

Section 2  
STATEMENT OF SIGNIFICANCE  
HAGLEY PARK



## Section 2: Summary of significance

The analysis of Hagley Park's significant components undertaken in the preceding section, together with findings from the historical investigation of the place (volume 1) have been synthesized into the following statement of significance. This articulates the heritage values of Hagley Park as a whole.

### 2.1 Summary statement of cultural significance

Historic and Social significance:

Hagley Park is of high historic significance as one of the oldest and most extensively used public parks of its kind in New Zealand. It has its genesis in the original 1850 plan for the city of Christchurch,<sup>159</sup> but its European associations extend back to the Deans brothers who leased it as part of a greater landholding from 1843.

It has a high value as an important and integral part of the boundaries of the 1850 settlement plan drawn by the Canterbury Association and has a strong and important association with the Botanic Gardens on its adjoining boundary. Collectively, these two sites reveal much about the formative town plan, settlement and development pattern of Christchurch and illustrate the city's early amenity horticulture enterprise. They are further linked through the lengthy and intertwined management of both places.

Hagley Park has significant cultural, social and historic value to the community as an important "lung to the city" and a prized public open space. This is evidenced through time by the zeal and determination of Christchurch residents who have actively lobbied to protect the Park's historic and gazetted function as a public park for the recreation and enjoyment of all members of the public.

Hagley Park is also of high significance for its strong and direct association with many of the earliest Canterbury settlers from the first four ships, who were domiciled across the Park from December 1850. As part of this temporary occupation the Park was the site of the first bakery, the first Methodist Sunday School and the first Methodist church service.

The Park has a high significance for its association with the sporting history of Canterbury. This can be traced from the first year of the city's settlement. Since that time the Park has been the venue for a number of inaugural sporting events. These have included the formation of the first horse track and horse race in Canterbury, the first athletic event, the first championship cycle meet, the first lacrosse game, the pitch for the first international cricket match and the location of the city's first horticultural exhibition. Additional early sporting events of significance in the Park's social history include early Popular Sports Association events, unofficial golf games prior to the establishment of the Hagley golf links, coursing, football, polo and model yacht racing.

It also has significance for its early and lengthy use as a landscape for military training and display which dates to the establishment of a shooting range in North Hagley Park in 1862. In its role as the practice field for the Canterbury Rifle Volunteers, the Canterbury Militia, the Canterbury Yeomanry Cavalry and the Canterbury Engineer Voluntary Force, Hagley Park functioned as a drill ground for mounted and foot training, and as the scene of bridge building instruction, landmine laying practice, reconnoitring and encampment establishment. As a parade ground, the Park

<sup>159</sup> Black Map 273 and all subsequent versions

accommodated many large-scale military displays and demonstrations and, in 1902, was the location for a farewell event for troops heading to the First World War. The landscape of the Park has also been the setting for World War Two fortifications.

For tangata whenua the landscape holds a high associational and social value. The Park, and wider setting, was a valued and important landscape for tangata whenua who trace their association with the place back to the first Māori inhabitants of up to 1000 years ago. Partially located on or near the site of Puāri pā and its associated mahinga kai areas, the greater Hagley Park setting and the Avon River/Ōtākaro, which intersects the Park, was an important mahinga kai and travel route between Ngāi Tahu kāinga at Kaiapoi and on Banks Peninsula. The mahinga kai areas, where food, fibre and building materials were harvested and gathered, formed an integral part of the system of reciprocal exchange of produce between whānau and hapū groups, known as kai-hau-kai, and the social and cultural networks that this sustained.

In the mid nineteenth century Ngāi Tahu used the area of Hagley Park, known today as Little Hagley Park, as a meeting and resting place – a convenient location close to Market Square where they sold produce to European settlers and central on the route between the settlements of Tuahiwi at Kaiapoi and Rāpaki on Whakaraupō (Lyttelton Harbour) and Koukourārata (Port Levy). Little Hagley Park is also significant for its association with the 1868 land claim hearings. This area is thought to have been known as Waipapa, one of many important Ngāi Tahu mahinga kai areas along the river.

The dominant theme of the nineteenth and twentieth century history of Ngāi Tahu association with Hagley Park is of seeking redress for broken promises stemming from the purchase and settlement of land in Canterbury and Christchurch, and the loss of their settlements and mahinga kai. The quest for a Māori reserve, whare and marae in Little Hagley Park, in recognition of its use as a meeting and resting place, is a twentieth-century expression of this historical grievance.

Other early aspects of Hagley Park's guardianship and status have prompted community action which unequivocally demonstrates the public's longstanding and intense investment in the Park. This was, and continues to be, articulated through spirited resistance to any and all attempts to encroach upon or abstract land from the Park, as evidenced first in 1859 and on many subsequent occasions. The social value of the Park has been further illustrated by regular and ongoing protestations over the inequitable rights of sporting groups over the passive amenity function and aesthetic values of the Park, the pruning and removal of trees, the architectural style and presence of buildings inserted into the landscape and the presence of cars and parking within the Park. Consultation during the 2004 - 2007 management planning process further demonstrated the public's deep sense of attachment to Hagley Park through both written and oral submissions.

The Park contains structures, commemorative markers, spaces, a path network and plant fabric that demonstrate historical, social, aesthetic, cultural and some scientific and technological significance at a local, regional, and in some cases, national level.

#### Cultural and Spiritual significance:

Hagley Park has a high degree of importance to the course, or pattern of Christchurch's cultural history. It is of considerable cultural and spiritual significance for the meanings and associations it

holds for Ngāi Tahu, and Ngāi Tūāhuiri in particular. The site and setting encompasses ancestral kāinga and mahinga kai where tūpuna once lived, travelled and harvested the bounty of the forests, wetlands and waterways. Ngāi Tahu also has an ancestral relationship with the whenua (land), awa (river) and native species in general, which they trace through tribal whakapapa.

In addition to the documented historical uses of the area, parts of the Park may have been used as urupā. The presence of archaeological material, such as the remains of umu and midden, and taonga, such as the stone adze found in Hagley Park at Pilgrim's Corner in 1912 also confers high cultural and spiritual value on these areas.

The area of Pilgrim's Corner or Little Hagley Park also holds particular cultural significance. This area was part of the extensive mahinga kai bordering the Ōtākaro. In the 1850s it was used as a meeting and resting place for Ngāi Tahu travelling between Banks Peninsula and Tuahiwi and selling produce at Market Square, and at some stage “rest whare” were located there.<sup>160</sup> Ngāi Tahu continued to use this area as a meeting place throughout the 1860s, including those who had come to attend the Native Land Court hearings in 1868. Despite the failed attempts to have this part of Hagley Park reserved for Ngāi Tahu or to have a wharenuī or marae built there, the site remains of considerable cultural value due to its use as a kāinga nohoanga.

The Avon River/Ōtākaro remains of great importance to Ngāi Tūāhuriri as one of the few natural and cultural heritage features that remain in Christchurch, and for its link with the mahinga kai of the past. It also holds contemporary mahinga kai value as reflected in the Te Rūnanga o Ngāi Tahu ‘State of the Takiwā’ cultural health assessments. Importantly, while significantly degraded, these mahinga kai values have the potential to be enhanced, and Ngāi Tahu hold this as an objective for the Ōtākaro (and other waterways in Christchurch).

Hagley Park has a high cultural significance as the city's principal event space from 1851. In this role the landscape has been the setting for numerous community celebrations and history-marking ceremonies. Important early events included the first and subsequent Canterbury Anniversary celebrations; numerous celebratory events connected with royalty; illuminated processions and fireworks displays, as well as smaller scale regular temperance demonstrations and annual picnics. Most recently, as a consequence of the February 2011 Canterbury earthquake Hagley Park was used as a temporary accommodation site, communication point for earthquake briefings and continues to be the venue for annual memorial services

Additionally, the Park has a high cultural significance for its role as the setting for the 1882 Industrial Exhibition and the 1906/1907 New Zealand International Exhibition and remains the city's principal event space.

Hagley Park has a high cultural significance for the remaining evidence of past layers of design, path networks, planting and extant structures which illustrate the three key periods of its development and reflect the social conventions which influenced these. They are:

- Initial design, layout and planting from 1862 to 1889;
- Extension and embellishment from 1890 to 1930; and
- Maintenance and complementary development under subsequent curators

<sup>160</sup> Taylor, W. A., (1952) *Lore and History of the South Island Maori, Otautahi – Christchurch and its District*, p. 5

#### Architectural / Landscape and Aesthetic significance:

Hagley Park is of high landscape significance for its rich horticulture heritage as expressed in its impressive collection of trees, the series of significant visual axes which extend through and around the Park and the experiential qualities these creates. Other facets of the landscape's significance are derived from its progressive development, the scale and maturation of much of its planting, the deployment of trees, planted combinations, high seasonal interest and the evidence of its mid nineteenth-century design and planted record.

