

HAGLEY PARK MANAGEMENT PLAN

2007



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Foreword

This document is the result of an extensive review of the 1991 version of the Hagley Park Management Plan that included Christchurch City Council multi-specialist staff input, two stages of full public consultation (on issues in 2004 and on the draft updated plan in 2006), review of written and oral submissions by a hearings subcommittee of the Christchurch City Council that recommended changes to the draft plan, and adoption by Council of the adjusted draft plan as the operative management plan for Hagley Park in August 2007.

The Hagley Park Management Plan provides updated policy to direct the best and appropriate management of Hagley Park for at least the next five years, when its is anticipated the plan will next be reviewed.

This plan does not operate in isolation, but is linked to a number of other Christchurch City Council planning documents, and particularly so to the two other plans that have been prepared concurrently with it for Hagley Park (the 'Park') and the Christchurch Botanic Gardens (the 'Gardens') – these are the Hagley Park/Botanic Gardens Master Plan 2007 (this gives a strategic direction for the Park and raises potential development and planning projects for the two areas) and the Christchurch Botanic Gardens Management Plan 2007 (this provides management policy for the 'Gardens').

Acknowledgements

The input of a number of Christchurch City Council staff was received during the review prior to the draft plan being put out for public consultation in 2006. This input was to specific areas of the plan and especially included that from Lyall Matchett and Kevin Collier (sport and recreation), Hannah Lewthwaite and Amanda Ohs (heritage) and John Allen (buildings and leases).

Such input assisted Parks and Waterways Planner Derek Roozen in the overall co-ordination and implementation of the planning processes for preparation of this plan (and the related master plan and Gardens' management plan). Acknowledgement particularly needs to be made of the involvement and support provided by Project Managers Mark Noonan, John Craig and Matt Cummins, Network Planning Team (Greenspace) Manager Richard Holland, Botanical Services Operations Team Manager Jeremy Hawker, Transport and Greenspace Manager Michael Aitken and City Environment Group General Manager Jane Parfitt.

Also to be noted is the extensive level of public submissions received on the three draft plans, as well as the enthusiastic consideration of these submissions by the members of the Hagley Park/Botanic Gardens Hearings Subcommittee and its preparation of recommendations to the full Council.

Thank you, too, to the many others who offered comments and advice.

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Management Plan Status

Adopted by the Christchurch City Council on 16 August 2007 as the operative plan.

INTRODUCTION

Hagley Park is Christchurch's premier metropolitan Park. Centrally located within the city, the Park is renowned for its extensive area (165 hectares or 408 acres), its wide open spaces and mature woodlands. It is also a major sporting and cultural focal point and offers a diverse range of entertainment and recreational opportunities within close proximity to the city centre.

The present day Hagley Park is part of the original area set aside as public reserve at the establishment of this city in the mid-nineteenth century. Although some of the original area has since been reallocated to other uses, including for a school, botanic gardens and public hospital, much of it remains today.

The character of the Park in the early days was essentially a rural one, with meadows and sheep being a feature, but gradually a landscape of open grassed areas defined by avenues and stands of Eurasian trees was formed. It may be a matter of debate what the actual intentions of the city founders were for the Park or what model, if any, was followed in its design. One suggestion is that the Park had a 'commons' origin, based on its apparent similarity to the English Common.



Carlton Mill Corner, North Hagley Park.

VISION FOR THE PARK

The vision for Hagley Park is for it to be an iconic inner-city open space area for the city of Christchurch and to be a place for present and future residents and visitors to the city to visit, recreate in and appreciate.

Key elements of this vision are:

- The Park retains a landscape character that reflects the central city's open space heritage but also is in harmony with the contemporary urban environment.
- The form of the Park, with its long vistas and margins and avenues of trees, is continued into the future.
- The present physical extent of the Park is fully and permanently conserved.
- The Park is a space that is managed effectively for a variety of public recreational uses, with access and facilities provided to a level that is acceptable in terms of impact on the Park's environment.
- The Park is managed to enhance indigenous wildlife values and provide habitat for indigenous biodiversity.

THE CONTEXT AND INTENDED PURPOSE OF THE PARK

With a growing urban population, there is ever increasing pressure for access to and use of Hagley Park and the surrounding areas. It is also a landscape that is changing as a result of change in the environment, in terms of climate change, level of pollution and ageing of the tree stocks. There is also a greater public awareness and acceptance of the need to restore and enhance local natural landscapes and indigenous environments. It is important, though, to still acknowledge and represent the city's heritage in the Park's landscape.

With the change and growth in society, including the increasing development of the residential and commercial/industrial areas around Hagley Park and the ever growing reliance on the motor vehicle for transportation by the populace, there are increasing negative effects on the Park environment that need to be avoided, remedied or mitigated. It is crucial that these are managed effectively to achieve the ongoing protection of the values that the Park provides to the community. The Hagley Park Management Plan is a key tool to achieve this.

The purpose of the part of the original Government Domain set aside as Hagley Park was stated in The Canterbury Association Reserves Ordinance of 1855. This declared that *"the land commonly known as Hagley Park..." "...shall be reserved forever as a public park, and shall be open for the recreation and enjoyment of the public"*.

Today, the purpose of the Park, which is classified as Recreation Reserve under the Reserves Act 1977, is that set down in that Act. This is that such reserves are *"for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside"*.

The Christchurch City Council, with which the Park is vested, is required to manage it according to this purpose. In doing so, the Council must ensure that it effectively balances the need to cater for the public use of the Park with good management of the effects of this use on the Park environment. This may mean some desired uses of the Park may be deemed inappropriate or need to be restricted.

The Council's prime focus for its management of Hagley Park is to achieve the optimum outcome for all members of the public using it and to protect the park's environment and character for future generations to come.

THE HAGLEY PARK MANAGEMENT PLAN

The first Hagley Park Management Plan was prepared and approved in 1983. It was then reviewed, updated and adopted in 1991. The current version was adopted as the operative plan in 2007.

The plan is divided into two parts.

Part I: The Resource provides background information and equips the reader with an understanding of the Park, its uses and the management issues relating to the resource.

Part II: Policies provides the Goals, Objectives and Management Policy of the plan.

This is the action section of the plan which specifically addresses the issues and defines the course of action to be taken in the management of the Park.

STRATEGIC OBJECTIVES

The following objectives are to achieve outcomes for Hagley Park over the next five to ten years that support and meet the Vision for the Park and ensure the implementation of the Management Goals, Objectives and Policies of this plan (see PART II POLICIES (Page 76)):

- To continuously manage and develop Hagley Park according to the stated Management Goals, Objectives and Policies in this plan.
- To keep this plan under continual review.
- To ensure systems are in place so that this plan can be updated and its relevancy improved at regular intervals, that it is compatible with and reflects the direction of other Council planning documents (in particular, the Hagley Park/Botanic Gardens Master Plan, of which this plan is linked, and the Long-Term Council Community Plan) and is readily accessible by staff and the public at all times.
- On an ongoing basis, to plan for and manage Hagley Park in conjunction with the planning for and management of adjoining and nearby areas, namely the Christchurch Botanic Gardens and the Avon River (and its tributaries, Riccarton Stream and Addington Brook, as well as the unformed legal road adjacent to the river).
- To investigate the potential provision in the City of Christchurch City Plan of a special conservation zone around Hagley Park to protect the integrity of the visual landscape character of the park.
- To bid for funding through the Long-Term Council Community Plan.
- To review occupations on the Park and formalise these with leases as appropriate.
- To implement the stated actions for Hagley Park in the Action Plan in the Hagley Park/Botanic Gardens Master Plan within the identified timeframes.

LINKAGE TO OTHER PLANNING DOCUMENTS

Although a stand-alone document in terms of providing guidance, through policy, on the ongoing day-to-day management of Hagley Park, the effective implementation, review, update and management of the Hagley Park Management Plan is dependent upon its linkage to other Council planning documents and programmes.

The key documents that guide and support the development and implementation of the policies of the management plan are:

The Long-Term Council Community Plan

This core organisational document sets what the Christchurch City Council will be funding and undertaking over successive ten to twenty year periods and contains information on significant actions it intends to take, amongst other areas of Council business, for parks and waterways, including Hagley Park.

Hagley Park/Botanic Gardens Master Plan

The master plan is an over-arching planning document that serves to integrate, and provide direction to, the separate, although linked, planning processes for the key central city open space area that was originally the Government Domain, the parcel of land set aside by the city founders. The component planning processes that are brought together under the “umbrella” of the master plan are:

- The statutory (under Section 41 of the Reserves Act 1977) management plan process for Hagley Park.
- Review of a strategic long term direction for the Christchurch Botanic Gardens.
- The proposed facilities redevelopment for the Christchurch Botanic Gardens.
- Update of the Christchurch Botanic Gardens Management Plan.

The master plan advocates an overall vision and long term strategic direction for Hagley Park, the Christchurch Botanic Gardens, the section of the Avon River and its tributaries that pass through or alongside the area, and the green road margins and other strips of open space that adjoin. It is entirely compatible with all planning documents and processes that specifically apply to the above-mentioned areas.

A key part of the master plan is its appendix section, which sets in place a structured programme for addressing all issues, needs and decisions affecting each component area referred above. Specific actions are listed and timetabled in an action plan contained in this section.

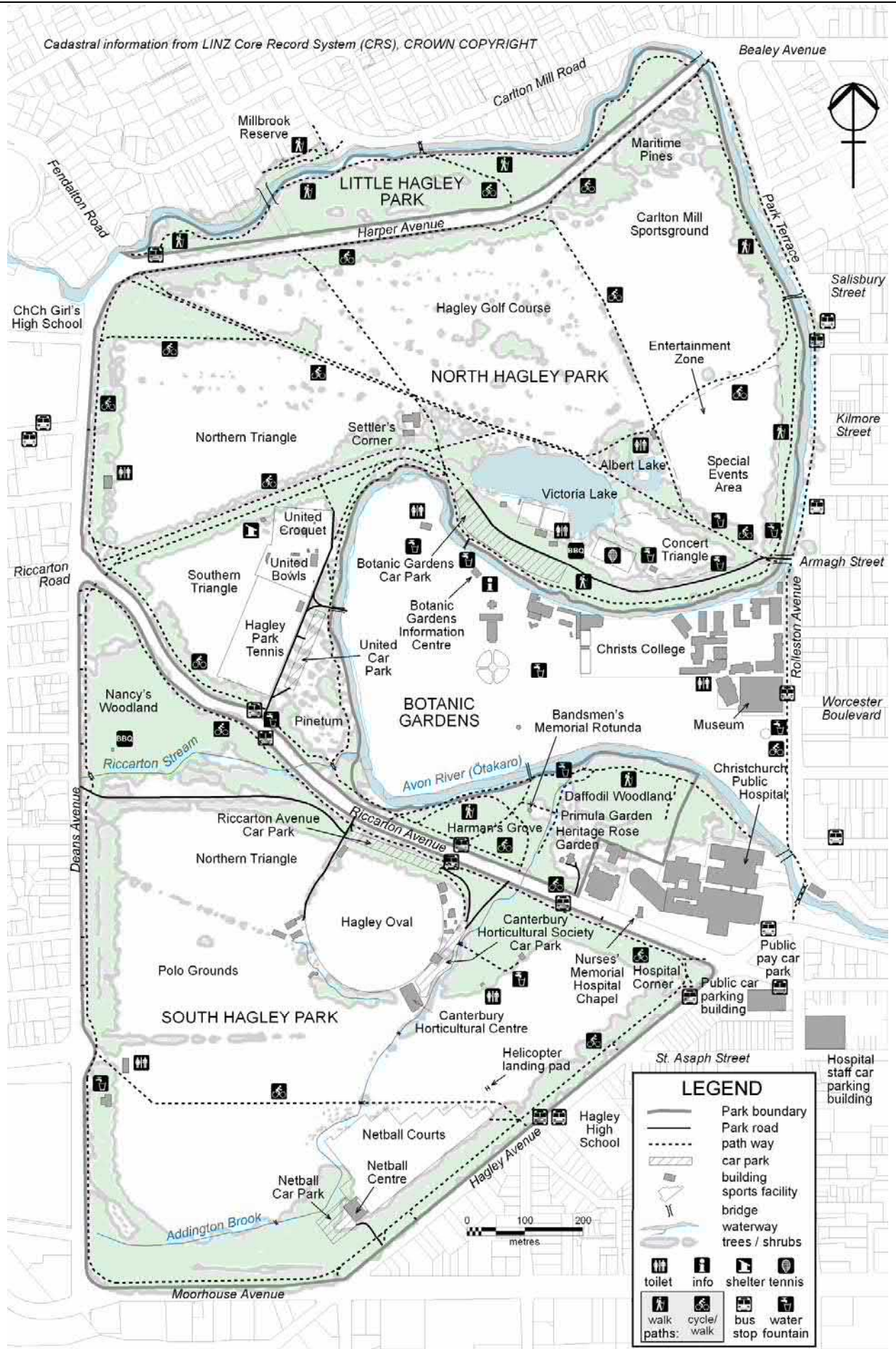
Christchurch Botanic Gardens Management Plan

The Christchurch Botanic Gardens is nearly fully enclosed by Hagley Park and there is significant overlap between the two in terms of public appreciation, landscape, access and usage. Linkage between the planning for each area is crucial. The Christchurch Botanic Gardens Management Plan is the main planning document for the Gardens. It is important that there is compatibility between the Christchurch Botanic Gardens Management Plan and the Hagley Park Management Plan. The Hagley Park/Botanic Gardens Master Plan assists with achieving this.

Other planning documents that affect Hagley Park are included in Appendix 11.

MANAGEMENT GOALS

1. Protect and enhance Hagley Park’s existing and historical environmental values, its landscape qualities and its botanical features.
2. Provide areas for those recreational and sporting activities that are compatible with Hagley Park’s inherent environmental and open space qualities, for the physical welfare and enjoyment of the public.



SUMMARY OF KEY PARK VALUES, ISSUES AND NEEDS

Note: This summary presents some key observations, although does not necessarily cover all important aspects of the Park. It does not include formal policy - refer to Part II of this plan for actual policy statements.

LANDSCAPE

- Hagley Park has been an integral feature of Christchurch since the 1850s when its boundaries were first defined in the original city plan.
- Today it is Christchurch's foremost city park - it is a mature form of the Park which was laid out and planted in the late 1880s by the City's English founders and gardeners.
- The character and identity of Hagley Park is strongly reflective of an English heritage. Its woodlands and open grassed expanses serve to reinforce Christchurch's image as the Garden City.
- The English heritage style woodland and open space landscape character of Hagley Park shall be protected and enhanced, but there should also be representation of New Zealand landscapes.
- To reflect contemporary values, but still retain its valued historical form, a comprehensive 'Design Specification' shall be prepared for Hagley Park. This specification shall form the blueprint for future design and maintenance works (for landscaping, circulation facilities layout and built structures) in the Park.
- The Park has a strong relationship with the wider cultural precinct.

ADMINISTRATION

- Hagley Park is administered by the Council's City Environment Group.
- Sponsorship of appropriate development works shall be investigated. Maintenance is mostly undertaken by the Council's Botanical Services Operations Team, but also by contractors.

HISTORY

- The history which underlies the Park, and its special character, shall be reflected in its development and interpretation.
- Historical sites and trees shall be identified with plaques.
- A walking trail shall be designed to pass the historical sites of the Park, which are interpreted. This shall be promoted by a pamphlet.
- Built structures on the Park need to reflect the heritage of the locality.

VEGETATION

- The majority of the Hagley Park trees are now aged between 90-120 years old. Many are showing signs of disease and decreased vigour. Due to the lack of intermediate aged trees to replace trees that are showing signs of deterioration, a programme to fully assess the declining condition of the trees is urgently needed.
- A detailed survey of the Hagley Park trees shall be completed. This survey shall form the basis of a sustainable and healthy tree management plan based on sustainable tree management principles.
- Replacement trees shall be of species that serve to ensure a prominent element of the Park landscape and vista retains an English heritage style landscape character.
- The internal shelter belts in South Hagley Park shall be reinforced.
- The Canterbury Horticultural Society Building shall be screened with appropriate planting. The stockpile area shall be organised into a smaller space.
- Bulbs shall be planted throughout Nancy's Woodland.
- Further expansions of the Botanic Gardens into Hagley Park shall not be permitted to protect the contrast which exists between Hagley Park and the Botanic Gardens.
- Bulb planting in Little Hagley Park shall be continued.
- The planting of appropriate native vegetation along sections of the Avon River, Addington Brook and around the margins of Albert Lake shall be permitted, provided the essential character of Hagley Park is not compromised.
- The golf course planting, where it is incompatible with the Hagley Park planting, shall be progressively replaced according to a landscape plan.

RECREATION

- The many sporting activities that take place in Hagley Park put considerable pressure on the Park and its surrounding environment.
- There is a need to promote sustainable levels of sports use within the Park and to achieve a good balance of use between organised sports and the more informal, passive activities.
- A review of the sports ground allocations is undertaken twice annually on a seasonal basis.
- All occupations of the Park shall, on an ongoing basis, be assessed against current criteria for determining the best use of the parts of the Park being occupied. This will be in the context of identified appropriate uses that are in the public interest and meet public needs and benefits.
- Clubs and organisations that occupy the Park, whose activities are compatible with the stated purpose for the Park and do not compromise the optimum public benefit being achieved for the areas occupied, and which do not have current leases, shall enter into negotiation for formal lease agreements with the Council.

- All leases shall not have an automatic right of renewal and shall be reviewed upon expiry in the context of clearly identified needs for and benefits of use of the Park.
- Informal, passive activities shall be promoted in the Park.
- North Hagley Park shall be promoted as a venue for selected forms of entertainment. The facilities for these activities shall be improved.

STRUCTURES

- A total of thirty buildings of varying form, colour and use are located throughout Hagley Park.
- The number of buildings on the Park shall be kept to a minimum.
- The Hagley Park buildings shall be coordinated and integrated into the Park by way of specifically prepared colour schemes.

CIRCULATION

- Hagley Park sits astride significant commuter routes between the central city and the western suburbs. This includes the avenues passing around and through the park and also the cycle/path ways through and around it. The Park is used extensively by joggers and walkers.
- A review of the circulation through the Park shall be undertaken as part of the Design Specification.

COMMERCIAL ACTIVITY

- Existing commercial activities shall continue to be permitted to use the Park, subject to Council approval.
- The use of the Entertainment Zone for events, such as circuses, trade exhibitions and concerts is to be permitted, subject to Council approval.

CAR PARKING

- The car parking shortage that occurs in and around Hagley Park, particularly on Saturday mornings when many sports teams are playing, has reached a level that impacts on the Park environment. In order to ensure the Park does not deteriorate as a result of this car parking demand, policies to protect the Park from this impact have been incorporated into the plan.
- For example, in order to protect the Park trees and minimise the damage to their root systems and the grass berms, car parking on the grass berms shall not be formalised and shall be actively discouraged.
- Effort will be made to ensure the trees in the existing car parks are better protected.

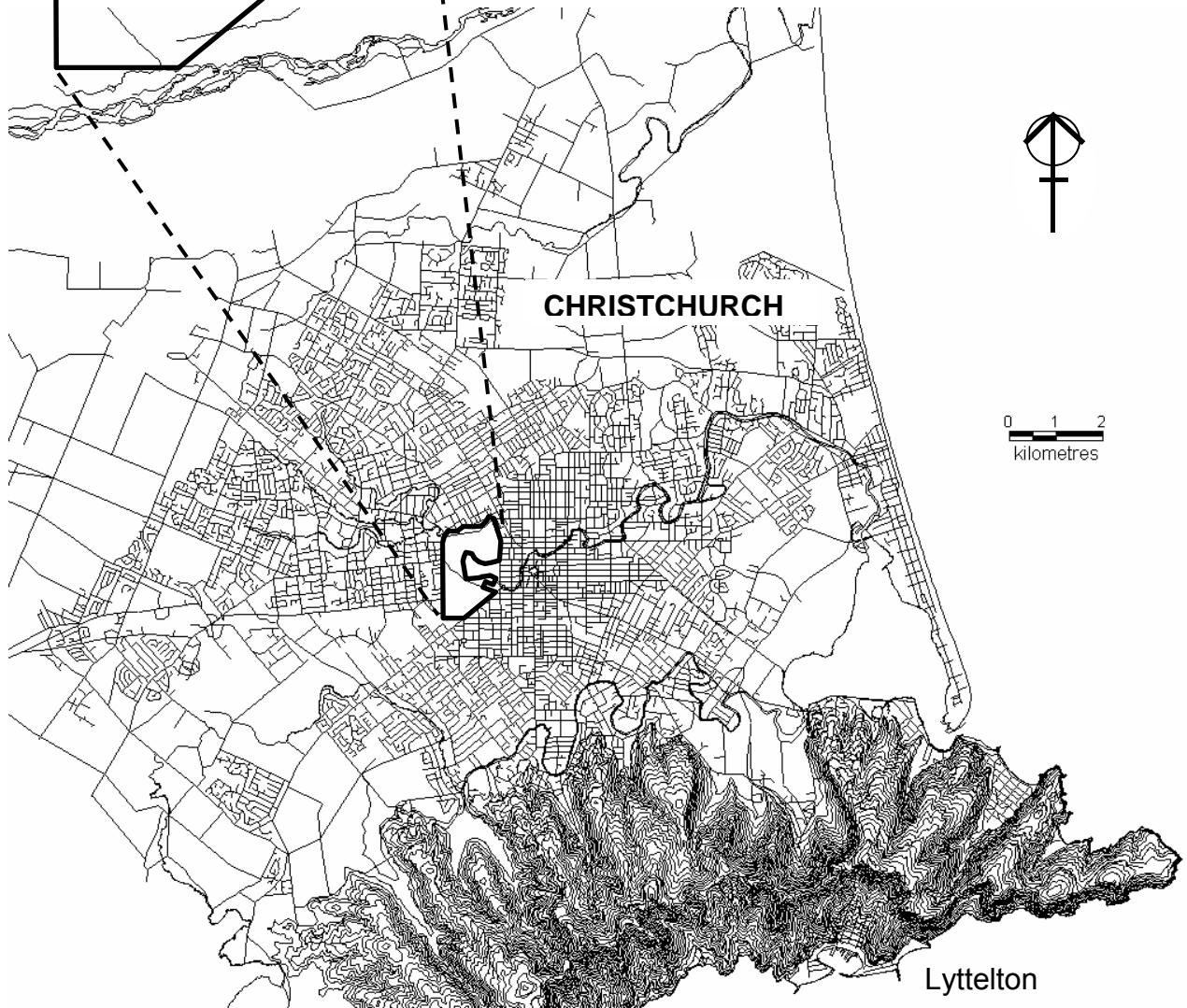
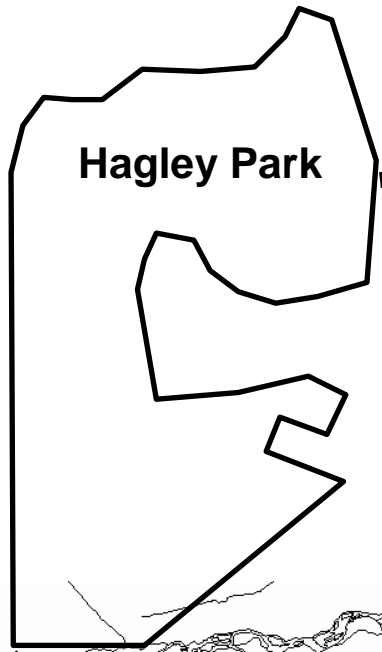
- A comprehensive redesign of the Botanic Gardens Car Park and Armagh Street bridge/intersection shall be undertaken to improve access and circulation in this often congested area.
- In recognition of the shortage of car parking spaces during peak use times in Hagley Park, potential future car parking sites around the Park are to be investigated. Since the last plan review, a hospital car parking building has been built on the corner of Tuam and Antigua Streets, although this is unlikely to be used by Park visitors. In addition, Hagley High School makes available, for a small charge, car parking space on its grounds on Saturdays when South Hagley Park is being heavily used for sport. The previous Addington stockyards land on the other side of Deans Avenue, earlier put forward as a potential car parking option, has been sold and is no longer a consideration. With the road diversion to bypass the Blenheim Road roundabout and bridge there is an option for some new car parking spaces on Deans Avenue.
- More cycle stands should be provided in the Park to encourage players and spectators to cycle to the Park.

VEHICLE BARRIERS

- The vehicle barriers within the Park have a strong visual impact. The internal barriers that define the car parks are particularly unattractive and shall be replaced.
- Should it be necessary in the future, an appropriate low visual impact barrier shall be installed along the road frontage of Little Hagley Park in order to protect the trees.
- An appropriately defined barrier shall be designed and erected to restrict cars to the roadway in Helmores Lane.

LIGHTING

- Some of the lighting in Hagley Park requires upgrading for security reasons, to enhance the night appeal of the park and to encourage extended hours of recreational use.
- Lighting shall be extended in the Entertainment Zone, along Park Terrace and Harper Avenue.
- The new cycleways shall be fully lit and those currently poorly lit sections of the fitness track shall be lit to extend the hours of use of the track.
- Feature trees around the Park perimeter shall be enhanced with lighting.



Location

Cadastral information from LINZ Core Record System (CRS). CROWN COPYRIGHT

PART I THE RESOURCE

1.0 LOCATION AND LAYOUT

From the lower reaches of the Port Hills, the city of Christchurch extends across part of the extensive landscape of the Canterbury Plains. To the east, the coastline of Pegasus Bay defines the city's boundary, whilst the distant Southern Alps indicate the western limit of the plains.

Providing relief and interest to the otherwise flat landscape of Christchurch, the rivers Avon and Heathcote form a linkage with the coastline as they meander across the city to the Avon/Heathcote Estuary.

Nestled within loops of the Avon River less than a kilometre from the central business district, Hagley Park forms the western boundary to the commercial centre of Christchurch. As the city's largest urban open space (165 hectares), Hagley Park is characterised by its trees and broad open spaces.

The boundaries of the Park are defined by both the Avon River and the surrounding roadways. The longest road boundary is that along Deans Avenue on the western side. This extends 1.7 kilometres in a northerly direction between Hagley Park and the suburb of Riccarton.

To the north and northeast, the natural path of the Avon River bounds the Park. Moorhouse Avenue and Hagley Avenue form the south and south-eastern boundaries.

Along the eastern boundary, the Park is defined by the two kilometre loop of the Avon River which extends into the side of Hagley Park. The Christchurch Botanic Gardens (21.14 hectares) is located within this loop and is linked to Hagley Park by bridges across the north, west and south aligned sections of the loop.

Two major avenues, each about one kilometre in length, subdivide the Park into three units.

The northern unit is Little Hagley Park (6.96 hectares), with North Hagley Park (87.17 hectares) lying to the south of Harper Avenue. South Hagley Park (70.507 hectares) lies to the south of North Hagley Park, separated by Riccarton Avenue.

2.0 LANDFORM

The land area that is Hagley Park today is one that is developed, with a surface covered mostly in mowed grass and areas/corridors of trees. Underlying this surface cover is a thick deposit of gravels, brought down from the mountains by the melt water rivers of the last ice age, and overlain by clay, silt and sand throughout the city. Some parts of the area that is now Christchurch City were previously swampy and the deposit of layers of partially decayed organic debris in these places eventually built up extensive layers of peat, such as in the Marshlands Road area. One such swampy area, albeit small, was in the area of Settlers Corner to Victoria Lake in North Hagley Park.

In the 1850s, the Hagley Park area was a mosaic of scrubland and swamp intersected by tributary creeks of the Avon River / Ōtakaro. Since then, excavation and filling have lowered higher points of the Hagley Park landform, filled the swampy depressions and created lakes, and modified river tributary channels.

3.0 PLACE IN THE CITY LANDSCAPE

As the most prominent landscape feature of central Christchurch, Hagley Park has considerable landscape significance. It is visible from many of the city streets, which extend to the park boundaries. The trees in particular draw attention to the Park.

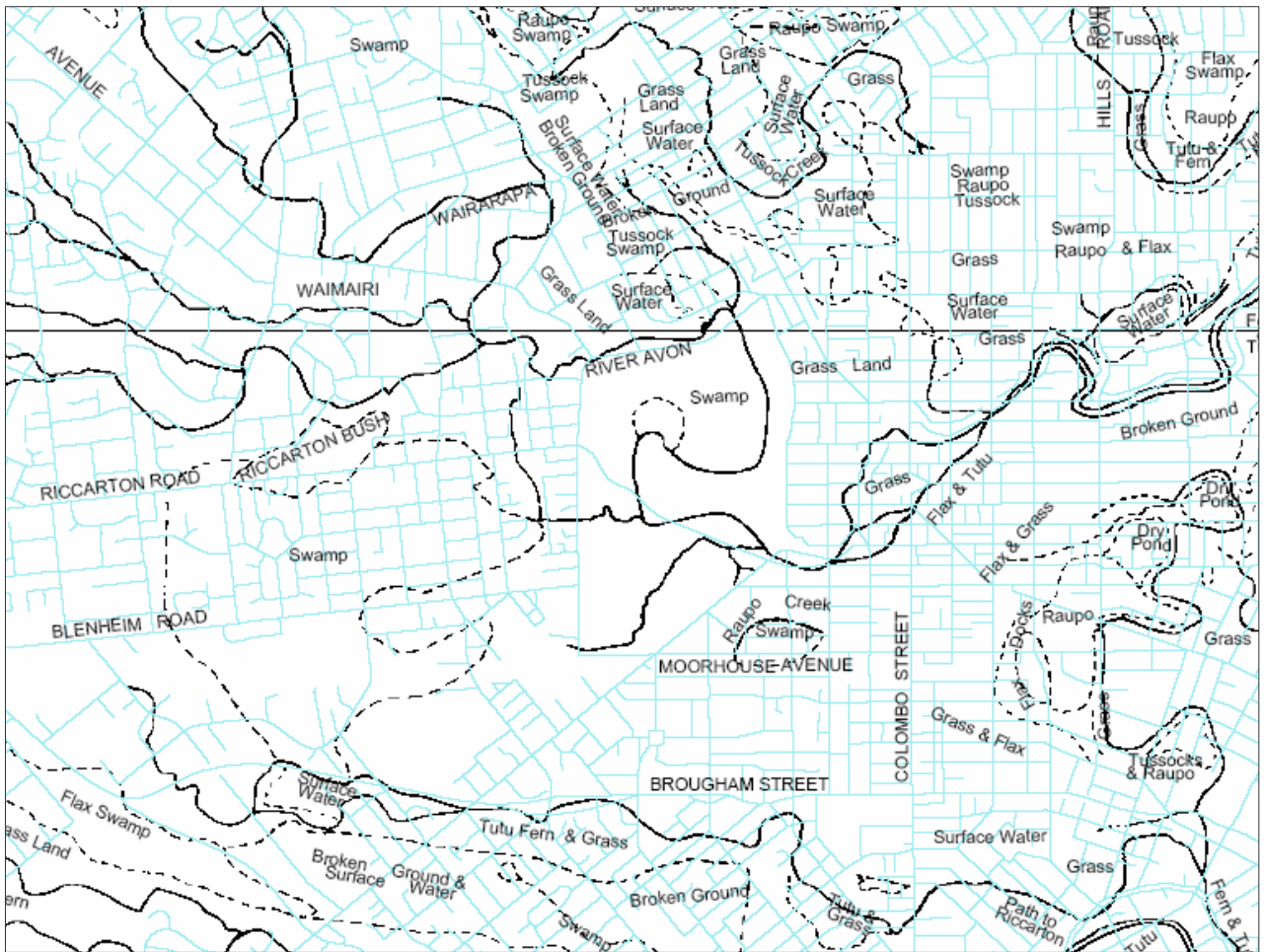
Hagley Park is the only green open space area of any major note for the central city and serves as a ‘green lung’ to provide relief for residents and visitors alike. It is Christchurch’s equivalent of Central Park for New York City.

The Park has clear links to other parts of the central city via natural corridors, such as alongside the Avon River. Exhibiting a predominantly “English” character, this theme is extended throughout the structure planting of the city via the Avon River, the city streets and open spaces.

The city form has a strong influence on Hagley Park by defining its boundaries with roads.



South Hagley Park.



Central Christchurch area showing waterways, swamps and vegetation cover in 1856. Part of map compiled from 'black maps' approved by J Thomas and Thomas Cass, Chief Surveyors, in 1856. Basic information obtained, by permission, from the Department of Survey and Land Information, Christchurch, in 1989.

Hagley Park Landform 1856

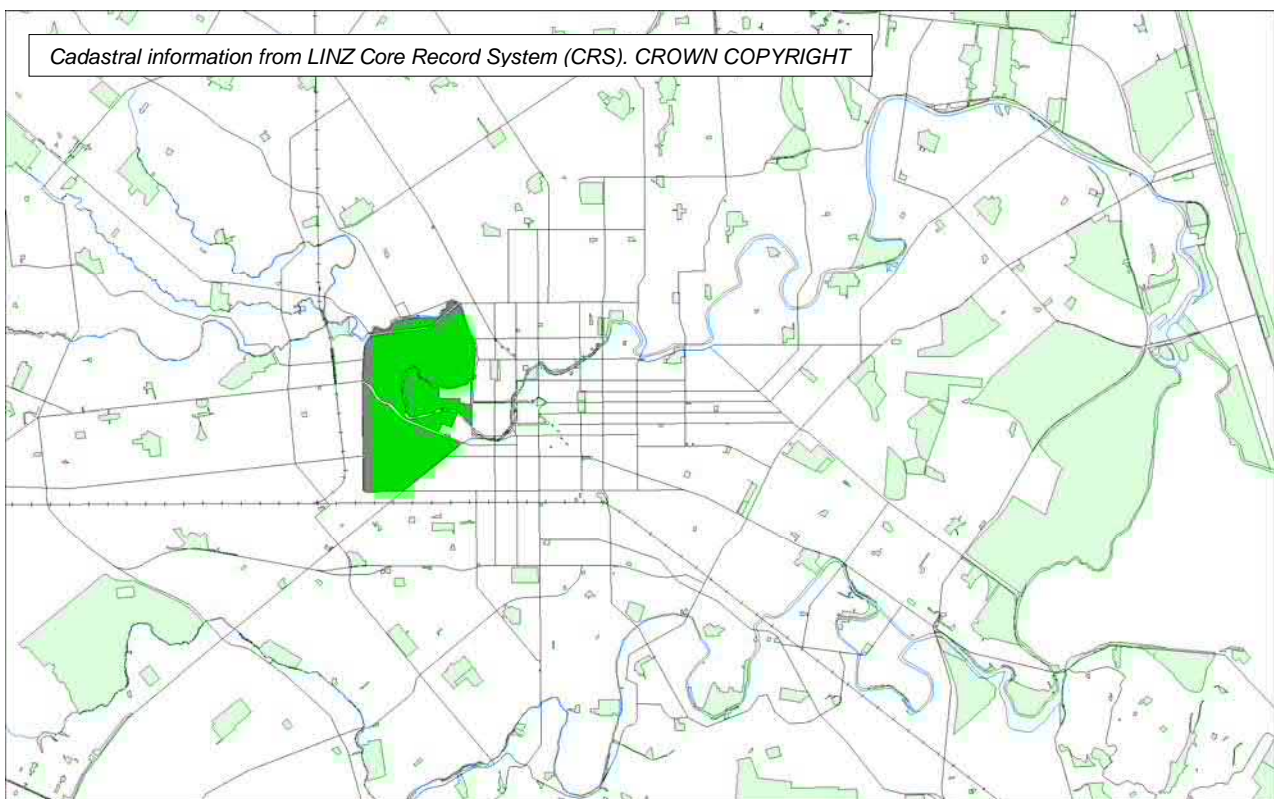
3.1 Linkage to Other City Open Spaces

Hagley Park lies at the hub of a network of open space areas and corridors in the central city. Roads and accessways link this network (see the Open Space Map below).

The largest such area is the Botanic Gardens, which is partly surrounded by Hagley Park and separated from the Park by the Avon River. This area displays a broad selection of botanical specimens in a garden layout and provides a significant contrast to the simpler and broader layout of Hagley Park.

The other adjoining reserve to Hagley Park is Millbrook Reserve which is a small park (0.27 hectares (2731m²)) located directly to the north of Little Hagley Park. Linked by the Helmores Lane bridge, it has a garden landscape that provides an interesting contrast to the more open, big tree landscape of Little Hagley Park.

A popular venue for weddings, Millbrook Reserve contains an array of plants ranging from native species to a number of significant exotic trees, including a mature swamp cypress (*Taxodium distichum*) located on the edge of the Avon River.



Open spaces in the vicinity of Hagley Park.

