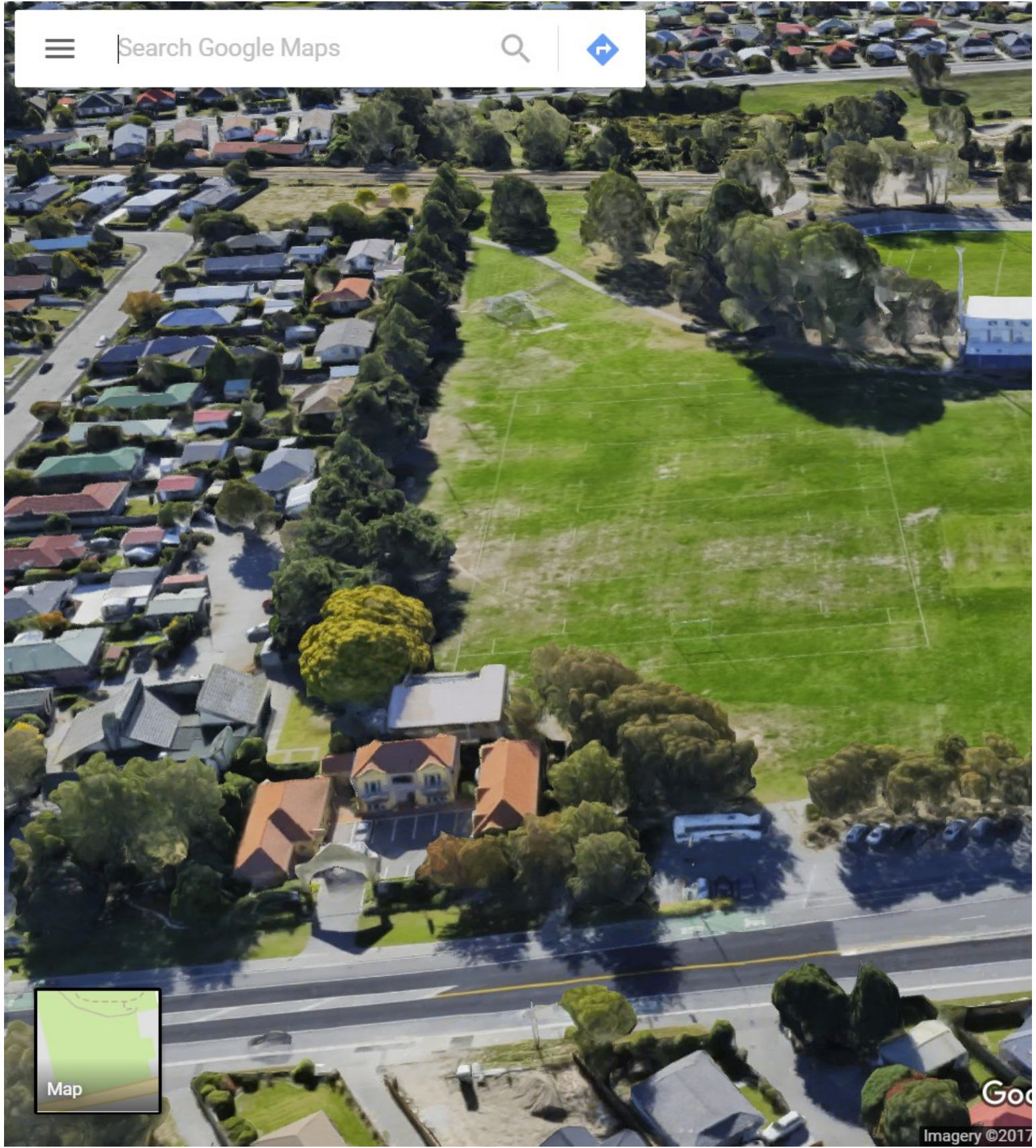


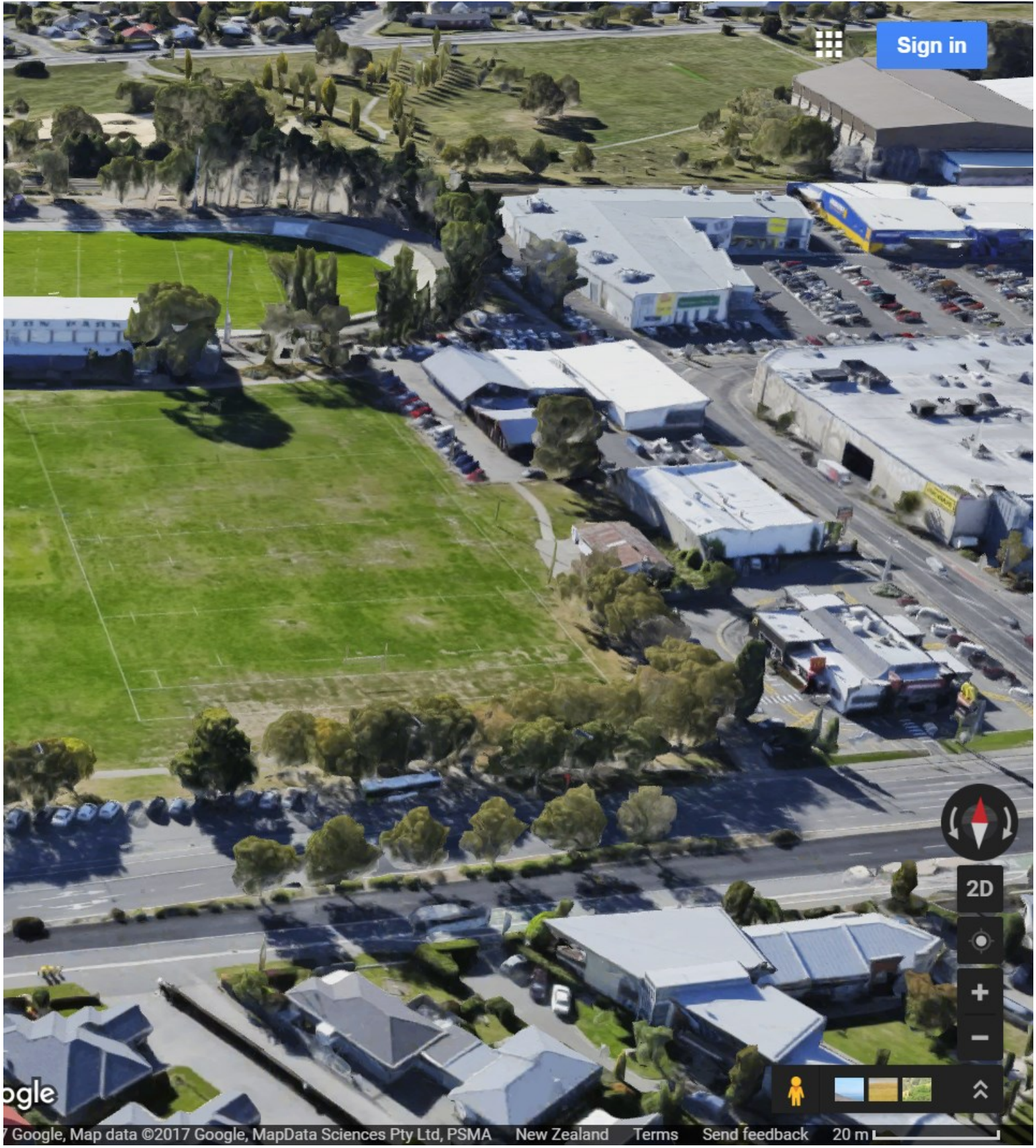
Christchurch City Council

Denton Park Management Plan 1987 Changes to part November 2017 DRAFT





From Google Maps 2017



From Google Maps 2017

TABLE OF CONTENTS

1	OVERVIEW	1
	1.1 Location	1
	1.2 Park Map.....	2
2	OBJECTIVES	3
3	MANAGEMENT POLICIES.....	3
	3.1 CONTROL OF RESERVES.....	3
	3.2 PLAN REVIEW AND MANAGEMENT.....	3
	3.3 PLAY EQUIPMENT	3
	3.4 PLAYING FIELDS	3
	3.5 SPORTS FACILITIES.....	4
	3.6 COMMUNITY/RECREATION FACILITY AREA.....	4
	3.7 LANDSCAPE DEVELOPMENT AND MAINTENANCE.....	5
	3.8 BUILDINGS AND STRUCTURES.....	5
	3.9 PARK FURNITURE	6
	3.10 SIGNS.....	6
	3.11 VEHICLES AND PARKING.....	6
	3.12 PEDESTRIAN AND CYCLE ACCESS	7
	3.13 LIGHTING	7
	3.14 EASEMENTS	7
	3.15 LEASES AND LICENCES.....	7
	3.16 FENCING	8
	3.17 CONTROL OF DOGS.....	8
	3.17 COMMUNITY INVOLVEMENT	8