The Park has an additional architectural value for a number of its built structures and infrastructural elements which have a lengthy and important social and historical connection with the place. These are specifically the Helmore's Lane and Armagh Street Bridges, the Umpires' Pavilion, Dynes, MacGibbon, Mickle and Woodland Gates, the Rugby Union Footballers' Soldiers Memorial, Bandsmen's Memorial Pavilion, Victoria Lake and Lake Albert. In addition, many of these surviving structures illustrate the work of important Canterbury architects and architectural firms, most particularly S. and A. Luttrell, and Collins and Harman/Armison and Collins.

#### Contextual significance:

The Park is of high value to Christchurch and New Zealand as an important and integral part of the 1850 boundaries of the first permanent European settlement in Canterbury. Together with the Botanic Gardens it is an important component of a group of early colonial sites which, individually and collectively, have considerable potential to reveal much about the formative town planning, settlement and development pattern of the city of Christchurch.

The Park has a significant landmark status by virtue of its size, location and the maturity of its vegetation. It is a prominent backdrop to the daily lives of numerous city residents who connect with it either physically or visually on a regular basis. It is also a defining aspect of Christchurch's Garden City image and special quasi English character.

#### Technological and Craftsmanship significance:

The Park is of significance for its collection of commemorative fabric, fixed-feature elements and other built structures, which exhibit technological values and some notable period craftsmanship.

#### Scientific significance:

Hagley Park is nationally significant for the retention of mature trees, the planting of which began in 1863. As a direct consequence of this, the Park is visited, and has been the field of study, by students and others engaged in pharmacology, forestry, botany, horticulture, dendrology and also the arts.

Many of the trees within the Park have a scientific significance by virtue of their genetic material and have the potential to advance understanding of the early movement of conifers, particularly *Pinus radiata*, into and around New Zealand.

Hagley Park is also significant for its early role in a national distribution system of exotic economic plants and trees, which were cultivated in South Hagley Park. The progeny of these were widely distributed throughout New Zealand and eventually formed the basis of stock in a number of early

agricultural stations, while other species found their way into general cultivation.

Archaeological significance:

Hagley Park has been the setting for various occupations, structures and significant events of which some archaeological remains have been located in the past and others may yet remain in situ.

Determination

Hagley Park is considered to be of local, regional and national significance.

Section 3  
FRAMEWORK FOR CONSERVATION  
HAGLEY PARK



## Section 3. Framework for Conservation Policies

### 3.1 Statutory and regulatory requirements

Current legislation provides measures for any future management and development of heritage places. Consideration of all areas of current legislation and best practice management guidelines must be considered to ensure that the cultural heritage values are appropriately respected and protected before any future development work is undertaken. Regard to this should include but not be limited to:

- The Reserves Act 1977
- The Hagley Park Management Plan 2007
- The Historic Places Act 1993 (HPA) with particular regard to Archaeological Sites
- The Christchurch City Plan 2005 and Christchurch Central Recovery Plan 2012
- The Resource Management Act, 1991, and RMA Amendment Acts 2003 and 2004
- The Canterbury Regional Policy Statement 2013
- The Treaty of Waitangi
- The Building Act 2004
- The Local Government Act 2000
- The Protected Objects Act 1975

#### 3.1.2 ICOMOS (NZ) Charter and associated charters

Although there is no statutory or regulatory requirement, consideration should also be given to :

- The ICOMOS (NZ) Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Ngā Taonga Whenua Heke Iho o Nehe for the conservation of places of cultural heritage value. (appendix 3). Revised in 2010, this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, trades people or professionals, are involved in the different aspects of such work and aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues.

- The Florence Charter on Historic Gardens

This was adopted by ICOMOS on the 15 December 1982. The Charter considers historic gardens as being both small and large parks, whether formal or landscaped, and whether or not associated with a building (Article 6). It considers historic gardens as having significance to the public from the historical or artistic point of view and therefore it was possible to classify these as monuments as defined by the ICOMOS statute of 1978.(appendix 4)

#### 3.1.3 The Reserves Act 1977

The Reserves Act 1977 is administered by the Department of Conservation. Its function is to provide for the preservation and management, for the benefit and enjoyment of the public, of areas possessing some special feature or values such as recreational use, wildlife, environmental or landscape amenity, natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value <sup>161</sup>

Under Section 17 of this Act Hagley Park is classified as a Recreation Reserve and the Christchurch City Council is the gazetted administering body. Hagley Park was vested in the Council by the

<sup>161</sup> <http://www.legislation.govt.nz/act/public/1977>



Christchurch City (Reserves) Empowering Act 1971 (section 5 subsection (1)) in fee simple as a reserve for recreational purposes. The Park's classification as Recreation Reserve under the Reserves Act 1977 was effected by gazette notice in 1980.

### 3.1.4 Hagley Park Management Plan 2007

As part of its mandated management and use, as set out in Section 17 (Recreation Reserves) of the Reserves Act 1977, Christchurch City Council, as the administering body of Hagley Park is required to ensure that *where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features ...shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve: provided that any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Historic Places Act 1992.*<sup>162</sup>

To achieve this requirement Christchurch City Council have prepared a management plan for Hagley Park which sets out management goals, policies and desirable actions. The following management goal is of particular note:

Management Goal 1. *"To protect and enhance Hagley Park's existing and historical environmental values, its landscape qualities and its botanical features."* (p.4)

Objectives and Policies aligned with this goal are found within the Landscape and History sections of the Management Plan.

Objective 1: (a) *To protect the English heritage style landscape character, atmosphere and scenic amenity of Hagley Park and promote this as a major objective of the plan.* (p.6)

Objective 4: *To preserve and enhance knowledge of the historical values of the Park.* (p.6)

### 3.1.5 Historic Places Act 1993

The Historic Places Act is administered by the New Zealand Historic Places Trust (NZHPT). The purpose of the the Historic Places Act (1993) is to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. In addition to its general heritage requirements, the Act has some specific requirements in relation to Māori, requiring all persons exercising functions and powers under the Act to recognise the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

The Act states that it is not lawful for any person to destroy, damage, or modify, or cause to be destroyed, damaged, or modified, the whole or any part of any archaeological site (any place in New Zealand that was associated with human activity that occurred before 1900 and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand) without an archaeological authority from the Trust.

#### 3.1.5.1 The archaeological provisions of the Historic Places Act 1993<sup>163</sup>

For the purposes of this Conservation Plan, it is necessary to distinguish between any archaeological

<sup>162</sup> Section 17(2) (b) Reserves Act 1977

<sup>163</sup> Revision of the Historic Places Act 1993 is currently underway and there are likely to be some changes to the archaeological provisions.

site and that sub-set meeting the legal definition of an archaeological site under the heritage legislation of the Historic Places Act. The archaeological provisions of the Act (sections 9 – 19) require that consent is granted prior to any works commencing which have the potential to affect an archaeological site.

The consent under the Historic Places Act is called an ‘archaeological authority’ and is similar to a resource/building consent in that it is typically granted with conditions, compliance with those conditions is a legal requirement and there are penalties for non-compliance.

Where there is some uncertainty as to the date of an archaeological site or other reasons applicable to whether an archaeological authority will be required or not, this decision will be made by the New Zealand Historic Places Trust as the statutory authority.<sup>164</sup> Potentially, intentionally planted trees and other plantings dating prior to 1900 could be argued to be within the legal definition of an archaeological site (as material remains associated with human activity that occurred before 1900) but no authority has been required solely for the removal of trees or other plantings previously and, unless entire removal of a historic garden with associated buildings was intended, there is no reason to anticipate any change to this practice.<sup>165</sup>

Note that while the Historic Places Act is restricted to sites that date prior to 1900, there is no date specified in the requirements of Section 6 of the Resource Management Act, which also reference historic heritage and archaeological sites.

### 3.1.5.2 Registered buildings under the Historic Places Act 1993

Under section 23 of the Historic Places Act 1993 a number of buildings and objects within Hagley Park and its wider management area are registered as Category II. Category II Historic Places are defined in Part II, Section 22 of the Historic Places Trust Act as places of ‘historical or cultural heritage.

These registrations are:

- Helmore's Lane Bridge - Category II, Registration No: 1798
- Park Bridge (Armagh South) & Mickle Gates - Category II, Registration No: 1834
- Umpires' Pavilion- Category II, Registration No: 3656
- Nurses' Memorial Chapel – Category I, Registration No: 1851

Registration means that under section 93 of the Resource Management Act 1991, the territorial authority is required to refer any resource application to the Trust if it believes the Trust to be an affected party.