The Christchurch Girls' High School grounds are located across Deans Avenue from the north-western corner of Hagley Park. Although not public open space, the grounds provide a grove of young oaks along the Deans Avenue frontage which make an increasingly valuable contribution to the streetscape.

Adjacent to the school, the historic Mona Vale homestead and grounds (4.18 hectares) constitute a significant open space within easy walking distance of the western side of Hagley Park. Access is gained via Matai Street or Fendalton Road.

Further west from Hagley Park, Riccarton Bush Reserve provides a strong contrast to the aforementioned parks. With a total size of approximately seven hectares, this unique remnant of lowland podocarp forest provides an important reminder of the character of Canterbury before European settlement.

To the east of Hagley Park, the open spaces are fewer and smaller in size. The most immediate is Cranmer Square, which is located one block away. Formally laid out, this park is planted with now mature plane trees.

Within the Central Business District the open spaces are generally associated with the Avon River although there are exceptions such as Cathedral Square.

Of particular note is Victoria Square, through which the Avon River flows. Featuring statues and large areas of bedding plants, this area shows the city's English heritage.

Key open space for the Central Business District is that provided by the Avon River corridor which links the city and Hagley Park. Planted with predominantly deciduous exotic plants, this corridor extends the traditional landscape theme of Hagley Park into the city.

4.0 PARK STATUS

4.1 Legal Description: (as described in the NZ Gazette, No 107, p.2706 11.09.80 (see Appendix 8.2 (Page 162) of this management plan for a copy of this)).

Park Name	Area (hectares)	Rural Section	Survey Office Plan
Little Hagley Park	6.9600	41180	15234
North Hagley Park	87.1700	41181	15235
South Hagley Park	70.5070	41182	15236
TOTAL:	164.6370		

In Block XI, Christchurch Survey District.

4.2 Classification:

Hagley Park is classified as Recreation Reserve* and is administered under the Reserves Act 1977.

(*The classification of Recreation Reserve is:

“For the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.”)

Hagley Park is also administered under the Christchurch City (Reserves) Empowering Act 1971, which states in Section 5 that:

“... the Corporation shall not, without the consent of the Minister, appropriate any part of Hagley Park for parking places for vehicles unless that part is already appropriated for that purpose at the commencement of this Act” (part Subsection (2)) and that: “No part of Hagley Park may be taken or set apart under the Public Works Act 1928 for any public work whatsoever “ (Subsection (4)).

4.3 Adjacent Land Status:

Legal road adjoins most of the Park's boundaries and along part of the Little Hagley Park boundary with the Avon River.

4.4 Zoning:

Hagley Park is identified in the City of Christchurch City Plan as resting mostly in an Open Space¹ zone, although a small part sits in a Conservation² zone:

- All of Little Hagley Park and South Hagley Park, and most of North Hagley Park, are zoned Open Space 2 (District Recreation and Open Space).

The Open Space 2 Zone comprises primarily large areas of public open space for active recreation, which serve a suburban or district-wide function. Scattered across the city, they are generally of two hectares or more in area although some, such as Hagley Park, are considerably larger, and some smaller. They can generally be described as areas where both informal and formal (particularly sports) recreation activities are undertaken. (From the Christchurch City Plan, Part 6, 1.1 General Description and Purpose)

See Appendix 9.3 (Page 178) of this plan for more detail on this zone.

- The part of North Hagley Park lying between the Botanic Gardens / Avon River (Ōtakaro) and Riccarton Avenue, and described as part of the 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).

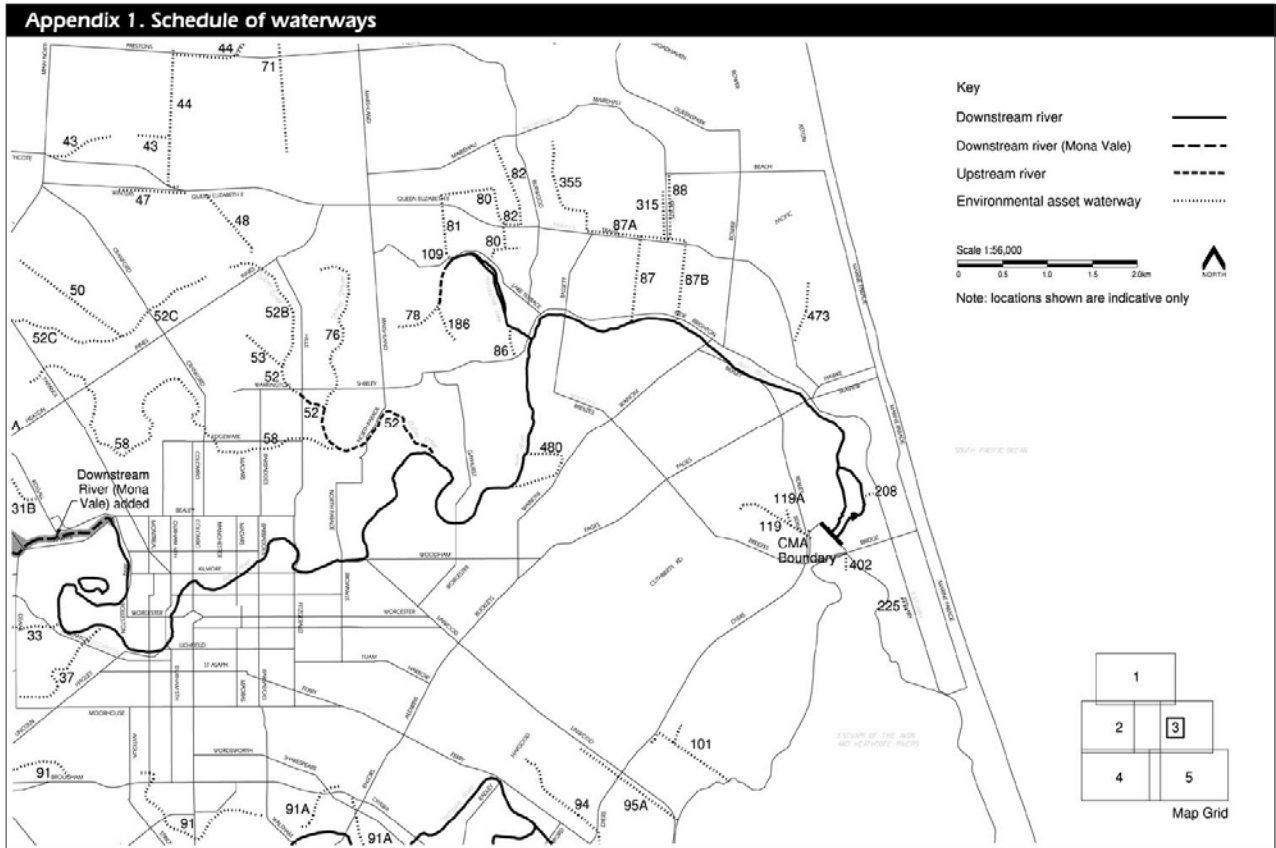
The Conservation 2 Zone comprises a small group of public parks of city-wide significance which help provide the city with its unique scenery and character. Parks with colonial heritage such as the Botanic Gardens, Mona Vale, and Risingholme Park, historic cemeteries, and other "garden city" parks are included in the zone. (From the Christchurch City Plan, Part 5, 1.1 General Description and Purpose)

See Appendix 9 for more detail on this zone.

The Avon River (Ōtakaro) 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 shall be a discretionary activity within the following setbacks: environmental asset waterways (seven metres) and upstream rivers in other than the rural zones (ten metres), and that the Council shall consult with tangata whenua upon any application being required under these rules in respect to downstream rivers.

¹ "The open space zones include most of the parks and reserves in the city and are set aside primarily for recreation. They include areas where public use or organised recreation is the predominant activity, in contrast to land in conservation zones where natural or heritage values are predominant." (From the Christchurch City Plan, Part 6, 1.1 General Description and Purpose)

² "The conservation zones include diverse areas within the city of scenic, ecological, or heritage significance. Sites identified specifically for their ecological heritage value are listed in Part 4, Appendix 2, many of which are located in the conservation zones. A characteristic of all conservation zones is their sensitivity to modification or intensive public use, relative to land in open space zones. Notwithstanding this, some land in the conservation zones is nevertheless subject to intensive public use." (From the Christchurch City Plan, Part 5, 1.1 General Description and Purpose)



From the Christchurch City Plan (Volume 3, Part 9 General City Rules, Appendix 1 - Schedule of Waterways Maps).

5.0 PARK ADMINISTRATION

5.1 Staff

Hagley Park is administered by the Council's City Environment Group, under the direction of the Botanical Services Operations Team Manager, who is also responsible for other adjacent and nearby areas:

Hagley Park	164.64 hectares
Christchurch Botanic Gardens	21.14 hectares
Mona Vale	4.45 hectares
Total area	190.23 hectares
(inclusive of Hagley Park)	

A total of 40.5 FTE (full time equivalent) positions are allocated for the operation and maintenance of this combined area. Of this number, five FTEs operate the majority of the time in Hagley Park under the supervision of the Grounds Support Team Coordinator. When necessary, Botanic Gardens staff are also utilised in Hagley Park. In addition, the Hagley Oval Groundsperson (who lives in the Council dwelling in South Hagley Park) works on the Hagley Oval cricket pitches.

See Appendix 4 (Page 129) for a staff position diagram.

5.2 Finance

Administration and maintenance of Hagley Park is costed at \$1,696,404 in the 2006/07 budget. Approximately \$35,821 of revenue is expected to offset this expense.

Totalling \$482,220, the maintenance component is undertaken almost exclusively by in-house staff. In contrast, the majority of capital development works, including the construction of cycleways, footpaths, bridges and lighting, are carried out under contract.

Of this maintenance component, 35% (\$169,166) is budgeted to be spent on mowing and turf care and 14.9% (\$71,629) on trees.

MAINTENANCE AND ADMINISTRATION

EXPENDITURE:	2006/2007
	\$
Administration (<i>includes asset depreciation and allocated corporate overhead expenses, plus staff costs</i>)	1,214,184
General grounds maintenance	155,525
Mowing	90,621
Specialised mowing / turf care	78,545
Trees	71,629
Pathways	20,000
Gardening	18,600
Building maintenance (<i>other than for conveniences</i>)	12,000
Conveniences building maintenance	30,000
Entertainment Zone restoration	4,300
Firewood preparation contracts	1,000
TOTAL EXPENDITURE	1,696,404
REVENUE:	\$
Special events	14,577
Recreation ground charges	9,644
Leases: sports areas and clubs	5,500
Firewood sales	1,000
Sundry Revenue	5,100
TOTAL REVENUE	35,821
TOTAL NET COST (MAINTENANCE AND ADMINISTRATION)	1,660,583

In comparison to today, in 1990/1991 the administration and maintenance costs for Hagley Park totalled \$630,348, with \$22,100 of revenue offsetting this. The maintenance component was \$322,988 and 50% (\$161,782) of this was spent on general mowing and turf care and 15.6% (\$50,998) on tree maintenance.



6.0 LANDSCAPE

In the 1840s, when the settlers of Christchurch designated Hagley Park a public reserve the land was a mosaic of scrub, swamp and tussockland intersected by tributary creeks of the Avon River (Ōtakaro).

Today, the landscape of Hagley Park features large open spaces, extensive woodlands and single species hedge rows, and is strongly reflective of the English ancestry of the settlers.

The nature of Hagley Park is also a reflection of the favourable climate, soils and landform of the region, which enabled the settlers to create a new parkland in the style and form of the English landscapes with which they were familiar.

6.1 Landscape Character

The description to date of Hagley Park as an 'English' parkland has not been a definitive description of a classical style of landscape design but, rather, a generalised term thought to refer to the landscapes created by the students of the English Landscape Garden School of Brown and Repton.

It is significant to note, when considering the design of Hagley Park, that the first funding approval for plantings in the Park was made in 1858 - one year before the Recreation Grounds Act in Britain first authorised the setting aside of land for public recreation purposes, and the same year in which the design by Frederick Olmsted and Calvert Vaugh for the development of Central Park in New York City was accepted.

Therefore, public park design was in its earliest infancy when Hagley Park was being formed, and the translation of the design concepts of the great private country parklands of England into the new context of public recreation parks had only just begun in that country.

Hagley Park does not have a single landscape character but instead has a series of these. North Hagley Park is the most evocative of the classical English landscape style. At its present state of development, South Hagley Park lacks much of the appeal of the English parklands Hagley Park is modelled on.

Simplicity of form and a reduced level of maintenance characterises Hagley Park these days. This is in sharp contrast with the adjacent Botanic Gardens.

6.2 Representation of New Zealand landscapes

The focus on an English heritage landscape character for Hagley Park represents the desire to retain an open space area that reflects the sort of parklands that were originally developed, and continue to exist, in England. This is understandable, considering the English origins of the earliest settlers of Christchurch. These values remain historically important and are what many Christchurch citizens still hold dear.

The challenge now is to also allow Hagley Park to acknowledge the contemporary New Zealand way of life in Christchurch – one that celebrates a mix of cultures and the New Zealand physical and natural environment and landscape, whilst still celebrating the historical origins of the city. The Park needs to also reflect the Christchurch/New Zealand landscape character, rather than just of landscapes on the other side of the world.

6.3 Hagley Park Landscape Analysis

The following section is an analysis of the current Hagley Park landscape character. Part A defines the elements of the Park and provides an understanding of the relationships between these elements.

Part B provides a descriptive analysis of the various Hagley Park character zones.

Part A: Hagley Park Landscape Character Analysis

Character gives a place identity and makes it distinctive. It consists of the visual expression of the elements of landform, land cover and land use that comprise the place. It also consists of the experiences within an area which occur frequently or dominate that contribute most to its character.

The landscape character of a park is the result of a relationship between the observer and the landscape. The physical landscape is composed of certain measurable elements but the judgement of character takes place in the observer. The viewpoint of the observer may greatly affect this perception of character. There are two parts to landscape character analysis. Firstly, the subjective response of the viewer and, secondly, the description of the elements of the landscape's arrangement that induced that response. Once the relationship between these two parts is identified, the physical elements can confidently be managed to either create a certain landscape character or to preserve the existing character.

The Elements

(i) Land Form

Hagley Park is essentially flat, except for swales bisecting the golf course and the presence of the Avon River and other drainage systems. Victoria and Albert Lakes and the Avon River and its tributaries provide a contrasting form in the landscape.

(ii) Land Cover

Types of land cover occurring in Hagley Park are:

- Mown grassed areas of playing fields and verges, which give the appearance of expansive open spaces. Grass is the most unifying element of the whole Park and allows views beyond the encircling vegetation.
- Rough grass cover in the wooded areas – this creates a textural surface change from the mown areas.
- Deciduous exotic trees – these are a dominant element and coniferous trees are a subordinate element. Trees are planted in coherent informal groupings and often in a crowded manner, or as individual specimen trees in formal rows. Trees give Hagley Park vertical scale, a sense of enclosure, spatial definition and provide a buffer at the parks' interface with the urban environment.
- Hard surface of roads, paths and netball courts.

(iii) Land Use

Structures are scattered throughout the Park. These are dominant features and are viewed as focal points due to their isolation and colour contrast with the backdrop.

The Park is divided by main roads and bisected by paths and cycleways, the location of which heightens the travel experience for the users.

Recreational pursuits, both active and passive, are the dominant land use. The majority of the active use is for formal and site dedicated sports, which, at times and places in the Park, can reach concentrated levels of use. Informal, passive recreational use of the Park is, arguably, below the levels that could be accommodated and is largely concentrated on the pathways, especially on the Park perimeter.

Expressions

Hagley Park is a composition of masses and spaces. There is strong contrast, visually and physically, between these and also within each. The larger spaces (the grassed fields) provide far-reaching open space views and the masses (the avenues and woodlands of trees mainly) frame, contain and define the spaces.

(i) Edges

The edges of Hagley Park are soft and broken mainly due to the presence of trees and the meandering form of the Avon River.

- Permeable - the presence of only two or three rows of exotic deciduous trees adjacent to the roads allows for views into the open spaces and beyond.
- Solid Edge - The edge of the Park with the Botanic Gardens and the northern boundary form solid well defined backdrops due to the dense informal tree plantings along these.
- Flowing Edge - The boundary with Park Terrace takes on a 'Brownian' landscape character with an interrupted informal flowing landscape, grass river embankments, clumps of trees, graceful willows and concealed ends of the river as it passes under the bridges to give a stylised appearance to this edge of the Park.

(ii) Open Space

The spatial organisation of Hagley Park is tenuous as it leaks away and is easily fragmented. Open space is a dominant expression of the Park character. Spaces are of varying size and scale and defined by the elements of trees, river and roads. Some are well contained (for example, the Entertainment Zone), while others are large expanses (for example, the South Hagley Park playing fields). Hagley Oval is strongly defined by buildings.

One large open space, the golf course, is fragmented with isolated stands or single specimens of natives and coniferous trees (planted in the 1960s) which create neither strong enclosure nor retention of large open spaces.

A wide skyscape is an important element of the experience one has in the larger open space areas within the Park. Therefore, it is desirable, on landscape grounds, that this is not further intruded into on the perimeter of the Park by tall buildings on adjacent land.

(iii) Enclosed Space

Areas of enclosed space are formed by informal plantings of mainly exotic deciduous trees. (for example, Little Hagley Park, the Botanic Gardens Car Park and Nancy's Corner). In contrast to the open space areas, these areas of enclosure with an overhead canopy provide space for passive recreation. These woodlands, while enclosed, take their identity from spaces enclosed within them. The openings in the woodlands are the spaces defined by the trees.

The enclosed spaces are places for different moods, and for retreat, shelter and privacy. They are where sensations such as surface textural changes (for example, from fallen leaves), filtered and dappled light, shade and vistas are heightened.

(iv) Linkages

These are as significant in contributing expressions as are the open and enclosed spaces.

- Paths and roads – these are an important unifying element. They provide an opportunity to interpret the landscape of Hagley Park by passing through or alongside it. They establish a way to progress through the area even though the end may not be visible. The paths are inviting, and they allow one to pass through a sequence of closed and open areas. A path also provides viewpoints from which the landscape can be experienced.
- Paths and cycleways - connect points outside the Park boundary. These linkages are emphasised by trees lining them.
- Vehicular corridors - penetrate the park and terminate at car parks. They link the city with the Park.
- Internal tree plantings – these link park perimeter plantings. They include groups of trees as well as tree avenues. These linkages, such as that between the Armagh and Kilmarnock Streets Park entrances, provide for a sequence of changing views and experiences.
- River bank plantings – native tree and shrub plantings along the Avon River naturalise the river corridor and enhance the river environment.

(v) Views

Views into the Park provide relief for travellers between suburbs and the central city.

Permeability of the Park edge allows for views into the Park, across the mown grassed areas to the solid boundary edges and to the Port Hills beyond. Within the Park there is a horizon of trees punctuated by high rise structures. A significant long distance view is that gained from Kilmore Street and Park Terrace.

(vi) Entry Points

There are a number of entrances and approaches to the Park. Other than the access they provide, it is important that they invite visitors and give a stunning impression of the Park as one comes to it. This requires good and spectacular landscaping and planting, and effective signage. The Park's current entry points need to be planned and designed to achieve this.

The major entry points to Hagley Park (not in any particular order of significance) may be regarded as:

Little Hagley Park

- From Helmores Lane.
- Off the end of Fendalton Road.
- From Carlton Mill corner.

North Hagley Park

- Off the Riccarton Road/Avenue roundabout.
- Off the end of Armagh Street.
- Footbridge off Park Terrace.
- From Carlton Mill corner.
- Opposite the end of Fendalton Road.
- Off the end of Kilmarnock Street.
- Halfway along Harper Avenue.

South Hagley Park

- From Hospital Corner.
- Off the Riccarton Road/Avenue roundabout.
- Off the Blenheim Road roundabout.

Part B Descriptive Analysis

The landscape character of Hagley Park is described as component spaces based on determined landscape zones. Some component spaces have similar character and are described in combination. The character of each space has been described from its centre.

While Hagley Park is a park with varying component areas, there are unifying features. These include:

- large mown grassland areas;
- widely spaced mixed deciduous exotic trees;
- permeability of the Park perimeter.

Little Hagley Park

Located between the Avon River and Harper Avenue, Little Hagley Park forms a natural and enclosing backdrop to the main body of the Park.

This enclosed space is created by mature deciduous woodland trees spaced eleven to fourteen metres apart. A higher level of pruning (to a five metre height) gives a raised canopy.

Informality is very much the theme of this part of the Park. This theme is encouraged by the undulating landform, the rough texture of the ground surface and the meandering line of the path/cycleway and river terrace.

The southern boundary, however, is defined by the sharp, straight lines of Harper Avenue. This boundary remains unfenced and open, affording motorists pleasant uninterrupted views across the wood/meadowlands. The vista is particularly attractive in spring when mass bluebells appear and impart a soft blue haze throughout the meadow grass. Glimpses of the river can also be had from the road in places.



Avon River on the northern boundary of Little Hagley Park.

Helmores Lane is the only feature to interrupt the informality and passive nature of Little Hagley Park. Bisecting the Park at the western end it provides a link with the adjoining Fendalton residential area. Some car parking space is provided along Helmores Lane.

North Hagley Park

North Hagley Park is characterised by large, predominantly flat open spaces by the extensive perimeter woodlands.

Water features also provide an attraction in North Hagley Park. The Avon River defines the eastern boundary and provides interest and beauty as it meanders through the Park while the lakes provide a more static attraction.

The balance of North Hagley Park is made up of a series of distinctive zones which are defined by the internal woodlands, the tree lined avenues and the cycleways:

1. Eastern Grounds

The Carlton Mill sports ground and the adjoining special events area along the Park Terrace boundary form the Eastern Grounds. This combined area forms the most extensive open space within North Hagley Park and provides a unique opportunity for kite flying, ballooning and other sports requiring extensive spaces.

Predominantly flat, this space is contained by a permeable edge defined by rows of deciduous trees. The skyline is of varied height, and dominated by two tall stands of pines at Carlton Mill and Victoria Lake. The height of these stands reduces the overall scale of the space as well as becoming a focal feature of that space.

The skyline is punctuated by buildings of the Central Business District, Kilmarnock Tower and the Park Terrace Apartments. The Port Hills serves as a partial backdrop - this reduces towards the southern and eastern part of this space. The widely spaced deciduous trees create a permeable edge to the space allowing long views across the Park. The colour of the two pavilions makes these conspicuous within the space.



Eastern Grounds, North Hagley Park.

2. *The Avon River – Park Terrace*

This long narrow and permeable space adjoins the Eastern Grounds.

The main difference between this space and others in Hagley Park is the change in vertical level as the parkland falls away to the Avon River. The river is not a strong visual feature from more than fifteen to twenty metres away.

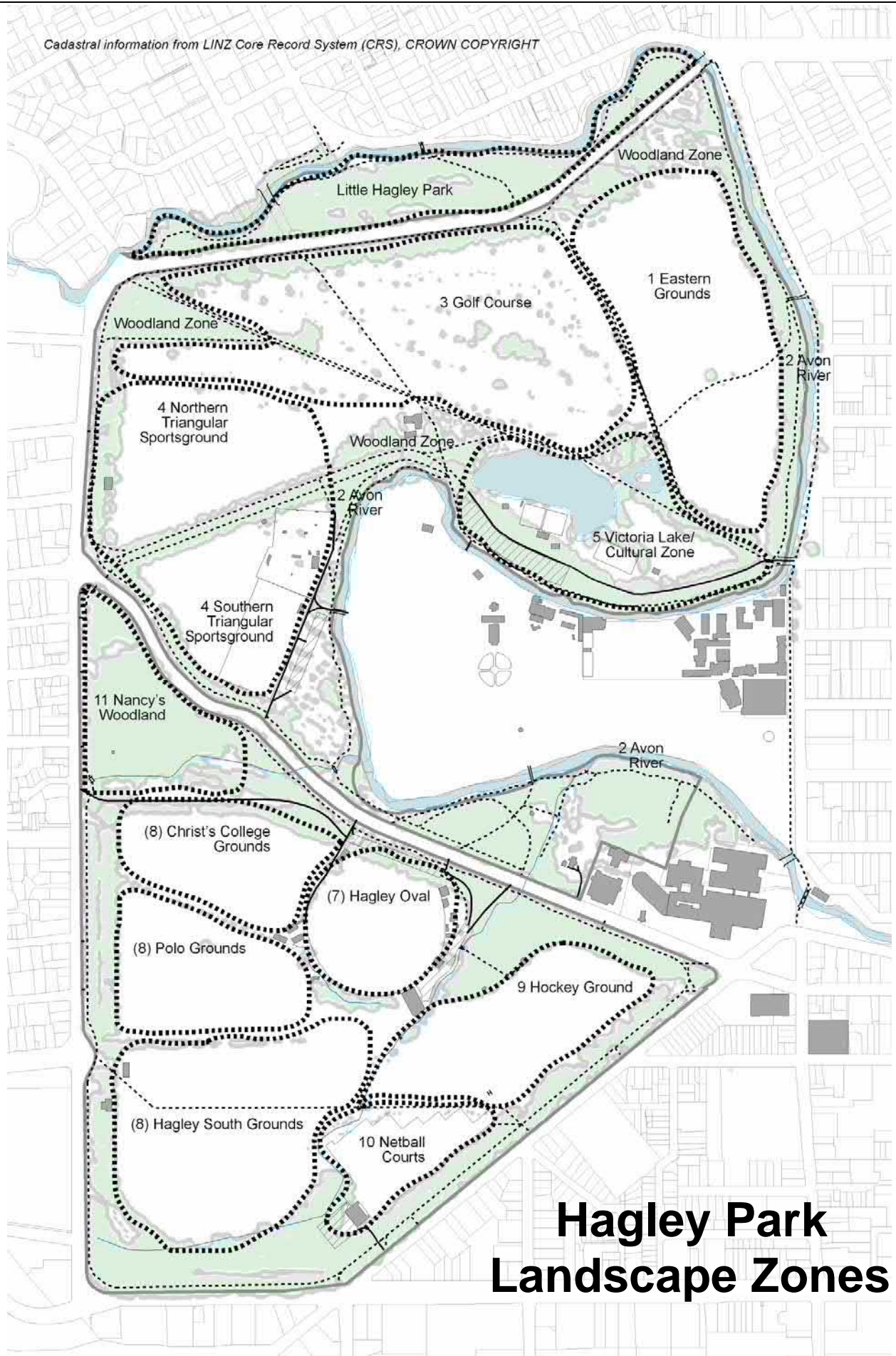
This space is weakly defined by the road and the line of deciduous exotic trees, pruned to a high level. This permeability allows for expansive views to the west across the Park and eastwards to the city buildings.

The vegetation has the added component of the graceful forms of willow trees.



Park Terrace/Avon River margin.

Cadastral information from LINZ Core Record System (CRS), CROWN COPYRIGHT



Hagley Park Landscape Zones

3. *Golf Course*

Occupying the large centralised zone in North Hagley Park, this is an ill-defined space within Hagley Park. It is neither open nor filled but its space is punctuated with isolated exotic coniferous trees. There is one large stand of deciduous exotic species that defines and creates a smaller space in the North West Corner.

An undulating landform is more pronounced here than elsewhere in Hagley Park and is made more apparent by the neatly mown grassland. The skyline has a strong regular form to the north and west, while varied to the east and south.



Hagley Golf Course.

This varied form allows for views to the central business district and serves to increase the spatial scale of the area. The area's boundary is ill-defined with the sports ground to the south.

The linear and widely spaced rows of perimeter planting are permeable, allowing distant views across the golf course to focal features beyond.

The clubhouse is well sited against the backdrop.

4. *Triangular Sports Grounds*

This zone features the centralised avenue of mature plane trees. Extending along a line from Riccarton Avenue to Settlers Corner, this avenue bisects the zone into two triangular spaces.

The larger northern triangle is free of both vegetation and structures and forms a distinct contrast to the adjacent golf course.

The southern triangle offers a more enclosed environment and accommodates a range of uses. A sports ground occupies the western part and tennis, bowls and croquet clubs are accommodated along the eastern boundary. Collectively, these areas provide a buffer between the Botanic Gardens and the western portion of Hagley Park.

(a) Northern Triangle

This is a large flat space with some spatial leakage to the north where the boundary is fragmented with isolated trees. The skyline is regular to the north, south and west where it is only punctuated by the Kilmarnock Tower building.



Northern Triangle.

To the east, the skyline is dramatic with tall pines silhouetted against the sky as well as the backdrop of buildings in the central business district.

The perimeter planting is permeable due to the rows of widely spaced deciduous trees. This allows expansive views across the space though this also permits an awareness of Deans Avenue traffic from within the space.

The dense woodland of tall deciduous trees to the east creates a significant focal feature, reduces the scale of the space and provides separation from the golf course.

(b) Southern Triangle

This is a flat, well defined and enclosed space of medium scale. To the west and north the deciduous trees create regular skylines, while to the south and east the skyline is more varied. The tall redwoods reduce the scale of the space and provide a solid and dense backdrop.



Southern Triangle.

A permeable edge to the south-west and north allows short views across the space.

5. *Victoria Lake/Cultural Zone*

This is a large complex space consisting of a series of interrelated small to medium sized spaces.

The three main components of the zone are the lakes, a woodland and an enclosed open space.



Concert Triangle.

Victoria Lake has a well defined and solid edge to the south but in the northeast to northwest sector there is an openness due to the fragmented and permeable edge with the golf course. Albert Lake has a sense of enclosure. Surrounded by willow trees, this smaller lake is almost separate from the surrounding space.



Victoria Lake.

The woodland space is enclosed and filled with deciduous exotic trees that have a high canopy and are planted in a regular manner. These trees form a dense backdrop to the southern boundary of North Hagley Park. Incorporated within this woodland zone the Botanic Gardens Car Park is defined by the shingle surface which extends throughout the car park.

The open space is small in scale and well defined by mature deciduous exotic trees. The scale of the trees has created a regular skyline with the only expansive view to be had to the northwest across Victoria Lake and the golf course.

Several conspicuous buildings impact upon the spaces, due to either the form or colour schemes of the buildings. The most prominent of these buildings is the now largely unused ex-North Hagley Bowls Club building.

6. *Woodland Zone*

This zone includes the North Hagley Park perimeter woodlands as well as the large expanses of less formal woodlands located throughout the Park.

Of special significance is the Settlers Corner woodland, which, in addition to providing a focus for the plane tree avenue, defines the northern limit of the adjoining Botanic Gardens. Another woodland is located in a wedge at the north western corner of the Park at the Fendalton Road, Harper Avenue and Deans Avenue. Although comprised of younger trees, this grouping provides strong definition to this corner of the Park and a distinctive backdrop to the golf course.



North-west Corner, North Hagley Park.

At the Carlton Mill (north-eastern) corner of the Park the woodland zone is a small scale space of trees beneath which is a rough ground texture. It is a permeable space due to the high tree canopy (ten metres) and is dominated by *Pinus pinaster* as well as a mixture of deciduous trees. There are also a number of *Pinus radiata* trees which reduce the coherent planting design of the space. The *Pinus pinaster* is repeated across the adjacent Eastern Grounds' space giving a visual linkage.

The large woodland to the south of the Avon River is also of special significance to North Hagley Park and the Botanic Gardens. Extending from the Hospital to the Pinetum beside the Southern Triangular Sportsground zone, this woodland is particularly notable due to its undulating landform and relationship with the Avon River.



Daffodil Woodland.

South Hagley Park

While also featuring broad open spaces and perimeter woodlands, the character and identity of South Hagley Park is distinct from North Hagley Park.

Where North Hagley Park has the Avon River and the lakes within its boundaries, South Hagley Park has a different character. In comparison with North Hagley Park, it consists of broader and more open spaces from which the surrounding land uses are more conspicuous. For example, the noise produced by the busy roads and industrial areas, which surround the southern end of the park, is very noticeable from this part of Hagley Park.

South Hagley Park is, though, a popular venue for many organised sporting activities. The predominantly flat landform accommodates a large proportion of the Hagley Park sports grounds.

7. *Hagley Oval*

Defined by trees and buildings the circular shaped Hagley Oval provides a unique sports ground which is ideally suited to the game of cricket.

It is a medium sized space, of comparable size to the Southern Triangular Sports Ground. The space is also well defined to the east, with dense coniferous and deciduous planting, but is very permeable to the south and west due to scattered tree plantings.



Hagley Oval.

The edge of the space is further defined by the pavilions and houses located there. Although these are conspicuous, building sizes are not extreme. The bulky horizontal form of the Canterbury Horticultural Society building and the isolated location of the Christ's College buildings reduce the potential for an overall design harmony and integration of the buildings.

The vertical form of the poplars is incongruous with the remainder of the rounded trees canopies seen elsewhere in this space and throughout Hagley Park.

The widely spaced deciduous trees create a permeable edge to Riccarton Avenue and views can be gained across the Oval.

8. *Christ's College Grounds, Polo Grounds and Hagley Park South*

Each of these spaces is defined by lines of mature shelter trees extending along their boundaries. Addington Brook, running in a north-easterly direction through the eastern part of South Hagley Park, defines the broad expanses of the Hockey Ground.

These spaces have a similar character with large grassed open spaces and spatial leakage to the south east. They are essentially flat with a small terrace and crested area and regular skylines with a strong presence of the Port Hills as a backdrop, especially from the Christ College Grounds. All three spaces appear as one large one due to a lack of definition between them. From within all three spaces, the buildings adjacent to Hagley Oval are conspicuous, comprise a number of building styles and have isolated locations.

The rows of perimeter planting along Deans Avenue are light and permeable in appearance allowing for long distant views across the park. Dense deciduous exotic planting to the south strengthens the spatial definition as well as being a focal feature for the three spaces.

9. *Hospital Corner Sports Fields*



Hospital Corner Sports Fields, South Hagley Park.

A large open space, this area was previously used predominantly for hockey during the winter, but the shift to artificial turfs has now left it available for casual use during this season. There is also a number of artificial and grass cricket wickets in the area, which are well used during summer. The area is well defined to the east and north with densely planted coniferous and deciduous trees. To the south, it is very permeable due to a high tree canopy cover which allows for long distance views across the Park.

The openness to the west permits long expansive views to the Park edge.

The skyline is varied to the east and punctuated with hospital buildings giving added definition to this east quadrant. To the north, pine trees are a focal feature and create a strong skyline appearance. The vertical form of poplars creates an appearance repeated nowhere else in Hagley Park.

To the south east, a very tall dense stand of deciduous trees stands out.

10. Netball Courts

This extensive artificial hard surface is located in the south-east corner of South Hagley Park. A large open space, it is well defined to the south by a tall dense stand of deciduous trees, but is very permeable along the south-east edge where cars park along the margins. Along the west and northeast quadrants it is completely open.



Netball Courts and Centre.

The Christchurch Netball Centre building was constructed in the early 1990s and is a substantial building built sympathetically to the surrounding environment. This facility is also used periodically as a function centre.

The hard surface is a distinct contrast to the remainder of Hagley Park which mostly has a mown or rough grass surface. Together with the pavilion, which is located against a tall, dense backdrop of deciduous trees, this is a very conspicuous Hagley Park space.

The skyline is regular to the south, west and north but varied to the east, which is punctuated by the hospital buildings.

11. Nancy's Woodland

This woodland in the northwest corner of South Hagley Park is a significant contrast to the extensive open spaces most characteristic of South Hagley Park. Featuring trees of varying ages, longer grass and an undulating landform, this enclosed space provides both a passive element to South Hagley Park and a linkage with the woodland areas in North Hagley Park.

Under-planting has been a feature here, although this has been somewhat unsuccessful to date.

Nancy's Woodland incorporates the Botanic Gardens stock pile area along its southern boundary. Although vital for the day today management of the Botanic Gardens and Hagley Park, this area needs to be strictly defined and screened by appropriate planting to reduce its visual impact.

In contrast to the other woodlands in the Park, this woodland has an established social area, which includes a permanent barbecue that is used by local community groups.

7.0 HISTORY

7.1 19th Century European Settlement

The origin of Hagley Park is closely related to the early settlement of Christchurch by the city's British founders. Their backgrounds, ideals and experience gained on earlier planned settlements laid the foundation for a distinctly English city and parkland.

Prior to European settlement, the Canterbury District was the home of the Ngāi Tahu tribe whose main centre was the fortified pa at Kaiapohia (Kaiapoi).

In 1842, Ngāi Tahu Maori inhabitants of Christchurch met the Scottish brothers, William and John Deans, at the site of the Otautahi Pa and helped them travel up the Ōtakaro (Avon River) by canoe and then overland to Putaringamotu (Riccarton Bush). The Deans were granted a lease by the Maori owners to farm land which included the area which is now Hagley Park.

