimately led to - the feature.
29. A mass of introduced colour, which ignores the natural sources of the atmosphere of the place such as bright orange flowers in a bush setting, is an example of this.
30. The various parts of the garden should link together so the design has a basic form and structure, which is both functionally and visually appropriate.
31. Trees create stature, scale and framing. The shrub layer creates human scale, spatial division and enclosure at a lower level. The herbaceous and ground cover plants form the ground pattern and interior decoration.
32. The correct balance between them all gives harmony which is somewhere between monotony and visual chaos. Gardens are for people to enjoy and everything in them should relate to the human scale and the scale at which it is to be used. If a single person is to feel at ease in the garden, the spaces must be small enough to be comfortable and detailed enough to be interesting without the interest elements overpowering the space. If the spaces are to be used by many, they should be large enough to accommodate a crowd without detracting from the crowd.
33. Finally, the aspects of visual effect and functional suitability in planting design - use of the right plant in the right place - cannot be divided. The success of the design will depend on finding the right plant for the place, the qualities the appropriate plants possess - their ability to grow and thrive in a given position, hardiness to the climate, tolerance of sun and shade, dryness or moisture, acid or alkaline soils - and the role they are to fulfil.

Appendix 3 – Council overlays including notable or scheduled trees



Appendix 3

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Appendix 4 - Weed species

Ageratina riparia – Mist flower

Anredera cordifolia – mignonette vine

Araujia Sericifera - Moth Plant

Asparagus asparagoides – smilax

Asparagus scandens - climbing asparagus

Calystegia silvatica – greater bind weed

Eleagnus reflexa - Eleagnus

Hedera helix – ivy

Hedychium gardnerianus - wild ginger

Hedychium flavescens - ginger

Laurus nobilis – Mediterranean bay tree

Ligustrum lucidum - tree privet

Ligustrum sinense – Chinese privet

Paraserianthes lophantha - brush wattle

Prunus avium – wild cherry

Senecio mikanooides – German ivy

Solanum mauritanium - woolly nightshade

Tradescantia fluminensis – wandering Jew

Released under the Official Information Act 1982

Appendix 5 – Property titles



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **NA617/238**
Land Registration District **North Auckland**
Date Issued 27 September 1930