### 3.1.5.3 Landscape and Trees under the Historic Places Act 1993

Neither Hagley Park nor Little Hagley Park are a registered place under the Historic Places Act. Similarly no trees within these landscapes are individually registered under the Act.

<sup>164</sup> Two brochures – ‘Applying for an archaeological authority’ and ‘Complying with an archaeological authority’ – set out the requirements of the archaeological provisions of the Historic Places Act and further information about the consent application process is available on the NZ Historic Places Trust website at <http://www.historic.org.nz/en/ProtectingOurHeritage/Archaeology.aspx>

<sup>165</sup> Pers. comm. B. Mosley/Dr Rick McGovern-Wilson, 30 June 2012.

### 3.1.6 Heritage New Zealand Pouhere Taonga Bill 2012<sup>166</sup>

At the time of preparing this Conservation Plan the Heritage New Zealand Bill was before Parliament.<sup>167</sup> This bill, if passed into law will replace the current Historic Places Trust Act 1993. Potential ramifications in respect of this Conservation Plan lie in the proposed introduction or new archaeological provisions including an expanded definition of archaeological site to include post 1900 buildings, places, structures and parts thereof.

### 3.1.7 Christchurch Central Recovery Plan 2012

This is a statutory document that directs that those exercising functions or powers under the Resource Management Act 1991 must not make decisions that are inconsistent with the Recovery Plan. (Note: For the purposes of the Recovery Plan most of Hagley Park and all of the Botanic Gardens are included in the Central City). These functions and powers include decisions on resource consents, and preparing or changing planning documents. The Recovery Plan can also require that specific objectives, policies and methods are included in or removed from statutory documents. If there is an inconsistency, the Recovery Plan prevails.

This Recovery Plan directs the Christchurch City Council to make a series of changes to its City Plan to ensure the objectives of the Recovery Plan are met. These are contained in Appendix 1 of that document.

### 3.1.8 Christchurch City Plan

The City Plan has been prepared to assist Christchurch City Council to carry out its functions under the Resource Management Act 1991. The purpose of the Resource Management Act is to promote the sustainable management of natural and physical resource. This includes the retention and enhancement of heritage items that contribute to the character, heritage values, or visual amenity of Christchurch in a setting that enhances such items, as outlined in Christchurch City Plan, Volume 2 Section 4: City Identity.

This is achieved through the identification, classification and scheduling of heritage buildings, places, or objects and heritage/notable trees. No part of Hagley Park is a scheduled place under the District Plan. However within their landscapes and the wider management area there are buildings and objects that are subject to controls depending on their protection status as follows.

#### 3.1.8.1 Heritage Buildings

Volume 3, Part 10: Heritage and Amenities addresses cultural heritage and the protection of buildings, places and objects. Appendix 1: List of protected buildings, places and objects of Part 10, includes the following buildings as scheduled heritage items:

- The Umpires' Pavilion, Hagley Oval - Group 3 heritage item
- Helmore's Lane Bridge - Group 3 heritage item
- Armagh – Hagley Bridge - Group 3 heritage item
- Bandsmen's Memorial Rotunda<sup>168</sup> - Group 3 heritage item
- Nurses Memorial Chapel- Group 2 heritage item

<sup>166</sup> Parliamentary Library, Bills Digest No. 1933

<sup>167</sup> Most recently the report of the Select Committee was presented on 20 June 2013

<sup>168</sup> Referred to as 'Band Rotunda Botanical Gardens' in the City Plan

Any proposed works to these buildings must be considered in light of the recent amendments to the heritage provisions governing protected buildings, places and objects within the central city, as directed by the Christchurch City Recovery Plan.<sup>169</sup>

### 3.1.8.2 Heritage/Notable Trees

Volume 3, Part 10: Heritage and Amenities addresses cultural heritage provisions and protection mechanisms for scheduled heritage items. There are no trees or groups of trees within Hagley Park scheduled in the Christchurch City Plan.

### 3.1.8.3 Zoning Rules

#### **Conservation 2 (Historic and garden city parks) zone.**

The part of North Hagley Park lying between the Avon River/Ōtākaro and Riccarton Avenue, and managed as part of the Botanic Gardens (including the areas described as the Pinetum, Harman's Grove, Daffodil Woodland, Primula Garden, Heritage Rose Garden and the Kate Sheppard Memorial Walk), is zoned Conservation 2 (Historic and garden city parks).

This zone comprises a small group of public parks of city-wide significance which help provide the city with its unique scenery and character.<sup>170</sup> Places zoned Conservation 2 *“contain historic structures and buildings, often used for a range of suitable commercial concessions (and)... have other important scenic, educational, recreational and botanical values... Zone provisions acknowledge the wide range of uses undertaken in these parks as well as providing a high level of protection to the heritage and scenic values present. Also taken into account are the varied nature of these sites and their high level of public use, being reflected in the requirements for facilities.”*

The Environmental results anticipated for the Conservation 2 Zone include:

- (a) The conservation and enhancement of heritage, landscape, botanical and spiritual values of land within the zone.*
- (b) The conservation and enhancement of the city's identity, with particular regard to heritage and garden city character, and trees along margins of waterways.*
- (c) The enhancement of recreational activities consistent with protecting the qualities of the zone.*

#### **Open space zones**

All of Little Hagley Park and South Hagley Park, and most of North Hagley Park, is zoned Open Space 2 (District Recreation and Open Space). Places zoned Open Space 2 *comprises primarily large areas of public open space for active recreation, which serve a suburban or district-wide function... They can generally be described as areas where both informal and formal (particularly sports) recreation activities are undertaken.*<sup>171</sup>

### 3.1.8.4 Environmental asset waterways

The Avon River/ Ōtākaro is identified as a 'downstream river' in the vicinity of Hagley Park, and its tributaries in Hagley Park as 'environmental asset waterways', in the City Plan. This means that under Development Standard 5.2.4(a) any filling or excavation, or the erection of buildings is a discretionary activity<sup>172</sup> within the following setbacks: environmental asset waterways (seven

<sup>169</sup> <http://ccdu.govt.nz/the-plan>

<sup>170</sup> City Plan, Vol. 3, Part 5, 1.1

<sup>171</sup> Christchurch City Plan, Part 6, 1.1 General Description and Purpose

<sup>172</sup> An activity which is not listed as a permitted or non-complying activity in the City Plan

metres) Council are required to consult with tangata whenua upon any application being required under these rules in respect to downstream rivers.

### 3.1.8.5 Tangata whenua

Volume 2 Section 5 notes that the needs of tangata whenua and the manner in which these are provided for, is a matter of significance. The City Plan acknowledges that tangata whenua have a deep spiritual association with land and water which to them are a great taonga.

### 3.1.8.6 Other sections

Other sections of the City Plan of particular note are:

Volume 2, Section 4: Heritage Protection, including provisions for Earthquake Recovery and Seismic and Building Code Upgrades.

Volume 3, Part 9, General City Rules: 9.0 Canterbury Earthquake Recovery for works exempted from the usual requirements to obtain resource consent.

### 3.1.9 Resource Management Act 1991<sup>173</sup>

The Council is required to recognise and provide for the protection of historic heritage. This is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological resources; and includes historic sites, structures, places, and areas; archaeological sites; sites of significance to Māori, including wāhi tapu; and surroundings associated with the natural and physical resources.

The Council is also required to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga, and the protection of recognised customary activities. In achieving the purpose of the RMA, the Council is required to have particular regard to kaitiakitanga – the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori (Māori customary values and practices) in relation to natural and physical resources, and the ethic of stewardship.

RMA Section 5 outlines the purpose of the Act that is to:

1. *promote the sustainable management of natural and physical resources*
2. *sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while:*
- c. *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable need of future generations; and*
- d. *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- e. *Avoiding, remedying or mitigating any adverse effects on the environment*

<sup>173</sup> It should be noted that the RMA is currently in the process of reform and as at March 2013 had entered Phase II of the reform process. Potential implications associated with proposed reform include changes to sections 6 and 7 with associated implications for historic heritage, the replacement of all district plans with resource management plans, new iwi/Māori participation provisions and some changes in consent processes

RMA Section 6 outlines matters of national importance, noting that in achieving the purposes of the Act all persons must recognise and provide for:

- f. The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga*
- g. The protection of historic heritage from inappropriate subdivision, use and development. (2003 amendment)*

Other sections of the RMA of particular note are:

Section 8 - The principles of the Treaty of Waitangi shall be taken into account.