4. RESOURCE INFORMATION	9
Purpose of the Park	9
4.1.1 Legal Description and Tenure	9
4.1.2 Reserve Classification	9
Physical Description	11
4.1.3 History	11
4.1.4 Soils	11
4.1.5 Flora and Fauna	11
4.1.6 Present use facilities	12
4.1.7 Adjoining Land Use and Reserve Zoning	13
4.1.8 Analysis of the Reserve in the area	13

1 OVERVIEW

This management plan has been prepared specifically for Denton Park Recreation Reserve, hereafter referred to as Denton Park.

Denton Park is managed and administered by the ~~Paparua County~~ Christchurch City Council (“the Council”).

This management plan has been prepared pursuant to Section 41 of the Reserves Act 1977, to “... provide for and ensure the use, maintenance, protection (or) preservation ...” of this reserve, and to guide development appropriate to its classified purpose.

Objections and suggestions made to the draft management plan have been incorporated into this document where appropriate.

This document was approved by the Paparua County Council on the 2nd June, 1987 and is now in force. It is to be used by the Council and its staff in the management of this reserve and provides the public with the guidelines on their rights to and use of the reserve.

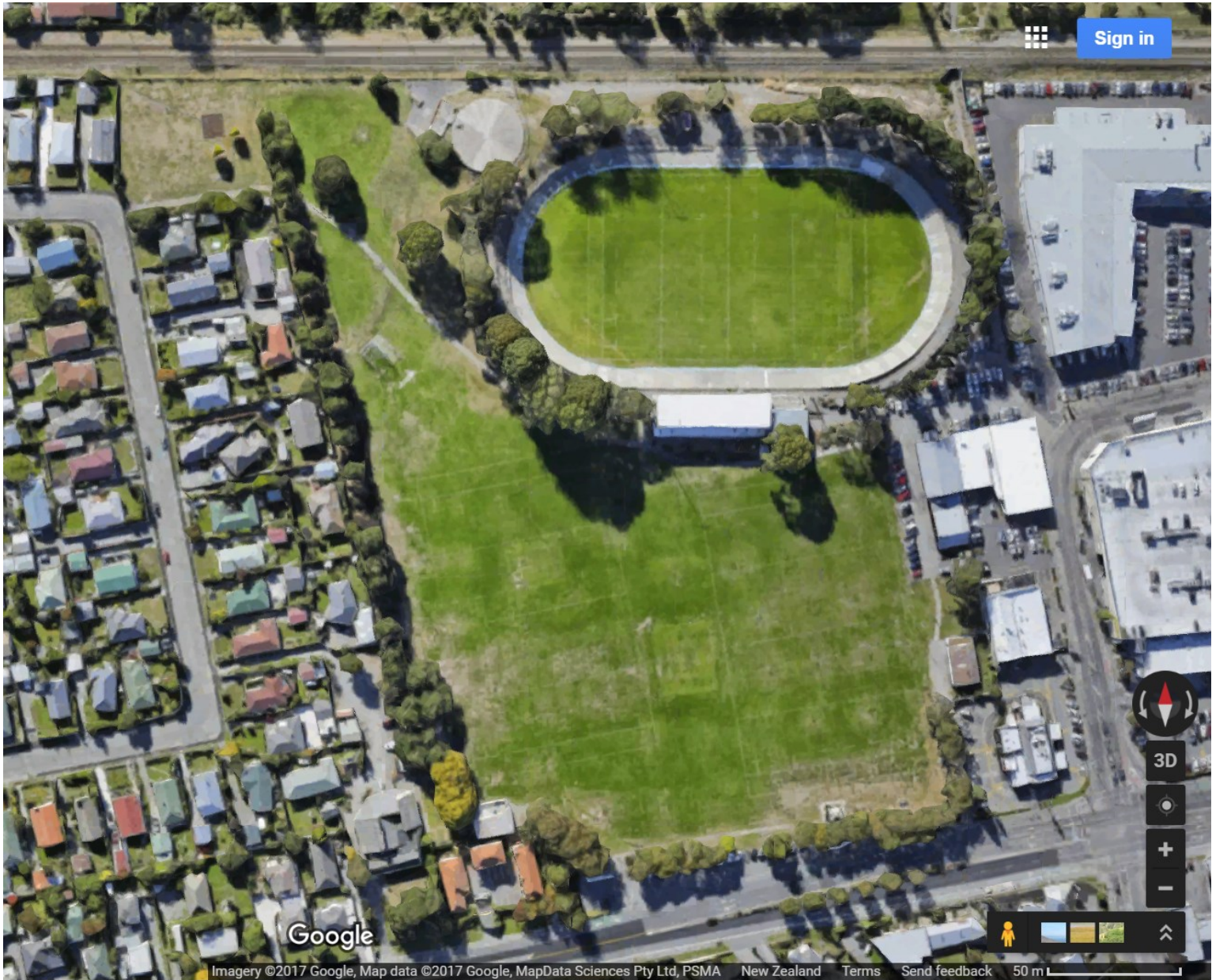
The current proposed changes to the management plan, as part of a non-comprehensive or partial review of the operative plan, has been initiated upon the request of the elected Council in order to address the proposed development of part of Denton Park for a new community/recreation facility that includes a library, customer services function and a leisure centre. It also means that the reserve classification for this part of the Park needs to be changed to make it consistent with this proposed development.

