
STELLA BULL PARK (INCLUDING SARAH'S GARDEN) DEVELOPMENT PLAN JULY 2011

Development Plan

Stella Bull Park and Sarah's Garden is nestled in the heart of Greytown. The Park has important links to the history of the town and provides a green oasis in the urban environment.

The South Wairarapa District Council has worked with key stakeholders and with the help of landscape architect Rachel Callaghan to prepare a development plan that reflects the needs of the community and identify actions that can easily be translated into on-the-ground works.

This plan sits under the Stella Bull Park (including Sarah's Garden) Reserve Management Plan that was approved in December 2009. The development plan is made up of two parts – the concept plans which are a visual representation of the proposed works; and a detailed list of works so the ideas can be translated into actions.

Key design elements

Based on feedback, the Reserve Management Plan, the existing layout and potential of the Park the following key design elements were used as the basis for the plan. The plan aims to:

- Visually open up the park to Main Street and East Street
- Encourage relaxation within the park, with additional seating, picnic tables and open space
- Reflect on heritage of the park and its founders
- Make usable space to encourage market days, festivals and community events
- Provide an outlet for possible sculpture/artist activities
- Create good links between heritage buildings and the park
- Maintain disability access
- Provide some additional lighting

Overall concept

Below is a brief description of the overall concept and outcomes for the different areas within the Park. Essentially it is a written description of the concept plans. Please see the Concept Plan (Appendix 1) for more detail.

Kouka Cottage

The look: clipped hedges containing vibrant perennials, and standard bays (*Laurus nobilis*). Semi-formal structure, with seasonal interest.

Road Front plants: Box (*Buxus*) hedging forming two complete rectangles to 45mm high, with mixed bulbs and perennials inside. Existing Cabbage trees to remain.

Side walls: Box (*Buxus*) hedging along outer garden edge, approximately 1.6 to 2m from house walls. Four standard bay trees (*Laurus nobilis*) along each wall, under-planted with mixed perennials. No plants growing within 500mm of house walls, to minimise dampness, and retain air movement.

Iron shed behind cottage: Continuation of box (*Buxus*) hedging, with taller shrubs (*Camellia sasanqua*) to screen shed from park entry courtyard. Under-plant with perennials.

Park Entry Courtyard off Main Street

The look: Classic, with evergreen foliage, year-round structure, clipped to emphasise squares. Existing fountain structures to remain, but water to be replaced with perennial garden and sculptures. Some colour and seasonal interest in the 'fountain' gardens.

Around young Cabbage trees: Clipped squares of Star Jasmine (*Trachelospermum jasminoides*) or Box (*Buxus*).

Around notable Cabbage tree, within the seating (ground-level garden, not raised): Clipped Star jasmine (*Trachelospermum jasminoides*)

Around notable Phoenix Palms: Retain the Mexican Orange Blossom (*Choisya ternata*), clipped to maximum height of 300mm, and the rosemary (*Rosmarinus*), adding Star jasmine (*Trachelospermum jasminoides*).

The 'Fountain' Gardens: Evergreen perennials, with clipped ball shaped Box (*Buxus*) within.

Old Library Building

The look: Strong, classic, symmetrical.

Frontage: Widen the gardens to 2.5m, to accommodate substantial plants more in keeping with the scale of the building. Box hedging either side, with two standard bay trees or cone-shaped yew (*Taxus baccata*) each side of entry doors. Under-plant with the same perennials as fountain gardens.

Rear (east facing): Retain the existing box hedging (*Buxus*), keep clipped as continuous hedge to 1m tall.

South of the Old Library Building

The look: uncluttered, with emphasis on feature trees, just tidying the boundary areas.

Plant along southern boundary, from Main street pedestrian crossing, all the way around to East street footpath, following the boundary fence.

In shade, and protected from frost: Bush or Kaffir Lily (*Clivia miniata*), and Rengarenga lily (*Arthropodium 'Matapouri Bay'*) left to naturalise, with no formal garden edge. Hot sunny areas only, medium agapanthus (white).

Naturalise cyclamen under the large shade trees where no grass grows, particularly the Copper Beech (*Fagus*) and notable Totara (*Podocarpus totara*).

Heritage gardens along Northern boundary

The look: Incorporate aspects of Sarah's Garden with a more informal feeling as you move away from the courtyards, with fruiting trees and shrubs to feed the community, old-fashioned shrubs and perennials.