Part-Cancelled

Prior References
NA118/217 NA136/77

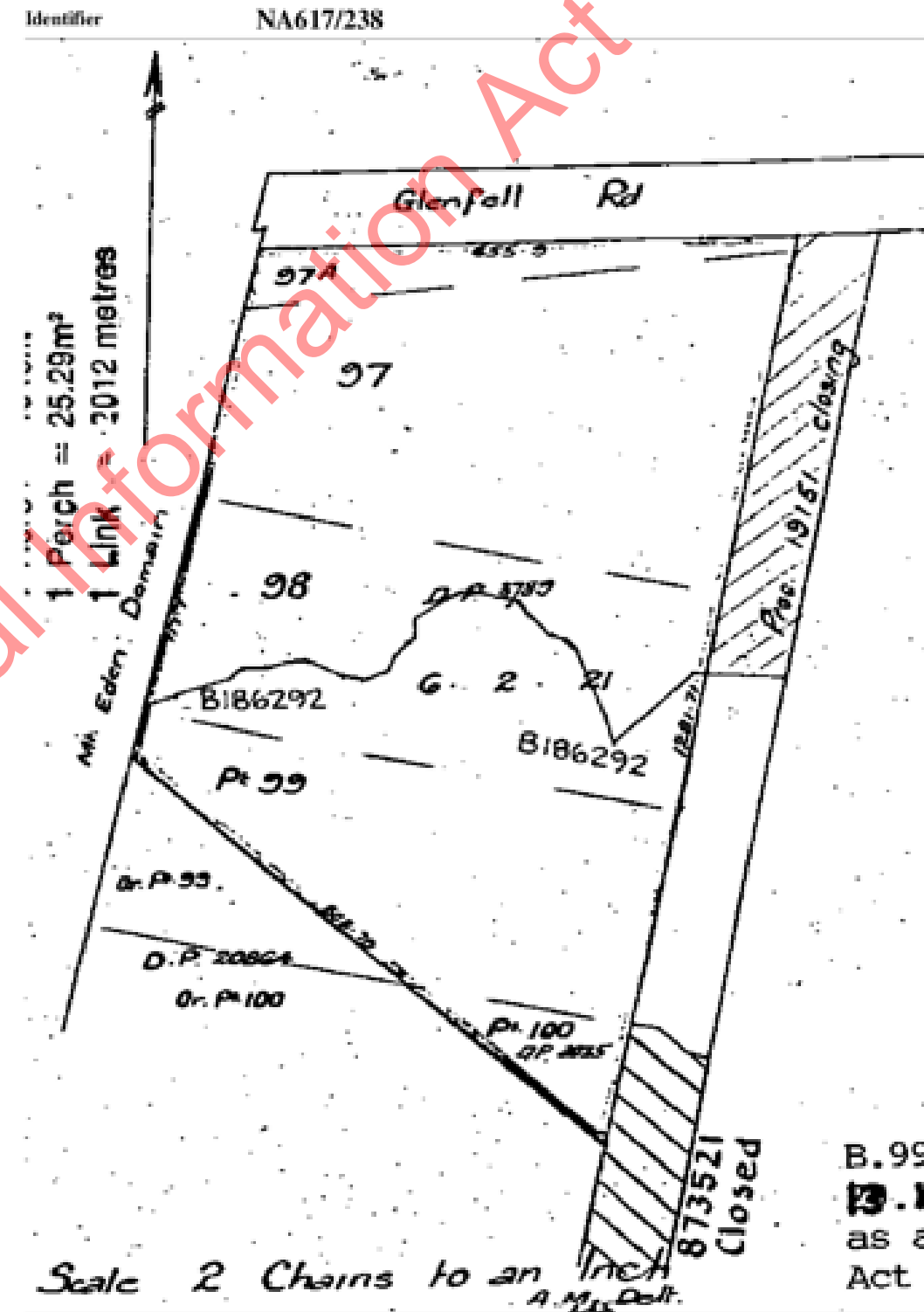
Estate Fee Simple
Area 2.6836 hectares more or less
Legal Description Part Deposited Plan 3025 and Part
Deposited Plan 3789
Purpose Site for Government House

Proprietors
Her Majesty the Queen

Interests
B186292.1 Gazette Notice (N.Z. Gazette 9.6.1983 No. 80 page 1791) declaring part (1.1018 ha) to be Recreation Reserve subject to the Reserves Act 1977 (See Gazette Notices B633571.1 and B994317.1) - 20.6.1983 at 11.00 am
CIR 633842 issued

Transaction ID
Client Reference 4public1

Search Copy Dated 26/04/18 9:16 am, Page 1 of 2
Register Only



Transaction ID
Client Reference 4public1

Search Copy Dated 26/04/18 9:16 am, Page 2 of 2
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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier **NA404/36**
Land Registration District **North Auckland**
Date Issued 21 November 1924