In 1848, the Government agent, Commissioner Henry Kemp, acting for Governor George Grey and on behalf of the Crown, concluded negotiations with the local Ngāi Tahu for the purchase of their tribal lands. The 20 million acres were sold by the Maoris under the agreement that "our (the Maori) places of residence and our cultivation and burial grounds are to be reserved for us and our children after us". The future site of Christchurch was included in the land transferred to the British Crown under this agreement.

Kemp's Deed, as the agreement was known, was signed at Akaroa by sixteen Ngāi Tahu chiefs and involved their selling the greater part of their land but retaining their settlements and food gathering places. They were also to be given back larger reserves of land once the surveying of the land had been done.

When Walter Mantell, surveyed and mapped the land bought for the Canterbury Association in 1848, he deliberately reduced the area of the promised reserves to Ngāi Tahu by more than half and excluded some of their cultivated land and mahinga kai (food gathering places).

In that same year, the Canterbury Association was formed by the New Zealand Company to found a Church of England settlement in New Zealand based on Edward Gibbon Wakefield's principles of systematic colonisation. Surveyor Captain Joseph Thomas was commissioned to find an area of one million acres in Canterbury suitable for the settlement with the instruction that:

"One thousand acres were to be selected and reserved for the capital, lines of principal streets and squares were to be surveyed and ample reserves for public purposes marked out."

The Canterbury Association instructed the surveyors to lay out a large reserve of five hundred acres adjacent to the town that was to be designated property of the Association under the authority of the 1849 'letter of patent' (granted by Queen Victoria to the Canterbury Association for the purpose of founding a Church of England colony).

Thomas finally settled on land on the eastern side of the Deans Block for the new town. The survey of the area was subsequently undertaken and in 1850 the final plan was drawn up by Edward Jollie. This featured a central portion of 500 acres of streets, public reserves and quarter acre sections. These were surrounded by approximately 400 acres of Town Reserve land on the northern, eastern and southern sides. The western side was dominated by the irregularly shaped Hagley Park, which consisted of approximately 500 acres of land that had been previously farmed by the Deans. These reserves were known as the Government Domain. Hagley Park was named after the country estate of Lord Lyttelton, chairman of the Canterbury Association.

The background behind Thomas's siting of Hagley Park in the 1850s plan is not fully understood. Several theories attempt to explain the siting. One theory suggests the Deans Brothers made an agreement with

William Fox, an agent for the New Zealand Company, to give the land to the Canterbury Association for Hagley Park to act as a buffer between their farmland and the planned settlement.

Another theory suggests Hagley Park was sited to separate the Anglicans from the Presbyterians. Because John Robert Godley, another, the New Zealand Company agent, had wished to secure the new settlement exclusively for members of the Anglican Church, a bitter tenure battle had developed between Godley and the Deans. The Deans brothers, who were staunch Presbyterians, had been farming since 1843 and were not about to be shifted by Godley. This dispute was eventually settled, several years later when the Governor, Sir George Grey, approved the Deans' right to the 400 acres at Riccarton to the west of Hagley Park.



Settlers' V huts in Hagley Park : photographed by Dr Barker in the 1850s (original image cropped). Reproduced with permission of Christchurch City Libraries, File Reference: CCL PhotoCD 4, IMG0082).

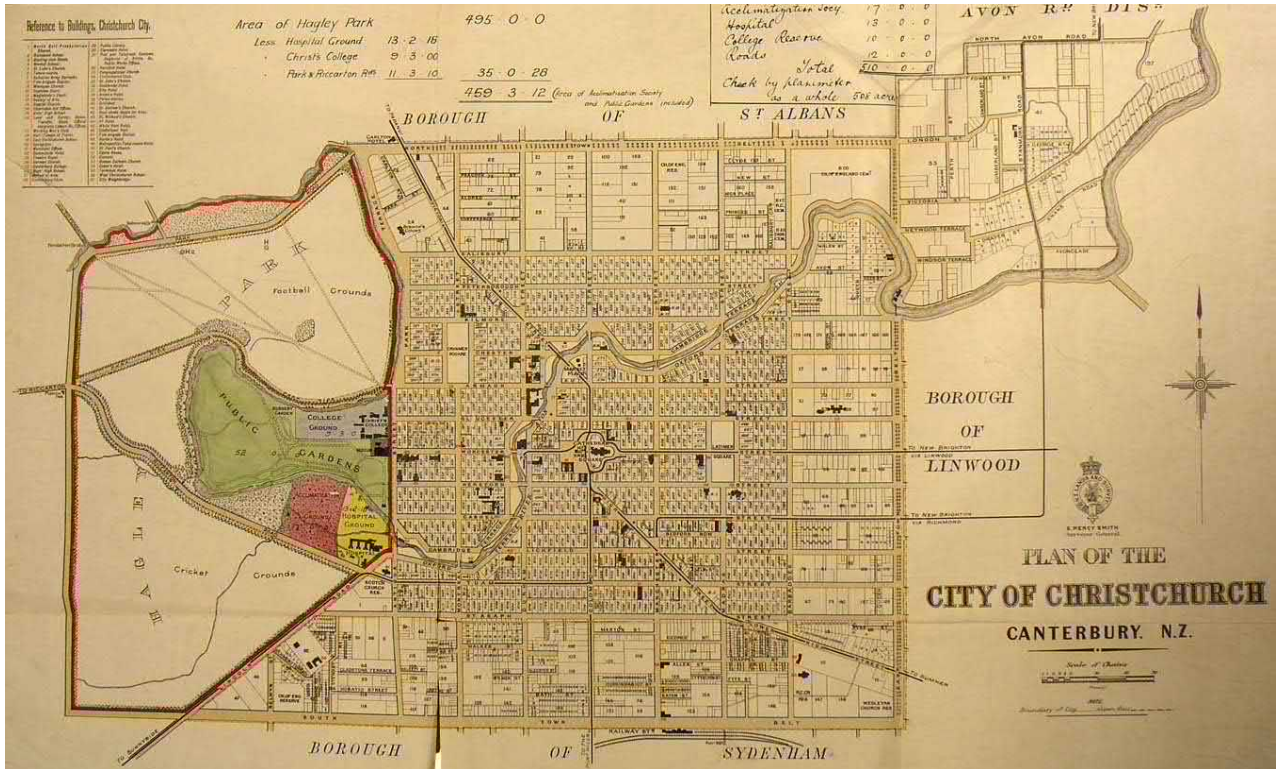
An obvious sign of the arrival of European settlers in Hagley Park was the erection of huts in 1850. They were located in Settlers Corner (just north of the site now occupied by the United Bowling Club) and had European elements of weatherboard front, hinged door and framed glass windows. These were combined with a Maori whare style 'V' roof running to ground level and thatched with sheaves of native flax. Other 'V' huts were also erected just south of Riccarton Stream.

In 1855, the powers of the Canterbury Association were vested in the Canterbury Provincial Council, and Reserve 24 (Hagley Park and the Town Reserves) and Reserve 25 (the Government Domain, which constitutes the Botanic Gardens today) were included in the land under the Council's control.

The Provincial Council also took over the considerable liabilities of the Canterbury Association which cost the settlement the northern, eastern and southern town reserves. In order to balance the books, the Council gave itself the right to sell off the town reserves with the first sale taking place in 1856. By 1858, the sale had been completed but not before provoking a great deal of controversy within the settlement. Many people had believed that the Reserves had been designed as a system of parkland surrounding the city, as was the case in Adelaide.



To see the town reserves sold at the upset price of \$50 per acre was considered a great tragedy. Other people including Godley believed otherwise and were of the opinion that the Town Reserves were areas temporarily withheld from sale as a device to achieve concentration of the early selections of town allotments.



Part of an undated Lands and Survey Department Domains Board map showing Hagley Park – authority to publish given by Archives New Zealand Christchurch Office ([Archives reference](#): Accession CH134. Registered files of Department of Lands and Survey, Christchurch. Item 8/3/35 - Reserves Hagley Park 1894-1928).

Fortunately the sale did not extend to Hagley Park, although, in 1855 just over nine acres of the Government Domain (Botanic Gardens) was granted to Christ's College in exchange for land owned by the school in Cathedral Square.

Hagley Park's position was consolidated in 1856 when a Reserves Ordinance was passed declaring that "the land commonly known as Hagley Park, shall be reserved forever as a public park and shall be open for the recreation and enjoyment of the public" (see Appendix 8.5 (Page 169)).

This ordinance also gave the Superintendent of the Canterbury Provincial Council the power to set apart land in Hagley Park for plantations, gardens, places of public amusement and to lay out public roads.

Despite this ordinance a significant encroachment on the Hagley Park area occurred in 1859. The Provincial Government won a vote in the Provincial Council by twelve to eleven to set aside almost six acres of the higher land at the corner of Antigua Street and Riccarton Road for a public hospital.

In 1862, the part of Hagley Park that is now Little Hagley Park and by the Carlton Mill Bridge (and previously known as Pilgrim's Corner) was set aside for Maori to use as a meeting or resting place when visiting Christchurch. In 1868, one hundred and fifty Maori camped in the Little Hagley area while they claimed, unsuccessfully, from the Native Land Court for areas in and around Christchurch to be returned. Although, in 1872, the Provincial Government suggested that the Maori should give the Hagley reserve area in exchange for land elsewhere, there is no record of land being given in compensation.

In 1868, a carriage road through North Hagley Park was proposed to link Armagh Street through to Riccarton. Opposing petitions were circulated with 300 people in favour of the road and 400 against. Obviously, the road did not proceed. A proposal in 1870 for the northern railway from Addington Station to pass through the Park just inside the boundary and to cross the Avon River near the Fendalton bridge was also defeated.

In 1872, a Domain Board was appointed and authorised with the delegated powers of the Superintendent to administer Hagley Park. The Board, assisted by the Acclimatisation Society, depended on grants from the Canterbury Provincial Council, which ceased in 1876 with the abolition of provincial government. Central government, through the Public Reserves Act 1877, asserted its legislative authority over reserve lands previously administered by the provincial councils. This Act enabled all “lands set apart by Provincial Council resolution and lands vested in the Superintendent and reserved for a special purpose” to be constituted as public reserves.

Different attempts were made to make money for running the Park, including a nursery for plants such as olive, tobacco, mulberry, arrowroot and various medicinal plants.

In the Public Domains Act 1881 (amended 1895), the total area of Hagley Park and the Government Domain is given as 495 acres. Of this, the parts of the Domain and the Park that had been reallocated for specific uses were:

Christ’s College	College granted nine acres three roods from the Domain for its school grounds in exchange for land it held in Cathedral Square.
	College given use of eight acres of South Hagley Park for its school grounds.
Christchurch Hospital Board	13 acres two roods 18 perches taken for a public hospital.
Roads	Park (now Harpers Avenue) and Riccarton Roads covered 11 acres three roods.
The Acclimatisation Society	Had use of some 11 acres 28 perches adjacent to the Hospital area for its trout hatchery, aviaries and aquarium.
Grazing	110 acres of South Hagley Park was leased for grazing.
Tree plantations	The Park perimeter was used for tree plantations.
Polo Grounds (also included within the grazing area)	24 acres two roods 24 perches
The United Canterbury Cricket Club grounds	10 acres

Areas of Hagley Park have at various times been set aside temporarily for special events or exhibitions. In 1882, South Hagley Park was the scene of the New Zealand International Exhibition, which included a large show building in the ‘Hospital Corner’ area. When the building was taken down in 1883 the large entrance gates were re-erected where they now stand at the Hereford Street entrance to the Botanic Gardens.



New Zealand International Exhibition building, South Hagley Park, 1882. Reproduced with permission of Christchurch City Libraries, File Reference: CCL PhotoCD 2, IMG0008.

Victoria Lake was formed in North Hagley Park in 1897 to celebrate the Diamond Jubilee of Queen Victoria’s reign. This area, which was formerly a swamp of over one acre in area, was dug out to a depth of almost one metre and extended to almost four acres (two hectares) in area. As a consequence, the indigenous plants that were originally found in this swamp area were lost to Christchurch.

7.2 Establishment of Exotic Culture

In the 1850s, the land for Hagley Park was a mixture of scrub and swamp, with creeks feeding to the Avon River (Ōtakaro).

Native species that made up the original vegetation included:

Tussock	<i>Poa caepitosa</i>	Toetoe	<i>Cortaderia sp.</i>
Karamu	<i>Coprosma robusta</i>	Koromiko	<i>Hebe salicifolia</i>
Manuka (‘Teatree’)	<i>Leptospermum scoparium</i>	Tutu	<i>Coriaria sarmentosa</i>
Matagouri/ Tumatukuru (‘Wild Irishman’)	<i>Discaria toumatou</i>	Ti Kauka (‘Cabbage Tree’)	<i>Cordyline australis</i>
Flax	<i>Phormium tenax</i>	Sedge (‘Niggerhead’)	<i>Carex secta</i>

The Provincial Government in 1858 provided the first funding for planting in Hagley Park. It wasn’t until 1859 however, that the first gardener was employed. This was Enoch Barker who, with an assistant, established the Provincial Nursery, now the present Botanic Gardens, in the Government Domain. This nursery supplied trees for the initial planting of the Avon River, the inner city and probably also supplied most of the trees for the perimeter plantings of Hagley Park.

In September 1863 it was recorded that 21 acres of the Park had been planted with forest trees and that preparation had been made for the planting of 20 more acres. By 1868, according to Challenger, these plantings were all in place, except for the planting of the Maritime Pines (*Pinus pinaster*) in the north east corner of North Hagley Park near Carlton Mill.

This extensive planting of exotic trees and grasses, combined with grazing, began to transform the Hagley Park landscape from one that was of a native character into a scene resembling the sort of created parkland that was being developed at the time in countries of the Northern Hemisphere, including England. Open areas of exotic grassland with avenues of English broadleaf trees rapidly replaced the original vegetation, which had graced the area for centuries.

On 9 July 1863, the first recorded tree to be planted in the Government Domain (Botanic Gardens). It was an oak, and planted to mark the wedding of Prince Albert to Princess Alexandra of Denmark. It is still alive today.

In 1864, the Canterbury Horticultural and Acclimatisation Society was founded and decided to establish a botanic garden in Hagley Park. It was agreed that the land known as the Government Domain would be used and that plants that might be useful in the colony would be introduced and first established there. When the planting began, native plants, such as ferns, tussock, cabbage trees and flax, were replaced by introduced species, such as beech, elm, chestnuts, pines and oaks.

In 1867, Mr J.F. Armstrong became Curator of the park and gardens after the Government Gardener Mr E. Barker resigned. For the greater part of his twenty two years service, J.P. Armstrong was assisted by his son, Mr J.B. Armstrong, who had charge of the nursery work.

One of the first recorded tree plantings by the Armstrongs were the avenue of Oriental plane trees in North Hagley Park which were raised from cuttings by J.B. Armstrong in 1870.

Another early planting was the group of Maritime Pines on a sand dune knoll in the Government Domain grounds. Pines were also planted in 1870 north of the swamp (which is now Victoria Lake) and in the northeast corner of Hagley Park. Between 1870 and 1872, the tree nursery produced 763,034 trees, which were gratuitously distributed to public bodies in Canterbury. Trees were sent as far south as Temuka, and the Railway Department used thousands of oaks in their plantations along the south line. This work eventually had to be discontinued due to lack of funds. Wellingtonias (*Sequoiadendron giganteum*) were raised from seed and planted in a line near Settlers Corner in 1873. The limes (*Tilia europaea*) of South Hagley Park were raised as layers in the same year.

The introduction of exotic fauna in the form of sheep, cattle and horses had a devastating impact on the native flora in Hagley Park. The 1905 photo below shows sheep and cattle grazing on the future site of the Hagley Golf course.



Sheep and cattle graze on the future site of the Hagley Golf course, 1905. From: The weekly press, 13 Dec. 1905, p.48. Reproduced with permission of Christchurch City Libraries, File Reference: CCL PhotoCD 3, IMG0041.

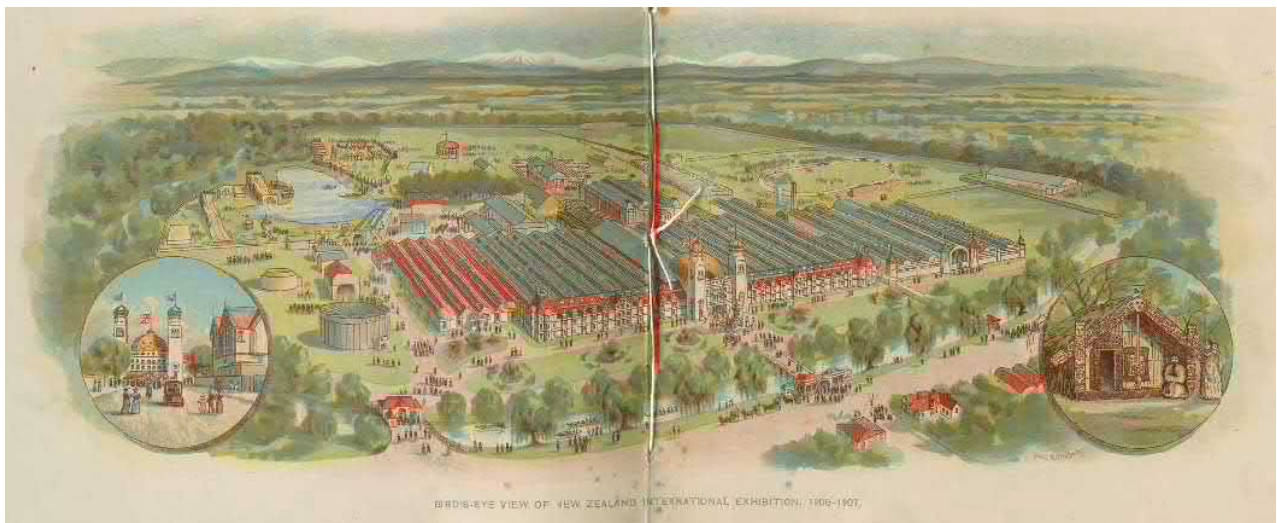
The exotic flora also suffered from the feeding habits of introduced fauna. In 1868, there is record of damage caused to the plantations by the turkeys and pigs that had been allowed to run there. In 1875, it was reported hares that had escaped from the Acclimatisation Society's ground had destroyed the lime trees along the north side of the park by the Hospital. Other introduced fauna included thrushes, skylarks, blackbirds, linnets and gold finches, which were liberated in 1864 along with other English and Australian birds.

7.3 20th Century Development and Use

In North Hagley Park, the area south of the Government Domain was planted in exotic trees and by 1904 the United Bowling Club had laid down two greens in the vicinity of Settlers Corner. The United Bowling, Tennis and Croquet Clubs leased an area of three acres, three roods and 27 perches that they had expanded to nearly six acres by 1919. The Hagley Golf Club, formed in 1904, had the use of 64 acres of North Hagley Park. Football grounds were laid out to the east. One hundred and forty acres of North Hagley Park were leased for grazing. Little Hagley Park, north of Harper Avenue, was established as a plantation area.

The Premier, Richard Seddon, decided in 1903 that New Zealand needed a big international exhibition to promote trade and tourism. Christchurch was chosen to host it and the government gave the city the funding for the event.

In 1905, 116 acres of North Hagley Park, from the Armagh Street entrance bridge to Carlton Mill corner and extending to Helmores Lane, was enclosed for the 1906-07 International Exhibition. This area included 86 acres of free ground, five acres of lake and 25 acres of plantation. Some 15 acres were placed under cover of temporary buildings put up just for the exhibition. The main building took 10 months to complete and a special railway line was laid in 1905 from Riccarton Station to the exhibition site to transport construction materials. It faced Park Terrace and one of its entrance towers had an electric elevator so people could ride up it to get views of the city. The exhibition had a vast range of industrial goods and commercial wares on display, including from other countries in the British Empire, and also had recreational attractions such as a giant boat ramp into the lake and an overhead gondola. A Maori Pa, erected on land adjacent to Victoria Lake by Maori mainly from the North Island, provided an area of unique cultural interest within the exhibition grounds.



Bird's-eye view of the New Zealand International Exhibition in North Hagley Park, 1906-1907 (original image cropped). Source: New Zealand International Exhibition Souvenir, 1906, pp.7-8. Reproduced with permission of Christchurch City Libraries, File Reference: CCL PhotoCD 20, IMG0075.

Thirty seven thousand people attended the exhibition opening. The exhibition was a huge success, and the description of Christchurch as the 'Garden City' started at this time.

All the buildings were removed after the exhibition closed in 1907. The deep wells sunk for the Exhibition were used to feed Victoria Lake and the smaller lake beside it. This second lake was formed from the excavation in 1916 of soil to improve the Rolleston Avenue border, which is part of the Botanic Gardens area. The exhibition caused great disturbance to the soil and the destruction of naturally occurring native plants.



Above: General front view of the New Zealand International Exhibition building, 1906-1907 (original image cropped). Source: New Zealand International Exhibition Souvenir, 1906, p.2. Reproduced with permission of Christchurch City Libraries, File Reference: CCL PhotoCD 20, IMG0072.



Panoramic view of the New Zealand International Exhibition building, 1906-1907. From: The weekly press, 26 Sept. 1906, p. 43. Reproduced with permission of Christchurch City Libraries, File Ref.: CCL PhotoCD 3, IMG0078-0079.

In 1950 the exhibition site was revived as an area for public gathering and enjoyment. An amusement park was located there to celebrate the Canterbury (N.Z.) Centennial. An area of six acres, one rood and ten perches was set aside for the amusement park from November 1950 to the end of March 1951. Special legislation enabled the Canterbury (New Zealand) Centennial Association Incorporated to charge admission. Visiting circuses continued using this part of North Hagley Park for public amusement. Albert Lake was a convenient waterhole for elephants and other circus animals. More recently, the site has been used for public open-air concerts.

Riccarton Road, Hagley Avenue, Rolleston Avenue and Harper Avenue are drawn on the early plans as one chain in width and the widening of these over the years has encroached on the Park area. More parkland was taken up when the roundabouts at Blenheim Road and Riccarton Road intersections with Deans Avenue were established in 1950.

The Domain Board administered Hagley Park and the Botanic Gardens for over 70 years. The Board was composed of Government representatives and local authority representatives drawn from a special combined district extending in a ten mile (16.1 kilometre) radius from Cathedral Square.

In 1945, a conference of the contributing local bodies decided that the Christchurch Domain Board should be amalgamated with the Christchurch City Council. The Christchurch Domains Act 1946 vested control of Hagley Park and the Botanic Gardens in the Christchurch City Council.

In 1962, the Christchurch Master Transport Plan suggested a Fendalton/Avonside motorway to relieve the congested Carlton Mill and Papanui/Bealey Avenue intersections. The Council considered Stage II in 1970. This required the diversion of the eastern end of Harper Avenue across the north-eastern corner of Hagley Park to link up with the one way street system along Salisbury Street. There was some doubt as to the legality of this proposal. Following the call for objections (7,827 formal objections were received) and the intervention of the Minister of Lands, the work was halted.

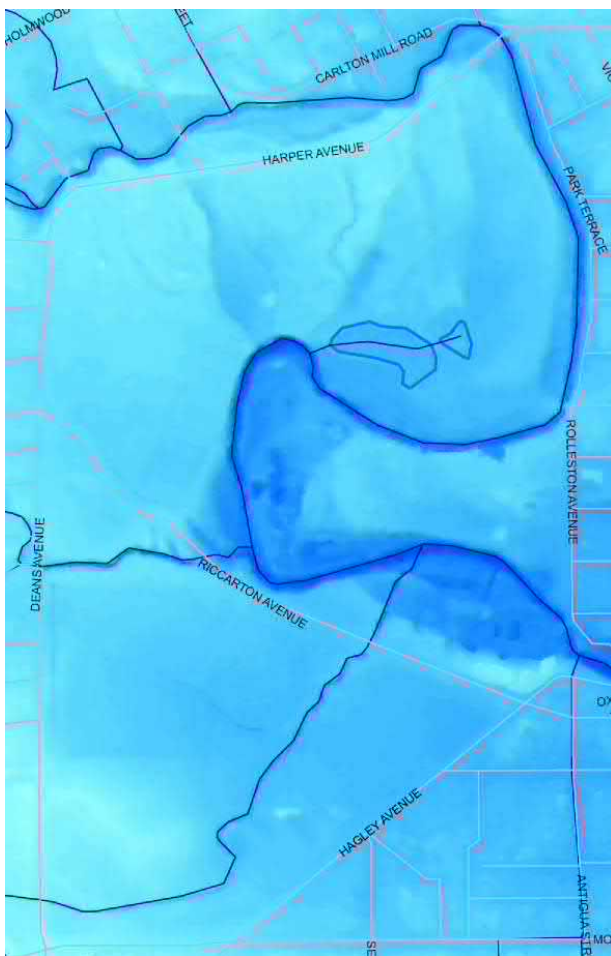
The Christchurch City (Reserves) Empowering Act came into force in 1971 and contained clauses stating:

“... the corporation shall not, without the consent of the Minister, appropriate any part of Hagley Park for parking places for vehicles unless that part is already appropriated for that purpose at the commencement of this Act.” (Section 5 subsection (2)), and

“No part of Hagley Park may be taken or set apart under the Public Works Act 1928 for any public work whatsoever.” (Section 5 subsection (4)).

Sections dealing with the stopping of part of Harper Avenue and taking of part of North Hagley Park for the proposed road diversion were subsequently repealed.

8.0 TOPOGRAPHY AND SOILS



The lightest areas on the above plan are the highest elevations in the Hagley Park/Botanic Gardens area (approximately 8.5 metres above mean sea level) and the darkest areas the lowest (approximately 4 metres above mean sea level).

The City of Christchurch is located on land consisting of a heavy deposit of shingle overlain by clay, silt and sand. When the settlers arrived, the relatively flat landform was interspersed by vast tracts of swampland which required major drainage works before settlement could commence in many parts of the city.

Hagley Park was no exception, requiring drainage works to convert the swamp areas within the Park into the flat and even landform which is characteristic of the Park today. The largest swamp area located north of the Botanic Gardens was utilised to form Victoria and Albert Lakes, which, although highly modified, serve to remind us of the original Hagley Park landform.

Three main soil types are found in Hagley Park, including soils from the Waimakariri River alluvial fan and soils of the Kaiapoi and Tai Tapu series.

In the northern portion of Hagley Park, the dominant soils are Waimakariri fine sandy loams. These are found throughout Little Hagley Park, the Botanic Gardens and the north-eastern corner of North Hagley Park. This soil is fertile and free draining, but dries out during droughts. The potential for plant growth can be increased with irrigation and the incorporation of organic material and mulching.

The balance of Hagley Park supports soils derived from lowland and drained swampland.

Cadastral information from LINZ Core Record System (CRS), CROWN COPYRIGHT

Soils



The Kaiapoi soils that are located in a central band in Hagley Park form some of the best sports grounds within the park. This is attributed to the moisture retention characteristics of the Kaiapoi soils and their relatively good internal drainage.

The southern portion of Hagley Park consists of Tai Tapu silt loams that generally occur on the lower lying sites. Because these soils are subject to seasonally high water tables, drainage problems sometimes occur after heavy winter rainfall, which have occasionally interrupted winter sports programmes.

9.0 CLIMATE

The climate of Christchurch is relatively temperate, although it is subject to extremes in temperature during the summer when winds blow from the north west.

These north-westerly winds, which are renowned for their hot, dry and gusty characteristics, cause a significant depletion of moisture from the vegetation in the Park. They are also often responsible for damage to the trees, particularly during the summer when the winds are at their strongest.

Table 1: Christchurch Climatic Data

Latitude:	43° 31' 48" S
Longitude:	172° 37' 13" E
Height above Sea Level:	6.7 metres
Mean air temperature (1961-1998):	12.1°C
Mean annual minimum temperature (1969-1998):	7.2°C
Mean annual maximum temperature (1969-1998):	17.1°C
Mean daily minimum temperature (1969-1998):	12.2°C (January), 1.7°C (July)
Mean daily maximum temperature (1969-1998):	22.5°C (January), 11.3°C (July)
Lowest temperature (August 1980):	-7.1°C
Highest temperature (7 February 1973):	41.6°C
Mean annual sunshine:	2,000 hours
Mean annual precipitation (1969-1998):	635.0 mm
Average days of screen frost (minimum air temperature less than 0°C):	29 days per annum
Heaviest snowfall* (14 July 1945):	269.5 mm
Average number of days with wind gusts reaching 63 km/hr or more:	55 per annum
Average number of days with wind gusts reaching 96 km/hr or more:	2.5 per annum

* Occasional snowfalls are experienced, but generally they do not lie on the ground for more than a few hours.

Mean daily maximum air temperatures (1969-1998) (°C):

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Minimum:	12.2	12.0	10.5	7.7	4.5	2.0	1.7	2.9	5.2	7.1	9.0	11.0
Maximum:	22.5	22.1	20.4	17.9	14.4	11.6	11.3	12.5	14.9	17.3	19.3	21.2

10.0 AVON RIVER



View across the Avon River from the Botanic Gardens to the Daffodil Woodland.

The Avon River/Ōtakaro is a major feature of Hagley Park as it meanders and loops through the Park defining boundaries and providing a focus to North Hagley Park and the Botanic Gardens.

In keeping with the rest of Hagley Park, the Avon River has also undergone many changes since the 1860s, with vegetation the most notable example. Originally, the Avon River flowed through dense growths of flax and sedges, but by the 1870s much of this vegetation had been cleared. Exotic trees and grasses were planted in their place and paths were formed along much of the length of the river.

The width of the river varies from approximately twelve metres at its narrowest to twenty three metres at its widest. Its depth varies from ankle depth to over a metre. In many areas the banks are steep and access to the waters edge is difficult. Erosion of the banks has occurred along various parts of the river due to the lack of stabilising vegetation along the banks, as well as boating activities and the natural dynamics of river flow.

Concrete block and wooden retaining walls have been built to help stabilise edges where river erosion has occurred. This treatment, however, is not considered to be compatible with the park environment.

Other forms of bank stabilisation including grading banks and planting water edge vegetation are more appropriate to the Hagley Park setting and should be used wherever stabilisation works are necessary. It is significant that on some areas of riverbank native sedges (*Carex sp.*) and ferns and other naturally occurring native species are becoming established since spraying practices have changed over recent years.

The Avon River has two tributaries which flow across South Hagley Park, providing relief and interest to the landscape. Addington Brook (formerly Addington Drain) lies to the east and Riccarton Stream flows

through Nancy's Woodland behind the stockpile area. Both tributaries flow into the Avon River along the southern boundary of the Botanic Gardens.

As with the main river, erosion has been experienced on the banks of both of these creeks due to the steep nature of their banks and the lack of stabilising vegetation.

Extensive concrete channelling has been carried out along Riccarton Stream which has had some impact on the passive and informal character of Nancy's Woodland. Along Addington Brook's banks little actual retaining work has occurred, although some unstable areas are apparent. A more sensitive approach to the management of the vegetation along the banks of Addington Brook would enhance the stability of this area and may be all that is required to stabilise this under-rated water body.

10.1 Hydrology

The Avon River is at an equilibrium, unlike other Christchurch rivers which have experienced substantial urban development within their catchments. Water flow varies from a normal low flow discharge of approximately 1.5 m³/sec to 20 m³/sec during floods. A flood discharge of 25 m³/sec is likely to be the maximum flow expected in the river.

10.2 Management

Management of the Avon River, Addington Brook and the Riccarton Stream is the responsibility of the Council's City Environment Group.

Spraying has been discontinued along the Avon River, including along the section running through Hagley Park. This includes use of chemicals to control both the aquatic weed in the river and also vegetation along the river banks. Instead, the aquatic weed in the river channel is cleared manually. This practice is carried out two to three times per year, depending on the level of weed within the river.

11.0 WILDLIFE

Hagley Park and the Botanic Gardens, with their abundant vegetation, form an important refuge for wildlife within the inner city.

Birdlife is the most commonly seen fauna in the Park with over 30 species of birds either as permanent residents or occasional visitors. The most conspicuous group of birds are those attracted by the water bodies within the Park. Of these, ducks are the most common, often seen in large numbers on Victoria Lake. Occasionally they are joined by shags and swans. (See Appendix 5 (Page 130) for a species list).



Common introduced birds such as sparrows, thrushes, blackbirds and starlings form the other main group of birds in Hagley Park. These species have thrived in Hagley Park since their introduction in the 1860s.

Native bird species are far less common. Apart from the occasional fantail, kingfisher, wood pigeon or morepork, native birds are not frequent visitors or inhabitants although some are known to live and feed in the Botanic Gardens.

The Avon River provides the habitat for a less conspicuous form of wildlife. Large sized brown trout, whilst not abundant, live in the spring fed waters of the Avon River. While fishing of the trout is prohibited in the Avon from the Hospital bridge to the Armagh Street bridge, fishing with a licence is permitted through the northern reaches of Hagley Park. Salmon have also been released into the Avon River by the Acclimatisation Society although they have yet to reappear in this area.

Other forms of wildlife living in Hagley Park include rats and wasps. Whilst rats do not cause major problems within the Park, wasp nests are becoming increasingly common requiring regular insecticide treatment to control the population. Possums also make an occasional appearance in the Park and appropriate control measures are undertaken.

Stray cats and dogs are also sometimes evident in the Park. When captured they are taken to the SPCA or dog pound, respectively.

12.0 VEGETATION

The distinctive woodlands of Hagley Park are the direct result of plantings which extended from the 1860s until the turn of the century. After this period very little additional woodland planting was undertaken in Hagley Park until the initiation of a replacement planting programme operation in 1985.

Unfortunately, details of the early planning and design of the Hagley Park woodlands are very sketchy. It appears however, that the majority of this work was undertaken by the early gardeners and curators of the Botanic Gardens. This group included Enoch Barker (Govt Gardeners 1859-1867), J.F. Armstrong (Curator 1867-1889) and A.L. Taylor (Curator 1889-1907). All were either English or Scottish and had each received horticultural training in England prior to embarking on the creation of Hagley Park.

The early plantings were concentrated around the Park perimeter and in defined woodland blocks. A formal grid layout was used throughout with the straight lines and regular spacing of the trees, which is a distinctive feature of the Park today.

A relatively small number of deciduous European broadleaf species comprised this planting, with the English Oak (*Quercus robur*) the dominant tree. Other species, including Limes (*Tilia*), Planes (*Platanus*), Ash (*Fraxinus*), Beech (*Fagus*), Birch (*Betula*), Sycamore (*Acer pseudoplatanus*) and Elms (*Ulmus*), made up the balance of the Hagley Park trees.

Brought out from Britain to act as a reminder to the settlers of their homelands, the majority of these tree species were also valued for their particular uses. For example, oak timber was used in furniture, boat and house construction. Elm and ash, both durable timbers, were used in the construction of wagon and cart wheels. Beech timber was useful in furniture making. Sycamore, an easily worked timber, was useful for the construction of any wooden article which came in contact with food.

Coniferous plantings were also carried out by the founders of the Park. These included a line of Wellingtonias (*Sequoiadendron giganteum*), which were planted in 1875, and several stands of Maritime pine (*Pinus pinaster*), which today provide a striking contrast to the predominantly deciduous trees in Hagley Park.

Coniferous plantings have occurred to the east of the United Car. This area is known as the 'Pinetum' and consists of a variety of pine and coniferous species.

The other major addition to the original Hagley Park vegetation was the 1970s planting of the Hagley Golf Course in North Hagley Park. Composed predominantly of coniferous trees of North American origin, the selection of these trees has always been controversial. As they have grown and become more significant, the different character and form of these trees in comparison to the rest of Hagley Park trees has become increasingly apparent.

12.1 Woodland Management

The majority of the woodland trees in Hagley Park were planted last century and are now aged between 90 and 120 years. While uncertainty surrounds the life expectancy of some tree species, there are definite signs that many of the Hagley Park trees are nearing the end of their productive lives. Stag heading, disease and broken limbs are apparent in the trees throughout the Park.

In particular, ash, sycamore, silver birch and hornbeam have shown symptoms of decreasing vigour for a number of years. A number of beech trees have also shown signs of progressive die back (See Appendix 6.2 (Page 139) for information on the life expectancy of trees in Hagley Park).

Internal decay has been found in several Lombardy poplars and can be expected to be present (if not immediately visible) in other trees of this species that have reached an age of 100 years or more.

Of the pines, few have retained a full symmetrical crown form. Those in groups have lost most lower branches due to natural crown suppression. The flattened appearance of the apex of the crowns indicates that tip growth has largely ceased and that the trees have reached full maturity.