Boundary fence gardens: Heritage varieties of fruit trees (on dwarf rootstock), including Pears, Apples and Plums. Other fruit such as citrus, blackcurrants and berries, plus some herbs such as Rosemary.

Groundcovers may include strawberries and hellebores and spring bulbs. The boundary itself planted with a hedge of *Camellia sasanqua* to unify the disparate fence styles, and create a background for fruit trees. Other shrubs amongst the existing trees to include Liliac (*Syringa*), Philadelphus, Viburnums, Rhododendrons etc. The entire area shown as garden to be mulched with bark.

Scented Garden

The look: aim to integrate the garden into the overall park, with strategic hedging to reshape the outline.

Continue the scented theme with a scented or fruiting hedge to 700mm high. Reinvigorate areas of the raised garden with appropriate scented or tactile plants.

Vegetation

To achieve the aims and actions set out above the following vegetation works are proposed.

Tree maintenance and management

Limb up all trees - particularly those within the first 45m of Main Street, leaving clean, single trunks to an average height of 2m minimum, where feasible. All tree work to be carried out by a suitably qualified arborist.

Proposed trees to remove

The mature Laurel (*Prunus laurocerasus*) from the rear corner (Sth East) of Kouka Cottage.

The mature Hoheria (*Hoheria populnea*) behind the Wine Cellar building, overhanging the existing path (looks to have fatal degree of borer).

The mature multi-trunk tree (*unidentified*) beside the Hoheria species.

Proposed trees to relocate

Small Kowhai planted by the Bull family – relocate to northern archway by East Street.

Young Totara planted on Arbor Day – relocate to picnic table close to southern archway.

Proposed shrubs to remove/relocate

The mature Rhododendron close to Main St footpath, beside the notable Cabbage tree and the group of Rhododendrons in the garden under the maple and cabbage tree to be removed. For all Rhododendrons, assess the feasibility of transplanting to the proposed southern corner garden, under the fir trees.

Selected shrubs and perennials from the raised garden of the Phoenix Palms to be removed.

Viburnums and *Choisya ternata* from around the fountain, to the Heritage Garden to be removed.

All shrubs growing in isolation on the lawns to be removed – majority being Hydrangeas.

All plants on the three mounds towards East Street, with shrubs and roses growing on them to be removed. Some plants to be relocated to Heritage Garden.

Roses along the East Street fence to be removed with two to be relocated for the new archways.

Construction and Earthworks

To achieve the aims and actions set out above the following construction and earthworks are proposed.

Proposed Earthworks

- Paved surfacing, mixed with paved/cobbled path edges and metal areas as per plan, including extension onto Main Street footpath, finished to wheelchair access standards
- New path and realigned path from two entry points off East Street, finished to wheelchair access standards
- Garden mounds levelled and reinstated as lawn
- Main lawns to be levelled and re-sown
- Level the lawn from East Street footpath for continuous lawn (may be sloping)

Construction

- Archways over East Street paths
- Plinths for sculptures x3
- Main raised seat around notable Cabbage tree (*Cordyline australis*), same materials as fountain walls
- New timber paling fence to match southern boundary, for length of approximately 16m

Other works

- Remove defunct Information kiosk and post
- Relocate Information sign to new Library (or somewhere else more appropriate)
- Remove green rubbish bins (to be replaced with more aesthetically compatible style)
- Install Power Box to the rear of the Old Library Building for use on Market Days/festivals etc
- Remove East Street fence. If any problems arise in the future with unauthorized vehicle access, bollards or a fence can be installed

Additional furniture

- All new furniture to be co-ordinated with existing heritage style
- Picnic tables x2 and Park benches (seats) x4 as per plan. Plus relocate one seat from under Paulownia to Kouka cottage
- Signs – new main upright information sign beside Kouka Cottage, plus interpretation signs (low level) as required
- Bollard lighting x5

Implementation

The development plan sets out what the Council and the community will do to improve Stella Bull Park and Sarah's garden and help make it a well-used community space.

To ensure the plan is implemented in a cohesive and proactive way, Council officers:

- will develop a work programme to implement the development plan
- will budget for ongoing maintenance of the park as part of the Annual Plan process
- and the Community Board will continue to work with community groups in the implementation and ongoing maintenance and use of the park

A big thank you to the people who have volunteered their time, energy, and ideas for the preparation of the Development Plan for Stella Bull Park and Sarah's Garden.

Appendix 1 – Concept Plan