Section 88 – Application for Resource Consents

Fourth Schedule – Assessment of effects on the environment

### 3.1.10 Canterbury Regional Policy Statement (CRPS) 2013<sup>174</sup>

This provides the overall framework for achieving sustainable management in the Canterbury region. Prepared pursuant to the provisions of the RMA it is binding on regional and district plans. This document recognises that historic cultural landscapes and historic heritage landscapes have important values that require protection.

The following chapters are of particular relevance:

#### Chapter 13. Historic Heritage

Policy 13.3.1 – Recognise and provide for the protection of significant historic and cultural heritage items, places and areas

*To recognise and provide for the protection of the historic and cultural heritage resource of the region from inappropriate subdivision, use and development*

Policy 13.3.2 – Recognise places of cultural heritage significance to Ngāi Tahu

*To recognise places of historic and cultural heritage significance to Ngāi Tahu and protect their relationship and culture and traditions with these places from the adverse effects of inappropriate subdivision, use and development.*

Policy 13.3.3 – Historic cultural and historic heritage landscapes

*Significant historic cultural and historic heritage landscapes are to be protected from inappropriate subdivision, use and development.*

Also of relevance is:

Chapter 4 – Provision for Ngāi Tahu and their relationship with resources

4.1 Restoring, maintaining and enhancing cultural relationships between Ngāi Tahu and their ancestral lands, waters, wāhi tapu and taonga requires the provision of opportunities to protect and use resources and to be actively involved in decisionmaking processes to achieve environmental results that recognise this relationship in accordance with culture and tradition.

### 3.1.11 Treaty of Waitangi

The Te Tiriti o Waitangi recognises and guarantees the protection of tino rākatirataka (sovereignty) and so empowers kaitiakitaka as customary trusteeship to be exercised by tangata whenua over their taonga, such as sacred and traditional places, built heritage, traditional practices, and

<sup>174</sup> <http://ecan.govt.nz/our-responsibilities/regional-plans/rps/Pages/regional-policy-statement.aspx>

cultural heritage resources. Council responsibilities in relation to the Treaty are defined in statute, particularly the Local Government Act 2002, the Resource Management Act 1991, as well as iwi settlement legislation (Te Rūnanga o Ngāi Tahu Act 1996, and Ngāi Tahu Claims Settlement Act 1998).

### 3.1.12 Local Government Act 2002<sup>175</sup>

In fulfilling the Crown's Treaty responsibilities the Local Government Act sets out what the Council is required to do to address this and to provide opportunities for Māori to contribute to decision-making processes, and provide relevant information to Māori for the purposes of this contribution to decision-making process.

### 3.1.13 Building Act 2004<sup>176</sup>

Under the Building Act 2004 (amended March 2005), it is the owner's responsibility to:

- apply for a building consent for any proposed building work
- provide the necessary information with the building consent application to confirm compliance with the New Zealand Building Code
- notify the Council when a change of use is proposed
- apply for a code compliance certificate on completion of building work
- ensure that inspection, maintenance and reporting procedures are carried out where required by any compliance schedule
- maintain buildings in a safe and sanitary condition at all times.

The Building Act 2004 (Section 131) requires territorial authorities to develop policies on earthquake-prone buildings within their districts. In keeping with this requirement, the Christchurch City Council has adopted a policy for earthquake-prone buildings, dangerous buildings and unsanitary buildings within its district.

#### 3.1.13.1 General Comment

There can be tensions between the requirements of the Building Act 2004 and the purposes and principles of the Historic Places Act 1993 and the Resource Management Act 1991. The tension stems from the focus of ensuring building safety, amenity and access under the Building Act 2004, and the protection of historic heritage as a matter of national importance under the RMA 1991 and the purpose of the HPA 1993 to promote minimum change of heritage buildings in order to conserve and preserve historical and cultural heritage values.

### 3.1.14 Protected Objects Act 1975

The purpose of this Act is to provide for the better protection of certain objects which form part of the moveable cultural heritage of New Zealand. These are objects which are of importance to New Zealand, or to a part of New Zealand, for aesthetic, archaeological, architectural, artistic, cultural, historical, literary, scientific, social, spiritual, technological, or traditional reasons; and fall with one or more categories of protected objects as set out in Schedule 4 of the Act.

<sup>175</sup> It is noted that both the Local Government Act and the Resource Management Act required wider community engagement

<sup>176</sup> <http://www.building.govt.nz>

Under Schedule 4 of the Act, there are nine categories of protected New Zealand objects. Of particular relevance to the Christchurch Botanic Gardens are; taonga tūturu (50 plus year old objects related to Māori culture and society) and New Zealand archaeological objects (materials removed from a New Zealand archaeological site). Any newly found taonga tūturu are in the first instance Crown owned unless and until a determination on ownership is made by the Māori Land Court.

In the interim, the Ministry is legally responsible for recording, custody, facilitating claims for ownership and any conservation treatment for taonga tūturu. Any finds must be taken to the closest museum, which will notify the Ministry. Other finds such as documentary heritage objects (for example material located in the root zone of trees) are considered part of the site's archaeology and covered by the Historic Places Act 1993.

## 3.2 Non-Regulatory Directions

### 3.2.1 Hagley Park /Botanic Gardens Master Plan 2007

The purpose of the Hagley Park /Botanic Gardens Master Plan is *to ensure that the development, management and use of both landscapes is undertaken in the best possible way well into the future.*<sup>177</sup> Relevant sections within this document are:

Key contributing elements of the vision for Hagley Park includes that *“The Park is understood and valued for its cultural heritage and managed accordingly.”*<sup>178</sup>

Management Goal A for Hagley Park is

*“To protect and enhance Hagley Park's existing and historical environmental values, its landscape qualities and its botanical features.”*<sup>179</sup>

Key performance indicators that these management goals are being achieved include:

*“The key heritage and cultural values of the Park are understood, recognised, conserved and, where appropriate, enhanced and celebrated through interpretation and public events.”*<sup>180</sup>

Planning drivers include:

*“A need to recognise heritage values as a key component of Hagley Park..”. with associated comment which notes “The history of Hagley Park and the Botanic Gardens reflects many facets of the colonial history of Christchurch itself. The area has a number of sites of historic and cultural significance, from the pre-European period through to the present. These need to be understood, recognised, protected, conserved and promoted.”*<sup>181</sup>

### 3.2.2 Council Strategic Directions

The Strong Communities strategic direction includes the objective to celebrate and promote Christchurch's identity, cultures and diversity by protecting and promoting the heritage character and history of the City. The Liveable City strategic direction includes the objective to maintain and enhance the quality of development and renewal of the City's built environment by protecting Christchurch's heritage buildings and neighbourhood character. One of the 2009-2019 LTCCP community goals is Development, which has at its core the desire to achieve *“An attractive and*

<sup>177</sup> [http://resources.ccc.govt.nz/files/HagleyGardensMastPlan2007\\_ALL-christchurchbotanicgardens.pdf](http://resources.ccc.govt.nz/files/HagleyGardensMastPlan2007_ALL-christchurchbotanicgardens.pdf)

<sup>178</sup> Hagley Park/Botanic Gardens Master Plan 2007, p. 5

<sup>179</sup> Ibid

<sup>180</sup> Ibid

<sup>181</sup> Ibid, p.11



*well-designed city*". The community outcome of this includes enhanced lifestyles and heritage by the urban environment.

### 3.2.3 City Council Draft Three Year Plan (TYP)

One of the five strategic directions outlined in the 2013-2016 (draft) Three Year Plan is Strong Communities. This has as one of its focused outcomes "*Christchurch's culture and heritage are valued.*"<sup>182</sup>

Of particular note, as part of the Strong Communities outcomes are:

- The city's heritage and taonga are conserved for future generations
- The garden city image and garden heritage of the district are enhanced
- Sites and places of significance to tangata whenua are protected

## 3.3. Particular requirements and constraints

### 3.3.1. Inevitable change

The nature of what recreation is appropriate and what is not has changed over time and there are consequent implications for the management and development of Hagley Park as well as implications for the Park's various user groups. Any necessary changes to meet evolving recreation needs must be undertaken in a manner that is sympathetic to the Park's historic framework and its important planted heritage

### 3.3.2. Impacts of climate and environment change

The possible impacts of climate change on Hagley Park require further analysis. While the most likely are thought to be increased severe weather events with associated implications for living heritage, other climate driven considerations may influence decisions around the replacement of historical material, either via the perpetuation of historic genetic material or using 'in-kind' plantings.