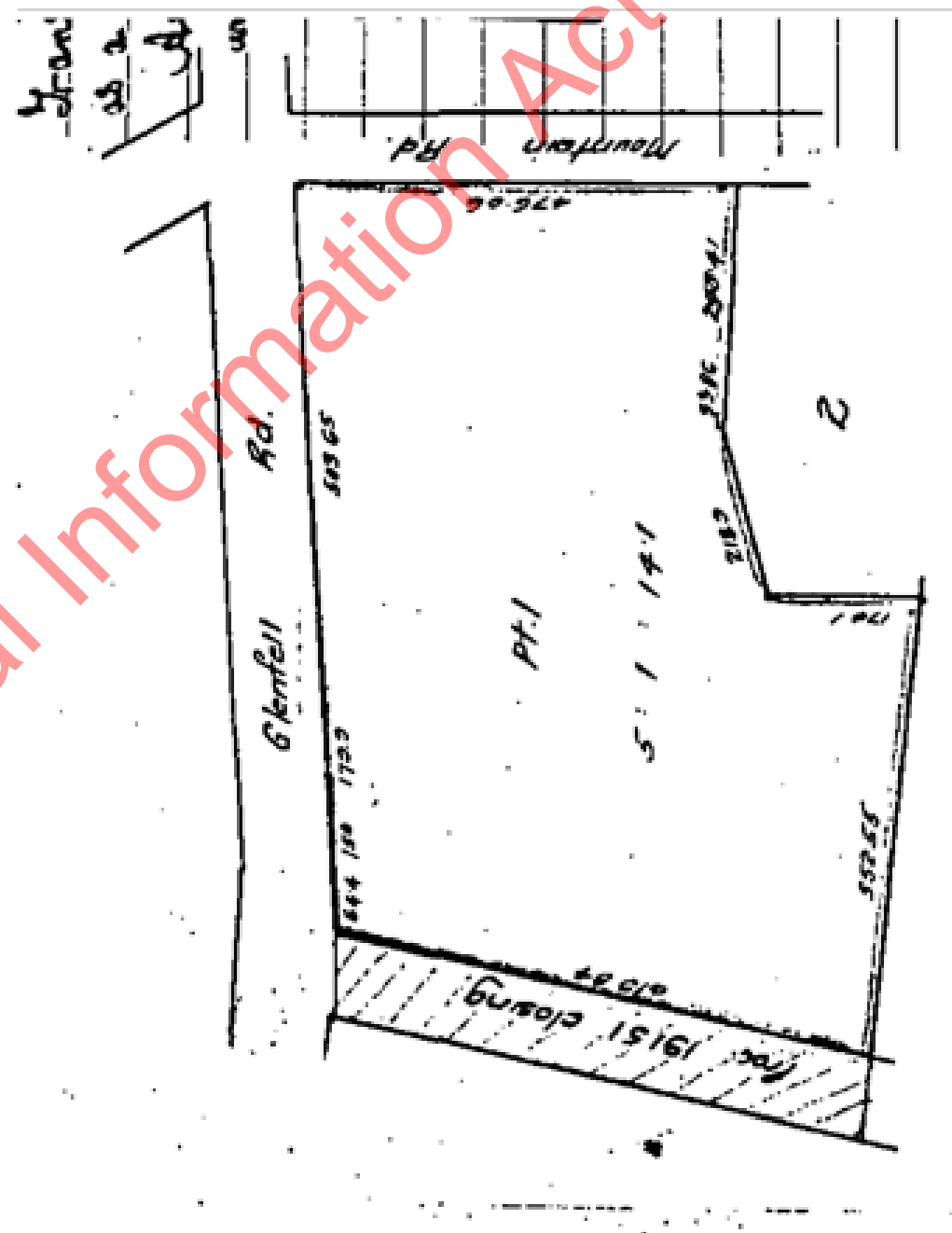
Prior References
NA145/176

Estate Fee Simple
Area 2.1600 hectares more or less
Legal Description Part Lot 1 Deposited Plan 4122
Purpose Site for Government House

Proprietors
Her Majesty The Queen

Interests
9889364.1 Certificate under section 148 of the Nga Mana Whenua o Tamaki Makaurau Collective Redress Act 2014 that the within land is RFR land as defined in section 118 and is subject to Subpart 1 of Part 4 of the Act (which restricts disposal, including leasing of the land) - 10.11.2014 at 7:00 am

Identifier NA404/36



Transaction ID
Client Reference cpublic1

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Transaction ID
Client Reference cpublic1

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Appendix 6 – Statistics

All areas subject to verification by survey

Boundary measurements

Glenfell Place – 333.5m

Western boundary – 132m

Eastern – aggregate – 129.5

Southern – aggregate – 367m

Areas

Total area 3.9915 ha

Mappin lawn – 3935m²

Governors lawn- 6195m²

Tennis court lawns- 1250m²

Council Overlays

Council has identified significant ecological area covering the rock forest and adjacent planted gardens along the Glenfell Place boundary, the northern amenity border on the Governors Lawn, the western amenity gardens and exotic trees and the southern boundary planting adjacent to Eden Gardens as well as all the significant pohutukawa around the Governors Lawn.

The Rock Forest area is identified as a significant natural feature.