Several of the Wellingtonias situated near the United Lawn Tennis Club courts have started to die back from the crown tips. Sealing and the compaction of soil in the adjacent car park has affected the root area of these trees, precipitating senescence.

Wind damage has played, and will continue to play, a major part in reducing the useful life of many of the mature trees in the park. Wind throw, and deformation due to the breakage of major limbs, has necessitated the early removal of many trees which otherwise may have remained healthy and attractive for many years to come. On surviving trees, the large wounds left by broken branches can generally be expected to succumb to decay regardless of preventative tree surgery measures.

Due to the lack of a continued planting programme there is an absence of intermediate aged trees to replace the aged and damaged trees.



Wellingtonia trees fringing United Car Park.

This issue can only be addressed with replacement saplings planted as standards under the existing canopy. Approximately 300 trees per year have been planted in this manner since 1985. However, because of competition for light, water and nutrients from the older trees, there has been a high mortality rate amongst the saplings.

A programme to fully address the matter of ageing trees in Hagley Park is of paramount importance. If Hagley Park is to retain its distinctive woodland character, urgent steps need to be taken to ensure replacement trees are given every opportunity to thrive and ultimately replace the majority of the ageing trees.

It is also recognised that while trees need adequate space to grow, a 'parkland' is not a collection of specimen trees. Instead, woodland trees need to be crowded in order to force them upwards in the nature of forest trees.

As many of the Hagley Park trees are nearing the end of their lifespan, or have been damaged by wind or disease, they need to be replaced. However, there are many practical problems in replicating the original formally planted avenues and perimeter woodlands.

Instead, a less formal tree layout is to be adopted. The details of replacement will be covered by the 'Design Specification'. This will provide practical guidelines for the replacement of those trees which are ending their useful life in Hagley Park.

With respect to the management of the tree understorey of Little Hagley Park and Nancy's Woodland, it is recognised that a diversity of bulbs are a desired feature of such woodlands. Therefore, throughout these areas this form of planting is to be promoted. There is to be less use of gang mowers to enable the bulbs to grow over the summer months.

The planting in Nancy's Woodland is also to be reviewed. This woodland has a diversity of species, many of which are incompatible with the landscape character of the Park. These include several *Eucalyptus* trees which are to be replaced with more landscape-compatible species.

12.2 Extension of the Woodlands

In addition to the visual significance of the woodlands, this component of the Park also provides an environment which is highly valued for many forms of recreation. Within Hagley Park, however, there is limited opportunity to expand the woodland areas. This is a consequence of the sports ground layout which maximises the use of the open spaces. Potential for additional planting does exist along the existing lines of shelter, particularly in South Hagley Park where many of the rows are single and have a number of spaces.

12.3 Expansion of the Christchurch Botanic Gardens

Although the Gardens' legal boundary is along the Avon River, incremental development and use of part of Hagley Park adjacent to the Gardens for essentially botanic garden purposes has been allowed to occur. This part of the Park is to the south and west of the Gardens and include the Primula and old Rose Garden near the Bandsmen's Memorial Rotunda, the Daffodil Lawn, the Pinetum and the Kate Sheppard Memorial Walk.

As a result of the botanical collections which are planted in these areas, a more diverse character from the rest of Hagley Park is apparent. The presence of a significant grouping of English Oaks throughout this portion of Hagley Park provides a linking element with the main body of the park.

It is not intended to allow any further use of Hagley Park for botanic garden purposes, apart from one minor exception, which will have a negligible impact on the Park character. This exception relates to the potential to utilise the Park Terrace woodland to extend the Botanic Gardens' tree collection. This area already has a more diverse range of tree species than is typical of the Hagley Park planting. Provided only compatible trees are utilised when replacements for the existing trees are required, the impact on the Park will be minimal. Rather, the tree collection in this area would be in keeping with the existing character of the Park. This extension constitutes significant value to the Botanic Gardens due to the limited space within the Gardens for new tree planting.

13.0 RECREATION

13.1 Organised Recreation

From the earliest days of settlement, Hagley Park has been the venue for a variety of sporting pursuits. Cricket clubs were the first to make use of the park with South Hagley Park the scene of activities from 1867. By 1888, four cricket clubs were playing in South Hagley Park, with eight football clubs utilising North Hagley Park.

Other sports, including polo, hockey, tennis and golf, have also had long associations with various parts of Hagley Park. These early associations certainly influenced the current patterns of sports use.

Today Hagley Park, (out of a total of 709 parks within the city's urban area) is one of Christchurch's most important parks for local competition sports. Its vast sports ground area, (62.68 hectares) and centralised location ensure that Hagley Park is a major ground, both for summer and winter sports, including soccer, rugby union, softball, cricket, touch and netball. Hagley Park is also used for the regular summer and winter primary and secondary schools sports mid-week competitions.



Hagley South Grounds.

Additionally, a wide range of sporting ability is represented in the Park. Competition ranges from the junior grades in the majority of the codes, through to top level local cricket and netball matches.

Regional and national sports competition is rarely seen in Hagley Park. This is due largely to the lack of spectator facilities in the Park and also because there are no enclosed grounds within the Park where a gate can be taken. For these events, regional sporting facilities such as Jade Stadium, English Park, Westpac Trust Centre and QE II Park are utilised.

Hagley Park is also the venue for the occasional 'unique sporting event', such as Golden Oldies Tournaments and, more recently, the Fire Fighters Games held in 2003. While the Park has plenty of open fields for major sports events and one off competitions, limited facilities supporting the Park (such as seating, changing sheds, toilets and spectator car parking) reduce the ability to host events without the need to bring in marquees and other temporary facilities.

The main sports areas in Hagley Park continue to be used on a regular basis for traditional Saturday sport and during the week for training, primary school sports and touch in the summer. With the reduction in use for hockey and, more recently, junior rugby league, there is some capacity for other sports during winter. The banning of vehicles on the Park (except for one off events) has reduced their impact on the sports grounds. There is, though, little opportunity between seasons to undertake substantial ground renovation.

By utilising this current increased sports capacity, it may be possible to improve the standard of the fields to cope with higher level usage. The lack of car parking, safety issues in crossing Hagley Avenue and the difficulty in access to some of the sports grounds, continues to be a major disincentive for sports clubs to use Hagley Park. It is important that these issues are dealt with to ensure the Park continues to be used for organised sport and recreation activities.

13.2 Passive and Informal Recreation

In contrast to the structured organised sports which dominate the open spaces of Hagley Park, passive and informal recreational activities comprise the other major use of the park. In addition to the traditional passive pastimes such as walking, strolling and picnicking, other more physical activities include jogging, roller-blading, cycling and canoeing.



As well as the less conspicuous nature of the passive/informal recreational user, these activities are distinguished from organised sports by their independent nature. Also, these activities are carried out throughout the day and week, and are not confined to specific competition and practice times. The numbers of people participating in passive and informal recreation also varies. Previously, it mainly involved individuals or small groups as the main participants. There has been an increase in the amount of group casual use of Hagley Park for sports such as touch, kilikiti, cricket and soccer.

The large, open spaces for active sport and recreation provide a valuable contrast to the woodland environments which surround. These woodlands provide a variety of spatial and sensory experiences, which are greatly valued by recreational users of the Park.



Northern Triangular Sportsground.

There is a need to retain a balance between the provision of facilities for organised sporting codes and catering for the more passive and informal recreational users of Hagley Park. The sports grounds must not be allowed to encroach into any of the traditionally passive recreation areas, such as the woodlands. The open spaces where the organised recreation is concentrated should be retained as open space.

Another form of passive recreation featured in Hagley Park is the public attendance of concerts and entertainment events. Attracting at times large numbers of people to the Park, such events place a unique set of demands on the Park's facilities, but only for a short period of time.

TABLE 2: Comparison of Open Space and Woodland Areas

	Open Space		Woodland	
	ha	%	ha	%
Little Hagley Park	0	0	6.9	100
North Hagley Park	42.5	48	44.7	52
South Hagley Park	43.6	61.8	27.0	38.2
Total	86.1	53.5	78.6	47.5

Note: The 'Open Space' area includes both organised sports, such as rugby and netball and more informal sports, such as golf (comprising an area of 22 hectares) and bowls.

13.3 Recreational Zones

This section gives an overview of the various recreational zones within the Park and of the recreational activities that are conducted in each area.

Little Hagley Park

Organised sport is not played in Little Hagley Park, although the woodlands and the riverside track along the Avon River attract joggers, roller bladders, cyclists and pedestrians. During spring time, passive activities such as picnicking and strolling become popular when people are drawn to the Park by the profusion of colour produced by the many flowering bulbs.



Little Hagley Park.

North Hagley Park

One of the major sports associated with North Hagley Park is golf. Established in 1904, the 22 hectare golf course is operated by the Hagley Golf Club, which administers the golf course from its centrally located clubrooms. Access to the course is via the Botanic Gardens Car Park and the sealed track leading from Harpers Avenue at a point opposite Helmores Lane.



The twelve hole Hagley Golf course is utilised by club members and green fee paying visitors (many of the latter staying in the central city come and play at the course). Its viability is limited as many golfers prefer the larger eighteen hole courses. An approach by the Club to the Council in 1990 to extend the golf course into the Carlton Mill corner of the Park to gain the additional six holes resulted in strong public opposition during the public consultation on the management plan. Submitters emphasised the value of the Carlton Mill corner as an informal recreation ground, valued for kite flying and by the surrounding residents as a venue for exercising dogs.



Eastern Grounds, North Hagley Park.

In 2006, an enquiry by the Hagley Golf Club to again entertain the prospect of extending the golf course was raised as a project in the draft Hagley Park/Botanic Gardens Master Plan put out for public comment. The rationale for doing so was to not to presume what the public's present-day attitude to such a proposal would be sixteen years after the last time it expressed its views, and because the opportunity was there to gauge public views on this as part of the overall public consultation on the draft master plan and management plans for Hagley park and the Botanic Gardens. This was one of the master plan projects that received the greatest submitter response, and nearly all of these submitters opposed an extension of the course. The main reasons given included that such an extension would remove the availability of the Carlton Mill sportsground area for freely accessible public recreational use and increase the risk of pedestrians and cyclists being hit by golf balls. There was also the view that there are already plenty of 18 hole/large golf courses around the city and concern that a golf course extension would mean big public events would not be able to be held in North Hagley Park. Council has, therefore, resolved to decline to accept the proposal. The conclusion that can be made from this outcome is that it is most clear that any extension of the Hagley Golf Course would not be supported. The Hagley Park/Botanic Gardens Hearings Subcommittee, in its deliberations, supported, at this time, the continued occupation of part of Hagley Park for a golf course. Council will process a lease to the Club for this area of land currently used by it.

The Carlton Mill corner also incorporates soccer grounds that are used in both winter and summer (Note: these grounds are in need of levelling and upgrading).

The land to the south of the golf course and adjacent to Deans Avenue offers some of the best quality sports grounds found in the city. The Northern Triangular Sportsground (6.2 hectares) is utilised by the High School Old Boys during the winter, and is also used for touch and soccer in the summer.

The Southern Triangular Sportsground (three hectares) accommodates junior rugby and cricket. Several pitches are used by Cathedral Grammar School.

The United Lawn Tennis, Bowling and Croquet Clubs (established in 1904) occupy a strip of land (3.2 hectares in area) between the Southern Triangular Sportsground and the United Car Park. Two clubhouses service these clubs - the United Tennis Clubrooms and the United Bowling/Croquet Clubroom.

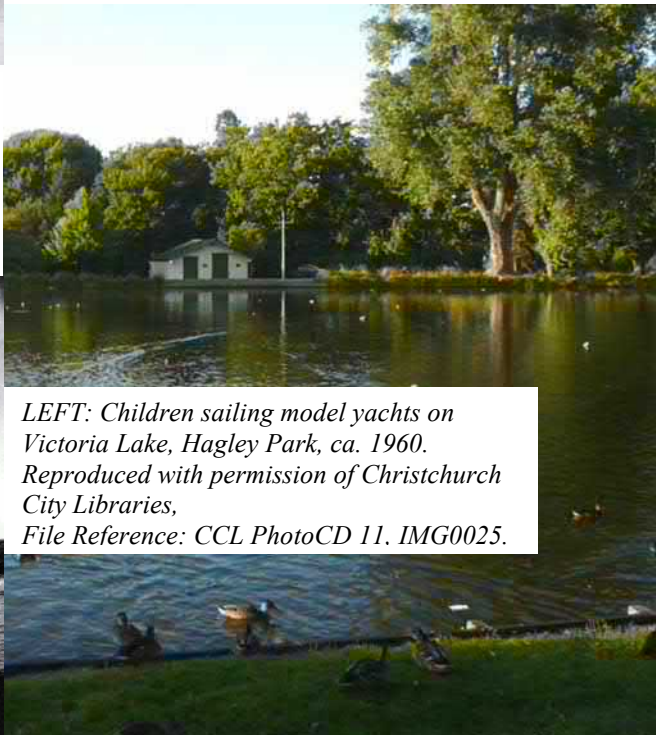
To the north of the Botanic Gardens, the former North Hagley Bowling Club clubrooms building has been formally unoccupied since the bowling club relinquished its lease. The bowling greens are now used by the Christchurch Petanque Club. Due to the building requiring extensive earthquake strengthening, this club has not been granted a lease for its use. This facility occupies a strategic position (covering 0.4 hectares) between the car park and Victoria Lake and has the potential to be further developed.

Five asphalt tennis courts are located to the east of the above site. These courts are well used by schools, the Canterbury Tennis Association and the general public. A petanque area is located adjacent to the courts.



The two hectare Victoria Lake is used for a range of recreational activities, including model boats – motorised and yachts. The Christchurch Model Yacht Clubrooms (established in 1898) occupy land to the west of the former bowling club.

ABOVE: Opening of the Christchurch Model Yacht Club's season, Victoria Lake, Hagley Park, Christchurch, 1899. Source: The Canterbury times, 25 Oct. 1899, p.2. Reproduced with permission of Christchurch City Libraries, File Reference: CCL PhotoCD 4, IMG0004.



LEFT: Children sailing model yachts on Victoria Lake, Hagley Park, ca. 1960. Reproduced with permission of Christchurch City Libraries, File Reference: CCL PhotoCD 11, IMG0025.



The Canterbury Rugby Football Union's changing room building is now only used for storage and as a base for hosting events. While not ideal, the building is still functional and provides a link to the past use of this area, which has become very popular in recent years for hosting entertainment and promotional events.



A further feature of North Hagley Park is the fitness track extending around the northern portion of the Park. Consisting of eighteen stations, the track offers a diversity of exercises for the many people who take advantage of it. Some stations lack lighting, which limits the times when the fitness track can be used. Provision of effective lighting is therefore required to extend the use of the track and improve safety.

'Summer Times'

In addition to the traditional recreational uses of Hagley Park, various special events are held, including outdoor concerts, extravaganzas and fun day events.



Primula Garden, North Hagley Park.

The majority of these events come under the umbrella of ‘Summer Times’, a regular programme of free outdoor entertainment and recreation held during the summer months from December to the end of February. Various open spaces within the central city are used for these events, with North Hagley Park the venue for medium to large concerts and events. The Bandsmen’s Memorial Rotunda is also used for smaller and more intimate events.

Due to the many forms of ‘Summer Times’ events (which include the Teddy Bear’s Picnic, Christmas in the Park and Classical Sparks), different areas within North Hagley Park are utilised. The most frequently used area for medium sized events is the triangle of land (called the Concert Triangle) located between the Armagh Street entrance and Victoria Lake. In close proximity to the city centre, this area offers a high quality space, which is formed into a natural enclosure by the surrounding mature trees.

A temporary stage for these events is located between the tennis courts and Albert Lake or near the Armagh Street entrance into the Park. During concerts, people are able to seek shade under the trees and enjoy the intimate character of this area.

Special Events Area

Formally utilised for sports grounds, this five hectare block located to the south of the lone tree in the Eastern Grounds has, since 1985, been used entirely for entertainment related activities.

These have included circus events, and ‘Summer Times’ events when a large space is required. The ‘Christmas in the Park’ event attracts over 100,000 people.

The largest of these concerts is was the 1990’s Kiri Te Kanawa Concert, which attracted 70,000 - 80,000 people. During this event, the stage was located in the south-eastern corner with the crowd extending up to the lone tree.



*Classical Sparks,
Special Events Area, North Hagley Park.*

Use of this area for major concerts and events has increased markedly as the 'Summer Times' programme gains in popularity each year. For example, the Classical Sparks Concert, previously held in the Concert Triangle area, has attracted over the years more and more people, necessitating its shift to the Special Events Area.

Entertainment Zone

The Concert Triangle and the Special Events Area in North Hagley Park are managed specifically for entertainment purposes, with the whole area designated as the 'Entertainment Zone'. This zone can function to allow it to be utilised to its full potential for the enjoyment of the public and convenience of the entertainers.

South Hagley Park

South Hagley Park contains 43.6 hectares of sports grounds and 27 hectares of woodland.

The Hagley Oval, established in 1866, has a long association with cricket. It provides six all-grass first class cricket wickets on which senior matches are played. Three cricket pavilions service these grounds - the St Albans Club, the Christchurch Old Boys Club and the Riccarton Cricket Club. In addition to these buildings, the restored Umpires Pavilion adds an historical element to the Oval, and the caretaker's house and implement shed introduces a residential element.

Also located on the Hagley Oval perimeter is the Canterbury Horticultural Society building (formerly the Hagley Sports Centre) which provides a venue for major horticultural events throughout the year.

To the west of the Hagley Oval is the Christ's College Grounds (5.5 hectares), so called because this area has been used and maintained for over 100 years by the College. These grounds provide for cricket (12 match and eight double net pitches) during the summer and for soccer (one field), hockey (two fields) and rugby (three fields) during winter.

While use of these grounds is predominantly by Christ's College pupils, there are other users. These include tournaments and one-off competitions and events. The College groundsman maintains these grounds to a very high standard.

The College pavilion services the Christ's College Grounds. This building and the College caretaker's residence and implement shed are located at the end of an access road off Riccarton Avenue which runs between the Hagley Oval and the Christ's College Grounds.

The Polo Grounds located to the south of the College grounds covers 7.7 hectares. Used in the past for hockey these are now utilised mainly for soccer during the winter. The location of four artificial cricket pitches here have resulted in polo and polo cross events no longer being played on this ground.

Rugby grounds dominate the 10.6 hectares of land south of the Polo Grounds. These are serviced by the Canterbury Rugby Football Union changing rooms, which are located along the western boundary. Floodlighting in the vicinity of the changing rooms enables this area to be utilised for rugby training in the evenings.

Soccer is also located in the area to the south of the Canterbury Horticultural Society building, where eight mini soccer grounds are accommodated.

During summer, three codes use the Hagley South rugby grounds. Whilst softball is well established, Touch has also become a regular use of this area. A single cricket pitch situated immediately to the south of the Hagley Oval caters for further cricket matches on the park.

The netball courts and pavilion are located in the south east corner of South Hagley Park. Comprising 2.5 hectares of artificial surfacing, 42 netball courts are accommodated within this area. In addition, floodlighting around the perimeter of the courts enables various other groups to utilise the courts for marching and band practice.

The area known as Hospital Corner was previously used for hockey. Due to the shift to artificial surfaces by this sporting code, the bulk of play in the city is now at Porrit and Nunweek Parks. The Hospital Corner area is used for cricket in the summer and can accommodate six cricket wickets and three artificial wickets. It is also used by Hagley Community College students for informal recreation. There is also a helicopter landing pad servicing the public hospital .

TABLE 3: Associations and Clubs that regularly use Sports Grounds and Sites

Mainland Soccer	Hagley Golf Club
Sunday Soccer League	Christchurch Fishing and Fly Casting Club
Canterbury Netball Association	Christchurch Model Yacht Club
Canterbury Rugby Football Union	Christchurch Petanque Club
Canterbury Touch Association	United Bowling Club Inc
Canterbury Rugby League Association	United Croquet Club Inc
Canterbury Cricket Association	United Tennis Club Inc
St Albans Cricket Cub	Christchurch Netball Centre
Riccarton Cricket Club	
High School Old Boys Cricket Club	Schools Allocated Specific Areas:
Canterbury Horticultural Society	Christ’s College
Canterbury Softball Association	Cathedral Grammar School
Summer Soccer League	Christchurch Girls High School
Christchurch Primary School Sports	Rangi Ruru (Girls College)
School Sport Canterbury	Xavier College

13.4 Sports Ground Management

A flexible turf culture programme being implemented aims to maintain the grounds in their best condition to meet the demands of the various sporting codes.

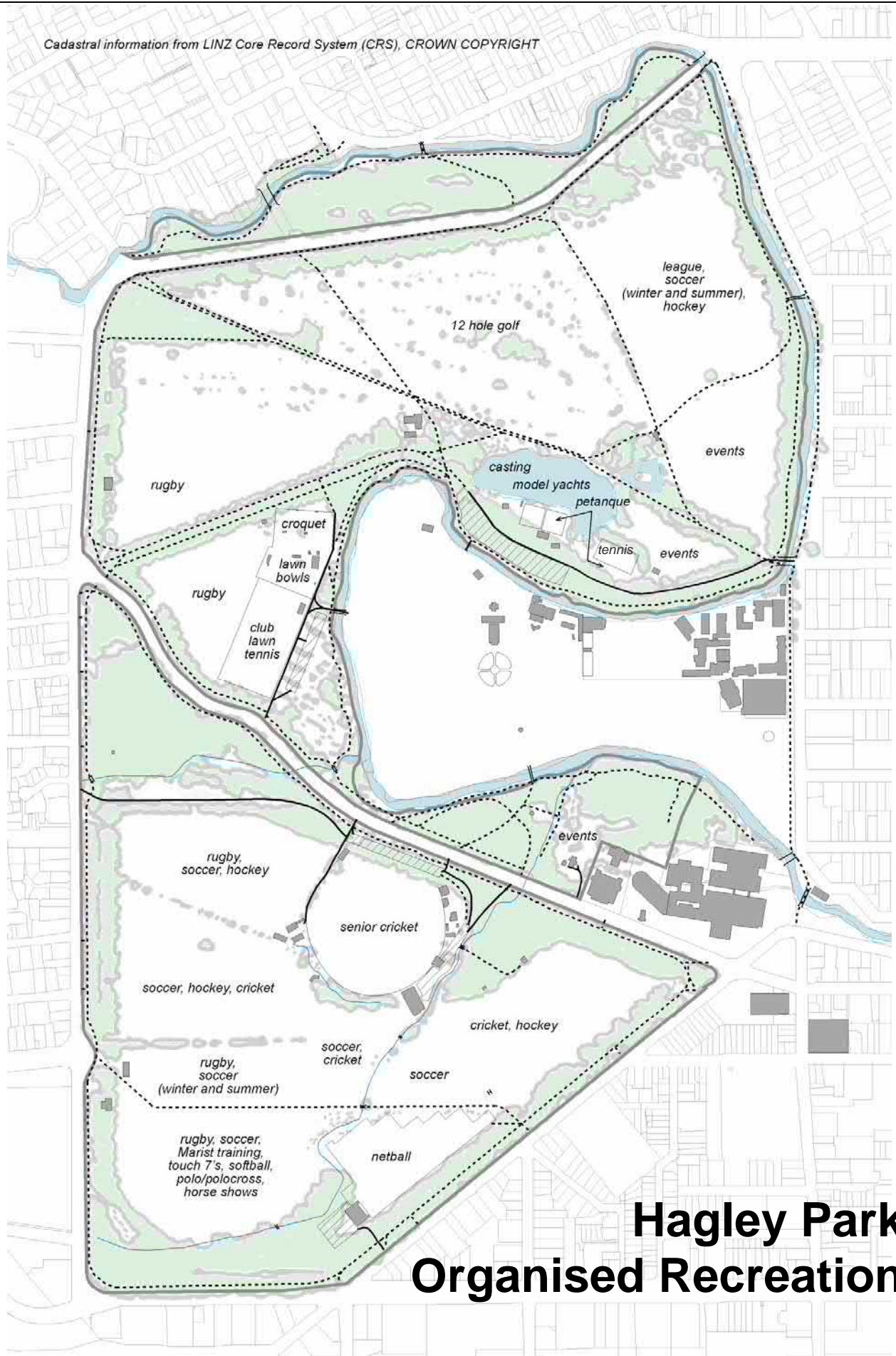
The maintenance of the sports grounds in their best condition is dependent on this level of use. It is important that appropriate agreements with sports organisations are negotiated to ensure that the level of sports use is sustainable. Where this does not occur, long term damage to the sports turf can result, which both inconveniences sports players and may involve considerable expenditure to repair.

Sports ground allocation between winter and summer codes must also be considered. Due to winter and summer codes having different turf requirements, and because the various codes are constantly seeking to extend their seasons, the allocation of sports grounds during the changeover period is becoming increasingly complex.

Changing codes and new sports also have to be accommodated by the maintenance programme of the various grounds. For example, new codes such as touch are applying pressure on the traditional rugby grounds.

Upgrading of the sports grounds is another consideration. In parts of the Park, substantial improvements to the sports grounds have been undertaken, although the installation of drainage and irrigation is still required in other areas.

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Hagley Park Organised Recreation

14.0 STRUCTURES

14.1 Buildings

Buildings of many forms, including sports club pavilions, toilet blocks and two dwellings are located on Hagley Park. Of the 15 sports club buildings located on the park, seven are located in North Hagley Park and the remaining eight are located in South Hagley Park. (See Appendix 7.1 (Page 140) for a list of clubs with permanent facilities.)

The largest concentration of buildings is around Hagley Oval, where there are five cricket pavilions, two caretaker's houses and the Canterbury Horticultural Society building (formerly the Hagley Sports Centre).

Included in this collection is the historical Umpires Pavilion, which has been fully restored. Located at the north-eastern corner of the Hagley Oval, this building, which was erected in 1866, is believed to be the oldest cricket pavilion in the Southern Hemisphere.



Umpires Pavilion, Hagley Oval.

One feature of the buildings in the Park is the variety of forms, materials and colours presented. This is partially due to the period over which they were built, spanning over 100 years. For example, the Umpires Pavilion contrasts with the more modern buildings such as the High School Old Boys Cricket Pavilion and the United Tennis Club building.

As a consequence, many of the Hagley Park structures do not relate well together and do little to enhance the Park. The lack of coherence between buildings is particularly prominent during the winter when the trees are not in leaf and the buildings are more prominent.

Other buildings on the Park include nine public toilets and seven changing sheds. These facilities are generally associated with the organised sporting activities and as a result are sometimes located in relatively remote parts of the Park. As a consequence, the toilet and changing blocks have been the subject of vandalism in the past.

The Marist toilet block services the majority of the South Hagley Park rugby grounds. A toilet in a more centralised position would provide better access for the majority of sports players. It is proposed to locate a new toilet block along the line of trees south of the polo grounds. This block will replace the Marist toilet block and the old block to the south of the Oval.

A programme to upgrade the other toilet blocks and changing sheds is also required. One particular need is to have a coordinated colour scheme for all these buildings that is appropriate to the architectural character of the buildings and complements the Park setting.

One other building needing mention due to its prominence is the Netball Centre in South Hagley Park. This building is in a reasonably concealed location, being surrounded by large mature trees.

14.2 Bridges

Nine bridges cross the Avon River as it flows around the perimeter of Hagley Park. Along the northern boundary, the Helmores Lane bridge links Harper Avenue to the Fendalton residential area. Following past work to repair rotting bearers, this quaint wooden bridge is likely to service this area for many years to come.

Further to the east a footbridge provides a linkage from Little Hagley to Carlton Mill Road for cyclists and pedestrians. The Harper Avenue/Bealey Avenue road bridge provides the major crossing point for vehicles.

Further south, along Park Terrace and near the Salisbury Street intersection, a uniquely designed footbridge is a feature of this area. The result of a design competition, this bridge is known as the Burns Bridge after a former city councillor who was instrumental in its coming to fruition.

Vehicle access to the eastern side of North Hagley Park is provided by the Armagh Street bridge - an historical bridge which is a site of considerable vehicular and pedestrian congestion whenever events are staged in Hagley Park.

A foot bridge, replacing a previously narrow one, provides access from the Botanic Gardens Car Park off Armagh Street. Other access to the Gardens from Hagley Park is provided by a vehicle bridge north of the United Car Park and by an attractive arched footbridge (the Woodlands Bridge) on the southern boundary of the Gardens.

The Hospital bridge just to the north of the hospital provides another crossing point across the Avon River. Although not part of Hagley Park, this bridge provides a pedestrian linkage to the Park.

In South Hagley Park a number of bridges cross Riccarton Stream and Addington Brook, which meander through the Park. These bridges are mainly located where pedestrians and cycle tracks intersect the waterways. Of particular note is the bridge that crosses Addington Brook north of the netball courts. Because of the unstable nature of the banks, this bridge recently experienced some subsidence and requires replacement.

15.0 CIRCULATION

Hagley Park is a major thoroughfare for cyclists and pedestrians as well as being a favourite jogging route close to the city centre.



Deans Avenue South frontage.

A network of cycleways and tracks provide circulation throughout the park, the location of which are often dictated by the major access/exit points which intersect with the park. For example, Riccarton Avenue and Armagh Street are major entry points to the Park cycleway system that are used by many cyclists each day.

The cycleways and tracks can be divided into the following categories:

- (a) Sealed, lit cycleways/walkways
- (b) Sealed, unlit pedestrian paths
- (c) Stone chip, unlit tracks

The cycleways are located along the major commuter routes and are characterised by three to four metre wide sealed paths and lighting.

The sealed pedestrian pathways, which are narrower than the cycleways, are located mainly in North Hagley Park to cater for the pedestrians who walk across Hagley Park from the suburb of Riccarton to the central city. In several places these paths have been located adjacent to the cycleways where pedestrians and cycle traffic is high. For example, the accessway from Deans Avenue to Settlers Corner has both cycleway and pedestrian tracks.

These narrow designated pedestrian pathways are infrequently used as walkers and cyclists alike share the surface of the wider paths identified for cyclists. The surface of the pedestrian pathways has deteriorated due to less maintenance. Generally, there is minimal conflict between pedestrians and cyclists (and some other users such as rollerbladers) due to the public's awareness that they are shared pathways, emphasised by signs at the start of each one.

Stone chip tracks are used where use levels are lower and where sealed tracks are not appropriate. Being less formal and having a lower visual impact, these tracks provide access around the perimeter of both North and South Hagley Park. The stone chip tracks are also the main form of access along the Avon River. Because of their location along some of the most attractive areas of the Park, these tracks are well used by joggers who generally prefer the woodland areas.

A fourth type of track within Hagley Park is that formed by joggers who deviate from the formal tracks. These often run parallel and close to the sealed or chip tracks as a result of some joggers' preference for a low impact running surface. The consequence of this activity can be seen throughout the park with a proliferation of worn tracks along the main jogging routes.

Another matter relating to circulation is that of the safety of pedestrians and cyclists at the various road crossings which exist beyond the Park. During the construction of the Christchurch Girls' High School on the site directly opposite Hagley Park, the concept of an underpass under Deans Avenue directly opposite the intersection of Matai Street and Deans Avenue was investigated.

The final subway proposal provided for a lit subway that would be located to provide convenient access to Christchurch Girls' High. The proposal also involved the loss of five mature trees and the relocation of one of the adjoining golf greens.

The cost of the proposal proved to be prohibitive and the subway proposal was not constructed. Consequently cyclists and pedestrians negotiate Deans Avenue at the Fendalton Road intersection and at the Kilmarnock intersection, both of which have proved to date to be satisfactory.

16.0 COMMERCIAL ACTIVITY

The Avon River has been utilised for many years for a variety of commercial water based activities. These include canoeing, punts and paddle boats that are hired from the Antigua Boat shed, which is located at Hospital Corner.

Other commercial activities in Hagley Park include circus, trade exhibitions and concerts, which are usually located in the Entertainment Zone in North Hagley Park.

17.0 CAR PARKING

Car parking in and around Hagley Park, particularly at peak times, is one of the major management issues concerning the Park.

The problem reaches a climax when large numbers of players and spectators converge on to the Park for Saturday sports. Car parking problems also arise at some evening sports sessions and when special events are held in the Park.

The impact on the Park at times resulting from the heavy demand for car parking space is well known to the many people who seek parking in the vicinity of the Park. Indiscriminate parking occurs on all of the perimeter berm areas. This creates an adverse impact on the Park and the flow of the traffic along the surrounding roadways is also affected. As winter progresses, the grass berm surfaces become worn. Where parking occurs over root runs, the trees suffer. This is particularly apparent along Hagley Avenue where some trees are showing signs of deterioration. In addition, the perimeter fences are damaged as drivers manoeuvre on the berm.

Other than on Saturday, the demand for car parking space within Hagley is still high, particularly with school sport from Monday to Friday in winter. The main exception occurs in the vicinity of the hospital where considerable car parking demand is generated by hospital staff and visitors during the week. While most of this demand is satisfied by parking within the hospital grounds, metered street parking along Riccarton and Hagley Avenues and nearby parking buildings, some use is still made of the Riccarton Avenue Car Park in South Hagley Park. As well, there is extensive use of parking along the access road to the Canterbury Horticultural Society Building. As a result of this continuous use, the condition of this car park deteriorates and legitimate users can sometimes experience difficulty finding space to park.

Similarly, the Botanic Gardens Car Park off Armagh Street has been used by city workers for no charge during weekdays (although this is now restricted with a parking time limit of 180 minutes). While the capacity of this car park is large and other users do find space to park, additional car park maintenance is required as a result of this weekday use.

17.1 Existing Car Parks

Below is a description of the five Hagley Park car parks:

A. *BOTANIC GARDENS CAR PARK - off Armagh Street*



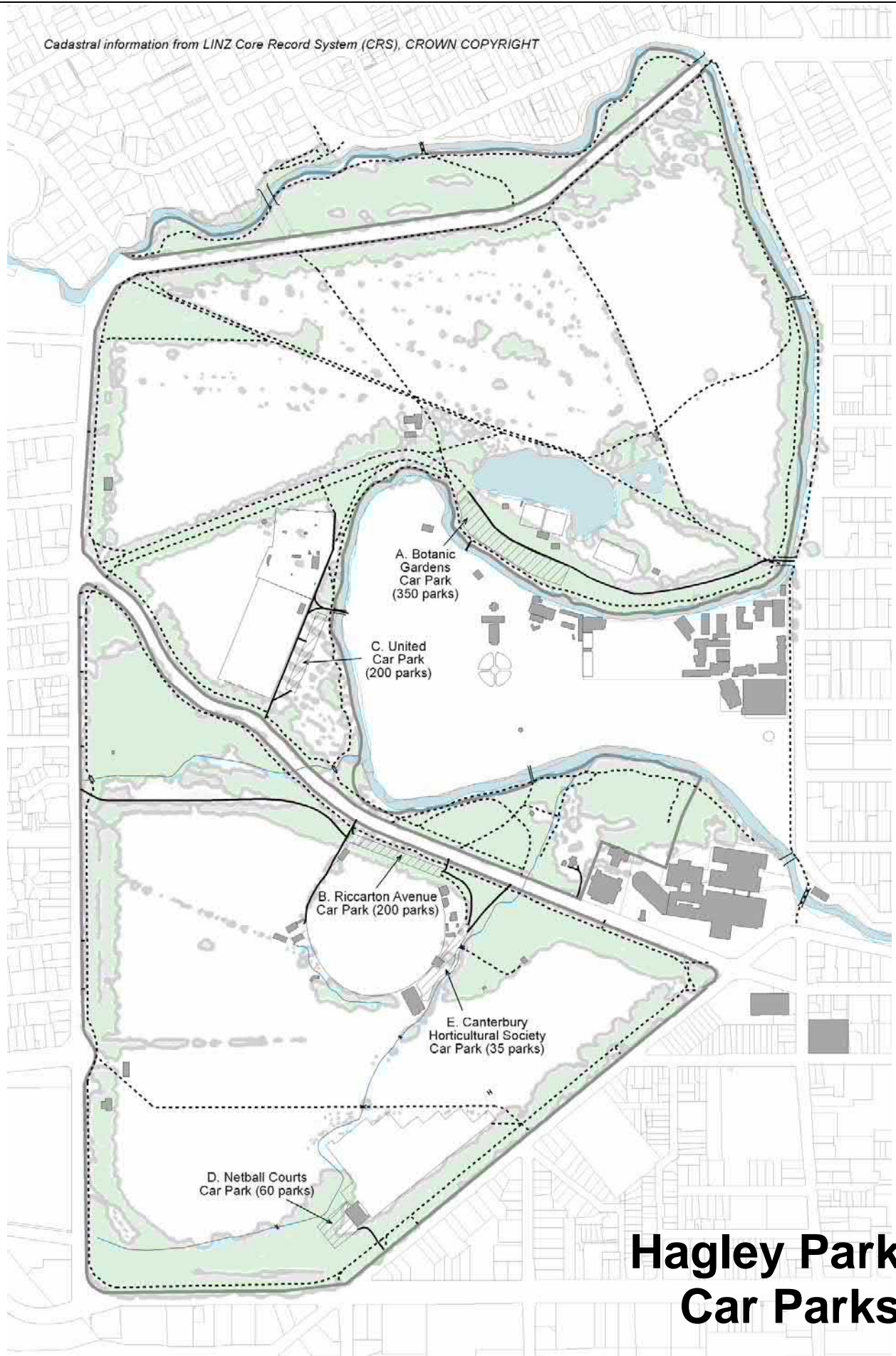
This is the largest of the Hagley Park car parks with a capacity of 350 cars. In addition to the Botanic Gardens, various sporting activities, including petanque, tennis, golf, the Hagley Golf Club and events in the Entertainment Zone, are serviced by this car park.