Similarly, localised environmental/ecological changes may also impact upon this and may necessitate a 'best match' plant substitution approach, particularly for necessary large-scale replacement planting programmes, which aims to best reflect the functional, visual and horticultural qualities of extant historic plant material where propagation and replacement in kind is not possible.

<sup>182</sup> *Christchurch City Three Year Plan*, Volume 1, p. 38

<http://resources.ccc.govt.nz/files/ltccp/TYP2013/Volume1/CHCHThreeYearPlan2013Volume1.pdf>

Section 4  
CONSERVATION POLICIES  
HAGLEY PARK



## Section 4. Conservation Policies

### Preamble

This Conservation Plan is a policy document for a place of significant cultural heritage value. Scrutiny of the plan, particularly of the conservation policies, is strongly recommended for practitioners involved in any Hagley Park refurbishment, and conservation specialists involved in heritage fabric conservation. Similarly, copies of this document should be submitted with future applications for resource consent or other statutory procedures involving Hagley Park.

The following conservation policies are based on the assessed heritage value of site elements or fabric identified as having heritage significance. Policies have been framed to:

- respect Hagley Park's heritage values and protect its character-defining qualities
- safeguard the Park's significant fabric and setting from inappropriate modifications, adaptations and development which may compromise, diminish or destroy its heritage integrity
- recognise and provide for tangata whenua values and relationships with the place
- help inform a number of other projects in the Hagley Park/Botanic Gardens Master Plan to enable these to be implemented
- provide a document that can be used as an appraisal measure for the assessment of the present and future care of each landscape and also for the future review of statutory management plans

### Definitions

The definitions referred to in the following Conservation Policy Recommendations are drawn from the *ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value 2010* which can be found in the Appendices.

## 4.1. Management

Hagley Park is classified as a Recreation Reserve under Section 17 of the *Reserves Act 1977*, and is managed under the direction of the current *Hagley Park Management Plan*, approved by Christchurch City Council in 2007. The *Hagley Park/Botanic Gardens Master Plan 2007* identifies potential projects to improve and enhance Hagley Park.

### Policies:

- 4.1.1. Manage Hagley Park in accordance with its classification as a Recreation Reserve (Section 17(1), *Reserves Act 1977*) and then, having regard to that primary purpose, manage and protect scenic, historic, archaeological, biological, geological and other scientific features and indigenous flora, fauna and wildlife in Hagley Park to the extent compatible with the primary purpose (Section 17 (2)(b), *Reserves Act 1977*).
- 4.1.2. Consistent with the principles of the Treaty of Waitangi, protect and enhance the relationship of tangata whenua with the land, water and other taonga within Hagley Park, including recognising Ngāi Tūāhuriri Rūnanga as kaitiaki and manawhenua for the area.
- 4.1.3. There is a need to update the Management Plan to reflect more contemporary relationships between Ngāi Tahu and Christchurch; and to recognise the Avon River/Ōtākaro as a key cultural and natural heritage feature of both the Botanic Gardens and Hagley Park.
- 4.1.4. Consistent with the objectives of this plan, conserve the Gardens on the basis of the

definitions, principles, processes and practices in the *New Zealand ICOMOS Charter for the Conservation of Places of Cultural Significance 2010*, having regard to the *Florence Charter 1981*.

- 4.1.5. A full Conservation Plan review should be undertaken on a ten yearly basis, or earlier should changing circumstances make it necessary, to ensure that the principles and policies set out continue to effectively guide the conservation of Hagley Park.
- 4.1.6. This Conservation Plan should take precedence over other earlier conservation documents but should be read in conjunction with all existing plans and reports for individual buildings and structures.

## 4.2. Archaeology

Hagley Park has undergone so much modification during its transformation from an environment of raupō swamp and tussock to a deliberately designed landscape that the entire area may be considered an archaeological site, comprising layers of superimposition of plantings, pathways and structures. Because of this modification, the likelihood of previously unidentified sites of occupation within the Botanic Gardens is much reduced, and the greatest degree of care needs to be taken in those areas in which the potential for archaeological remains can be identified historically.

### Policies:

- 4.2.1. As a matter of best practice, changes made to the plantings and settings within the Botanic Gardens should be documented by photograph, plan, diagram and text, and those documents should be archived and maintained to an acceptable professional standard.
- 4.2.2. In areas where open space is to be converted, any earthworks planned below the level of general cultivation<sup>183</sup> in locations identified as having a higher potential of burials and/or archaeological remains present (as documented on the appended map), should be discussed in the planning stages with:
- (i) the NZ Historic Places Trust for expert scientific advice about the risk to cultural/ archaeological remains and the possibility of requiring consent under the Historic Places Act 1993;<sup>184</sup> and
  - (ii) Te Ngāi Tūāhuriri Rūnunga in the first instance for cultural advice where there is a possibility of remains of Māori origin being affected.
- 4.2.3. In other areas, standard 'accidental discovery protocols' for archaeology should be included in management documents and work schedules where excavation and other earthworks below the depth of general cultivation are planned, so that the legal requirements of the archaeological provisions of the Historic Places Act are explicitly stated and understood.

### Implementation:

1. The historic maps and plans showing the location of various buildings, structures, lakes, bridges, walls, fences, gravel pits and wells should be geo-rectified in a GIS, to provide a more accurate location of these features within the Hagley Park. This will allow planning of earthworks to avoid such areas when necessary and/or to identify the potential for archaeological remains when excavation and other earthworks are planned.

<sup>183</sup> General cultivation is taken to be the level that has been dug over again and again over the years

<sup>184</sup> Refer appendices for information concerning archaeological matters

### Implementation:

2. Any subsurface archaeological deposits, material or artefacts located should be fully documented and recorded in the New Zealand Archaeological Association site recording scheme, whether these date pre- or post-1900.
3. Should any archaeological investigation or excavation take place a permanent record of this should be maintained. All excavation reports should state clearly which areas have been investigated and whether or not the archaeological potential of the site has been fully explored. A copy of the report should be held as part of the Park's archival record.

### 4.3. Use

The current uses of Hagley Park and its setting are a continuation of use established in the mid nineteenth century and are consistent with the Canterbury Association's original intended purpose, as set out in the *Reserves Ordinance 1855*, namely “[Hagley Park .... shall be reserved forever as a public park and shall be open for the recreation and enjoyment of the public.” Subsequent legislation (*Reserves Act 1977*) underscores this use and function and in addition sets out the need to protect the natural environment.

In the contemporary context there is a need to also recognise the importance of reflecting the cultural heritage of Christchurch by appropriately incorporating indigenous elements, and recognising the value of this to the wellbeing of the Māori communities in Christchurch, and to visitors to Christchurch.

### Policies:

- 4.3.1. Continue to manage Hagley Park as a landscape for both passive and active recreation, ensuring the Park's natural and cultural heritage values are protected from overuse. This use is intimately connected with the heritage values and cultural messages of the place.
- 4.3.2. Ensure any future use of the Park is consistent with conserving important historic aspects of: the early path network, important views through the avenues and belts, vegetation character, identified experiential qualities and structures, and site fabric with an assessed heritage value.
- 4.3.3. Ensure that new landscape development works take into account the need to appropriately incorporate indigenous elements into the plant palette of Hagley Park
- 4.3.4. Where areas within the Park need to be adapted to achieve Management Plan goals, ensure that the landscape's identified heritage values are not compromised and significant heritage fabric is not obscured.

### 4.4. Setting

There is a need to protect Hagley Park from a potential loss of integrity and definition. This can occur through the introduction of inappropriate or incongruous intrusions as well as obtrusive developments on the Park's margins.

There is also a need to recognise and express the tangata whenua heritage of the place and the Avon River/ Ōtākaro as a significant element of the setting.

### Policies:

- 4.4.1. Development within Hagley Park, which has the potential to negatively impact the heritage values and the experiential qualities of the landscape should be avoided. Where this is not possible every effort should be made to ensure that new development is of a scale, proportion and form that respects the established open 'parkland' aesthetic and landscape character.
- 4.4.2. Avoid introducing permanent monuments, memorials or plaques within the Park which have no direct or compelling relevance to the place.
- 4.4.3. Ensure that various structures introduced into the Park – signage, furniture, bins, light standards etc conform to a high standard of design and are based on a well considered system in order to minimise visual intrusions.
- 4.4.4. Development on Hagley Park's adjoining boundaries which has the potential to negatively impact on the heritage values and experiential qualities of the Park should be carefully monitored. Every effort should be made to mitigate at best, or minimise where mitigation is not possible, any adverse effects on the heritage values and essential character of the Park.