1.1 Location

Denton Park is situated in the suburb of Hornby ~~District of Paparua County~~. It is located on the Main South Road just south of the Hornby Shopping Mall area and extends to frontages on Chalmers Street and Kathleen Crescent.

Access to Denton Park may be gained from the Main South Road, Chalmers Street and Kathleen Crescent. A footpath and cycleway traverses the Park from Kathleen Crescent through to Chalmers Street.

1.2 Park Map



From Google Maps 2017

2 OBJECTIVES

- (i) To manage Denton Park as recreational open space for the benefit, use and enjoyment of the community.
 - (ii) To maintain and develop Denton Park with particular reference to its continued use as an area predominantly for organised outdoor sport.
-

3 MANAGEMENT POLICIES

The objectives set out above, state the Council's intentions for Denton Park and the following policies indicate how the Council proposes to attain these objectives.

3.1 CONTROL OF RESERVES

POLICY: 1 That the control and administration of this reserve be retained by the ~~Paparua County~~ Christchurch City Council.

3.2 PLAN REVIEW AND MANAGEMENT

POLICY: 2 That this management plan be reviewed as necessary in accordance with changing circumstances on the Park.

3.3 PLAY EQUIPMENT

POLICIES: 3 That further play equipment or extensions to existing play facilities may be constructed if considered appropriate.

 4 That all play equipment be maintained and installed to a safe and acceptable standard in accordance with the N.Z. Standard Specification for Playgrounds and Playground Equipment.

3.4 PLAYING FIELDS

POLICIES: 5 That the playing fields be maintained to an acceptable standard.

 6 That the organised use of sports fields and play areas be subject to annually reviewed rental agreements.

- 7 That flexibility of use of sports fields and play areas be encouraged where possible.

Explanation: The demand for outdoor playing space necessitates a multi-use approach where practicable.

3.5 SPORTS FACILITIES

- POLICIES:**
- 8 That the cycle track and surrounds be maintained to an acceptable condition.
- 9 That the Denton Oval grandstand, changing rooms and ancillary facilities be maintained to a satisfactory standard and kept clear of all club equipment.
- 10 That use of and admission to Denton Oval be regulated and determined as the Council sees fit in accordance with Section 53 of the Reserves Act 1977.
- 11 That the Canterbury Track Cycling Committee be permitted to retain a storage facility under the Denton Oval grandstand.
- 12 That a custodian be appointed to open, close and oversee the use of Denton Oval when booked for sporting functions.