Access is gained via a long narrow road from the Armagh Street bridge. This narrow accessway gives rise to congestion when major events are held in North Hagley Park. Another issue is that the main cycleway from the north west converges with the car park access road at the Armagh Street bridge entrance to the Park. This entrance is also used by foot traffic, giving rise to actual and potential congestion and hazard.

The car park's condition detracts from what is a major entrance of the Botanic Gardens due to the gradual decline of trees within the car park area, its layout and the level of maintenance of the ground surface.

To resolve these issues, the car park and its access needs to be redesigned and upgraded. Priorities of the redesign will need to include the improvement of the Armagh Street intersection, with adequate provision for vehicles, cyclists and pedestrians. A turn around/passing bay along the car park access road would also ease congestion in this area. When implemented, these changes will help create a strong sense of arrival for visitors using the car park. The improved convenience will further enhance this experience.

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Hagley Park Car Parks

B. RICCARTON AVENUE CAR PARK

This is the main South Hagley Park car park. This is centrally located, with convenient access off Riccarton Avenue. Parking is restricted to 180 minutes.

C. UNITED CAR PARK - off Riccarton Avenue

This North Hagley Park car park, with access off Riccarton Avenue, services the Botanic Gardens and various sports groups, including the United Lawn Tennis Club and the United Bowls and Croquet Clubs.



Of a similar size to the Riccarton Avenue Car Park, the United Car Park is sealed and receives much lighter weekday use. As a consequence, it is in a reasonable condition, although cars parking on the root runs of the giant Wellingtonias on the western side of the car park had earlier been detrimental to these trees. This has been alleviated by an extension of the car park by four metres to the east. Additionally, vehicle barriers have been installed around the base of these significant trees to ensure the trunks and root runs are protected.

D. NETBALL COURTS CAR PARK

Located off Hagley Avenue, and behind the Netball Pavilion, this car park is controlled by the Netball Association and is locked to the public for the majority of the time. During the netball season it is used by netball officials, with the majority of the netball players and spectators parking on Hagley Avenue and the surrounding streets.

Use by the wider public will be encouraged instead of the current restricted use.

E. CANTERBURY HORTICULTURAL CENTRE CAR PARK

This large, sealed car park located between the Canterbury Horticultural Centre and Riccarton Avenue has been utilised as an accessway and a car park for many years.

The Canterbury Horticultural Society holds a number of major events when a considerably larger demand for car parking is generated. On these occasions, the demand has been met by the utilisation of the open ground to the south of the Society's building as a temporary car park. Because this occurs only occasionally (two to three times per year at the most), damage to the Hagley Park grounds is minimal.

17.2 Alternative Car Parking

The need to provide additional car parking space for the users of Hagley Park during the peak periods has been the subject of many investigations, but the problem has remained largely unresolved.

Some proposals have advocated the formalisation of new car parks within the body of the Park. However, the Christchurch City Council (Reserves) Empowering Act 1971, along with a strong body of public support for the Act, has ensured such proposals have not been implemented.

Others proposals have advocated the use of alternative sites beyond the boundaries of the Park to provide the overflow car parking space which is required during times of peak usage.

In 1987/88, the Christchurch City Council conducted a detailed investigation with the aim of providing additional car parking for the Park. It was resolved that areas of Hagley Park, for many years used informally for car parking purposes, were to be formally recognised. In addition, other specific areas were to be set aside for car parking. The necessary approval in terms of the Christchurch City Council (Reserves) Empowering Act 1971 was to have been sought and the proposals publicly notified.

These proposals included:

(1) Formalisation of the berm car parking along Deans Avenue from:

- Matai Street to Riccarton Avenue (approximately 60-70 parallel parked cars);
- Blenheim Road to Moorhouse Avenue (approximately 60 cars);

Currently, cars park on these berm areas on an informal basis, which has caused the deterioration each winter of the grassed surface.

(2) Formalisation of the berm car parking along Hagley Avenue from the netball car park entranceway to Selwyn Street.

This berm area was in an extremely rundown state as a result of car parking generated by the adjoining netball courts.

It was proposed that the boundary fence would be relocated one and a half metres into the Park to accommodate approximately 70-80 angle parked cars and an aisle along the Hagley Avenue berm.

It was proposed that gobi blocks would form the ground surface treatment along each of the above berms. The intention of this is was to maintain the visual amenity of the Park perimeter and the health of any trees located in close proximity to the car parks.

A number of public submissions were received at the time on the various proposals outlined above. Of the sports bodies which responded, car parking was cited as a major problem and the provision of additional parking facilities was sought.

Other respondents were strongly opposed to the formalisation of berm parking and the practice of parking under canopy trees because of its adverse effect on trees. It was submitted that gobi blocks were not appropriate as they only delayed the stress effects in mature trees and could not be deemed an effective measure.

The Council hearings panel considering the draft management plan supported the latter group of submissions. As a consequence, it was recommended, on aesthetic and environmental grounds, that these

proposals should be deleted from the plan. Additionally, a greater level of protection for existing trees in car parks was sought by the Hearings Panel.

Since then, the Hagley Avenue Park fence has been returned to the legal Park boundary and there is no longer car parking on the berm there. Parking on the Park-side berms of Deans Avenue has continued to the present day, mainly during weekend sports events.

17.3 Use of Peripheral Land for Car Parking

In view of the above decision, the use of peripheral land for car parking has become increasingly significant. This use was supported by 14 of the draft management plan respondents. They strongly opposed any further encroachment of the Park for the provision of car parking, but supported the purchase or lease of alternative sites around the perimeter of the park to ease the pressure of cars on the Park. This group of respondents saw the open spaces and woodlands as highly valued features of the city which could not, under any circumstances, be utilised to provide additional car parking space.

Ideally, the Hagley Park car parking shortage would best be resolved by the development of several medium sized car parks located on blocks peripheral to the Park and in close proximity to the Park's major sports grounds. The opportunities, however, for the development of such peripheral car parks are relatively limited. Few suitable sites are available and where they do exist considerable financial outlay would be required. Some of the potential short and long term peripheral car parking options are summarised below:

(1) Deans Avenue car parking

The Blenheim Road deviation from Moorhouse Avenue to Blenheim Road was opened to traffic on 2 April 2007. With its adoption of the Hagley Park/Botanic Gardens Master Plan and this management plan as the operative plans on 16 August 2007, Council supports the provision of car parking on the Hagley Park side of Deans Avenue between Blenheim Road and Moorhouse Avenue, and for this area of legal road to be identified as an addition to Hagley Park, although remaining as legal road, and used for Park purposes, including for the parking of vehicles of Hagley Park users. This is noted to be the first time since 1895, when a legal road along the inside of what is now the northern boundary of Little Hagley Park was closed and included in the Park by Schedule of the Public Domains Amendment Act 1895, that land has been added to Hagley Park.

(2) Hagley High School car park in Hagley Avenue

The Hagley High School car park is located alongside Hagley Avenue and is in close proximity to the eastern South Hagley Park sportsgrounds. On Saturdays, when sport is being played in South Hagley Park car parking is made available in the school grounds for a small fee.

17.4 High Rise and Underground Car Parks

The potential for high rise and underground car parking to meet Hagley Park car parking needs has been earlier discussed. The conclusion from this was that a high rise car park would not be acceptable in Hagley Park but that one on part of the adjoining Hospital Board land could be.

Two car parking buildings have been erected on either side of Antigua Street, at the intersection of that street with Tuam Street. One is a hospital staff parking facility. The other is a joint Canterbury District Health Board/Christchurch City Council public car parking building. The usual car parking charges apply for the use of this facility. It is not known if Hagley Park visitors actually make use of this facility.

The concept of an underground car park has also been discussed previously. Although recognised as an extremely expensive means of providing car parking, an underground car park located under South Hagley Park's Hospital Corner was seen as an option to service both hospital and Park car parking needs. It was

acknowledged this option would result in the loss of some trees in the Park, but resolve much of the hospital and Park car parking needs in this location. In the light of the provision of new car parking buildings since, there is no longer the need, at least from the hospital's perspective, to justify such an option today.

17.5 Event Car Parking

Hagley Park has been, and is, the venue for a number of large entertainment events. Many of these are now regular Council organised and run events held in the Special Events Area in North Hagley Park as part of the 'Summer Times' events festival.

Coping with such significant volumes of concert goers over a concentrated period creates a number of logistical problems. These include the provision of access to the Park, traffic circulation before and after the event and the provision of an adequate number of temporary car parks in close proximity to the venue.

The planning for the concert traffic is undertaken by the Inspections and Enforcement Unit of the Council. A minimum of one month's notice of an event is usually required by the Unit, which prepares a traffic and parking plan covering all aspects of the traffic and car parking management for the event. The police are consulted in the preparation of this strategy. In the past the police, and previously the Ministry of Transport, have assisted the Council with traffic control before and after each event.

The traffic and parking plan is designed to cater for the specific requirements of the event to be held. Variables range from the expected size of the event, its planned location, the expected age group of concert goers and the time of day the event is to be staged, and so on.

The approach taken to cope with the expected traffic and demand for parking arising from these events can involve more than one option. For example, one is a "Bus and Ride" system (employed for the Kiri Te Kanawa concert). Concert goers are encouraged to park their cars at various locations in the suburbs, including shopping mall car parks and the Addington Raceway. A shuttle bus service operates from these points to Park Terrace or Rolleston Avenue destinations which may be cleared of cars for the event.

Another option is for large areas within the Park to be made available for temporary parking. These car parks have been located in the Carlton Mill Corner sportsground area of North Hagley Park, in the central portion of Little Hagley Park and in South Hagley Park. For the Kiri Te Kanawa concert, a combined total of 2,500 car parking spaces were provided in these three areas. For that event, few of the car parks in South Hagley Park were utilised, due to the "Bus and Ride" promotion proving to be very successful.

Additional traffic control was provided by New Zealand Army volunteers. Parking assistance was provided by local service clubs, including the Lions and Kiwanis, who were responsible for collecting the parking charge. In return for this service, 50 percent of the take went to the service club and the other 50 percent was put into a fund to repair any damage to the Park, although this proved to be minimal.

With the regular Council 'Summer Times' events, the Events Production Team of the Marketing Unit is responsible for planning these events. This includes planning for parking requirements, with assistance from other Council Units and from external groups, such as the police.

18.0 VEHICLE BARRIERS

To prevent vehicles trespassing onto the Park, vehicle barriers extend around the Park perimeter, along the edge of the access roads and around the car parks.

Several forms of vehicle barriers have been utilised in the Park. These range from low timber barriers to the higher post and rail fence that extends around the perimeter of both North Hagley Park and South Hagley Park. A variety of forms of this perimeter post and rail fence is also evident within the Park.

Little Hagley Park provides a distinct contrast to the rest of the Park with respect to vehicle barriers. Totally unprotected by any form of barrier along the road margins, views into the woodlands there are unobstructed. The negative side of this lack of protection is that on busy days in the Park, Little Hagley Park has been, and is, used as a car park. There are detrimental effects to the long term health of the trees, with the tree root systems suffering from compaction caused by the weight of the cars.

To stop this happening, an appropriate form of vehicle barrier is required to restrict the cars to the roadway (this has now been done on both sides of Helmores Lane). Due to the historical significance of the Little Hagley Park area, the method used must be compatible with the character of this area.

If a barrier is required for the other edges of Little Hagley Park to protect tree root runs and grassed areas, it is important that the open aspect of the Park is retained. One suggestion for a barrier is a swale designed to exclude most vehicles and yet be compatible with the Park's character.

19.0 SOUTH HAGLEY HELIPORT

In compliance with Ministry of Transport aviation requirements, a licensed heliport (helicopter landing site) is approved in South Hagley Park. The location is an area of open ground north of the netball courts that is not used by either summer or winter sports codes and is in close proximity to the ambulance entrance off Hagley Avenue.

This site is permanently marked with the symbol H so that it is clear from the air. In addition, a wind sock is mounted on top of an adjacent lamp post to aid helicopter landings.

20.0 NURSES' MEMORIAL HOSPITAL CHAPEL

The Nurses' Memorial Hospital Chapel is one of this country's most significant memorials to women. Visible from South Hagley Park, it is situated on a 1,200 square metre area of land that is zoned in the City of Christchurch City Plan as Conservation 2 (this is a zoning that covers a small group of public parks of city-wide significance which help provide the city with its unique scenery and character). The land is owned by the Canterbury District Health Board.

Designed by J.C. Collins, the chapel was erected in memory of three Christchurch Hospital trained nurses who died after the troopship Marquette was torpedoed in the Aegean Sea on October 23, 1915. However, since its construction in 1927, the chapel has become a memorial to many other women and men who have distinguished themselves in the medical field.

The main features of the chapel include four stained glass windows by British artist Virginia Whall, carvings by Frederick Gurnsey, a parquet floor and oregon panelling.

Since the 1970s, the chapel has been the focus of two campaigns to save it from demolition. The Canterbury Area Health Board at the time had intended to build temporary operating theatres on the chapel site in the mid 1970s, but changed its mind after fierce opposition. Then, in the early 1980s, the Board

decided to build a chapel in the new stage three block and demolish the memorial chapel in 1993. The Board believed the chapel would interfere with the internal roadway and be isolated from patients.

Opposition to the Boards proposal came to a head in 1989 when the demolition date was advanced three years. In a determined bid to save the memorial, the newly formed group, the Friends of the Chapel, produced a retention proposal that called for the memorial to remain intact on its present site and another chapel to be built in the new hospital block. It was found that there were no technical obstacles to the memorial chapel's retention.

The chapel was officially reprieved in August 1989, when a protection notice was issued. The Canterbury Area Health Board agreed to lease the chapel and 1,200 square metres of land to the Council. The land was intended to be vested in the Council as a historic reserve.

In exchange, it was intended for the Canterbury Area Health Board to gain the formal rights over approximately 1,200 square metres of land that is part of Hagley Park, but has been utilised by the hospital for many years as tennis courts and, more recently, for car parking.

These actions have not been implemented to date. A proposal for a land exchange of the areas of land in question was raised in the draft Hagley Park/Botanic Gardens Master Plan also put out for public comment in 2006. Following the consideration of submissions the Council resolved, with its adoption of the draft master plan as the operative plan, to notify the now Canterbury District Health Board of the Council's wish to reclaim the part of Hagley Park used for hospital car parking for Park outdoor recreation purposes, and for discussions with the Board on feasible win-win solutions for the Park and the hospital, including land exchange options.



The chapel is subleased to the Nurses' Memorial Hospital Chapel Trust, which has been formed to administer the building. The function of the Trust is to ensure the preservation of the chapel as a memorial to the role of nurses and women in New Zealand.

The Chapel has a Group 2 listing in the Christchurch City Plan, as a building of national or regional significance, the protection of which is seen as very important where this can be reasonably achieved.

The New Zealand Historic Places Trust has a heritage order over the Chapel. Heritage orders automatically "roll over" under the Resource Management Act 1991. In the case of this heritage order, it has been specifically requested by the Trust to remain in the Christchurch City Plan.

The building is also a Category 1 Historic Place under the Historic Places Act 1993.

21.0 EX- NURSES' HOME

A history of this building and land

The building on the Christchurch Hospital grounds, fronting Riccarton Avenue and located between North Hagley Park and the new Christchurch Women's Hospital, which was in earlier years the Hagley Nurses' Home, is no longer used for its original purpose. It is currently wholly owned, along with its separate title of land, by the Canterbury District Health Board.

In 1859, part of Hagley Park was set aside for a public hospital. The new Hagley Nurses' Home (to replace an earlier one that was located on the hospital grounds) was constructed in a further part of Hagley Park in the late 1920s (opening in 1933) under the provisions of the Christchurch Hospital Amendment Act 1928. The former Christchurch Domains Board agreed with the then North Canterbury Hospital Board that that part of Hagley Park be vested in the Board on the basis set out in the 1928 Amendment Act.

The 1928 Act provided for the use of the land for the purposes of a nurses' home and recreation ground. The Act also provided that if the Hospital Board ceased to use the land for a nurses' home and recreation ground for a period of twelve months, then the land would revert in the Crown and form part of Hagley Park under the control of the Domains Board (now the Council).



In the 1980s, the building ceased being used for this purpose with the winding up of the hospital-based School of Nursing. Parts of the building, though, have been continued to be used by the hospital as accommodation for families of patients.

In 1998 the Crown introduced the Ngāi Tahu Claims Settlement Bill into Parliament. Clause 23 of that Bill dealt with the Hagley Nurses' Home. It provided that, notwithstanding the 1928 Amendment Act, the Crown could transfer to any Ngāi Tahu recipient the Hagley Nurses' Home land free of the limitations regarding reversion to Hagley Park contained in the 1928 Amendment Act. Clause 23, despite submissions opposing it by the Council, was passed by Parliament in that form. Subsequently, Te Rūnanga O Ngāi Tahu

sold the Hagley Nurses' Home land to Canterbury Health Limited (a predecessor of the Canterbury District Health Board).

There were concerns that there was no longer any legal requirement for ensuring that the Hagley Nurses' Home land revert to Hagley Park if it was no longer used for public healthcare purposes. Given the history of the land and because it was initially taken from Hagley Park for a specific health related purpose, it was appropriate that the land continue to be used only for public healthcare purposes and that if it was not, then it should revert to being part of Hagley Park.

The Council subsequently supported a local Bill to amend the Christchurch City (Reserves) Empowering Act 1971 to require that if the Nurses' Home ceased to be used for public health care purposes the land it is on would revert back to Hagley Park. In August 2004, the Council decided to withdraw support for the proposed Bill, noting that it was most unlikely that the land would no longer be used for health care purposes. The Council promoted a Deed of Covenant that would provide for the site to revert to Hagley Park if it was no longer used for public health care services generally.

The Council has been advised by the Canterbury District Health Board that the Board intends to use the site for public healthcare purposes.

The Deed of Covenant was signed by both parties on 18 August 2005.

The key features of the Deed are:

- The land in question will only be used for the:
 - Provision of health services
 - Education of health service providers
 - Accommodation of patients and their immediate families
 - Provision of recreational facilities for patients and staff
 - Car parks to service the above uses, with a maximum of 48 car parks with the existing buildings on the land and a maximum of 200 car parks over three floors if a new building containing car parking is constructed on the site.
- If the land is no longer used by the Board for the above-mentioned purposes it will then be transferred to the Council as a reserve for recreation purposes.

The building is listed as a Group 3 heritage building in the Proposed Christchurch City Plan. A resource consent would be required to be obtained from the Council if there was to be any alteration to, or demolition of the building. See Appendix 9 (Page 174) for details.

PART II POLICIES

1.0 LANDSCAPE

As the major open space area within the central city of Christchurch, Hagley Park has a distinctive character, developed over many years. This character comprises a combination of woodlands and open spaces and has been, and is still, strongly reflective of the city's English heritage.

With increasing demands on Hagley Park for recreation and car parking, it is important that this distinct landscape character is not sacrificed or lost as demands to provide further opportunities and experiences increase.

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.

(b) To also develop, where appropriate, features that represent New Zealand landscapes.

POLICY: 1.1 The English heritage style landscape character of Hagley Park shall be protected and enhanced, but there shall also be, where appropriate, representation of New Zealand landscapes.

Comment: "English heritage style landscape character" is used in this management plan to describe the particular landscape character³ of Hagley Park as reflecting a form derived from one or more models of park design in vogue in England at the time of settlement of Christchurch and development of the Park.

The character of Hagley Park has changed from its early days, when it was first an undeveloped area of sand dunes, scrub and swamp (containing over seventy species of native plants), with creeks feeding to the Avon River (Ōtakaro); then one featuring shingle pits, meadows, sheep and cattle, crops, nursery trees and plantations; to the formal, developed one that it is today, with open, mown grass areas framed by avenues of specimen trees.

1.2 The natural qualities and features of the landform, the open spaces, woodlands, waterways and meadowland areas shall be preserved.

1.3 Where appropriate, the natural landform shall be retained.

Comment: The landform of Hagley Park has been continually modified since the 1850s. Rather than promote further modification, retention of the natural landform and the return to the original topography (where appropriate and possible) is promoted.

³"Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives."... "It results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by us. This is not just about visual perception, or how we see the land, but also how we hear, smell and feel our surroundings, and the feelings, memories or associations that they evoke. Landscape character, which is the pattern that arises from particular combinations of the different components, can provide a sense of place to our surroundings." (from: Landscape Character Assessment - Guidance For England And Scotland. Prepared on behalf of The Countryside Agency and Scottish Natural Heritage by Carys Swanwick (Department of Landscape, University of Sheffield) and Land Use Consultants, 2002; pages 2-3).

- 1.4 The peripheral woodlands shall be retained to serve to screen the increasingly busy traffic routes around the Hagley Park perimeter from the more tranquil open spaces within.

Comment: It is not intended to obscure the views into the Park with under-planting in the woodlands. Rather, it is recognised that the fundamental objective of the original designers of the great English parklands was to conceal the physical boundaries rather than create a boundary to the eye.

- 1.5 The woodlands may be extended in appropriate areas within Hagley Park to provide necessary enclosure and shelter to the sports grounds and to enhance linkages between the peripheral woodlands and internal areas of the Park.

Comment: The South Hagley Park open spaces are currently defined by narrow shelter belts which require reinforcement to better define and enhance the spaces. Opportunities for additional planting exist in the vicinity of Hagley Oval, Addington Brook and the netball courts.

- 1.6 It is intended to retain the open grassy edges of Victoria Lake.

Comment: This is in order to protect the English heritage style landscape character of the Park and to provide convenient access by the public for the various recreational activities undertaken on the lake.

- 1.7 The Avon River and its tributaries shall be retained in their natural state. Natural methods of stabilisation shall be used in preference to artificial walling.

- 1.8 Clubs and organisations that use Hagley Park will need to gain the prior consent of the Council before making any changes to the landscape.

- 1.9 A comprehensive 'Design Specification' shall be prepared for Hagley Park in accordance with the landscape character analysis (see Resource Section 6.0 Landscape, Page 20).

Comment: The intention of the 'Design Specification' is to ensure that the character the Park is understood and recorded on formal plans and that the conservation of these values is recognised in all aspects of management and design for the Park. For example, the tree replacement programme.

- 1.10 The 'Design Specification' shall incorporate a maintenance specification for Hagley Park, to ensure that maintenance practices recognise and complement the character of the Park.

Comment: The greatest threat to the parkland character is incremental changes over an extended period. A maintenance blueprint will survive changes in staffing personnel and avoid misinterpretation of the design intention.

2.0 OPEN SPACE COMPONENT

The Hagley Park open spaces are a significant element of the Park's English heritage style landscape character. They provide a contrast to the woodlands, a place for sporting activities and permit the vistas for which the Park is renowned.

OBJECTIVE 2: To protect the open spaces of Hagley Park and the visual amenity of the road users. To promote Hagley Park as a major feature of the open space system of the inner city.

POLICY: 2.1 The Hagley Park open spaces (as identified in the Resource Section) shall be retained as essential elements of the park.

Comment: For example, the Carlton Mill sports ground is a highly valued open space and is used for both passive recreational and organised sporting activities.

2.2 Views of the open spaces from the surrounding roadways will be retained.

Comment: The open spaces are frequently viewed from the surrounding roadways. Understorey planting or any other form of development which may obstruct the views into the Park are not promoted.

2.3 A study shall be carried out in conjunction with neighbourhood studies to identify opportunities and develop proposals to reinforce the linkages that exist between Hagley Park and the city.

Comment: The Avon River and roading network offers considerable opportunity to extend the features of the Park into the surrounding city.

2.4 Roadway design and construction in the vicinity of Hagley Park shall take the character of the Park into consideration and reinforce the Park boundary.

Comment: For example, trees are a major feature of Hagley Park that can be incorporated into the surrounding roadways.

3.0 ADMINISTRATION

OBJECTIVE 3: To efficiently manage Hagley Park to ensure the health and well being of the people of Christchurch.

POLICY: 3.1 Hagley Park must be managed according to the provisions of the Reserves Act 1977.

3.2 Hagley Park will be under the day to day administration of the Botanical Services Operations Team Manager and managed according to the policies of this plan.

3.3 Capital and operational expenditure will be incorporated into the Council's Long-Term Council Community Plan.

3.4 Options for the contracting out of maintenance works shall be investigated where it is deemed appropriate and specialized in house skills are not required.

- 3.5 Opportunities for suitable development works that could be funded by private sponsorship shall be investigated.

Comment: The erection of signs, historic plaques and the proposed lighting along the Park Terrace and Harper Avenue road frontages are some examples which could be funded through sponsorship.

- 3.6 Organised activities held in the Park are the responsibility of the Council's Recreation and Sports Unit.
- 3.7 All suitable measures shall be used to discourage vandalism and anti social behaviour within Hagley Park.

4.0 HISTORY

The history of Hagley Park's development and origins serves to enrich visitor experiences, especially if effective interpretation is provided to give them an awareness of this history.

A consideration of past achievements may give inspiration to present efforts. Problems encountered in the past should be studied and avoided in the future.

This history of Hagley Park dates back over a period of 140 years. By recalling and honouring past events in the Park, an enhanced sense of value can be given to visitors to the park.

OBJECTIVE 4: To preserve and enhance knowledge of the historical values of the Park.

- POLICY: 4.1 The historical development of Hagley Park shall be researched and recorded.
- 4.2 Historical sites and trees shall be protected and enhanced and shall be identified by plaques featuring relevant historical information.
- 4.3 A walking trail shall be designed to signify and provide interpretation on the historical sites within Hagley Park. A pamphlet shall be prepared promoting the Historic Walk and providing information on the various sites.
- 4.4 Recognition shall be given to the Maori people of the Ngāi Tahu tribe who helped the early European immigrants to settle in the Hagley Park area. The Ngāi Tahu Trust Board shall be approached for their recommendation on the most appropriate way of providing this recognition.
- 4.5 In the event a visitor and information centre for the Botanic Gardens is located in Hagley Park, it can be used to illustrate the historical development of Hagley Park and its place in the cultural history of Canterbury.

Comment: The Hagley Park/Botanic Gardens Hearings Subcommittee, in its recommendations to Council, supported further consideration of the development of a new/redeveloped visitor/information and operational facilities at the existing works and nursery site in the Botanic Gardens. This was accepted by Council in its adoption of the draft master plan and management plans for Hagley Park and the Botanic Gardens as the operative plans on 16 August 2007.

- 4.6 Consent shall only be granted to erect memorial plaques or monuments when all the following criteria are met:
- (a) The proposed memorial should have specific historical relevance to Hagley Park.
 - (b) The event or person commemorated should have some significance for the general public.
 - (c) The siting should be such as to enhance the immediate environment and not be detrimental to the functions of Hagley Park.
 - (d) The design, character and form of the memorial should display high aesthetic quality and add significantly to Hagley Park's amenity value.
 - (e) Both the historical significance and the public benefit component of any memorial proposal shall be assessed as to how it reflects Hagley Park's significance in the history of Christchurch.

5.0 AVON RIVER

Stabilisation of the Avon River, including its tributaries, Addington Brook and Riccarton Stream is necessary where the river has altered its alignment and erosion of the banks has occurred. It is important that treatment of the river banks is in keeping with the setting and the high visual value of the Avon River. Public access to the waters' edge is also desirable for recreational and aesthetic purposes and should be encouraged.

OBJECTIVE 5: To control erosion of the banks of the Avon River and its tributaries, provide access to the waters' edge and enhance the visual amenity of the river.

- POLICY: 5.1 Where stabilisation of banks is required, natural methods such as regrading of banks and planting shall be used in preference to artificial walling.
- 5.2 Where artificial walling is necessary, its height shall be kept as near to the normal water level as practical and screened with planting wherever possible.
- 5.3 Colours of materials used shall be non-reflective and of natural tones.
- 5.4 Native riparian vegetation shall be allowed to grow in appropriate sections of the Avon River and its tributaries where the cultivated English heritage style landscape character of Hagley Park is not compromised.

Comment: This treatment is most appropriate where the Avon River and its tributaries flow through the woodland sections of Hagley Park. Where the areas are open and cultivated, bulbs and flowering meadow species are more appropriate. Carex and other naturally occurring native species provide stability to the river bank and enhance the appearance and ecology of the river.

- 5.5 Bulbs shall be planted along the Park Terrace edges of the river.

Comment: The natural edges along this part of the Avon River are an important feature of the city. Mowing practices have in the past been severe, removing much of the stabilising vegetation.

- 5.6 The spraying of vegetation on the river banks shall not be permitted within Hagley Park.
- 5.7 Spraying of aquatic weed in the Avon River and its tributaries within the bounds of Hagley Park shall not be permitted.
- 5.8 Aquatic weed shall be cleared manually from the Avon River two to three times per year, depending on the growth rate of the weed.
- 5.9 All bank stabilisation works carried out on the Avon River and its tributaries through Hagley Park shall take into account the health and habitats of fish and other wildlife.

6.0 WILDLIFE

OBJECTIVE 6: To protect and promote the exotic and native birdlife of the Park and the aquatic fauna of the Avon River and its tributaries.

- POLICY:
- 6.1 Native and naturalised birdlife and fish shall be encouraged to breed in Hagley Park and in the Avon River. Nesting and spawning sites shall be left undisturbed during breeding seasons.
 - 6.2 Organic debris such as leaf litter (an important source of nutrients) shall be left on the ground in certain woodland areas, where practicable, to provide habitat for insects and other fauna.
 - 6.3 Fishing for sports fish⁴ shall not be permitted in the Avon River between the hospital access bridge at the western end of Cashel Street to the Armagh Street bridge as per the South Island Sports Fishing Regulations.

7.0 WOODLAND MANAGEMENT

The majority of the Hagley Park trees are aged between 100-130 years with many suffering from the effects of disease, wind damage and sustained drought. Although there has been a large number of sapling trees planted since 1985 there is still an absence of intermediate aged trees to replace the aged and diseased trees. As a consequence, the character of Hagley Park as we know it today is threatened unless urgent action is taken to remedy this situation.

Such action will necessitate the removal of the diseased trees to provide space for replacement trees. This will result in changes in the visual amenity of Hagley Park. These changes however, will be minimal compared to what will happen should no immediate action be taken.

Due to the ageing structure of the Hagley Park trees many practical problems with respect to replacing the formally planted avenues and perimeter woodlands are presented.

As it will be impractical and difficult to replicate the existing formally planted avenues and perimeter woodlands as they age, a less formal tree layout will be adopted. This recognises that while trees need adequate space to grow, a 'parkland' is not a collection of specimen trees. This is seen to be more appropriate for a parkland where the woodland trees need to be relatively crowded in order to force them upward in the nature of forest trees.

⁴ "Sports fish" means those freshwater fish described in the First Schedule of the Freshwater Fisheries Regulations 1983, namely: brown trout, rainbow trout, American brook trout or char, Lake trout or char, Atlantic salmon, Quinnat or chinook salmon, sockeye salmon, perch, tench or any hybrid of the above species.

The 'Design Specification' to be prepared for Hagley Park (See Landscape Policy 1.9) shall address the ageing tree issue and will incorporate a Sustainable and Healthy Tree Plan. This specification will also provide practical guide-lines to facilitate the replacement of those trees which are ending their useful life in Hagley Park.

OBJECTIVE 7: To manage the Hagley Park woodlands on a sustained basis and to ensure that the Park's English heritage style parkland character is conserved.

POLICY: 7.1 A detailed survey of the Hagley Park trees covering such information as location, species, age, relative health and life expectancy, shall be prepared.

7.2 Following on from the survey referred to in Policy 7.1, a Sustainable and Healthy Tree Plan⁵, based on sustainable and healthy tree management, shall be prepared under the umbrella of the Hagley Park 'Design Specification'.

Comment: The Sustainable and Healthy Tree Plan shall clearly specify the nature and spacings of maintenance plantings to ensure that the character of the Park is preserved.

7.3 The removal of diseased trees and replacement planting shall be at such a rate to minimise long term disruption to the existing parkland character.

7.4 Replacement trees shall be of species that serve to ensure a prominent element of the Hagley Park landscape and vista retains an English heritage style landscape character.

Comment: It is proposed that some limited parts of Hagley Park, including the avenue of trees on the Avon River margin of North Hagley Park, could serve, in part, as an arboretum and extension of the Botanic Gardens tree collection..

7.5 Replacement trees shall be of good health, form and size relative to the species in existence and be in accordance with the landscape policies.

7.6 A less formal planting layout of the woodlands shall be adopted.

Comment: The strict formality of the original plantings is not absolutely essential to retain the Park's character. An informal layout is much more practical for the long term maintenance of the woodlands.

7.7 Where practical, irrigation shall be installed to all newly planted trees and mature trees that are exhibiting signs of water stress.

7.8 The practice of autumn leaf litter collection from all trees and the mowing of grass to a uniform height throughout in Hagley Park shall be reviewed.

Comment: Some tree species including European Beech (Fagus sylvatica), suffer because they are deprived of the nutrients and the mulching benefits of the leaf litter when this is removed from their root systems.

⁵ Council resolved, in its adoption of the Hagley Park/Botanic Gardens Master Plan on 16 August 2007 as the operative plan, to refer to the previously stated "tree replacement programme" (Project 9) as a Sustainable and Healthy Tree Plan and for 'sustainable and healthy tree management' to replace all references to "tree replacement".

8.0 WOODLAND ENHANCEMENT AND EXTENSIONS

The opportunity currently exists within some parts of Hagley Park to reinforce the woodland areas to better define the open spaces and to expand the natural features of the Park.

The siting of any woodland extensions requires careful consideration to ensure that the balance between woodland and open space is retained and that the views into the Park are not compromised.

OBJECTIVE 8: To enhance the appearance of the existing woodlands and to reinforce the existing woodlands where the adjacent open spaces are poorly defined.

POLICY: 8.1 Where appropriate the woodlands shall be enhanced and extended by trees which are compatible with Hagley Park's English heritage style landscape character. See Policy 7.4.

Comment: It is not proposed to incorporate understorey planting within the internal and perimeter tree belts as this form of planting would block vistas and form an additional security risk to users of the Park.

8.2 The tree plantings in the vicinity of Addington Brook in South Hagley Park shall be reinforced and extended to enclose the netball courts and to better define the course of the waterway.

8.3 The other internal shelterbelts in South Hagley Park shall be reinforced with additional planting.

Comment: The shelter belts around the polo grounds and in the vicinity of the Hagley Oval are narrow and depleted and will be enhanced with the planting of additional trees.

8.4 Woodland planting shall be extended into the open space to the south of the Canterbury Horticultural Society building.

Comment: The Canterbury Horticultural Society building is very prominent in South Hagley Park and requires screening with trees of appropriate species and scale. The planting design for this area shall be carried out in consultation with the Canterbury Horticultural Society, which utilises this area for exhibitions.

9.0 VEGETATION – NANCY'S WOODLAND AND LITTLE HAGLEY PARK

The stockpile area located along the southern boundary of Nancy's Woodland detracts from the area's scenic and recreational value. While the stockpile is an important utility for the management of Hagley Park and the Botanic Gardens, it is unsightly and poorly defined.

There is scope for understorey planting in Little Hagley Park and Nancy's Woodland to add interest and diversity to Hagley Park and to reflect the traditional woodland that features a diversity of bulbs. To allow these to grow over the summer months it is promoted that there be less use of gang mowers in these woodland areas.

The trees in Nancy's Woodland need to be reviewed. Currently this woodland has a diversity of species; many of which are incompatible with the park's character, including several *Eucalyptus* trees, which are to be replaced with more compatible species.