### Implementation:

4. Due consideration should be given to listing Hagley Park in the Christchurch City Plan as a Group 1 heritage item. Any listing should take into account all features which contribute to the Park's overall significance and include all of those structures, furnishings and natural features that are of cultural heritage significance as documented and assessed in Section 1 of this volume.
5. Consideration should be given to the creation of a buffer or conservation zone around Hagley Park with associated planning rules to protect the landscape and landmark values of the Park from obtrusive developments.

## 4.5. Views, spaces and relationships

Any new planting or paths, modifications or refurbishment should be designed and undertaken with reference to Section 1: Analysis and assessment of components and collections and these conservation policies. Every effort should be made to respect the predominant planted aesthetic within Hagley Park, the Park's character-defining qualities and the acquired experiential qualities that contribute to the Park's sense of place.

The relationship of tangata whenua to the Hagley Park site, an important taonga, must also be respected and the restoration of the Avon River/Ōtākaro, as part of the natural heritage of the Park, is of particular importance.

### Policies:

- 4.5.1. Maintain the historic character of the Hagley Park landscape as it has evolved i.e. the mid to late nineteenth-century forest tree plantings in avenues, belts and clumps and the mid twentieth-century cherry plantings and areas of seasonal display.
- 4.5.2. Ensure that new and replacement tree planting within the Park reflects the current species composition and respects significant plant associations This includes; the Harman's Grove Woodland, the Daffodil Woodland and the Little Hagley Park Woodland with bluebell carpet.

- 4.5.3. The early pathway system through the Park, as mapped, should be retained and the visual axes created by these tree-lined avenues protected from visual intrusions. Similarly, the lengthy corridors created by the perimeter belts should be also be protected from visual intrusions or any other change detrimental to their character.
- 4.5.4. Unimpeded views into the Park from the surrounding roads are an important and historic part of the travel corridor experience around and through the Park and these should be protected.
- 4.5.5. Longstanding formal access points into Hagley Park should be respected in any new circulation plan. These are historic entry points and are associated with significant heritage fabric (Dynes Gates Woodland Gates, MacGibbon Gates, Helmore's Lane Bridge and the Armagh Street Bridge and Mickle Gates) and for the most part are aligned with planted avenues
- 4.5.6. Where appropriate, and in consultation with tangata whenua, establish and maintain spaces, plantings and structures that acknowledge the culture and relationship of tangata whenua with the lands and waters of Hagley Park.
- 4.5.7. Where appropriate ensure that the natural heritage values and ecological functioning of the Avon River/Ōtākaro River and its tributaries crossing Hagley Park is respected through the restoration of ecological plantings along the waterway.

## 4.6. Landscape fixtures, fittings and features

Section 13 of the ICOMOS New Zealand Charter outlines the need for fixtures, fittings and features integral to the cultural heritage of a place to be retained and conserved. In the case of the Hagley Park this includes various elements identified as making up the heritage environment; gates, bridges, living heritage, path layout, free standing landscape structures, archival materials and historic practices.

In general, original or significant fabric should not be moved as significance is diminished by the separation from an historic location. Replacement of original fabric should only be considered where the original fabric has deteriorated to the degree that it no longer performs its intended function or is a hazard. Generally, worn and old but functioning fabric has value in its own right, contributing the patina of age to structures.

### Policies:

- 4.6.1. All those planted and constructed elements, features and practices assessed as having a high degree of heritage significance are to be regarded as important cultural objects, the retention of which is extremely important. These should be subjected to as little intervention as possible. Intervention should be limited to processes of stabilisation, maintenance, repair, restoration or reinstatement, and in the case of significant vegetation, propagation and life extending horticultural arboricultural practices.

Planted and constructed elements, features and practices assessed as having a moderate degree of heritage significance make an important contribution to the overall significance of the place and should be retained wherever possible and practicable. Any intervention should be limited to processes of maintenance, repair or restoration and in the case of significant vegetation, propagation and life extending horticultural arboricultural practices.

Fabric assessed as having some significance should generally be retained in its present form. A greater degree of intervention may be permitted to accommodate, for example, a new use.

Non-contributory fabric and elements which are generally not significant, but those which allow the structure to function may be retained, providing fabric of greater significance is not obscured or removed.

restoration and in the case of significant vegetation, propagation and life extending horticultural and arboricultural practices.

4.6.2. Should any riverbank work or modifications be considered necessary to the Avon River/ Ōtākaro loop and its tributaries crossing the Park, due cognisance should be given to tangata whenua values and policy.

4.6.3. No reinstatement of lost elements should be undertaken unless their reinstatement can be supported by historical evidence and undertaken without conjecture.

## 4.7. Significant vegetation

Section 5 of the ICOMOS Charter outlines the need for respect for surviving evidence and knowledge by way of *“the least possible loss of fabric or evidence of cultural heritage value”* and *“respect for all forms of knowledge and existing evidence of both tangible and intangible values”*.

Trees, as the longest living woody component of Hagley Park, have a very special place in the history of Hagley Park and in the wider context of the Christchurch city landscape. As original and surviving early physical features, and as planted fabric associated with particular events and notable individuals, they are intrinsically valuable and provide a perceptible evidence of the past. In addition, they illustrate specific landscape epochs and planting conventions.

### Policies:

4.7.1. Trees which have been identified as having historic, associative, scientific and/or aesthetic values should be managed in line with their determined degree of significance as tabled in Section 1.5.1 and described in the Implementation section which follows.

4.7.2 Further investigation of possible commemorative, associative or early planting should be undertaken to help establish the provenance and planting date of these trees. This will contribute a greater understanding of the planting history of Hagley Park.

4.7.3. Wherever possible, all significant vegetation should not be replaced or destroyed, but rejuvenated using appropriate horticultural methods where health and species response is conducive to these methods of regeneration.

4.7.4. Following any necessary removal of significant trees (for example, death, health and safety reasons) consideration should be given to their retention and use in the grounds or buildings (for example as furniture, photograph frames, educational displays) if timber type permits. In this way, the association between the tree and Hagley Park is continued.



### Implementation:

The following is a guide to the conservation/retention of known significant commemorative trees as tabled in section 1.5.1

6. Those trees with the longest and/or most compelling association with Hagley Park and its early creators, and assessed as being of high significance should be considered as important candidates for vegetative propagation and replanting. Vegetative propagation of existing material has many advantages including genetic continuity with the historic period and ensures perpetuation of historic species and varieties as well as design intent.

In instances where vegetative propagation is considered ill-advised- because of parent quality or potential for disease, or is known not to be botanically possible, seed grown replacements from original stock should be considered as a next best alternative. Should propagation of this historic plant fabric not be deemed practicable by either of these two methods, sourced, 'in-kind' replacements are a permissible option to perpetuate historic design intent and landscape effect. Accepted practice for determining the type of 'in-kind' stock is either;

(a) exact taxonomic replacement - appropriate for plants with a significant cultural use or function in the landscape, or

(b) comparable substitute for the plants visual, functional and horticultural characteristics. This is appropriate to address known disease or environmental changes in heritage landscapes.[Critical attributes include visual (form, shape and texture), functional (shade, shelter etc) and horticultural characteristics (seasonal features such as bloom time, foliage fall etc) of the historic species. In the case of any *Pinus radiata* this should include visible and recognisable botanical features such as cone size. The first introductions of cones into New Zealand were small cone bearing trees. Later live/seed introductions came from sites with more diversity than the former, and had larger cones].

7. Trees assessed as being of some to moderate and some significance should be retained for as long as it is practicable and safe, or until the appearance of the vegetation compromises the landscape quality of Hagley Park. Removal should be preceded by adequate documentation for the conservation record and replacement species consistent with the botanical goals of the management plan should be planted.
8. Trees identified in the appended table (appendix 2) as possible commemorative, rare, associative or early plantings should be further investigated to determine if they can be more conclusively linked to a specific planting occasion. Any which are confirmed should be reassessed to see if they meet the current criteria for scheduling under the Christchurch City Plan and their and their degree of significance and significance ranking determined.
9. Further historical research, and tree-ring dating following the removal of dead/dying/diseased trees will help to confirm planting periods for other trees in the Park and consideration should be given to additional propagation programmes for surviving examples of these if warranted and possible.

## 4.8. Assessment and maintenance

The conservation of significant places is founded on appropriate routine management, assessment and maintenance.

### Policy:

- 4.8.1. A planned regime of regular assessment, maintenance and repair should be conducted for all identified heritage fabric. Planning for this should recognise the ongoing need for advice, input and/or supervision from people with specialist knowledge and experience. Skills of particular relevance include but are not limited to: stone conservators, ironwork conservation specialists, local iwi representatives, New Zealand Historic Places Trust staff, archaeologists, structural engineers.