3.6 COMMUNITY/RECREATION FACILITY AREA

- POLICIES:** 13 That complying community facilities are provided and maintained only in the Community/Recreation Facility Area on Denton Park.

Explanation: This is the Local Purpose (Community Buildings) Reserve area.

- 14 That effective and compatible connections and linkages are maintained between the Community/Recreation Facility Area and the rest of Denton Park.

Explanation: Connections and linkages include pathways and cycleways, with amenity and plantings, that interconnect the two parts of Denton Park in a seamless way.

15 That amenities, facilities and services are equitably shared by users of the two parts of Denton Park.

Explanation: This includes, for example, formal car parking, toilets, play areas and seating.

16 That the design and layout of facilities in the Community/Recreation Facility Area reflects standard park design and is sympathetic to, and enhances, the wider Denton Park character.

17 That facility dedicated signage reflects, and is complementary to, the whole of Denton Park.

3.7 LANDSCAPE DEVELOPMENT AND MAINTENANCE

- POLICIES:**
- 18 That the grassed area and plantings be maintained to an acceptable standard.
 - 19 That landscape development plans aimed at widening the use and improving the appearance of Denton Park be prepared and implemented as required.

Explanation: Effective landscape planning is required to enhance the visual and functional features of the Park.

3.8 BUILDINGS AND STRUCTURES

- POLICIES:**
- 20 That the only buildings permitted to be constructed on Denton Park are those considered appropriate to the outdoor recreational use of the respective reserve classification of each part of the Park.
 - 21 That all buildings be maintained to an acceptable standard.
 - 22 That a multi-use approach to existing buildings be encouraged where practicable.
 - 23 That extensions to existing buildings will be permitted as considered necessary and desirable, and where they meet Park landscape, design and Reserves Act requirements. Such building extensions will only be permitted if they do not encroach on or reduce the effectiveness of the existing recreational open space.

24 That ~~no further transformers, pumps, wells or other such new~~ public utilities ~~be sited~~ on Denton Park ~~if an alternative site is available~~ are primarily to service the Park, comply with all requirements of the Reserves Act and the respective reserve classifications, and are survey mapped.

25 That the existing pumping station and reservoir be landscaped to reduce their visual impact.

Explanation: It is essential that buildings on the Park have minimum visual impact and do not inhibit the effective outdoor recreational use.

3.9 PARK FURNITURE

POLICY: **26** That adequate furniture appropriate to the use of the Park is to be installed, i.e. seating, tables, rubbish containers, etc..

3.10 SIGNS

POLICIES: **27** That those signs necessary for the identification, control and management of the Park will be provided.

28 That advertising hoardings be permitted to be erected inside the Oval fence.

3.11 VEHICLES AND PARKING

POLICIES: **29** That no motor vehicles or motor cycles, other than those required for maintenance and development, be permitted on the Park except in properly formed and clearly defined parking areas or roadways.

30 That the metal led roadway servicing the pumping station be maintained to an acceptable standard.

31 That shade trees are established and maintained to moderate the visual effect and the temperature of the parking areas.

3.12 PEDESTRIAN AND CYCLE ACCESS

- POLICIES:**
- 32** That continued access for pedestrians be provided into Denton Park and pathways constructed and maintained as appropriate.
 - ~~**33** That a network of safe and accessible walking, running and cycle routes linking through the Park are provided and maintained.~~
 - 34** That cycle ~~access~~**and** parking be provided where considered necessary.
 - 35** That the pathway across Denton Park linking Kathleen Crescent and Chalmers Street be retained for both cycle and pedestrian use.
 - 36** That provision be made for a future cycleway route crossing from Kyle Park to Denton Park via the existing driveway to link with Chalmers Street.

3.13 LIGHTING

- POLICIES:**
- 37** That outdoor lighting be provided if considered necessary to ensure safe and convenient use of the Park.
 - 38** That the floodlights installed to illuminate Denton Park Oval be maintained in good condition.