OBJECTIVE 9: To manage Nancy's Woodland and Little Hagley Park to ensure that these areas are complementary to the rest of Hagley Park.

- POLICY: 9.1 The stockpile area in Nancy's Woodland shall be better defined and organised into a smaller area and screened by fast growing shrubs.
- 9.2 Bulbs shall be planted throughout Nancy's Woodland.
- 9.3 Gang mowing throughout Nancy's Woodland and Little Hagley Park shall be programmed to avoid the flowering cycles of the bulbs.
- 9.4 Removal of inappropriate trees in Nancy's Woodland shall be carried out.

Comment: There are several inappropriate trees in this area, including gums, which need to be removed as they are incompatible with the character of the Park.

10.0 CONNECTION WITH THE BOTANIC GARDENS

There is a distinct contrast in character and function between Hagley Park and the Botanic Gardens. Where Hagley Park is broad, open and lacking in detailed planting, the Botanic Gardens presents an elaborate gardenesque design which enables the display of a wide range of plant material.

Due to the restricted size of the Botanic Gardens, parts of Hagley Park immediately adjacent to the Gardens have been developed and utilised for botanic garden purposes. Future extensions of such areas into Hagley Park are not supported as they would conflict with Hagley Park's English heritage landscape character and diminish the interesting contrast between the two areas.

Only the extension of the Botanic Gardens tree collection into Hagley Park is supported as long as the broad scale and character of Hagley Park is not compromised.

OBJECTIVE 10: To promote the contrast in form between the Botanic Gardens and Hagley Park. To restrict further encroachment of the Botanic Gardens that is not compatible with the character of Hagley Park.

- POLICY: 10.1 The Botanic Gardens' use of Hagley Park shall be confined to the area bounded by the Avon River, Riccarton Avenue and the access road to the United Car Park.

Comment: The area referred to in Policy 10.1 is approximately 10.75 hectares. This area includes the riparian strip/river bank on the Hagley Park side of the Avon River extending from the West Bridge around to the eastern end of the Kate Sheppard Memorial Walk.

- 10.2 Expansion of use of Hagley Park for botanic gardens purposes shall be limited to the planting of trees necessary to reinforce the Botanic Gardens tree collection and along the eastern boundary of North Hagley Park from the Botanic Gardens to Carlton Mill Road.
- 10.3 All botanic tree planting in North Hagley Park is required to be compatible with the existing trees and character of the Park.

Comment: There is already a wide variety of species in this area and the use of botanically significant trees of compatible form, scale, origin and foliage colour will have little negative effect on the character of this area whilst providing a useful resource for the Botanic Gardens.

- 10.4 Bulb planting shall be expanded into South Hagley Park along the Riccarton Avenue frontage and along the Park Terrace boundary as part of the woodland flora.
- 10.5 The area of bulb planting in Little Hagley Park shall be maintained.

11.0 NATIVE SPECIES PLANTING

Public consultation for the review of the plan in 1990 raised a mixed response to the planting of native species in Hagley Park. Although some supported the use of additional native planting throughout the Park to represent the original vegetation of the area, others felt strongly that this would represent an unacceptable conflict with the English parkland theme and felt the Park should be retained in its present form as far as practicable with minimal changes.

It was noted that remnant native grasses still exist along sections of the Avon River and around the margins of Albert Lake.

The Reserves Hearing Panel, which heard submissions on the draft plan in 1990, resolved that, subject to the Park's essential character being retained, some native riparian plants along selected sections of the Avon River bank, as well as in Little Hagley Park and around the margins of Albert Lake, would be appropriate.

Following the public notification of the draft management plans and draft master plan for Hagley Park and the Botanic Gardens in 2006 a relatively strong submission response was received on matters relating to heritage and planting in the Park and the Gardens. A range of opinions were expressed, some of which were quite polarised – for example, expressions of concern that the introduced English heritage landscape and plantings are protected compared with requests for there to be more representation of native/indigenous species. Many submitters, though, supported a balance of exotic and native plantings, something that had also come through in the public submissions on issues for the Park and the Gardens received in 2004.

The Hagley Park/Botanic Gardens Hearings Subcommittee, in its report to Council in 2007, recommended that the English heritage style landscape character of Hagley Park be protected, and that replacement trees be of species that serve to ensure that a prominent element of the Park landscape and vista retains an English heritage style parkland character. This means that the replacement trees do not necessarily need to be English species nor, for that matter, even exotic. This approach was taken on board by Council through its adoption of the draft Hagley Park Management Plan 2006, adjusted according to the hearing subcommittee's recommendations, as the operative management plan.

OBJECTIVE 11: To incorporate native vegetation in selected areas of Hagley Park where this will not compromise the Park's English heritage style landscape character.

- POLICY: 11.1 Planting that utilises appropriate native riparian vegetation shall be carried out along the banks of the Avon River where it passes through Little Hagley Park.
- 11.2 Appropriate native riparian vegetation shall be planted along the banks of Addington Brook for stabilising purposes.

Comment: Because the native species to be used will comprise predominantly low growing native grasses and ferns, the visual implications will therefore be minimal.

- 11.3 The planting of appropriate native riparian vegetation around the margins of Albert Lake shall be continued.

Comment: There is already a concentration of native of plants in this area which add interest and contrast to the lake margins.

12.0 GOLF COURSE PLANTING

The Hagley Park Golf Course planting consists of evergreen and coniferous species which define the fairways throughout the 22 hectare course. Due to the use of a wide range of species of varying form, habit and colour, the trees here detract from the uniform woodlands found throughout Hagley Park. As a consequence, the Hagley Park Golf Course trees do little to reinforce the character and identity of Hagley Park.

OBJECTIVE 12: To integrate the Hagley Park Golf Course vegetation with the Hagley Park perimeter and woodland trees.

POLICY: 12.1 A landscape plan and planting programme shall be prepared for the progressive replacement of the vegetation within the Hagley Park Golf Course that is not compatible with the English heritage style landscape character of Hagley Park.

- 12.2 All replacement and additional planting in the Hagley Park Golf Course shall utilise species compatible with the scale and form of the species characteristic of Hagley Park.

13.0 ORGANISED RECREATION

Hagley Park has an historic association with organised sports. With 62 hectares developed for sporting use this is the largest sports ground in the city. The sports associations that regularly use Hagley Park have identified that the Park is central to the identity and heritage of Christchurch and allows the city to stand out from other cities. They see the Park as enabling sport to be a showcase for the city and, especially, as a place to nurture younger people into constructive activity.

The large scale of the Park provides for a variety of different sports. Ideally, flexibility to cater for changing needs should be maintained into the future. To cater for the regular and casual sporting events that are held on the Park, better management and maintenance of the sporting areas is necessary. While these activities can generate problems from overuse and associated car parking issues, it is important that, as part of the City's cultural and sporting heritage, that regular sporting activities continue to take place on Hagley Park. Unfortunately, some illegal car parking on the road berms, in particular Deans Avenue, fringing the Park has a detrimental impact on the state of these berms and the Park perimeter trees. This impact can be reduced through enforcement if regular use for parking is occurring and causing damage.

Through better management of sports ground allocations and improved maintenance of the sports turfs, Hagley Park should be able to cope more easily with existing levels of sports usage. The Hospital Corner fields, which were previously used for hockey, should remain unallocated during winter and now be used as overflow sports grounds to enable other areas to be rested and upgraded. With the improvement of the capacity of the sports turfs and with proactive management of the grounds it is possible to ensure that people visiting the park for active sports will have a more enjoyable experience.

Over time, a number of sports facilities, such as club buildings, have been built on Hagley Park. Most of these facilities have formal leases that have expiry dates into the 2020s. From the present time till then, certain buildings may no longer have a justifiable use. In order to cater for demand for new sports facilities on Hagley Park, consideration will be made on the opportunity to reallocate or 'land bank', for future sports

facilities and subject to other needs and constraints identified as needing to be met, the value of the footprint of any building that is demolished or removed from the Park. This will ensure that no additional space in the Park is occupied by buildings, but that those that are there properly meet the needs of sports and park users and are not retained for limited use and value.

OBJECTIVE 13: To maximise the recreational potential of Hagley Park but limit ancillary developments such as buildings and car parking which detract from the park's landscape value.

POLICY: 13.1 An annual review of sports ground allocations shall be carried out to ensure that sustainable levels of use and frequency of games are maintained.

13.2 All occupations of Hagley Park for organised sport shall be assessed as to how each contributes generally to the benefit the public is able to gain from use of the Park and shall be compatible with the prime purpose of the Park to provide areas for (a) outdoor recreation and sporting activities, and the physical welfare and enjoyment, of the public and (b) the protection of the Park's open space character and natural environment, prior to the issue or renewal of any formal occupation agreement.

Comment: It is important that Hagley Park, as a key recreational area for the public, is primarily available for the optimum public use and that this use reflects current needs, is sustainable and does not impact on Park values. In the context of this, it is acknowledged that historical uses that are compatible with the purpose of the Park do have a stake, although not an irrevocable right, in the use of the Park. The principle that the Park is for the overall public recreational benefit first shall prevail.

13.3 Formal lease agreements shall be required where sports clubs occupy land and/or buildings in Hagley Park.

Comment: A small number of long standing occupiers of Hagley Park do not have formal leases. It is Council's intention to formalise lease agreements for all clubs and schools which occupy the Park. In addition, leases have often been renewed automatically without proper consideration as to whether or not renewal is in the best interests of the Park. A review procedure will ensure that leases are in the best interest of the Park.

13.4 The following organisations, which do not have current leases for all or part of the area they occupy in Hagley Park, shall enter into formal lease agreements for this area:

- Christ's College (sports grounds and buildings)
- Hagley Golf Club for the golf course area (has a lease for its clubroom's Park footprint)
- Christchurch Petanque Club

Comment: See Appendix 7 (Page 140) of this plan for a list of Hagley Park occupiers with existing occupation agreements.

13.5 Prior to any new or renewed lease agreement being put in place, the policies in Section 30 of this plan apply.

13.6 All leases shall be reviewed upon expiry.

13.7 No automatic rights of renewal clauses shall be provided in leases in the future.

Comment: The occupancy of prime sites on reserve land by sports groups should be viewed as a privilege and not a right to be enjoyed in perpetuity.

13.8 The netball courts shall not be extended.

Comment: The netball courts generate very high levels of players and spectators. Consequently, considerable congestion is experienced in the vicinity of the netball courts on Saturday mornings and at times when other netball events are held.

13.9 Sports ground allocations shall take into consideration the potential car parking demand generated by the sport and the likely impact on Hagley Park's car parks and surrounding berms.

13.10 Sports ground allocation staff shall liaise with the sports turf managers to ensure that sports grounds use and the turf management programme are coordinated.

13.11 In the event of a recreation facility building no longer being required on Hagley Park and consequently removed, consideration shall be had for an equivalent area to that building's footprint being utilised elsewhere in the Park for extensions or alterations to other recreation facilities or in providing new facilities on the Park, subject to the policies of Section 17 (Buildings and Structures) of this management plan being complied with.

13.12 New and improved signage, which meets the requirements of Section 26 of this plan, shall be provided at key entry points to the Park, clearly indicating sports field numbers for major sports.

13.13 All sports ground bookings shall be entered into the Council's centralised bookings database, which is administered by the Recreation and Sports Unit. Where required, appropriate Council staff shall be notified of these bookings and any special requirements.

13.14 The Christchurch Netball Centre, in principle, shall be able to be used for public and limited commercial activities that are sympathetic to its surroundings and compatible with the statutory purpose for Hagley Park.

13.15 In the event that the netball hard court surface area in South Hagley Park is no longer required for netball, it shall be reinstated to Park non-hard surface open space and/or retained for other outdoor sports related activities.

13.16 Sports clubs with direct links to Hagley Park shall be encouraged to consolidate their clubrooms on the Park in favour of fewer buildings that can better provide for user needs.

13.17 More drinking fountains shall be provided in South Hagley Park for organised sports and other Park users.

14.0 SPORTSGROUND MANAGEMENT

OBJECTIVE 14: To promote a flexible turf management programme, and sports ground allocation which is compatible with this programme.

POLICY: 14.1 All sports grounds shall be maintained in good condition for both winter and summer sporting codes.

14.2 The current turf management programme shall continue to be implemented until such time that the programme is revised by the City Environment Group.

- 14.3 Hagley Park shall be graded and a revised maintenance programme shall be prepared. All maintenance works shall be carried out according to this programme when it is completed.

Comment: The Council's City Environment Group has undertaken to grade and prepare a specific maintenance programme for each reserve in the city.

- 14.4 Sports allocation shall be compatible with the turf management programme.
- 14.5 The artificial cricket wickets in South Hagley Park shall be progressively upgraded to meet contemporary standards.

15.0 PASSIVE/ INFORMAL RECREATION

Passive/informal recreation encompasses a wide range of activities. In addition to the traditional passive pastimes (such as picnicking, strolling and walking the dog) canoeing on the Avon River, jogging and cycling and are included in this type of recreation.

The main distinction between passive/informal recreation and organised sport is that the first is generally carried out independent of any sports organisation. As a consequence, passive/formal activity in the Park is spread throughout the week, in contrast to the concentrated practice and game times for many of the organised sports.

The numbers of people participating also varies, with individuals or small groups often the main participants of passive/informal activities. This contrasts with various organised sports which often involve around 30 players and many more spectators.

The facilities used by the passive recreational user vary from those required by organised sport. Rather than focusing activities on sports grounds, passive recreational users prefer the woodland and/or waterside areas for their activities.

OBJECTIVE 15: To promote Hagley Park as a venue for passive and informal activities.

- POLICY: 15.1 Passive and informal activities shall be encouraged in Hagley Park.
- 15.2 The 'natural' environment which is used by passive and informal active recreational users shall be protected and opportunities for these activities shall be enhanced.
- 15.3 Facilities for picnic areas (including picnic tables) shall be improved.
- 15.4 Additional seating shall be provided throughout Hagley Park. New sites shall be identified and installations programmed annually.
- 15.5 Play opportunities for children, in both North Hagley Park and South Hagley Park shall be provided. They shall include a 'family area' with a children's playground and an area for skating or a half court by Victoria Lake.
- 15.6 Where practical, informal jogging tracks shall be retained as natural paths.
- 15.7 The walking system through Hagley Park shall be revised and promoted by way of an information pamphlet.

- 15.8 Drinking fountains in Hagley Park shall be located and maintained in close proximity to the fitness and walking tracks.
- 15.9 The Carlton Mill sports ground shall be retained and promoted as an open space for passive and informal activities.

Comment: In the 1990 draft management plan it was proposed that the adjoining golf course be extended into the Carlton Mill corner of North Hagley Park. A strong response in opposition to this proposal was received from submitters at that time. Consequently, it was resolved to retain this area for the use and enjoyment of all Park users. This proposal was tested again in 2006 with a new application by the Hagley Golf Club to extend into the Carlton Mill corner included in the draft Hagley Park/Botanic Gardens Master Plan. Once again, the submitter opposition to this was resounding (see discussion on this in Resource Section 13.3 Recreational Zones, Page 55) and the master plan project raising it removed from the adopted master plan. It is clear that such an extension of the golf course is an option that is unlikely to be supported by the public in the future.

16.0 ENTERTAINMENT ZONE

OBJECTIVE 16: To promote North Hagley Park as a venue for selected forms of entertainment.

- POLICY: 16.1 The areas referred to as the Concert Triangle and the Special Events Area (see the Park Map on Page 5) shall be designated the Hagley Park 'Entertainment Zone'.
- 16.2 Improvements to access/egress points to/from the Entertainment Zone shall be sought.

Comment: Considerable congestion occurs in the vicinity of the Armagh Street Bridge when events are held in the Entertainment Zone. This situation needs to be monitored and enhancements made to the area if appropriate.

17.0 BUILDINGS AND STRUCTURES

OBJECTIVE 17: To keep to a minimum the number of new buildings and structures on Hagley Park and to coordinate and integrate the existing Park buildings and structures into the Park environment. To protect historic buildings and structures within the Park.

POLICY: 17.1 Erection of new buildings or structures, or extensions to existing buildings or structures, shall only be permitted where such provision is necessary for the use of Hagley Park for both informal and formal outdoor recreation, and the physical welfare and enjoyment of the public, subject to:

- (a) The requirements of all relevant sections of the Reserves Act 1977 (see Appendix 8.1 of this plan) being met and, in particular, Section 53 Subsection (1)(g) and Section 54 Subsection (1)(b) of this Act.
- (b) There being no significant reduction in the overall maintenance of the Park's open space landscape character and natural environment, which is presently not dominated by buildings and hard surfacing.
- (c) The uses of the new buildings or structures, or extensions of existing buildings and structures, being consistent with the City of Christchurch City Plan objectives and policy for the Open Space 1 and 2 Zones.
- (d) The development complying with City Plan rules for, in the case of Little Hagley Park, the Open Space 1 Zone and, in the case of North and South Hagley Park, the Open Space 2 Zone (see Appendix 9.3 of this plan).
- (e) The building or structure, or extension thereof, being in accordance with all other policies of the Hagley Park Management Plan.
- (f) All opportunities for multiple use of the Park's open space and recreational facilities being investigated and, where possible and practical to do so, implemented.

Comment: Use of the term "structures", in the context of the above policy, is taken to mean all physical constructions, developments and objects on, and adjoining, Hagley Park, including recreation facilities such as tennis courts, goal posts and pathways, and other facilities such as roads, car parks, gateways, memorials and plaques, artworks and bridges.

Control of Hagley Park is vested (by the Christchurch Domains Act 1946) in the Christchurch City Council and therefore, because the Council is a local authority in terms of the Reserves Act 1977, there is no requirement, as provided under Section 53 Subsection (2) of the Act, for the Minister of Conservation's consent to be sought for a new Council owned and controlled building or structure erected to assist the use of the Park for outdoor recreation, or extension of such, on the Park.

- 17.2 Consideration may be made to the erection of a new building or structure, or extension of an existing building or structure, on Hagley Park where the intended use or uses of that building or structure, or extension thereof, are for public recreation and enjoyment not directly associated with outdoor recreation, providing that:
- (a) Any proposed use is compatible with the overall purpose of Hagley Park, as defined in Section 17(1) of the Reserves Act 1977, furthers the achievement of the management goals for the Park and can be clearly demonstrated to be in the public benefit.
 - (b) There is a clearly identified significant public need for the proposed building or structure, or extension thereof, which is in sympathy with the purpose of Hagley Park, and there is no other suitable alternative location for the structure or building.
 - (c) The Christchurch City Council approves the development and use or uses, after having duly considered the criteria set out in Policies 17.1 and 17.4 of this plan.
- 17.3 Notwithstanding all other policies in this section, consideration may be made by the Christchurch City Council to the erection of a Hagley Park/Botanic Gardens Visitor/Information Centre building/complex, which may include operational/staff office facilities, in North Hagley Park, possibly to be located somewhere between Settlers Corner and the Armagh Street entrance to the Park, subject to:
- (a) The development meeting all statutory and legal requirements, as set out in the Reserves Act 1977, Christchurch City (Reserves) Empowering Act 1971 and the Resource Management Act 1991. The development must also be aligned to the objectives and policies of the Hagley Park Management Plan and the objectives, policies and rules of the Christchurch City Plan.
 - (b) Possible siting and development options for the visitor/information centre being investigated to ensure that it is located in the best possible place in Hagley Park and properly integrated into the surrounding landscape.
- Comment: History Policy 4.5 refers to the proposed visitor/information centre and states that if this is located in Hagley Park it can be used to illustrate the historical development of the Park and its place in the cultural history of Canterbury. As Council has resolved to just consider the existing Botanic Gardens' nursery/operational site for combined new/developed visitor/information and operational facilities, there is no direct policy requirement for Hagley Park information to be provided at any such future visitor/information facility. The opportunity, though, will be there to do so.*
- (c) Full public consultation being undertaken with all affected and interested parties, with site options being prepared for consideration.
 - (d) Particular attention being paid to how the car parking requirements of the City Plan will be met, being mindful that Section 5, Subsection (2) of the Christchurch City (Reserves) Empowering Act 1971 controls the appropriation of any further part of the Park for parking places for vehicles, and to the policies of Policy Section 21 of this management plan.

- (e) The visitor/information centre also providing an information resource on the values and uses of Hagley Park.

Comment: The proposal for a new visitor/information centre for the Botanic Gardens, and associated new operational facilities, were raised as projects in the draft Hagley park/Botanic Gardens Master Plan put out for public consultation, in conjunction with the Hagley Park and Christchurch Botanic Gardens Management Plans, in 2006. The Council has specified funding for this in the Long-Term Council Community Plan 2006-16.

The Council, in its adoption of all three draft plans, with changes recommended by the Hagley Park/Botanic Gardens Hearings Subcommittee, supported the detailed, further investigation of some elements of Concept 1 proposed in the draft master plan for the placement of new facilities and other developments for the Botanic Gardens.

The elements of Concept 1 that are supported include:

- *Visitor/information and operational facilities being located at the existing works and nursery site in the Botanic Gardens.*
- *A new combined pedestrian and vehicle access bridge and a new pedestrian only bridge across the Avon River.*

- 17.4 Any proposal for new buildings and structures shall take into account the following:
- (a) The effect of the building or structure on the Hagley Park environment. All designs (including external materials, colour scheme, and associated landscaping) must be approved by the Council to ensure the building or structure is properly integrated into the Park environment.
 - (b) The possible increased demand for car parking in or adjacent to Hagley Park, as a result of the new building or structure, and the possible detrimental effect this may have on the Park environment.
 - (c) The effect of the additional facilities and resulting requirements on the convenience and well-being of other Hagley Park users.
- 17.5 A review of the colour schemes of all of the buildings and structures in Hagley Park shall be undertaken.
- 17.6 Colour schemes shall be prepared that are complementary to the Hagley Park environment, appropriate to the architectural character of each building and structure and be in harmony with the adjoining buildings and structures.
- 17.7 All Council owned buildings and structures within Hagley Park shall be repainted in accordance with the colour scheme(s) decided upon as a result of implementation of Policy 17.5 above within a five year period.
- 17.8 Clubs with buildings on Hagley Park shall seek Council approval of the proposed colour scheme prior to undertaking any repainting works.
- 17.9 Historic buildings and structures, including gateways and plaques, shall be retained and protected.
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- 17.10 Where necessary, existing public toilet facilities shall be upgraded or replaced. Attention shall be given to siting and design for good natural lighting, ventilation, safety, public convenience, ease of cleaning and to minimise damage from vandalism.
- 17.11 A programme for upgrade of toilet facilities and changing rooms shall be prepared and implemented to meet the future needs of Hagley Park users.
- 17.12 Where practical, toilet blocks shall remain unlocked. Where toilets must be locked, a notice shall be displayed on them indicating the location of the nearest open toilet.
- 17.13 All opportunities for multiple use of Hagley Park's recreational facilities shall be investigated and, where possible and practical to do so, implemented to ensure the maximum use is made of existing facilities by a wide range of sports.
- 17.14 Where the appearance of an unattractive building cannot be significantly improved by the use of an integrated colour scheme, provision shall be made to screen the building with appropriate planting.
- 17.15 When the caretaker's house in South Hagley Park is due for refurbishment, or replacement, if possible the work is to be undertaken in such a way as to better integrate the building into the Park landscape.

18.0 BRIDGES

OBJECTIVE 18: To provide adequate access across the Avon River and its tributaries, Addington Brook and Riccarton Stream, for the convenience of the public and management.

- POLICY: 18.1 All existing bridges shall be retained and maintained to a high standard.
- 18.2 The design and construction of any new bridge within the bounds of Hagley Park shall be compatible with the Park's landscape character, as specified in Policy Section 1 of this management plan.
- 18.3 The policies of Policy Section 17 of this management plan also apply to bridges.

19.0 CIRCULATION

OBJECTIVE 19: To provide safe, logical access and circulation around Hagley Park for cyclists, pedestrians, joggers and people in wheelchairs.

- POLICY: 19.1 A review of the cycle and pedestrian circulation through Hagley Park shall be undertaken as part of the development of the 'Design Specification'. The aim of this review shall be to provide safe and logical access throughout the Park.
- 19.2 The number of pedestrian, wheelchair and cycle entrances to Hagley Park shall be increased to better link the Park and adjoining residential areas.

- 19.3 A hierarchy of cycleways and pedestrian tracks relative to the use, topography and character of Hagley Park shall be further developed and promoted.

Comment: There are still many anomalies within the current system that makes circulation sometimes dangerous and difficult for cyclists and pedestrians.

- 19.4 Where practical, cycleways shall be designed to link up with the city's cycleway system.
- 19.5 Where practical, cycleways and pedestrian paths shall be kept separate.
- 19.6 Cycleways shall be sealed and have minimum camber to protect pedestrians and joggers.
- 19.7 The cycleways shall be lit and the design of such lighting shall be in scale and character with the Park.
- 19.8 Pedestrian and jogging tracks shall be maintained and, where new paths are proposed, their alignment shall reflect the vegetation patterns, landform and historical features of Hagley Park.
- 19.9 Informal tracks shall not be sealed and, where practical, shall be retained as natural paths.
- 19.10 Jogging tracks shall be better defined to avoid the formation of numerous informal, and frequently muddy, tracks.
- 19.11 Vehicle barriers crossing pedestrian and jogging routes shall be designed in such a way that joggers and pedestrians can safely and easily traverse them.
- 19.12 Barriers to prevent access to cycleways by vehicles other than cycles shall be designed to allow the passage of cycles with child seats and luggage.
- Comment: T-barriers make entry to Hagley Park very difficult for bikes with child seats, for example, whereas the more simple post barriers provide an easier entry for cyclists but still exclude motorcycles.*
- 19.13 The City Environment Group shall advocate for improved pedestrian and cycle passage across the roads surrounding and passing through Hagley Park in any Council investigation of road improvements in the vicinity of the Park.

20.0 COMMERCIAL ACTIVITY

OBJECTIVE 20: To permit commercial activities which will enhance the public enjoyment of Hagley Park and which are compatible with the principal purposes, uses and character of the Park.

- POLICY: 20.1 The Antigua Boat Sheds shall continue to use the Avon River where it runs between Hagley Park and the Botanic Gardens, subject to Council approval.
- 20.2 Circus, trade exhibitions, concerts and other commercial activities shall be permitted in the Entertainment Zone, subject to Council approval.

21.0 HAGLEY PARK CAR PARKS

Evidence of modern society's reliance on the motor car is experienced in and around Hagley Park where heavy demand for car parking is generated at various times throughout the week.

It is important, therefore, that the formal Hagley Park car parks are used to their full potential. To achieve this, car parks need to be convenient, well maintained and readily available for use by legitimate users for the majority of the time.

OBJECTIVE 21: To restrict car parking to the formal car parks. To maximise the use, amenity value and safety of the existing Hagley Park car parks for the convenience of the Park users.

POLICY: 21.1 Car parking on the Hagley Park berms shall not be formalised.

Comment: When cars park on the Park berms they damage the grass surface of the berm and the root systems of the adjoining trees. This practice ultimately affects the lifespan of the trees and for this reason parking on berms is not to be formalised.

21.2 The formal car parks shall be progressively modified to ensure that existing trees in the car parks are better protected against the adverse impact of cars.

21.3 The Botanic Gardens Car Park (off Armagh Street) shall be redesigned and upgraded to enhance its convenience and appearance.

Comment: Cars have caused serious damage to the trees in the Botanic Gardens Car Park. This, along with other problems with the car park, needs to be resolved.

21.4 The access road and entranceway off Armagh Street shall be redesigned and upgraded to provide improved access to the Entertainment Zone and the Botanic Gardens Car Park.

Comment: The gate at the Park entrance off Armagh Street was redesigned and restored late in 2004.

21.5 The Riccarton Avenue Car Park shall be maintained to a standard appropriate to the level of use this car park receives.

21.6 The vehicle barriers around the Riccarton Avenue Car Park shall be replaced with a low impact vehicle barrier appropriate to the Hagley Park setting.

Comment: The barrier is in a rundown state due to the high levels of traffic using the car park and is in need of improvement. An attractively designed uniform vehicle stopping barrier should be introduced over time throughout Hagley Park wherever this form of fence is appropriate.

21.7 Car parking restrictions on the Riccarton Avenue Car Park shall be investigated when Stage III of the Canterbury Hospital redevelopment is completed.

Comment: All adjoining sports organisations shall be consulted prior to the implementation of any restriction of the use of this car park.

21.8 A central planting strip shall be incorporated into the Netball Car Park layout to accommodate several specimen trees.

- 21.9 The Canterbury Horticultural Society shall be permitted to use the open space southwest of the Horticulture Centre for overflow car parking for a maximum of two times per year, subject to the Transport and Greenspace Manager's approval.

22.0 ALTERNATIVE CAR PARKS

There is general agreement that the number of car parking spaces available in and around Hagley Park is not adequate to satisfy the demand for car parking that occurs at peak times throughout the year. However, there is also strong support for the retention of the Park in its current form and for the use of adjoining sites to satisfy the demand for car parks that the Park generates at these times.

OBJECTIVE 22: To maximise the use of adjoining sites to satisfy the Hagley Park car parking demand and to promote alternative forms of transport.

- POLICY: 22.1 Use of the Hagley High School car park for weekend car parking, for a fee, shall be promoted if made available by the school.
- 22.2 Cycle stands shall be more widely incorporated as Hagley Park furniture as a way of encouraging tidier cycle parking and improved cycle security.

23.0 VEHICLE BARRIERS

OBJECTIVE 23: To restrict vehicles to the formal roadways and car parking areas and to minimise the visual impact of vehicle barriers on Hagley Park.

- POLICY: 23.1 Hagley Park's perimeter fence shall be retained and upgraded on a regular basis utilising standardised materials.
- 23.2 The timber post and rail traffic barriers which define the internal car parks and access roads shall be progressively replaced with a traffic barrier which better reflects the character and identity of Hagley Park.
- 23.3 A traffic barrier of low visual impact shall be constructed around Little Hagley Park to prevent vehicles encroaching onto the grass and over tree root systems if there is evidence that the impact of vehicle parking there has reached unacceptable levels.

Comment: Timber wheel stops may suffice in some areas.

- 23.4 Cars shall be restricted to the roadway in Helmores Lane, which shall be defined by a sensitively designed barrier.

Comment: The encroachment of cars onto the grass in the vicinity of Helmores Lane is detrimental to the long term health of the adjoining trees. To ensure cars are confined to the roadway, a barrier appropriate for maintaining the character of the area, is proposed.

24.0 SOUTH HAGLEY HELIPORT

OBJECTIVE 24: To promote safe and effective emergency helicopter landings for as long as they occur in South Hagley Park.

POLICY: 24.1 The designated site in South Hagley Park north of the netball courts shall be used for helicopter landings, until such time a decision to the contrary is made.

Comment: The Council has resolved, with its adoption of the Hagley Park/Botanic Gardens Master Plan on 16 August 2007, to advise the Canterbury District Health Board of the Board's responsibility to provide personnel to ensure public safety during each and every helicopter landing on the site and, secondly, that the Board be requested to provide a timeline for its planned removal of the helicopter landing site permanently from Hagley Park. In the interim, it is suggested that, in addition to the Board supplying security at the site during landings, the site user provide a safety plan for the site.

24.2 The symbol H shall be permanently marked to Ministry of Transport specifications on the designated helicopter landing site.

25.0 NURSES' MEMORIAL HOSPITAL CHAPEL

OBJECTIVE 25: To preserve the Nurses' Memorial Hospital Chapel and surrounding grounds and promote public uses compatible with the chapel.

POLICY: 25.1 The land surrounding the Nurses' Memorial Hospital Chapel shall be maintained in a manner which complements the memorial and the broader landscape setting.

25.2 Negotiations between the Council and the Canterbury District Health Board shall proceed on the leasing by the Board of the chapel and the land to the Council, with the classification of the land as Historic Reserve under the Reserves Act 1977 subsequently being sought.

Comment: The chapel and the land underlying it are owned by the Canterbury District Health Board, and the land is zoned in the Christchurch City Plan as Conservation 2⁶. The Council has resolved to reclaim the part of Hagley Park used for hospital car parking, which had been promoted to be exchanged with the land under the chapel. The Council also resolved to discuss with the Board solutions, including land exchange options.

26.0 SIGNS

OBJECTIVE 26: To develop a comprehensive and user friendly signage system in Hagley Park that unifies and creates an identity for the Park.

POLICY: 26.1 An inventory and evaluation of all signs in Hagley Park shall be made to determine their appropriateness and suitability. Areas and features requiring new or additional signs shall be identified.

⁶ The Conservation 2 Zone covers public parks of city-wide significance that help provide the city with its unique scenery and character.

- 26.2 A signs manual and programme shall be prepared that sets out the design, style and materials to be used in all signs.
- 26.3 All signs shall convey messages in a positive manner and utilise international symbols where possible.
- 26.4 An inventory of signs and their location shall be kept.
- 26.5 The signs in Hagley Park shall be coordinated with the signs in the Botanic Gardens.
- 26.6 All signs shall be maintained to a high standard.
- 26.7 The number and size of signs in Hagley Park shall be kept to a minimum to avoid impacts on visitors' visual appreciation of the natural environment.

27.0 PARK FURNITURE

OBJECTIVE 27: To co-ordinate the provision and upkeep of Park furniture and reinforce the Hagley Park character and identity.

- POLICY: 27.1 An inventory and evaluation of all park furniture in Hagley Park shall be undertaken in conjunction with the 'Design Specification' to determine the appropriateness and suitability of this furniture. Areas requiring new Park furniture shall be identified.
- 27.2 A Park furniture manual and works programme shall be prepared that sets out the design, style and materials to be used in all Park furniture.
- Comment: Park furniture comprises all those mostly small-sized built utility (also often aesthetic) structures utilised by Park users for their enjoyment and comfort, including, for example, seats, water fountains and bike stands.*
- 27.3 The Park furniture in Hagley Park shall be coordinated with the furniture in the Botanic Gardens.
- 27.4 An inventory of Park furniture and locations shall be kept.
- 27.5 All Park furniture shall be maintained to a high standard.

28.0 LIGHTING

OBJECTIVE 28: To provide lighting for the safety and convenience of the public and to enhance the amenity value of Hagley Park.

- POLICY: 28.1 All cycleways and entranceways to Hagley Park shall be lit.
- 28.2 Lighting in the Entertainment Zone in North Hagley Park shall be extended.
- 28.3 The fitness track in North Hagley Park shall be lit by appropriate forms of lighting.
- 28.4 Lighting shall be installed around the Hagley Park perimeters adjoining roadways to define and highlight the Park and improve the safety of the Park.

28.5 Security lighting shall be improved in specific areas of Hagley Park where vandalism is occurring and/or adjacent to high value assets.

28.6 Where appropriate, individual trees shall be lit to enhance the visitor appreciation of Hagley Park and the entranceway to the city.

Comment: The Harper Avenue and Park Terrace boundaries are priority areas for enhancement by perimeter lighting.

28.7 Local businesses shall be invited to fund the proposal outlined in Policy 28.6.

29.0 CLUB LIQUOR LICENCES

OBJECTIVE 29: To monitor and minimise the impact of club liquor licences on Hagley Park.

POLICY: 29.1 The use of sports clubrooms for social purposes shall be ancillary to the principal purpose of Hagley Park, which is outdoor sport and recreation.

29.2 The environmental impact of increased traffic and parking demand on Hagley Park, and other factors that may be associated with ancillary use of facilities, shall be carefully assessed in considering any application for a club liquor licence.

29.3 The hours of operation for the sale and consumption of liquor shall be those laid down by the Liquor Licensing Authority but, in any case, shall not exceed those hours as may be prescribed by the Council under the terms of its lease to the Club or other organisation.

30.0 LEASES, LICENCES AND RIGHTS TO OCCUPY FACILITIES

OBJECTIVE 30: To manage the use of Hagley Park by sports clubs and other organisations.

POLICY: 30.1 Leases shall be negotiated in accordance with Section 54 of the Reserves Act 1977 for the use of land and buildings on Hagley Park held by sports clubs or other organisations.

30.2 The conditions of any lease shall be based on those prescribed in the First Schedule to the Reserves Act 1977 and on such other conditions and charges the Council may from time to time determine.

30.3 Any new and renegotiated deeds of lease shall include a clause requiring that all details of financial income and expenditure be made available, on request, to the Council.

30.4 No automatic right of renewal shall be included in any lease document.

31.0 UTILITY SERVICES

OBJECTIVE 31: To provide adequate utility services for the necessary servicing of Hagley Park and minimise the visual and physical impact of the services in the Park.