### Implementation:

10. Regular condition surveys should be scheduled for in situ historic markers, Riccarton Avenue gates, bridges and all commemorative fabric and a regular maintenance plan/cleaning programme should be determined as part of this survey.
11. Tree inspections should be carried out in line with the accepted Hagley Park maintenance policies and all efforts made to mitigate instances of mechanical wounding to the bases of trees.

## 4.9. Education and interpretation

In the context of this Conservation Plan, the concept of interpretation is understood to be about engaging with the historic themes of the place. Interpreting and promoting the history of Hagley Park within the place and externally is an additional way to raise the profile of the Park.<sup>185</sup>

### Policies:

- 4.9.1. Continue to interpret the Park's historic layers while expanding the interpretation strategy to take into account new research material included within this Conservation Plan.
- 4.9.2. Should any landscape element reconstruction be considered as a means of interpreting the place, the reconstruction must be based on relevant archival and archaeological evidence.

### Implementation:

12. Ensure the accuracy of all historic online information managed under the Christchurch City Council website. This is particularly required in the case of the 'City and Leisure' website information. Ensure images used in connection with historic material are of an acceptable and useful photographic standard.
13. Consider a dedicated, mapped heritage trail through Hagley Park and the production of an associated leaflet, audio guides or website information which documents the key themes that guided Hagley Park's development.

<sup>185</sup> *Hagley Park Management Plan 2007*, Project 7. Marketing Strategy

## 4.10. Records

Recording and documenting Hagley Park over time creates an important ongoing resource for future conservation and management planning, and is an accepted international conservation practice. This aspect of conservation is particularly important where significant plant material is reaching senescence or fixed feature elements are under threat.

### Policies:

- 4.10.1. Maintain an ongoing system for recording significant changes to plant fabric or layout in the Park which includes tree removal, planting the progeny of historic stock etc. Records should be kept in two separate locations so that in the event of major loss or destruction there are duplicated written and photographic records to work from, for example copies held by the Botanic Gardens and at Christchurch City Council Archives.
- 4.10.2. Hagley Park and its fixed feature elements should be regularly photographed as part of the conservation programme. Photographs should be dated and lodged in a secure archive together with other relevant material. This is particularly important prior to the commencement of major new landscape works, the introduction of new structures and also prior to the removal of significant trees. This material should be used to help inform the ten-yearly conservation plan review.

### Implementation:

14. Ensure the Hagley Park archival resource is conserved in line with accepted document conservation practice. This includes all material relating to the Park which is currently held by Christchurch City Council in various departments such as the photographic record of the place, plans, and artefacts.

## 4.11. Buildings and built fabric- General

### Policies:

- 4.11.1. Fabric having heritage value, as identified in Section 1 (Analysis and assessment of components and collections) should be retained as a way of conserving the cultural significance of an element or structure.
- 4.11.2. Significant fabric should be subject to the following processes:
- Fabric rated as having high significance is to be regarded as an important cultural object or element, the retention of which is extremely important. This should be retained in its present form and should be subjected to as little intervention as possible. Intervention should be limited to processes of stabilisation, maintenance, repair, restoration or reinstatement.
  - Fabric having moderate significance makes an important contribution to the overall significance of the place and should be retained wherever possible and practicable. Any intervention should be limited to processes of maintenance, repair or restoration.
  - Fabric having some significance should generally be retained where possible, although a greater degree of intervention may be permitted to accommodate, for example, a new use.

- Fabric assessed as being non contributory are generally not significant but allow the structure to function. They may be retained, providing fabric of greater significance is not obscured or removed.

## 4.12. Buildings and built fabric- The Mickle Gates

### Policies

- 4.12.1. Work to the Mickle Gates should aim to preserve the structure and significant fabric or elements. This may involve the following activities:
- *Stabilisation* -involves protecting fabric from decay and slowing down decay processes.
  - *Repairs and Remedial Work* - repair work should also aim to conserve as much original or significant fabric as possible and should be of a similar quality to the original structure.
  - *Maintenance* -once remedial work to the gates has been completed, regular maintenance should be carried out as required.
- 4.12.2. New work should respect and be sympathetic to the Mickle Gates' heritage. Where possible, it should be reversible.
- 4.12.3. Appropriate interpretative material could be provided on a panel near the gates.
- 4.12.4. Appropriate standards should be maintained whenever work is carried out on the bridge. Consultants and tradespeople should be appropriately qualified and experienced.
- 4.12.5. Conservation processes and other activities should be recorded to ensure that a comprehensive account of work to the bridge is maintained.

### Implementation:

15. The following work should be carried out on the gates to preserve significant fabric or elements:
- Treat rusted sections.
  - Reshape deformed rails and buckled gate.
  - Repair loose handrail.
  - Repaint

## 4.13. Buildings and built fabric-The Armagh Bridge (Park Bridge)

### Policy:

- 4.13.1. Work to the bridge should aim to preserve the bridge and significant fabric or elements. This may involve the following activities:
- *Stabilisation* - involves protecting fabric from decay and slowing down decay processes.
  - *Repairs and Remedial Work* - repair work should also aim to conserve as much original or significant fabric as possible and should be of a similar quality to the original bridge.
  - *Structural Upgrading*-work should be undertaken to the bridge to enable it to withstand further seismic events.
  - *Maintenance*- once remedial work to the bridge has been completed, regular maintenance should be carried out as required.

- 4.13.2. New work should respect and be sympathetic to the original bridge. Where possible, it should be reversible.
- 4.13.3 Appropriate interpretative material could be provided near or on the bridge.
- 4.13.4. Appropriate standards should be maintained whenever work is carried out on the bridge. Consultants and tradespeople should be appropriately qualified and experienced.
- 4.13.5. Conservation processes and other activities should be recorded to ensure that a comprehensive account of work to the bridge is maintained.

#### Implementation:

16. The 2010 and 2011 Christchurch earthquakes caused some damage to the Armagh Street Bridge, and there is currently a weight restriction on the bridge until restoration and remedial work is completed. The following work should be carried out on the bridge to preserve significant fabric or elements:

- Pillars that have rotated or displaced will require repositioning and possible structural strengthening.
- The bridge may require a structural upgrade to withstand further seismic disturbance.
- Replace mortar on capping stones
- Repair cracks to fabric as required.
- Treat rust on cast iron balustrade and handrail.
- Repair loose rail
- Repoint stone work as required.

### 4.14. Buildings and built fabric-Helmores Lane Bridge

#### Policy:

- 4.14.1. Work to the bridge should aim to preserve the bridge and significant fabric or elements. This may involve the following activities:
- *Stabilisation* - involves protecting fabric from decay and slowing down decay processes.
  - *Repairs and Remedial Work*- repair work should also aim to conserve as much original or significant fabric as possible and should be of a similar quality to the original bridge.
  - *Structural Upgrading*-work should be undertaken to the bridge to enable it to withstand further seismic events.
  - *Maintenance*- once remedial work to the bridge has been completed, regular maintenance should be carried out as required.
- 4.14.2. New work should respect and be sympathetic to the original bridge. Where possible, it should be reversible.
- 4.14.3. Appropriate interpretative material could be provided near or on the bridge.
- 4.14.4. Appropriate standards should be maintained whenever work is carried out on the bridge. Consultants and tradespeople should be appropriately qualified and experienced.

- 4.14.5. Conservation processes and other activities should be recorded to ensure that a comprehensive account of work to the bridge is maintained.

#### Implementation:

17. The 2010 and 2011 Christchurch earthquakes caused some damage to the Helmore's Lane Bridge, rendering the bridge unsafe for vehicle access. Although the bridge itself is considered safe for pedestrian traffic, access to the handrails is regarded as being unsafe. The following recommendations were made by Opus for the Helmore's Lane Bridge to preserve significant fabric or elements:

“Further assessment, monitoring, possible temporary repairs, and permanent recovery works be progressed through the SCIRT Alliance. Long term options for the site should be considered, taking into account the heritage status of the bridge.”