3.14 EASEMENTS

- POLICY:**
- 39** That easements over the Park be granted only for essential underground services, and that restoration be required as a condition of the easement being granted.

3.15 LEASES AND LICENCES

- POLICIES:**
- 40** That any new leases shall be for building sites only and granted in accordance with the Council Lease policy.
 - 41** That all existing leases shall, at the date of expiry, be renegotiated in terms of the Council Lease policy.
 - ~~**42** That the Hornby Suburban Cricket Club be granted a lease for their existing building site in terms of the Council Lease policy.~~

- ~~43 — That the Hornby Anglican Parish be given continued use of an area in the southwest corner of the Park as a playcentre playground by way of a letter of authorisation.~~

[NOTE (not proposed to be added to this document but to explain the above policy deletions): Obsolete because implemented or not active]

- 42 That annual inspections be carried out in respect of all ancillary liquor licences, held by organisations resident on Denton Park.

3.16 FENCING

- POLICIES:**
- 43 That all existing fencing be maintained in good condition.
- 44 That all road boundary fences be of low profile and remain visually unobtrusive.
- 45 That consistency in fencing design and materials be encouraged around the perimeter of the Park.
- 46 That, if necessary, internal fencing shall be erected to facilitate more effective control and safe use of the Park (i.e. around carpark or driveway areas).

~~3.17 CONTROL OF DOGS~~

- ~~**POLICIES:**~~
- ~~47 — That all dogs within the Park be under the control of their owners and preferably on a leash.~~
- ~~48 — That all dogs found roaming uncontrolled on the Park may be impounded.~~

~~*Explanation: As required by Paparua County Council bylaws.*~~

[NOTE (not proposed to be added to this document but to explain the above policy section's deletion): Not policy but covered by Christchurch City Council Dog Control Policy and Bylaw]

3.17 COMMUNITY INVOLVEMENT

- POLICY:**
- 47 That local residents and/or service groups be encouraged to take an interest in the management of Denton Park and to help with its development.

48 That local groups, schools and the general public are encouraged to use the Park for educational and recreational purposes.

4. RESOURCE INFORMATION

Purpose of the Park

The Park was initially created due to a gift of most of the land by Mr Stanley Denton in 1952 for the purpose of a recreation ground.

4.1.1 Legal Description and Tenure

Denton Park is comprised of RS 41304 and Lot 77 DP 27454 with a total area of 7.3850 hectares.

4.1.2 Reserve Classification

Denton Park is mostly classified Recreation Reserve in accordance with the Reserves Act 1977.

Recreation Reserves are classified for two purposes. To provide for: —

- i. The recreation and sporting activities and the physical welfare and enjoyment of the public.
- ii. The protection of the natural environment and beauty of the countryside, with emphasis on the retention of open space, and on outdoor recreational activities.

The remainder of the Park in its south-eastern quadrant is classified as Local Purpose (Community Buildings) Reserve.

A Local Purpose (Community Buildings) Reserve provides primarily for: —

- i. the purpose of providing and retaining a specific local area for community buildings.



Physical Description

4.1.3 History

The land on which Denton Park is now situated was originally a rough broom covered paddock owned by a Christchurch businessman, Mr Stanley Denton. In ~~1954~~ 1952 Mr Denton gifted the equivalent of just over six hectares of this land to the residents of Hornby as for the purpose of a recreational reserve ground. Then, in 1953 a further one hectare (approximately) of the land was purchased from Mr Denton to improve the Park's frontage with what is the current day Main South Road. ~~and in~~ In July 1955 the Paparua County council assumed control of the reserve in the capacity of a Domains Board. . Soon after, the Council organised a public meeting with all interested parties invited to attend to decide on the future use of the reserve.

This meeting resulted in the decision to construct a cycle track on the reserve despite some opposition in respect of the fluctuating interest and involvement in the local cycling clubs at that time. In 1974 the original cycle track was upgraded to international standards as the cycling venue for the Commonwealth Games. In 1981 the Park was formally vested in the Council as a recreation reserve. In 1969 an area of 2,557 square metres that adjoined the Park was taken as reserve contribution from a residential subdivision in Kathleen Crescent, and was incorporated as part of the Park.