- POLICY: 31.1 Utility services necessary for the servicing of Hagley Park, its buildings and other facilities within the Park shall be permitted.
- 31.2 All utility services shall be placed underground unless exceptional circumstances make it impractical to do so.
- 31.3 Underground utility services shall be carefully sited, having regard to existing features, including trees, waterways and paved surfaces.
- 31.4 Existing overhead utility services shall be progressively replaced with underground services.
- 31.5 Additional underground utility services shall not be permitted unless they are of direct benefit to Hagley Park or they comply with the requirements of Section 48 of the Reserves Act 1977, including obtaining the consent of the Minister of Conservation.
- 31.6 Existing underground services through Hagley Park shall be formalised through easements.
- 31.7 Easements shall be negotiated for all new and additional utility services through Hagley Park.

APPENDICES

APPENDIX 1: MANAGEMENT PLAN PROCESS

A reserves management plan is a statutory document and provides a framework by which all management of a reserve is carried out. It is also a document to provide background information and to record changes as they occur. It is a legally binding agreement between a local authority and the citizens of a local authority area.

In accordance with the Reserves Act 1977, the Council, as the administering body, is required to prepare management plans for reserves under its control. The Act also requires the Council to keep management plans under constant review.

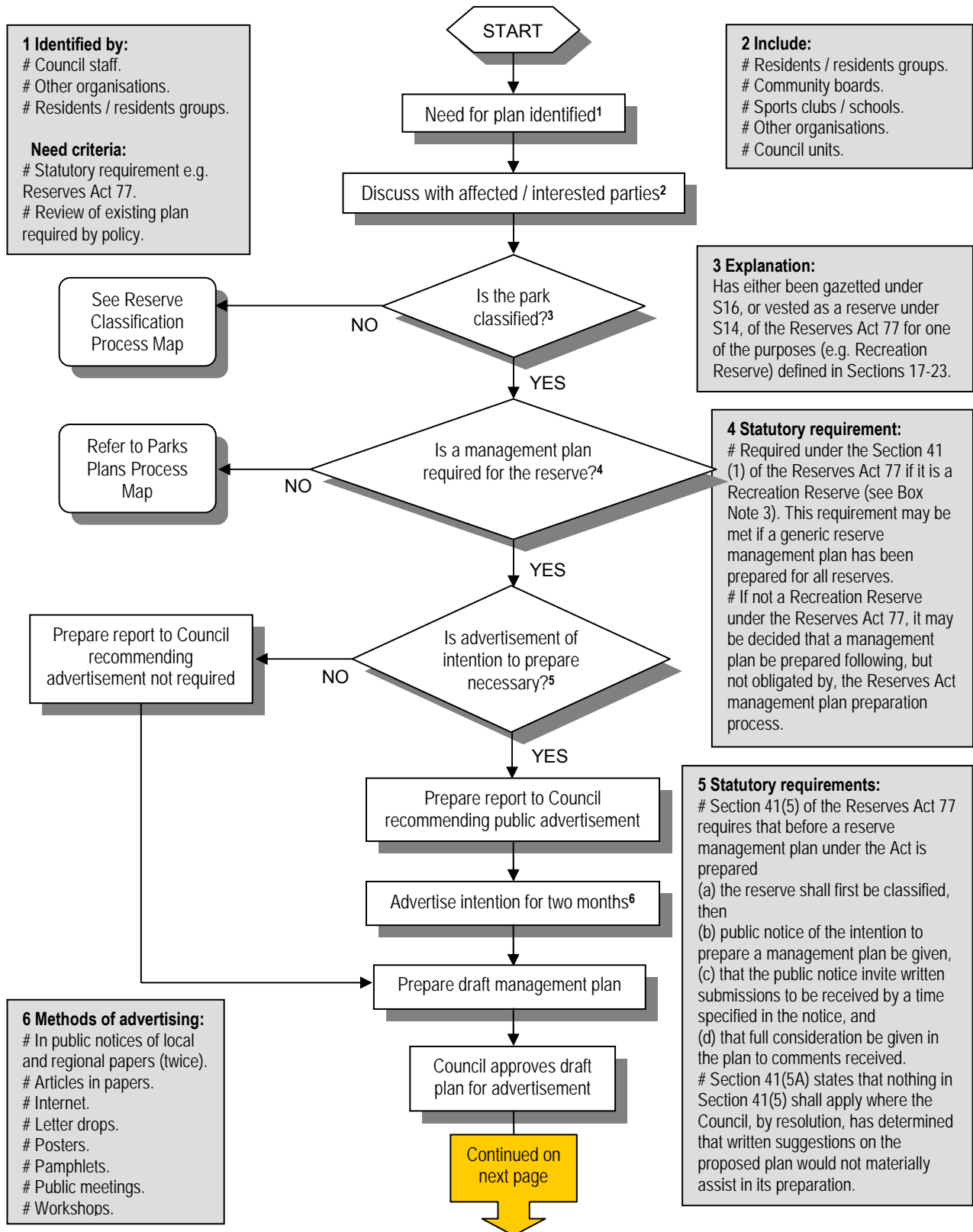
1.1 Management Plan Preparation/Review Procedure

Stages	Statutory Procedure
Stage 1	Public notice is given of the Council’s intention to prepare a management plan.
Stage 2	Submissions are invited over a specified period from the date of notification (usually for one month).
Stage 3	The Council prepares the draft management plan.
Stage 4	The draft management plan is approved by Council.
Stage 5	Public notice is given that the plan is available for inspection. Interested persons or organisations are invited to make written submissions to be received within two months from the date of public notice. Notice is also given in writing to all persons or organisations that made earlier submissions that the plan has been prepared and is available for inspection.
Stage 6	The Council may have a hearing to consider the objectives and suggestions.
Stage 7	The final management plan is prepared.
Stage 8	The final management plan is approved by Council.
Stage 9	Following approval, any changes to the management plan can only be carried out through a process of public notification.



Daffodil Woodland.

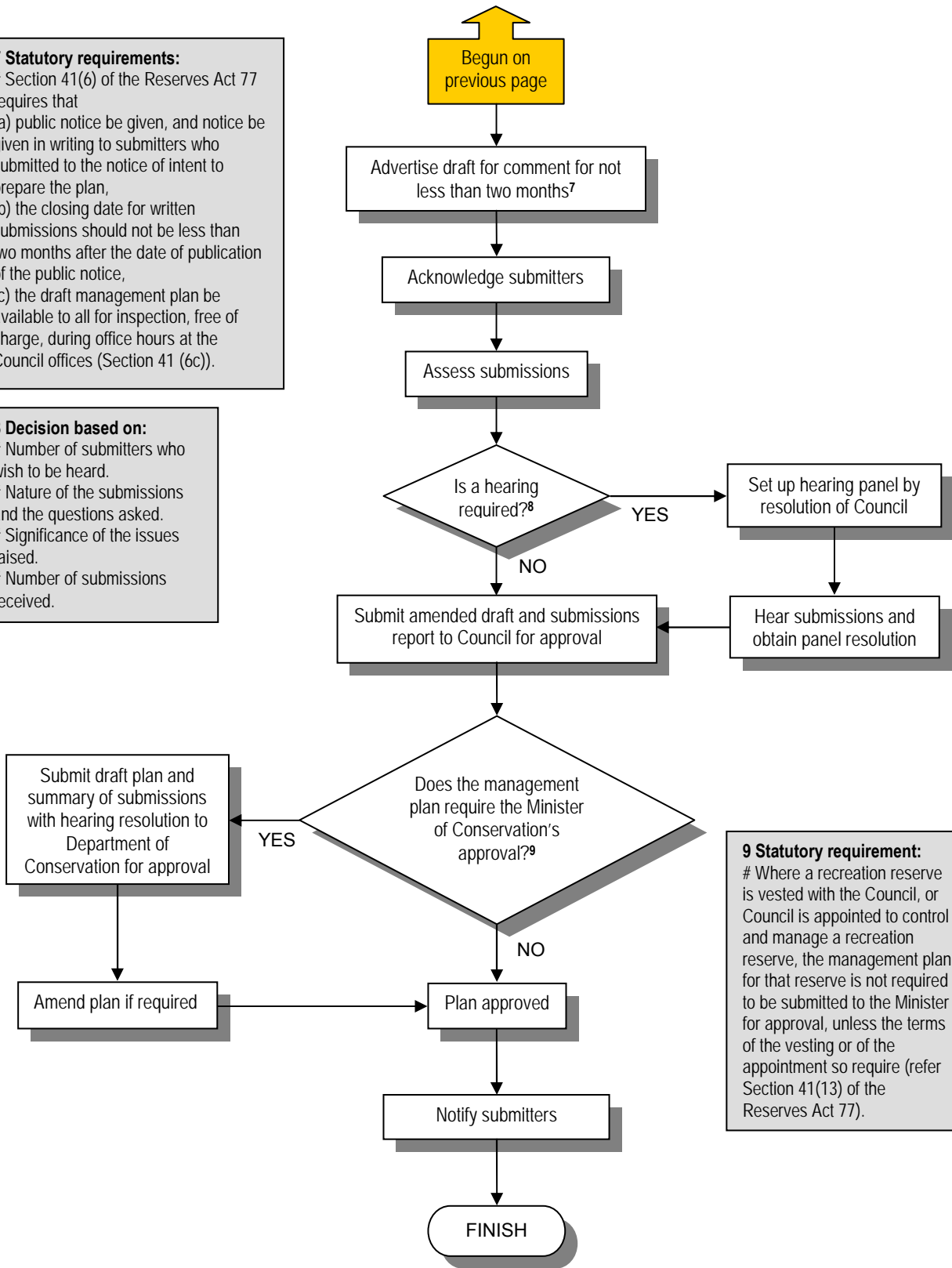
Figure 1.1: Management Plan Process Map



7 Statutory requirements:
 # Section 41(6) of the Reserves Act 77 requires that
 (a) public notice be given, and notice be given in writing to submitters who submitted to the notice of intent to prepare the plan,
 (b) the closing date for written submissions should not be less than two months after the date of publication of the public notice,
 (c) the draft management plan be available to all for inspection, free of charge, during office hours at the Council offices (Section 41 (6c)).

8 Decision based on:
 # Number of submitters who wish to be heard.
 # Nature of the submissions and the questions asked.
 # Significance of the issues raised.
 # Number of submissions received.

9 Statutory requirement:
 # Where a recreation reserve is vested with the Council, or Council is appointed to control and manage a recreation reserve, the management plan for that reserve is not required to be submitted to the Minister for approval, unless the terms of the vesting or of the appointment so require (refer Section 41(13) of the Reserves Act 77).



APPENDIX 2: HAGLEY PARK SUBMISSIONS 2004

2.1 Submitters

The Christchurch City Council invited public comment in August and September 2004 on how Hagley Park and the Botanic Gardens should be managed and upgraded to meet the demands of the 21st century. A total of 309 submissions were received. Of these, 59 solely referred to Hagley Park, 70 just to the Botanic Gardens and 180 submissions addressed both areas. Those submitters that commented on Hagley Park are listed below.

Combined submissions

- | | | | |
|-----|---|-----|---|
| 1. | Irene McBryde | 41. | Janet Begg |
| 2. | F. W. Blandford | 42. | J. McInnes |
| 3. | R. D. Boundy | 43. | Linda MacIntyre |
| 4. | John Swanley Harwood | 44. | Sandy van der Weerden |
| 5. | G. Naylor | 45. | Denis O'Connor |
| 6. | Biddy Pollard | 46. | Maureen Heffernan |
| 7. | Noel and Rosemary Harris | 47. | Julie Summers |
| 8. | Dr Andrew Falloon | 48. | Wendy Stock |
| 9. | J. H. Belcher | 49. | Lynne Lochhead |
| 10. | Mrs P. Wynn | 50. | John S. Sheppard |
| 11. | Murray Watson | 51. | June Moore |
| 12. | Kate Page | 52. | Ms Julenne Gordon |
| 13. | M. Belcher | 53. | Marilyn McRae |
| 14. | Elisabeth Gordon | 54. | Merivale Precinct Society |
| 15. | Willie Gordon | 55. | D.C. Bell |
| 16. | Marette Taylor | 56. | Central City Team |
| 17. | Avondale Residents Association | 57. | Ian Clark |
| 18. | Tom Austin | 58. | Thérèse Minehan |
| 19. | Jenny Williams | 59. | Katherine M. Price |
| 20. | Gregory Harney | 60. | Mervyn Cox |
| 21. | Heather Cameron | 61. | The Canterbury Horticultural Society |
| 22. | A. L. Mitchell | 62. | Tracey O'Neill |
| 23. | Mrs L. Gordon | 63. | John W. Thacker |
| 24. | Trisha Leith | 64. | St Albans Cricket Club |
| 25. | Malcolm Ott | 65. | "Addington School - Room 3 / Fendalton School - New Entrants / Christchurch East School - New Entrants" |
| 26. | Colleen Johns | 66. | Peter Saunders |
| 27. | N. Kilpatrick | 67. | Leanne Dow |
| 28. | Dean Pendrigh | 68. | P Gilip Collins |
| 29. | L. Austin | 69. | Fiona Goulding |
| 30. | Molly and Wilf Newman | 70. | Mike Coughlan |
| 31. | New Zealand Historic Places Trust, Pouhere Taonga | 71. | Hugh Wilson |
| 32. | Adrienne Moore | 72. | Mr Trevor Newton |
| 33. | Sue Molloy | 73. | Helen & Gerry Constable |
| 34. | Michael and Lynne Johnson | 74. | Alison Fox |
| 35. | Mrs R. Clegg | 75. | June Harney |
| 36. | John and Beverley Rogers | 76. | G. Macdonald |
| 37. | S. Saunders | 77. | E.M. Brownsword |
| 38. | Ruby Coleman | 78. | Mr M.J. Smith |
| 39. | Stephen Best | 79. | Douglas H Saunders |
| 40. | Mr R. Roy | | |

- | | | | |
|------|-----------------------------------|------|--|
| 80. | Mary McCammon | 135. | Aaron Hinds |
| 81. | Tracey Glass | 147. | Robert Braun |
| 93. | Te Rūnanga o Ngāi Tahu | 148. | Lisa Findlater |
| 94. | M. Taylor | 149. | Emma Howland |
| 95. | Denise Heenan | 150. | Lisa Van Hout |
| 96. | S. Staniland | 151. | Steve Adams |
| 97. | Tina Nicholls | 152. | Reihana Haggie |
| 98. | Lynette McCleary | 153. | Isobel Stout |
| 99. | Marion Ward | 154. | Mike Gillooly |
| 100. | A. Talbot | 155. | Lynne James |
| 101. | Handley-Packham | 156. | Gordon Reid |
| 102. | Bill Malloch | 157. | Andrea Taylor |
| 103. | Christ's College | 158. | H.W. Burson |
| 104. | Kevin Dean | 159. | P.R. Piper |
| 105. | Duane Major | 160. | Michelle Reid |
| 106. | Department of Conservation | 161. | David Glenny |
| 107. | Karina Given | 162. | Mike Hefford |
| 108. | David Thornley | 163. | John Clough |
| 109. | Central City Mayoral Forum | 164. | Judy Waters |
| 110. | Caitlin Peters | 165. | Neiel Drain |
| 111. | Mr W.A. Phillips | 166. | Kristin Hoskin |
| 112. | Edith B. Jones | 167. | Gavin Treadgold |
| 113. | Judy Frazer | 168. | Transport & City Streets Planning Team,
Strategic Planning Unit Strategy and
Policy Team |
| 114. | Sarah Armstrong | | |
| 115. | A. Johnson | 169. | Angus Allan |
| 116. | Katie Macbeth | 170. | Tim Scandrett |
| 117. | Pauline Syrett and Rowan Emberson | 171. | Pam Reveley / Class ESOL 422 |
| 118. | Rebecca Ellis | 172. | Pam Reveley |
| 119. | Natalie Welsh | 173. | Canterbury District Health Board |
| 120. | Bede Ives | 174. | Ruth Le Versedge |
| 121. | Neil Olliver | 175. | NO SUBMITTER |
| 122. | Jane Hayes | 176. | David Stevenson |
| 123. | Bob Bullsmith | 177. | Facility Assets Unit |
| 124. | Desmond Fraher | 178. | Christchurch Model Yacht Club |
| 125. | Jan Thomson | 179. | Urban Landscapes Group |
| 126. | Edith Jones | 180. | R. & M. McCullough |
| 127. | Yvonne Galt | 181. | Rob Dally |
| 128. | Robert Goldie | | |
| 129. | Keith Jordan-Smith | | |
| 130. | Keith Jordan-Smith | | |
| 131. | Lyla Ahmed Al-Alawi | | |
| 132. | Helen R. Constable | | |
| 133. | John Madgwick | | |
| 134. | Peter Archer | | |

Submissions only on Hagley Park

- | | |
|---|---|
| H182. V. & E.E. Stent | H230. Brian Farrant |
| H183. Vicki Stewart | H231. M.L. Robertson H232. Christchurch
Petanque Club (Inc.) |
| H184. HSOB Cricket Club (Inc.) | H233. Timothy Hogan |
| H185. Norma E. Cottis | H234. High School Old Boy's Rugby Football
Club/ High School Old Boy's Cricket
Club |
| H186. Sharon Ellem-Bell | H235. Mary Rose |
| H187. Carolyn Lamond | H236. Spokes Canterbury |
| H188. Christchurch Civic Trust | H237. Rex Hayes |
| H189. Canterbury Rugby Football Union | H238. Anne Dingwall |
| H190. Leanne Chambers | H239. Community and Recreation Unit |
| H191. Fiona Macmillan | H240. Christine Heremaia |
| H192. Hagley Park Tennis Club (Inc.) | |
| H193. Hagley Golf Club | |
| H194. B.M. Stedman | |
| H195. Christchurch Fishing & Casting Club | |
| H196. Canterbury Golf Association (Inc.) | |
| H197. Riccarton Cricket Club (Inc.) | |
| H198. John G. & Marjorie A. Smart | |
| H199. Petanque New Zealand | |
| H200. Laurie McCallum | |
| H201. G.I. Louisson | |
| H202. Liz McKenzie | |
| H203. Ivan Thomson | |
| H204. Paul Wright | |
| H205. Crispin Schurr | |
| H206. Hugh Hobden | |
| H207. Sarah Killoh | |
| H208. Andrea Reinke | |
| H209. Keith Jordan-Smith | |
| H210. Keith Jordan-Smith | |
| H211. Amanda McKendree | |
| H212. Rowan Billing | |
| H213. Catherine Barrington | |
| H214. Chantelle Waters | |
| H215. Jill M. Irving | |
| H216. Peter King | |
| H217. Dee Worrill & Pat Taylor | |
| H218. Kerry Magill | |
| H219. Chris Todd | |
| H220. Justin Muschamp, Sports Opportunity
Officer, Halberg Trust / Sport Canterbury
/ Grant Newby, Allenvale Special School | |
| H221. David Bool | |
| H222. Port Hills Athletic Club Inc. | |
| H223. Nancy McGoverne | |
| H224. Rotary Club of Linwood - Woolston Inc. | |
| H225. Diane Findlay | |
| H226. Ryan Cooney | |
| H227. New Zealand Alpine Club | |
| H228. Christchurch Netball Centre | |
| H229. Ian Scott | |

2.2 Submission Analysis

Generally, the submissions on Hagley Park were detailed and reflected the submitters’ appreciation and their valuing of Hagley Park. Many raised issues already well known, such as car parking. All were assessed and reviewed as to how they could influence the process of preparing the draft management plan.

A wide range of topics were covered in the submission observations and these were separated into subject categories (see **Subject categories** below). The observations made in each of these categories were diverse and, in some cases, quite polarised (see **Key Observations** below).

Subject categories:

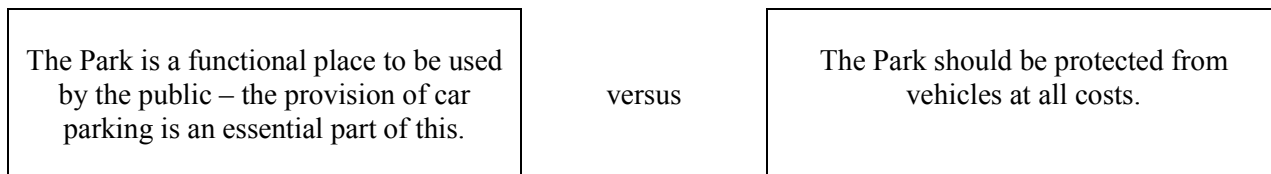
- | | |
|---|-------------------------------|
| 1. Artwork | 22. Landscape Character |
| 2. Bridges | 23. Park Safety |
| 3. Expansion Of The Botanic Gardens Into The Park | 24. Linkage |
| 4. Hospital Grounds | 25. Victoria Lake |
| 5. Nurses Home And Riccarton Avenue House | 26. Management Plan |
| 6. Nurses’ Memorial Hospital Chapel | 27. Public Consultation |
| 7. Botanic Gardens Visitors Centre | 28. Pathways |
| 8. Buildings | 29. Petanque |
| 9. Ex-North Hagley Bowls Club Facilities | 30. Plantings |
| 10. Christchurch Model Yacht Club | 31. Park Maintenance |
| 11. Composting | 32. Park Occupations |
| 12. Dogs | 33. Litter |
| 13. Disabled Access | 34. Seats |
| 14. Events | 35. Sports Facilities |
| 15. Facilities | 36. Signposts |
| 16. Open Space | 37. Stormwater Treatment Area |
| 17. General Comments | 38. Traffic And Parking |
| 18. Gates And Entrances | 39. Transport In The Park |
| 19. Grass Mowing | 40. Volunteers |
| 20. Historic Values | 41. Waterways |
| 21. Leased Areas | 42. Toilets |
| | 43. Wildlife |

Key Observations

Some generalised observations of major issues that came out of the review of the submissions are:

♣ Traffic and Parking

There are polarised views concerning the issues of vehicle traffic and parking that potentially or actually give rise to clashes and contradiction in how the Park is developed, managed and used. These can be illustrated as:



◆ Park Occupations

A similar scenario applies to the perceived prime reason for occupation and use of the Park. There is already an issue regarding the impact of one key type of use - organised sport - on other uses and on the Park itself. The potentially opposing views that come out of the submissions can be described as:

The Park should be freely available to all citizens and there should be no areas of exclusive use, including organised sport.

versus

Sport is a legitimate function of the Park.

♥ Park Development / Use

The fundamental question of protection of the Park's green open space values above all versus providing for its optimum public use can be asked, following consideration of a range of submitter views on the development and use of the Park:

Many people felt very strongly that the Park should be protected from developments or uses that could impact on the green values of the Park.

versus

Others felt that the Park was a place to be used and that developments that would benefit the public in the way of providing amenities were welcome.

♠ Plantings

The question - should plantings in the Park be native or exotic? - not surprisingly came through in the analysis of the submissions. Yet, although many people expressed an opinion on plantings, very few stated that there should be exclusive use of either natives or exotics:

Plantings should be natives.

versus

Plantings should be exotics.



Entrance to Harman's Grove, North Hagley Park.

APPENDIX 3: HAGLEY PARK SUBMISSIONS 2006

3.1 Submissions

The submissions received extensively referred to more than one of the two areas (Hagley Park and the Botanic Gardens) involved and the three draft plans (Hagley Park/Botanic Gardens Master Plan, Hagley Park Management Plan and the Christchurch Botanic Gardens Management Plan) presented. It was, therefore, not feasible to separate the submissions by area (or plan) commented on. A full list of submitters and quantitative summary results from the review of the submissions is provided in the Hagley Park/Botanic Gardens Master Plan 2007.

3.2 REPORT OF THE HAGLEY PARK/BOTANIC GARDENS HEARINGS SUBCOMMITTEE

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Manager, Transport and Greenspace
Author:	Derek Roozen, Parks and Waterways Planner

PURPOSE OF REPORT

1. The purpose of this report is to present to Council the findings of the Hagley Park/Botanic Gardens Hearings Subcommittee and to recommend that the Council approve the adoption of the Hagley Park/Botanic Gardens Master Plan and the Hagley Park and Christchurch Botanic Gardens Management Plans, including the changes recommended by the Hearings Subcommittee, as the operative plans, pursuant to Section 76 of the Local Government Act 2002 and, in the case of the management plans, Section 41 of the Reserves Act 1977.

EXECUTIVE SUMMARY

2. On 20 July 2006 the Council granted approval for the draft Hagley Park/Botanic Gardens Master Plan, the draft Hagley Park and Christchurch Botanic Gardens Management Plans to be released for public comment. It also resolved that submissions on the draft plans be heard by the full Council.
3. Public consultation on the draft plans commenced on 19 August 2006, with the closing date for submissions being 25 October 2006. From a total of 597 submissions received, 101 submitters indicated that they wished to be heard.
4. On 16 November 2006 the Council revoked its decision of 20 July 2006 that required the submissions to be heard by the full Council. It also resolved that a Hearings Subcommittee comprising the following Councillors be appointed for the purpose of hearing the submissions and reporting back to the Council with recommendations:
 - The Mayor (Garry Moore)
 - Councillor Helen Broughton
 - Councillor Graham Condon
 - Councillor Barry Corbett
 - Councillor Anna Crighton (withdrawn)
 - Councillor Carole Evans
 - Councillor Bob Parker
 - Councillor Bob Shearing
 - Councillor Norm Withers
5. The Hearings Subcommittee (with an apology received from Councillor Crighton, who withdrew from the subcommittee prior to the hearing) convened on 11 and 15 December 2006. Seventy submitters attended to be heard (34 on the first day and 36 on the second). The Mayor was appointed as chairperson. Notes of the hearing are attached as Appendix 1. Documents comprising supporting information provided by the submitters being heard and the submissions analysis report are tabled.

6. The Hearings Subcommittee reconvened on four separate occasions (see Table 1), including an on-site visit, to consider its response to the written and oral submissions and make recommendations to Council, which are presented in this report.

Table 1: Meetings of the Hearings Subcommittee

Date	Meeting	Attendance
2 April 2007	First meeting to receive the minutes of the hearing, consider submission analysis results and formulate recommendations.	Apology for absence received from Councillor Evans.
30 April 2007	Second meeting to consider issues raised at the first meeting.	Apology for absence received from Councillor Condon.
19 May 2007	Hagley Park site inspection.	
25 June 2007	Fourth meeting to finalise recommendations.	All

FINANCIAL IMPLICATIONS

7. There are a number of significant costs that are associated with the projects identified in the draft Hagley Park/Botanic Gardens Master Plan. A few of these are included in the Long-Term Council Community Plan 2006-16 and are either:
- (a) directly related to the planning for Hagley Park and the Botanic Gardens;
 - (b) completed (for example, installation of the Peace Bell in the Botanic Gardens); or
 - (c) are separately approved major projects, such as the Blenheim Road deviation (now completed) and the Western Interceptor sewer line, which are within or in the vicinity of Hagley Park or the Botanic Gardens.
8. Some of the significant master plan projects are referred to below. The Council, though, is only being asked at this point to adopt the draft master plan and draft management plans for Hagley Park and the Botanic Gardens as the operative plans. The full financial impacts of the master plan projects will then need to be presented to the Council as part of the considerations of the Long-Term Council Community Plan 2009-19, along with other projects.
9. The most significant cost is that associated with master plan projects 6, 37 and 38 (redevelopment of the visitor and operational facilities, and associated circulation, in the Botanic Gardens), for which funding of \$11.1 million has been provided in the Long-Term Council Community Plan from 2008 to 2010. Other master plan projects proposed to be also covered, or mostly covered, by this funding are Projects 20 (Armagh Street entrance design and redevelopment), 49 (bonsai collection rehousing), 52 (retailing, information centre and catering building/facility needs in the Botanic Gardens) and 55 (building/facilities associated with development of a science and research facility/programme in the Botanic Gardens).
10. The Hearings Subcommittee has recommended that consideration be given to the visitor and operational facilities that are proposed to be built in the Botanic Gardens being built in a way which will enable the facilities to achieve a 6 Star Green Star NZ Certified Rating, signifying 'World Leadership' in environmental building development (design, fit-out and operation). Green Star NZ is New Zealand's first comprehensive environmental rating system for buildings, adapted from the Australian Green Star rating system.

11. The Hagley Park/Botanic Gardens Hearings Subcommittee recommends that the Council support the detailed investigation and implementation of the projects referred to above, and that this be centred on certain elements of Concept 1 as presented in the draft Hagley Park/Botanic Gardens Master Plan (Page 123). One key element is the proposal for two new bridges, which are supported in the public submission response:
 - (a) A combined pedestrian and vehicle access bridge from the Armagh Street driveway in North Hagley Park across the Avon River to the recommended site for the proposed facilities to be built in the Botanic Gardens. This bridge will negate the necessity for service vehicles to drive through the Botanic Gardens.
 - (b) A pedestrian bridge across the Avon River from the Daffodil Woodland area in Hagley Park to a point between the Archery Lawn and the Armstrong Lawn in the Gardens. This bridge will serve to enhance walking opportunities in this part of Hagley Park and the Botanic Gardens and provide better linkage with the hospital area.
12. The cost of these proposed two bridges will be additional to what is covered by the budgeted redevelopment funding for the Botanic Gardens of \$11.1 million. No cost estimate was specified in the draft Hagley Park/Botanic Gardens Master Plan for new bridges and detailed investigation will be required, as part of master plan Project 6 that is recommended by the Hearings Subcommittee to be investigated further, to develop a firm estimate of costs for bridge design and construction.
13. Another significant cost raised in the draft Hagley Park/Botanic Gardens Master Plan is tree replacement (Project 9 (Tree replacement)). Funding of \$11.4 million has been provided in the Long-Term Council Community Plan 2006-16 for necessary replacement of 1% of the city's old trees each year over the next ten years. It is not specified in the Long-Term Council Community Plan what proportion of this is allocated to the Botanic Gardens and Hagley Park, or any other park for that matter. It is identified in the draft Hagley Park/Botanic Gardens Master Plan that 1,000 trees need to be replaced in the Botanic Gardens and Hagley Park over the next fifteen years at an estimated cost of \$150,000 per annum. If approved by the Council, this will equate to \$1.5 million over ten years or 13% of the tree renewal budget. The Council should note that the Hagley Park/Botanic Gardens Hearings Subcommittee's recommendation is to adopt Project 9, subject to there being a review and update of annual costs and rates of tree replacement, and of the species used, and also for a change in focus for the project from 'tree replacement' to 'sustainable and healthy trees management'.
14. Costs currently not included in the Long-Term Council Community Plan 2006-16 will also arise from implementation of other projects in the draft Hagley Park/Botanic Gardens Master Plan in the event the Council adopts them as part of the Long-Term Council Community Plan. They will need to be considered as part of the preparation of the Long-Term Council Community Plan 2009-19.
15. These other projects are recommended to the Council for adoption as part of the master plan, because they received support from submitters. Some of them will contribute, alongside the primary projects for redevelopment of the visitor and operational facilities in the Botanic Gardens, to raising the status of the Botanic Gardens to an internationally accepted level for a true botanic garden by the time of the 150th anniversary of the Botanic Gardens, which is to be celebrated in 2013.
16. Several other master plan projects, such as enhancement of Avon River tributary waterways in Hagley Park (Project 36), which will have significant implementation costs, are recommended to be investigated further before a decision on implementation is made. Therefore, other than investigation costs, no costs arising from implementation of these projects will result from the Council's adoption of the recommendations contained within this report.

Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

17. Recommendations in this report for implementation of the projects relating to new/redeveloped visitor and operational facilities in the Botanic Gardens (Projects 37 and 38, other than the recommendation to seek a "6 green star" environmental building rating) and tree replacement in Hagley Park and the Botanic Gardens (Project 9) align with the Long-Term Council Community Plan 2006-16 budgets.
18. Other projects in the draft Hagley Park/Botanic Gardens Master Plan recommended in this report for adoption do not align with the Long-Term Council Community Plan 2006-16, because they have not been previously raised for inclusion in the Long-Term Council Community Plan. The master plan is the appropriate vehicle to contain these potential projects and, once adopted by Council, will be considered as part of the preparation of the Long-Term Council Community Plan 2009-19 or a subsequent version of the Long-Term Council Community Plan.
19. Further projects in the draft master plan that do not align with the Long-Term Council Community Plan 2006-16 budgets, such as the proposed South Hagley Park stormwater treatment concept (Project 35) and future alternative use of the netball facilities in South Hagley Park (Project 29), have been recommended in this report for further investigation. There are, therefore, no cost implications for these arising from the Council's adoption of these recommendations.

LEGAL CONSIDERATIONS

20. Owing to the classification of the parcels of land that make up Hagley Park as recreation reserves under the Reserves Act 1977, the Hagley Park Management Plan is required to be reviewed under section 41 of this Act. Subsection 6 of this section specifies a public consultation procedure to be followed in the review of the plan, which has been implemented. Furthermore, as the Hagley Park area is vested with the Christchurch City Council (as provided for under section 5 subsection 1 of the Christchurch City (Reserves) Empowering Act 1971), the approval of the plan by the Minister of Reserves is not required, as stated in section 41 subsection 13 of the Reserves Act.
21. The Botanic Gardens is classified as a Local Purpose (Botanic Gardens) Reserve under the Reserves Act 1977. There is no requirement for a management plan to be prepared for the Botanic Gardens under section 41 of the Act. A management plan has previously been prepared for the Botanic Gardens as if it was a reserve subject to this section of the Act. Therefore, it has been necessary for the current review of the management plan for the Botanic Gardens to follow the same statutory procedure as for the Hagley Park Management Plan.
22. The preparation of the new Hagley Park/Botanic Gardens Master Plan is also not subject to section 41 of the Reserves Act 1977. Yet, it covers reserves for which management plans have been prepared and reviewed under this section of the Act. Due to this, but also to achieve an integration of planning, a consistency of consideration by the public and economy of scale cost savings, the Council previously deemed it appropriate to process the three plans together. In addition, there are Hagley Park projects identified in the draft master plan, such as the proposed extension to the Model Yacht Club building in North Hagley Park, that are required to be also addressed in the Hagley Park Management Plan.
23. Notwithstanding the section 41, Reserves Act 1977, management plan review requirements, all three plans were publicly consulted on in accordance with the special consultative procedure provisions of the Local Government Act 2002.

24. The Hearings Subcommittee has delegated authority, under the Council's Hearings Panels Reserves Act 1977 delegations, to hear and determine submissions and objections in relation to the preparation, review and change of management plans for reserves, pursuant to section 41 of the Reserves Act. As the submissions and objections have been heard and determined by the Hearings Subcommittee under this delegated authority, the Council cannot make any further amendments to the plans.

Have you considered the legal implications of the issue under consideration?

25. There are no legal implications arising from the Council's adoption of the three plans in question, as the plans have been prepared and reviewed in accordance with the relevant sections of the Reserves Act 1977 and, in particular, sections 17 (referring to classification as a recreation reserve) and 41 (specifying the process of preparation of a management plan) of this Act.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

26. The Long-Term Council Community Plan 2006-16 acknowledges the feedback received from Christchurch residents on the draft Long-Term Council Community Plan, and especially of the strong attachment residents have for the city's parks and gardens. It refers (Page 17) to one of the major projects in the years ahead being the work that will be undertaken following the completion of the planning for Hagley Park and the Botanic Gardens. Reference is particularly made to the allocation of funds for a new visitors' centre and operational facilities and the desire for this to be ready in time for the 150th anniversary of the Botanic Gardens in 2013.

Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?

27. The replacement of the Botanic Gardens visitors' centre and upgrade of staff facilities is a major capital project in the Long-Term Council Community Plan 2006-16 (Page 83). Funding of \$11.1 million has been provided for this from 2008 to 2010.
28. The programme for tree replacement in Hagley Park and the Botanic Gardens is part of a major capital project of tree renewal, involving replacement of many of the city's old trees over the next ten years. Funding of \$11.4 million has been provided for that period.
29. The other recommendations of this report do not relate to a specific project in the Long-Term Council Community Plan, but are for proposed planning and development to enhance the level of service that is able to be provided by Hagley Park and the Botanic Gardens, and especially that provided by the Botanic Gardens as the Sesquicentennial (150th anniversary) of its beginnings approaches in 2013. These recommendations generally support the levels of service in the Long-Term Council Community Plan (Pages 123-128) for maintaining and improving parks, open space and waterways assets, of which Hagley Park and the Botanic Gardens, along with the Avon River and its tributaries running through this area, are arguably the city's premier ones.