### 4.15. Buildings and built fabric-Rugby Union Footballers Soldiers Memorial

#### Policies:

- 4.15.1. A heritage building should have a viable use as a means of aiding its survival. The use should be appropriate so as not to detract from the significance of the place.
- 4.15.2. The Rugby Union Footballers Soldiers Memorial should be returned to a known earlier form where such work would enhance its heritage values. This may be achieved through the following processes:
- Restoration - restoration of the Footballers Soldiers Memorial may involve the removal of accretions, particularly intrusive items that detract from its heritage values.
  - Reconstruction - reconstruction involves the use of new material to rebuild an item in its original form. Any reconstruction should be based on physical or documentary evidence.
- 4.15.3. Work to the Rugby Union Footballers Soldiers Memorial should aim to preserve the building and significant fabric or elements. This may involve the following activities:
- *Stabilisation* - involves protecting fabric from decay and slowing down decay processes.
  - *Repairs and Remedial Work* - repair work should also aim to conserve as much original or significant fabric as possible and should be of a similar quality to the original building.
  - *Structural Upgrading*-work should be undertaken to the building to enable it to withstand further seismic events.
  - *Maintenance*-once remedial work to the bridge has been completed, regular maintenance should be carried out as required.
- 4.15.4. New work should respect and be sympathetic to the original building. Where possible, it should be reversible.
- 4.15.5. Appropriate interpretative material could be provided near or on the building.
- 4.15.6. Appropriate standards should be maintained whenever work is carried out on the building. Consultants and tradespeople should be appropriately qualified and experienced.

4.15.7. Conservation processes and other activities should be recorded to ensure that a comprehensive account of work to the building is maintained.

#### Implementation:

18. The Rugby Union Footballers Soldiers Memorial building, once the dressing and training room for footballers, is currently used for storage purposes. Consideration should be given to a more appropriate use as a means of retaining its integrity as a heritage building.
19. The Rugby Union Footballers Soldiers Memorial building has undergone few alterations since it was first constructed. However, the building would benefit from the reversal of some changes. The following work could be considered to be undertaken on the building to recover its heritage values:
  - Removal of Accretions-if the building's use changes, consideration should be given to the removal of the acoustic ceiling lining and steel partitions on the interior, and the perspex glazing and mesh and steel grilles on the exterior.

## 4.16 Buildings and built fabric-The Bandsmen's Memorial Rotunda

### Policies:

- 4.16.1. Returning an historic structure to an earlier form can be a legitimate way of recovering cultural significance. Any return to an earlier form should, however, always be based on available evidence such as historic photographs and drawings, and may involve the following processes:
  - *Reconstruction* - involves the use of new material to rebuild an element in its original form.
  - *Removal of accretions* - accretions are defined as additions to an original building. Accretions listed as being intrusive in the assessment of significance should be removed.
- 4.16.2. Where appropriate, consideration should be given to returning the Memorial Rotunda to a known earlier form.
- 4.16.3. Remedial work to the Memorial Rotunda should be carried out as required using materials and construction techniques that match the original where appropriate.
- 4.16.4. Remedial work should aim to preserve as much significant fabric as possible, particularly original fabric. Material that has weathered but is still in sound condition should be respected as evidence of the structure's history.
- 4.16.5. Remedial work should match original work on the building. Original construction methods and detailing should be replicated when undertaking such work and finishing techniques should match the original.
- 4.16.6. A planned regime of regular repair and maintenance will slow down the processes of decay and is an important tool in any effort to preserve fabric in an historic structure. A regular maintenance regime should be implemented as a means of preserving fabric.
- 4.16.7. Any work required to upgrade the Memorial Rotunda should be carefully considered to preserve heritage values.

- 4.16.8. Any work to structurally upgrade the building should be carefully considered to reduce the possibility of damage through the use of inappropriate techniques, and to maintain the building's heritage values by ensuring the work is as unobtrusive as possible.
- 4.16.9. Other new work may be required to allow the building to continue to function. Such work should respect and be sympathetic to the original building and should, where possible, be reversible.
- 4.16.10. Visitors to any historic place generally seek to have an enriching experience and the value of this depends, to a large extent, on the quality of the interpretive material provided. Interpretive material should aim to tell a story and engage the attention of the visitor by being informative and well presented. Appropriate interpretative material should be provided.
- 4.16.11. As a way of maintaining the integrity of the place, all work should conform to principles set out in the ICOMOS New Zealand Charter and be in accordance with international standards for the conservation of places having cultural significance. Appropriate conservation standards should be maintained whenever work is carried out.
- 4.16.12. Any proposals for work on the Bandsmen's Memorial Rotunda should be discussed at an early stage with organisations such as the New Zealand Historic Places Trust, to ensure that the work is generally in accordance with the principles as set down in the conservation report and the requirements of ICOMOS. Proposals for work on the Rotunda should be reviewed by relevant authorities.
- 4.16.13. A record should be made by photographic or other means of the activities to which the Bandsmen's Memorial Rotunda is subjected, and this record should be placed in an appropriate archive. This will ensure that a comprehensive account of the Rotunda is maintained for future reference. Conservation processes and other activities involving intervention should be recorded.

#### Implementation:

20. The following work should be undertaken on the Bandsmen's Memorial Rotunda to recover and preserve its heritage values for the future:
- Some alterations, such as the bolts securing the lion heads, are considered intrusive and the structure would benefit from a more appropriate fixture.
21. The following work should be carried out on the Rotunda to preserve significant fabric or elements:
- Work to be undertaken on fractured columns as part of structural upgrade.
  - Repairs and Remedial Work
  - Repair cracks and chips to fabric as required.
  - Repair and replace plaster surface as required.
  - Repaint as required.



## 4.17. Buildings and built fabric - Nurses' Memorial Chapel

### Policies:

- 4.17.1. Significant fabric should be retained wherever possible as a means of preserving overall significance. Fabric having heritage value should be retained as a way of conserving the cultural significance of the Nurses' Memorial Chapel. This may involve the following activities:
- *Stabilisation* - involves protecting fabric from decay and slowing down decay processes.
  - *Repairs and Remedial Work*-repair work should also aim to conserve as much original or significant fabric as possible and should be of a similar quality to the original building.
  - *Structural Upgrading*-work should be undertaken to the bridge to enable it to withstand further seismic events.
  - *Maintenance*-once remedial work to the building has been completed, regular maintenance should be carried out as required.
- 4.17.2. New work should respect and be sympathetic to the original building. Where possible, it should be reversible.
- 4.17.3 Appropriate interpretative material could be provided near or in the Nurses' Memorial Chapel
- 4.17.4. Appropriate standards should be maintained whenever work is carried out on the building. Consultants and tradespeople should be appropriately qualified and experienced.
- 4.17.5. Conservation processes and other activities should be recorded to ensure that a comprehensive account of work undertaken on the building is maintained.

### Implementation:

22. The following work should be carried out on the Nurses' Memorial Chapel to recover and preserve significant fabric or elements:

#### Exterior of building

- Repair cracks in exterior brickwork or replace bricks as required.
- Re-point capping stones where worn.

#### Interior of building

- Attention needs to be paid to water ingress in the basement.
- Repair cracks in internal wall.
- Repaint painted surfaces where deterioration has occurred or where repairs have taken place.

23. Due to the moderate damage suffered by the chapel building in the 2010 and 2011 earthquakes, the Nurses Memorial Chapel building requires some structural upgrading. Temporary props are in place prior to this work beginning.

## 4.18. Buildings and built fabric - The Umpires' Pavilion

### Policies:

4.18.1. The Umpires' Pavilion should be returned to a known earlier form where such work would enhance its heritage values. This may be achieved through the following processes:

- Restoration - restoration of the Umpires' Pavilion may involve the removal of accretions, particularly intrusive items that detract from its heritage values.
- Reconstruction - reconstruction involves the use of new material to rebuild an item in its original form. Any reconstruction should be based on physical or documentary evidence.

4.18.2. Work to the Umpires' Pavilion should aim to preserve the bridge and significant fabric or elements. This may involve the following activities:

- *Stabilisation* - involves protecting fabric from decay and slowing down decay processes.
- *Repairs and Remedial Work* - repair work should also aim to conserve as much original or significant fabric as possible and should be of a similar quality to the original building.
- *Maintenance* - once remedial work to the bridge has been completed, regular maintenance should be carried out as required.

4.18.3. New work should respect and be sympathetic to the original building. Where possible, it should be reversible.

4.18.4 Appropriate interpretative material could be provided in the Umpires' Pavilion.

4.18.5. Appropriate standards should be maintained whenever work is carried out on the building. Consultants and tradespeople should be appropriately qualified and experienced.

4.18.6. Conservation processes and other activities involving intervention should be recorded to ensure that a comprehensive account of work to the building is maintained.

### Implementation:

24. In future the interior of the Umpires' Pavilion could be modified with more appropriate finishes to reflect the age of the building. Such changes would include:

- The replacement of the swirl plaster patterned ceiling with plain plaster board.
- The replacement of the skirting, architraves and internal doors with more suitable moulded finishes reflecting the era.

25. The following work should be carried out on the Umpire's Pavilion to preserve significant fabric or elements:

- Repairs and Remedial Wor - most of the remedial work involves repairing or replacing split timber and repainting the pavilion