4.1.4 Soils

The predominant soil types on Denton Park are Waimakariri very stony sandy loam, Waimakariri shallow fine sandy loam and Waimakariri fine sandy loam on sand. These soils are well drained to excessively drained and prone to moisture deficiency in summer.

4.1.5 Flora and Fauna

Established shelter plantings of both evergreen and deciduous trees are concentrated mainly around the perimeter of the Park and around the cycle track embankment. Further ornamental shrub and tree plantings are located in other areas of the Park. Some more recent planting was carried out along the Main South Road frontage and alongside the cycle/pedestrian pathway.

No significant fauna species exist on Denton Park.

4.1.6 Present use facilities

Denton Park is primarily used for active outdoor sports and caters for a number of different uses and codes with Denton Oval previously being a venue of regional significance.

Denton Oval: This facility includes a cycling velodrome which was upgraded from an old cycling track to international standards for the 1974 Commonwealth Games. It provided the main venue for track cycling in Canterbury being and was used for competitive meetings and practices as well as the Combined Schools Cycling programme. Changing rooms, toilets and a covered grandstand with seating for 1,200 people are were included as integral parts of the facility. A rugby playing field is located within the inner track area. Flood lighting is provided for both the cycle track and the playing field, which is utilised as the venue for senior night rugby in Christchurch.

Rugby: As well as the Oval being used for rugby there are two is one other fields located on the Park. The Hornby Rugby Football Club have their headquarters on Denton Park with a club pavilion.

Cricket: The Hornby Cricket Club have a pavilion on the Park under which a changing facility is located. The Club has one block and a number of junior pitches on the Park.

Softball: The Hornby United Softball Club use a practice diamond on the Park.

~~Cubs and Scouts: A den utilised by the Hornby Cubs and Scouts is located on Denton Park.~~

[NOTE (not proposed to be added to this document but to explain the above paragraph's deletion): This building, which is not being used by Cubs and Scouts, will be removed from its current location if the proposed community/recreation facility development goes ahead]

Denton Park is also used for other organised activities such as fairs and Top Town Competitions. The Park also attracts considerable casual use such as jogging and ball games.

A fitness track with eleven exercise stations has been installed around the perimeter of the Park and some items of play equipment are located in the area of the Park near the Kathleen Crescent frontage.

The cycle and pedestrian pathway that traverses Denton Park provides an important link between the residential area and the Hornby Mall area.

A high-pressure water pumping station and reservoir are also located on the Park, as well as a toilet block open to the public.

~~The Hornby Anglican Parish, who operate a playcentre adjacent to Denton Park, utilise a small area of the Park as a playground.~~

[NOTE (not proposed to be added to this document but to explain the above paragraph's deletion): The church does not access the Park for this purpose]

4.1.7 ~~Adjoining Land Use and Reserve~~ Zoning

~~To the north of Denton Park is the South Island Main Trunk railway line and directly across from that is Kyle Park, a reserve zoned Recreation I in the District Scheme. The land adjoining the western boundary of the Park is zoned Residential 1 and that to the east is zoned Commercial service 1 and Commercial 2. The land to the south on the opposite side of the Main South Road is zoned Residential 1 and Residential Mixed.~~

Denton Park is zoned ~~Recreation I in the District Scheme~~ Open Space Metropolitan Facilities (OMF) in the Christchurch District Plan. This zone accommodates public and private major sports facilities, including, amongst other things, larger recreation facilities that provide for:

- Sufficient land area to accommodate large scale buildings, structures, car parking and, where necessary, buffer areas to minimise 'reverse sensitivity*' [**... the impacts of newer uses on prior activities ...* (source: Wikipedia)]; and
- Capacity for multifunctional use and provision for co-location of complementary or compatible activities, including community and ancillary commercial activities.

4.1.8 Analysis of the Reserve in the area

Denton Park is a particularly significant area of recreational open space in both the Hornby area and ~~Paparua County~~ South-West Christchurch as a whole. Denton Oval provided a venue for track cycling and senior rugby and was a facility of regional significance, used by people from throughout Canterbury. This Park attracts extensive organised sports use as well as catering for a multitude of casual users. Denton Park's central location in the Hornby area contributes to its importance as an area for outdoor and other recreational activities.