ALIGNMENT WITH STRATEGIES

30. Overlying strategies include the Greater Christchurch Urban Development Strategy and the draft Biodiversity Strategy. The Open Space Strategy is in preparation. The draft plans for Hagley Park and the Christchurch Botanic Gardens align with these. The draft plans contribute to the planning for enriching peoples' lifestyles through the provision of quality multi-functional public open space in the city and enhancing environments through provision of areas to foster biodiversity and ecosystems (Pages 47-49 and 69-72, Greater Christchurch Urban Development Strategy).
31. Other Council strategies pertinent to Hagley Park include the Physical Recreation and Sport Strategy 2002, draft Christchurch Visitor Strategy 2007-17, draft Christchurch Events Strategy 2007-17, City Wide Planting Strategy and the Waterways and Wetlands Natural Asset Management Strategy.

32. External strategies relevant to the Botanic Gardens include the International Agenda for Botanic Gardens in Conservation published by Botanic Gardens Conservation International in 2000 (replacing The Botanic Gardens Conservation Strategy produced by the IUCN Botanic Gardens Conservation Secretariat in 1989).

Do the recommendations align with the Council's strategies?

33. The recommendations of this report are about improving the value and management of Hagley Park and the Botanic Gardens so that these places best meet the purposes they are used for. In other words, the recommendations are about ensuring effective and relevant plans are in place for the Council to be confident Hagley Park and the Botanic Gardens are providing the public with the best opportunities for outdoor recreation, enjoyment and learning in a quality open space environment into the future. These outcomes contribute to the goals and objectives of Council strategies that promote the provision of open space, plantings, natural environments, recreation and public events.
34. The recommendations pertaining to the draft master plan projects serve to ensure that ongoing investigation and work on these projects is appropriate for these projects to achieve the best possible future results for Hagley Park and the Botanic Gardens in terms of their contribution to the city's open space/recreation outcomes.
35. The recommendations for adjustment to the two draft management plans before adoption are to ensure that these plans are at their optimum in terms of being up-to-date and relevant in their provision of policy to ensure the best management of Hagley Park and the Botanic Gardens so that these places can best contribute to the achievement of the desired open space/recreation outcomes for the city.
36. Those recommendations that are specifically to do with the planning for the Botanic Gardens are to ensure this planning best achieves the Botanic Gardens' alignment with the international strategies that set the criteria for an internationally recognised botanic garden.

CONSULTATION FULFILMENT

37. A stakeholder/interested party list was notified of the pending consultation on planning for Hagley Park and the Botanic Gardens. This included Te Rūnanga o Ngāi Tahu and the Department of Conservation.
38. Two periods of public consultation have been undertaken during the process of review and preparation of the three draft plans. These were in the latter parts of 2004 and 2006, with some submitters being heard by the Hagley Park/Botanic Gardens Hearings Subcommittee, set up by the Council following the second round of consultation.
39. All community boards were engaged through being invited to attend a joint Council/Board/staff seminar on 18 July 2006 and provided with copies of the draft plans prior to commencement of the second consultation. The boards were invited to lodge submissions.

RECOMMENDATION OF THE HAGLEY PARK/BOTANIC GARDENS HEARINGS SUBCOMMITTEE

The Hearings Subcommittee recommends that the Council:

- (a) Adopt the draft Hagley Park/Botanic Gardens Master Plan August 2006, with the changes recommended by the Subcommittee listed (d) to (n) below, as the operative plan.
- (b) Adopt the draft Hagley Park Management Plan August 2006, with the changes recommended by the Subcommittee listed (o) to (s) below, as the operative plan.
- (c) Adopt the draft Christchurch Botanic Gardens Management Plan August 2006, with the changes recommended by the Subcommittee listed (t) to (u) below, as the operative plan.

- (d) Adopt the following projects in the draft Hagley Park/Botanic Gardens Master Plan for inclusion in the adopted plan:
- (i) **Project 1 (Artworks in Hagley Park and the Gardens).**
 - (ii) **Project 2 (Environmental audit/implementation).**
 - (iii) **Project 3 (Events and exhibitions strategy).**
 - (iv) **Project 4 (Finance and income strategy).**
 - (v) **Project 5 (Heritage conservation plan).**
 - (vi) **Project 7 (Marketing strategy).**
 - (vii) **Project 8 (Monitoring and feedback on public use/satisfaction).**
 - (viii) **Project 10 (Water conservation).**
 - (ix) **Project 11 (Wildlife and habitat conservation plan).**
 - (x) **Project 14 (Landscape conservation).**
 - (xi) **Project 15 (Park Terrace landscaping).**
 - (xii) **Project 20 (Armagh Street entrance improvements).**
 - (xiii) **Project 21 (Extension of model yacht club building).**
 - (xiv) **Project 39 (Botanic Gardens biosecurity policy).**
 - (xv) **Project 41 (Collection revitalisation for the Botanic Gardens).**
 - (xvi) **Project 42 (Development of collections database).**
 - (xvii) **Project 43 (Education programme enhancement).**
 - (xviii) **Project 44 (Gondwana Garden).**
 - (xix) **Project 45 (New collections for the Botanic Gardens).**
 - (xx) **Project 48 (Redevelop Botanic Gardens/Museum interface).**
 - (xxi) **Project 49 (Re-house the bonsai collection).**
 - (xxii) **Project 50 (Restoration/conservation of the Magnetic Observatory workshop).**
 - (xxiii) **Project 51 (Restore Cockayne Garden/redevelop New Zealand section).**
 - (xxiv) **Project 54 (Satellite gardens ('extended botanical garden')).**

- (e) Adopt, subject to identified modifications or qualifications, the following projects in the draft Hagley Park/Botanic Gardens Master Plan for inclusion in the adopted plan:
- (i) **Project 9 (Sustainable and Healthy Tree Plan)**

Complete a plan to ensure the maintenance of sustainable and healthy trees for up to twenty years for Hagley Park and the Botanic Gardens, which links with city-wide tree policies and tree renewal programmes that are underway or being developed. In the project description, replace references to “tree replacement” and “Tree Replacement Programme” with “sustainable and healthy trees management” and “Sustainable and Healthy Tree Plan”, respectively. In addition, remove Plan 9a (Hagley Park Tree Replacement) and Plan 9b (Botanic Gardens Life Expectancy of Trees). Review and update annual costs and rates of tree replacement and species used.
 - (ii) **Project 40 (Children’s Garden)**

Locate alongside the existing children’s playground in the Botanic Gardens.
 - (iii) **Project 52 (Retailing, information centre and catering needs)**

Link with Project 38 (Botanic Gardens/Hagley Park visitor/information centre).
 - (iv) **Project 53 (Review of governance and audit processes)**

Note that benefits would arise from a shared professorial position with the University of Canterbury to fill the Botanic Gardens’ curator vacancy. The appointee should have a mix of technical, academic and professional skills. Consult with the respective Directors of the Wuhan Botanical Garden in China and the University of Washington Botanic Gardens in Seattle on the skills required for such a role. The position should be advertised by summer.

Enhance the governance of Hagley Park and the Botanic Gardens through the establishment of an advisory group to advise on the care of these places.
 - (v) **Project 55 (Science and research facility)**

Work with university and research institutes in Canterbury (for example, Landcare Research, University of Canterbury, Lincoln University and Crop & Food Research) to appropriately develop research capability in the Botanic Gardens without unnecessary duplication.
- (f) Support the detailed further investigation of the following projects in the draft Hagley Park/Botanic Gardens Master Plan, subject to sections (g), (h) and (i) below, and include in the adopted plan:
- (i) **Project 6 (Landscape and circulation)**
 - (ii) **Project 37 (Botanic Gardens operational facilities)**
 - (iii) **Project 38 (Botanic Gardens/Hagley Park visitor/information centre)**
- (g) Adopt Concept 1 in Appendix 4 (Page 123) of the draft Hagley Park/Botanic Gardens Master Plan as the starting point for further planning, investigation and consultation on the redevelopment of the Christchurch Botanic Gardens.

- (h) Support further consideration for development of the following elements of Concept 1:
- (i) New/redeveloped visitor/information and operational facilities (supported to be a building complex that can achieve a 6 Star Green Star NZ Certified Rating, to be designed by competition and referred to, initially at least, as the “Botanic Gardens Centre”), located at the existing works and nursery site in the Botanic Gardens.
 - (ii) A new combined pedestrian and vehicle access bridge across the Avon River directly to the above site from the Armagh Street driveway in North Hagley Park, which will remove the need for service vehicles to drive through the Botanic Gardens.
 - (iii) A new pedestrian bridge across the Avon River from the Woodland area in Hagley Park to a point between the Archery Lawn and the Armstrong Lawn in the Gardens.
- (i) Not support further consideration for development of the following elements of Concept 1, removing them from the operative plan:
- (i) A new formal entrance off Rolleston Avenue directly in front of the Peacock Fountain.
 - (ii) Development of new major pedestrian routes in the gardens, other than those necessary changes to circulation and landscaping associated with section (h) above and other master plan projects for the gardens approved by Council.
 - (iii) A new children’s playground located by Victoria Lake.
 - (iv) Re-development of the Botanic Gardens based on a conceptual theme involving the superimposing of the plan of London’s St Pauls Cathedral.
- (j) Support the detailed investigation of the following projects in the draft Hagley Park/Botanic Gardens Master Plan, and include in the operative plan:
- (i) **Project 13 (Riccarton Avenue ‘Park road’)**
Request staff to investigate, in the context of the City Transport Network, options to slow traffic on Riccarton Avenue and undertake an urban design assessment for this road. An option supported is the development of a planted median strip to enhance the amenity of the avenue and improve the linkage between North and South Hagley Parks.
 - (ii) **Project 16 (Road adjustments)**
Review current needs and requirements for road adjustments around Hagley Park.

With respect to developments associated with the Blenheim Road deviation, provide for:
 - Car parking on the Hagley Park side of Deans Avenue between Blenheim Road and Moorhouse Avenue, and identify in the Hagley Park Management Plan that this area of legal road is an addition to the area that is held as Hagley Park and is to be used for park purposes, including the parking of vehicles of park users. To note that this is the first time since 1895, when a legal road along the inside of what is now the northern boundary of Little Hagley Park was closed and included in the Park by Schedule of the Public Domains Amendment Act 1895, that land has been added to Hagley Park (see sections 43 and 44 of this report).
 - A pedestrian/cycle way from the Blenheim Road/Mandeville Street intersection to South Hagley Park.

(iii) **Project 17 (Rolleston Avenue enhancement)**

Consider development alternatives to Options 1-3 (less vehicle traffic on the section of Rolleston Avenue between Gloucester and Hereford Streets (Option 1), and removal (Option 2) or narrowing (Option 3) of car parking on this section of road) to enhance the pedestrian linkage between the Botanic Gardens/Museum and the Arts Centre/Worcester Boulevard.

(iv) **Project 18 (Park building removal)**

Consider further the merits or otherwise of removing the following three buildings and any others in Hagley Park and the Botanic Gardens that may be deemed obsolete and no longer required.

- Women's Hockey Club Rooms.
- Hagley Oval storage building.
- Ex-Canterbury Rugby Football Union changing sheds.

Remove from consideration for removal the following two buildings:

- Ex-North Hagley Bowls Club building.
- Ex-caretaker's house at 6 Riccarton Avenue.

(v) **Project 22 (Ex-bowls club building)**

Investigate options and costs for restoration of the ex-bowls club building. Remove part of the boundary hedge and reinstate part of the grounds as park open space, in consultation with the grounds' users. Look at changing the configuration of the petanque green(s).

(vi) **Project 23 (House - 6 Riccarton Avenue)**

With respect to the ex-caretaker's house and grounds, replace all references to "4 Riccarton Avenue" with "6 Riccarton Avenue". Assess the prospects for these to be used as a garden/orchard for public demonstration/teaching purposes by the Canterbury Horticultural Society, including the possibility of the society developing a new green building on the site, with the possible involvement of the Christchurch Polytechnic Institute of Technology to assist the facilitation of the development.

(vii) **Project 24 (Hospital parking on Hagley Park)**

Notify the Canterbury District Health Board of the Council's wish to reclaim the part of Hagley Park currently used for hospital car parking for park outdoor recreation purposes. Discuss with the Board feasible win-win solutions for the park and the hospital, including land exchange options. Re-write the project description (and re-name) to accommodate this.

(viii) **Project 28 (Rugby club use of toilet/shelter block)**

Assess necessity and appropriateness of the proposed development of the existing toilet and shelter block in North Hagley Park opposite Ayr Street. Consideration of the proposal only supported on the basis that, if approved, any extension is minor, the public continues to have access to the toilets and shelter, and the cost of the development is met by the proposer.

(ix) **Project 29 (Alternative use of the netball facilities)**

Discuss with the Canterbury Netball Association possible future outcomes for the Netball Centre and courts in South Hagley Park.

- (x) **Project 30 (Canterbury Horticultural Society parking)**
Investigate benefits, costs and implications of diverting Addington Brook to allow vehicle access around the southern end of the Canterbury Horticultural Centre in South Hagley Park.
- (xi) **Project 34 (Shift of High School Old Boys Rugby Club rooms to Hagley Oval)**
Investigate needs, public benefits and implications of permitting the co-location of the High School Old Boys' Rugby Club rooms with the High School Old Boys' Cricket Club in the Cricket Pavilion at the Hagley Oval, or for the Rugby Club to shift its rooms, as an alternative, to the Canterbury Horticultural Centre. Any resultant extension of the building footprint on Hagley Park would not be supported.
- (xii) **Project 35 (South Hagley Park multipurpose stormwater treatment/wetland concept)**
Investigate further the costs/benefits/implications for development of a swale/permanent wet pond system in Area 1 (under the trees to the west of the Netball Centre car park in South Hagley Park).
- (xiii) **Project 36 (Waterway enhancement)**
Investigate further the costs/benefits/implications for enhancement of waterway corridors, in particular Addington Brook and Riccarton Stream, passing through Hagley Park.
- (xiv) **Project 46 (New conservatory complex)**
Consider the needs/costs/benefits for a new conservatory complex in the Gardens, including how this may tie in with the proposed Botanic Gardens facilities redevelopment, as well as possible alternatives.
- (k) Decline to adopt the following projects in the draft Hagley Park/Botanic Gardens Master Plan, remove them from the adopted plan and, where applicable, remove related references to them from the Hagley Park Management Plan and the Christchurch Botanic Gardens Management Plan:
 - (i) **Project 19 (Closure of Helmores Lane through Little Hagley Park)**
 - (ii) **Project 25 (Pathway raising - North Hagley Park)**
 - (iii) **Project 26 (Potential land exchange with the Canterbury District Health Board)**
 - (iv) **Project 27 (Proposed golf course extension)**
 - (v) **Project 31 (Hagley Oval fence)**
 - (vi) **Project 32 (Proposed artificial hockey pitch)**
 - (vii) **Project 56 (Helipad fence)**

Furthermore, that, firstly, the Canterbury District Health Board be advised of its responsibility to provide personnel to ensure public safety during each and every helicopter landing on the site and, secondly, be requested to provide a timeline for its planned removal of the helicopter landing site permanently from Hagley Park. In the interim, it is suggested that, in addition to the Board supplying security at the site during landings, the site user provide a safety plan for the site.

- (l) Remove the following projects as contained in the draft Hagley Park/Botanic Gardens Master Plan from the adopted plan, because these are completed or being progressed, but support/endorse the following measures for the benefit of Hagley Park/Botanic Gardens and users:
- (i) **Project 12 (Blenheim Road deviation)**
- Refer to section (j) (ii) above.
- (ii) **Project 33 (Sewer line - South Hagley Park)**
- Require minimisation of adverse development effects by:
- Adopting a high standard of site reinstatement.
 - Careful management of under waterway crossings.
 - Ensuring minimal impact on tree roots.
- (iii) **Project 47 (Peace Bell installation)**
- (m) Amend text as contained in the draft Hagley Park/Botanic Gardens Master Plan and include in the adopted plan (shaded text to be added where underlined):
- (i) **Project 3 (Events and exhibitions strategy)**
- Policy and consequential practice needs to take account of present and future planning, including how it fits within the Council's overall priorities and programmes, parking and entry needs, public safety issues, sustainability of turf and other soft landscape requirements, and in meeting the needs of all users of the Park and Gardens.*
- (ii) **Project 7 (Marketing strategy)**
- The Park and Gardens should include strategic marketing within future planning and/or working practice. It should include the following point:*
- *The core business elements for the Park and Gardens will recognize the Park's and Gardens standing as a top City centre attraction, a centre for botanical and horticultural excellence, and a major green recreational space for city users.*
- (n) Remove from the operative plan the following content as contained in the draft Hagley Park/Botanic Gardens Master Plan:
- (i) **Appendix 4 (Concepts)**
- Remove all of Appendix 4 and delete references to Appendix 4 and the three site concept options in Projects 6, 37 and 38.
- (o) Reinststate in the operative plan the following content that is deleted in the draft Hagley Park Management Plan:
- (i) **With respect to references to "landscape character"**
- Reinststate the word "*English*" wherever it precedes and is associated with the words "*landscape character*" and has been deleted in the draft Hagley Park Management Plan.

- (p) Make the following changes to the draft Hagley Park Management Plan before adoption as the operative plan:

(i) **With respect to references to “English landscape character” as reinstated by Recommendation (I)**

Replace all occurrences of “English landscape character” with “English heritage style landscape character”.

(ii) **Following Landscape Policy 1.1 (Page 63)**

Insert *“Comment: “English heritage style landscape character” is used in this management plan to describe the particular landscape character¹ of Hagley Park as reflecting a form derived from one or more models of park design in vogue in England at the time of settlement of Christchurch and development of the Park.*

The character of Hagley Park has changed from its early days, when it was first an undeveloped area of sand dunes, scrub and swamp (containing over seventy species of native plants), with creeks feeding to the Ōtakaro (Avon River); then one featuring shingle pits, meadows, sheep and cattle, crops, nursery trees and plantations; to the formal, developed one that it is today, with open, mown grass areas framed by avenues of specimen trees.

Note:

¹ *“Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives.” ... “It results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by us. This is not just about visual perception, or how we see the land, but also how we hear, smell and feel our surroundings, and the feelings, memories or associations that they evoke. Landscape character, which is the pattern that arises from particular combinations of the different components, can provide a sense of place to our surroundings.” (from: Landscape Character Assessment - Guidance For England And Scotland. Prepared on behalf of The Countryside Agency and Scottish Natural Heritage by Carys Swanwick (Department of Landscape, University of Sheffield) and Land Use Consultants, 2002; pages 2-3).*

- (q) Amend text in the draft Hagley Park Management Plan (shaded text to be added where underlined and deleted where struck through) before adoption as the operative plan:

(i) **Fifth bullet point of key elements of the vision for the Park (Page 1)**

- *The Park is managed to enhance indigenous wildlife values and provide habitat for indigenous biodiversity.*

(ii) **Fourth bullet point of the Summary Landscape section (Page 6)**

- ~~*Underpinning all objectives and policies of this plan is the overriding theme that*~~ *“The “English” woodland and open space character of Hagley Park shall be protected and enhanced has been the theme, but there should also be representation of a more New Zealand landscapes.*

(iii) **Third bullet point of the Summary Vegetation section (Page 7)**

- ~~*Replacement trees shall be of European origin species that serve to ensure that a prominent element of the Park landscape and vista*~~ *the retains an “English” heritage style parkland character is protected.*

(iv) **Landscape Objective 1** (Page 63)

Objective 1

(a) To protect the “English” heritage style landscape character, atmosphere and scenic amenity of Hagley Park and promote this as ~~the a~~ major objective of the plan.

~~(b) To acknowledge the value brought about by the original designers in creating a park based on an “English parkland” design and the original English heritage of the city by retaining an overall character that includes the reflection of this heritage.~~

~~(b) Ensure retention and maintenance of the landscape features of the Park, reflecting the city’s heritage, whilst also seeking, where appropriate, To also develop, where appropriate, features that reflect represent New Zealand’s special landscapes character.~~

(r) Remove from the draft Hagley Park Management Plan before adoption as the operative plan:

(i) **From throughout the plan**

Remove DRAFT PLAN STATUS box on Page 1 and all shaded text in the document.

(s) Amend text in the draft Christchurch Botanic Gardens Management Plan (shaded text to be added where underlined) before adoption as the operative plan:

(i) **Goals (Page 46)**

Primary Goal:

To promote understanding and appreciation of the world’s flora, and its botanical and horticultural attributes and uses, including of Southern Hemisphere plants.

Secondary Goals:

10. To promote and display plants for their horticultural importance and uses, including their use in residential and other amenity gardens.

(t) Reinstate text in the draft Christchurch Botanic Gardens Management Plan (shaded text to be reinstated) before adoption as the operative plan:

(i) **Fronts to be achieved (Page 47)**

C. Botanics: *The Gardens botanical qualities will be enhanced with policies that outline the exact purpose for which plant collections are held. There are several main botanical improvements proposed. These include:*

(i) *an increase in Southern Hemisphere plants (Canterbury Section, New Zealand Alpine extension, Southern Hemisphere-Gondwana display);*

~~(ii) geographic area habitat plantings [wildflowers];~~

~~(iii) ethnobotanical / cultural developments (Asian ethnobotanical development and uses of New Zealand plants by Maori); and~~

(ii) *initiation of a Tree Planting and Replacement Programme. Approximately forty percent of tree planting in the Gardens will be organised geographically.*

~~E. To make this a reality it is proposed that the plan’s Southern Hemisphere / Canterbury emphasis be give a local application through information links to the City’s natural heritage parks system.~~

(ii) **Existing Science and Research Policies 8.1 and 8.4 (Page 51)**

~~8.1 The Gardens shall be a member of the Botanic Gardens Conservation International (BGCI).~~

~~8.4 The Gardens shall investigate the setting up of a tissue culture propagation unit for the proposed new potting shed to complement the above research functions.~~

~~Comment: Horticultural research should aim to promote New Zealand and especially Canterbury flora of horticultural significance, and exotic plants of special significance that may have economic potential. Assistance may be required from institutions such as Landcare NZ, University of Canterbury and Lincoln University in the setting up and management of Gardens' research projects.~~

(iii) **Existing Objective 31 (Page 64)**

~~Canterbury native river margin and dry land plants (Geographic/Ecological)~~

~~Objective 31~~

~~To display representative examples of Canterbury native river margin plants on the Hagley Park side of the south west bend of the Avon River, and Canterbury dryland plants on the drier slope above the river bank.~~

~~Comment: The Hagley Park side of the south west bend of the Avon River is exactly opposite the New Zealand Section in the Gardens proper and has been naturally colonised by native sedge species. Kowhais have also been planted on the southern river bank. It is considered appropriate to extend the New Zealand planting to the Riccarton Avenue side of the river. However, as this is one of the few places from where views of the interior of the Gardens can be gained from Riccarton Avenue it is important that planting does not block key sightlines.~~

(iv) **Existing Policy 31.3 (Page 65)**

~~31.3 A display of native Canterbury Plains' vegetation shall be established and maintained on a suitable river bank site between the Avon River and Riccarton Avenue.~~

~~Comment: This collection could display plants of the Canterbury grasslands, the Rakaia Island shrub forest or the original riverbank shrubland of Hagley Park.~~

(v) **Existing Policy 34.1 (Page 66)**

~~34.1 Native plants shall be planted in the Avon River corridor and in wetter marshy areas adjoining the river.~~

(u) Remove from the draft Christchurch Botanic Gardens Management Plan before adoption as the operative plan:

(i) **Landscape design vision (Pages 127 - 138)**

Remove all.

(ii) **PART III (MANAGEMENT GOALS, OBJECTIVES AND POLICIES)**

Remove Explanation box on Page 45 and all shaded text throughout PART III.

(iii) **PART IV (ISSUES AND ACTION PLAN)**

Remove Explanation box on Page 88.

(iv) **PART V (IMPLEMENTATION PLAN)**

Remove all.

(v) Implement the following and include in the relevant operative management plan:

(i) **Labelling of plants in the Botanic Gardens**

Request the Botanical Services Operations Team investigate new options for plant labelling in the Botanic Gardens, such as the use of bar codes on plant labels.

(ii) **Botanic Gardens shuttle**

Request staff to investigate the possible option of an interested organisation providing a shuttle facility in the Botanic Gardens at no cost to Council.

(iii) **Existing children's playground in the Botanic Gardens**

Enhance the existing children's playground in the Botanic Gardens.

(iv) **Helmores Lane bridge**

Suggest appropriate signage giving information on the historic nature of the Helmores Lane bridge be provided at the site.

(v) **Sensory Garden**

Investigate options for development of a sensory garden, which should be located near the hospital, but linked with other facilities in the Botanic Gardens, including the children's playground and related plant collections.

BACKGROUND (THE ISSUES)

Hagley Park Management Plan

40. The currently operative version of the Hagley Park Management Plan was approved by the Council in 1991. Subsection 4 of section 41 of the Reserves Act 1977 requires the administering body of any reserve to keep its management plan under continuous review. The Department of Conservation's Guide for Reserve Administering Bodies, published in 2006, advises that, generally plans should be reviewed at a minimum of ten year intervals and need not involve a complete rewriting. The Hagley Park Management Plan, therefore, was considered to be well overdue for review. The need to review this plan was the initial driver for the planning that has been undertaken.
41. The existing management plan has been updated, with obsolete policy removed and new policy inserted. A vision statement and strategic objectives have been included, and the appendix section has been expanded.
42. There has been a relatively low level of comment arising from the public consultation on the draft plan, although there has been some strong, polarised views expressed by a few submitters on heritage landscape values versus contemporary landscape values of Hagley Park, and on native versus exotic plantings, in terms of how these should be addressed in the plan.

43. Late in the nineteenth century parts of Hagley Park were reallocated for uses other than for the recreation and enjoyment of the public, including for roads and a public hospital. Over the years, necessary widening of the Hagley, Rolleston and Harper Avenues has encroached on the Hagley Park area. More Hagley Park land has been taken for roundabouts at the Blenheim Road and Riccarton Road intersections with Deans Avenue. Little has been added to the Hagley Park area. A section of legal road adjacent to the Avon River, and along the inside of what is now the northern boundary of Little Hagley Park, was closed and included in Hagley Park by Schedule of the Public Domains Act 1881 Amendment Act 1895. This closure was approved by resolution of the Christchurch City Council in 1969.
44. More recently, subsequent to the 1991 adoption of the reviewed Hagley Park Management Plan as the operative plan, which included policy identifying the need for a shift, the boundary fence of South Hagley Park adjoining Hagley Avenue was moved back out to Hagley Park's legal boundary, thereby reclaiming Hagley Park land from use as road berm. As this was already legally Hagley Park land, it was technically not an addition to Hagley Park. Now, as a result of the developments associated with the Blenheim Road deviation, part of Deans Avenue between Blenheim Road and Moorhouse Avenue is being added to Hagley Park (although remaining as legal road) and redeveloped for Hagley Park purposes, including for the parking of vehicles of Hagley Park users. This will be described, and reflected on maps contained, in the new operative Hagley Park Management Plan.

Christchurch Botanic Gardens Management Plan

45. The Christchurch Botanic Gardens Management Plan was last reviewed, updated and adopted by the Council as an operative plan in 1995. Although the reserve classification of the Botanic Gardens under the Reserves Act 1977 (Local Purpose (Botanic Garden) Reserve) means there is not a requirement to prepare a management plan for it under Section 41 of this Act, the decision then was, as well as now, to do so.
46. Elements of work on a major strategic review of the Botanic Gardens led by the former curator, the late Dr David Given, are incorporated into a new part of the management plan. This is Part IV, an Issues and Actions Plan, which discusses the key issues and opportunities affecting the Botanic Gardens as it is planned for and managed into the future, and proposes possible solutions for future direction and development through a number of recommended strategic goals and actions.
47. The management goals, objectives and policies section of the management plan (Part III) are updated in the draft management plan. This includes removal of policies that are obsolete and relocation of policies that are more of an action than a policy statement to Part IV.
48. Due to the insertion of the new strategic review section into the draft management plan (Part IV), there is some overlap with other Parts and, in particular, with Part II (Issues and Opportunities). With the Council's adoption of the draft management plan, with changes, as the operative plan, work will need to proceed to address duplication in the plan and reflect, as necessary, actions in Part IV in new or adjusted policy in Part III, to then be proposed at the next plan review, which should be undertaken before the anniversary of the Botanic Gardens in 2013 (that is, within the next five years from August 2007). Also, at the time of that review, an Implementation Plan (Part V) should be proposed to be added to the management plan to detail, cost and programme proposed projects and developments arising from Part IV actions.

Hagley Park/Botanic Gardens Master Plan

49. The draft Hagley Park/Botanic Gardens Master Plan is a completely new document. It has been developed out of the realisation that there is a need to better integrate the planning for the linked areas of Hagley Park, the Christchurch Botanic Gardens and the Avon River, as well as surrounding areas, in order to ensure the best long term public outcomes for the wider area. There is the opportunity for the Council, with this planning approach, to take a more multi-valued strategic, visionary and innovative stance in addressing the wide variety of development issues, needs and opportunities affecting, in particular, Hagley Park and the Botanic Gardens.
50. A key driver for the development of the draft master plan has been to integrate these development issues, needs and opportunities into a planning context and to promote these for public comment. A significant example is the major capital project to replace the information centre and upgrade the operational facilities in the Botanic Gardens. They have all been identified as projects in Part B of the draft master plan. These projects have a range of statuses (including planning initiatives and already approved, as well as conceptual, developments) and scales (ranging from small, localised proposals to major developments potentially requiring significant investment).
51. Each project, if approved for further investigation or implementation, and depending on the scale, would be progressed separately by a dedicated project team. Other than already approved projects and ones accounted for in the Long-Term Council Community Plan 2006-16, such as the proposed new sewer line through South Hagley Park (Project 33), there are no commitments on the Council arising from the projects now. The financial implications of each would need to be considered as part of the Long-Term Council Community Plan 2009-19.
52. The intention is for the draft master plan to be an overarching document that sets a vision and strategic direction for the future use and development of Hagley Park and the Botanic Gardens. It is not a plan that is required to be prepared and regularly updated according to statutory provisions, but links to the two management plans that are subject to such provisions under the Reserves Act 1977.
53. It is hoped that the draft master plan serves to be the vehicle that fosters a strategic, integrated and transparent approach to the ongoing planning for and appropriate development of Hagley Park and the Botanic Gardens. It is anticipated that well planned programmes for conservation, maintenance, improvement and development would follow on from adoption of this draft plan and that robust project management and monitoring is put in place to ensure the vision and management goals stated in the draft plan are met.

3.3 Council decision

MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL HELD AT 9.30AM ON THURSDAY 16 AUGUST 2007

PRESENT: The Mayor, Garry Moore (Chairperson).
Councillors Helen Broughton, Sally Buck, Graham Condon, Barry Corbett, David Cox,
Anna Crighton, Carole Evans, Pat Harrow, Bob Parker, Bob Shearing, Sue Wells and
Norm Withers.

10. REPORT OF THE HAGLEY PARK/BOTANIC GARDENS HEARINGS SUBCOMMITTEE

It was **resolved:**

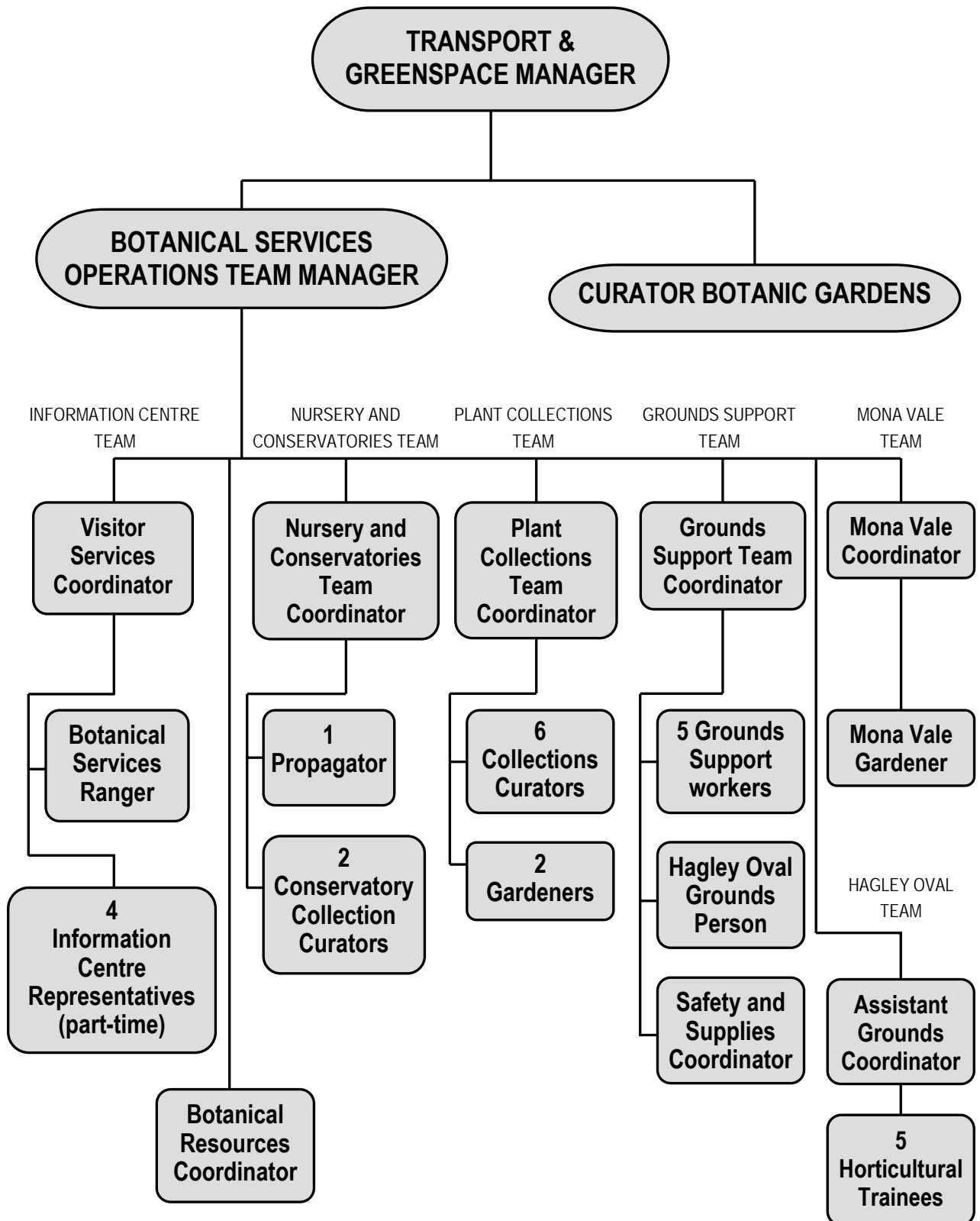
- (a) That the recommendations of the Hagley Park/Botanic Gardens Hearings Subcommittee be adopted.
- (b) That the notes of the hearing of submissions be amended by removing the following words from the note regarding the submission made by Mrs Anne Dingwall:

“However, Mrs Dingwall was unable to recall the exact source of this information.”
- (c) That staff report back in September 2007 on the establishment of an advisory group to enhance the governance of Hagley Park and the Botanic Gardens.



Daffodil Woodland.

APPENDIX 4: BOTANIC GARDENS AND HAGLEY PARK STAFF POSITIONS



APPENDIX 5: WILDLIFE

Names of birds and the order in which they are listed follow the “Annotated Checklist of New Zealand Birds”, Kinsky et. al., published 1970, Ornithological Society of New Zealand.

Species	Notes
Black Shag	Victoria Lake. Up to 12 birds in winter; usually absent in summer.
Little Shag	Victoria Lake. Up to 30 birds in winter; usually absent or occasional visitor in summer.
White-faced Heron	Rare visitor; always transient.
White Heron	Occasional winter visitor; not since 1980.
Mute Swan	Rare visitor; always transient.
Black Swan	Rare visitor; always transient.
Mallard	Most ducks are hybrids. Pure Grey Ducks are now rare.
Australasian Harrier	Occasionally seen overhead.
*Californian Quail	Now rare.
South Island Pied Oystercatcher	
Spur-winged Plover	Rare and occasional visitor; transient.
Southern Black-backed Gull	
Red-billed Gull	
Black-billed Gull	
New Zealand Pigeon	
Rock Pigeon	Usually transient.
Shining Cuckoo	Spring and summer migrant; probably not breeding in Hagley Park.
Little Owl	
New Zealand Kingfisher	Uncommon; resident.
*Skylark	Now rare.
Welcome Swallow	Becoming established around lakes and river.
Hedge Sparrow	
Grey Warbler	Uncommon.
South Island Fantail	Mainly in the golf course area in North Hagley Park.
Song Thrush	
Blackbird	
Silvereye	Uncommon apart from winter flocks.
*Yellow Hammer	Rare.
Chaffinch	
Greenfinch	
Goldfinch	
Redpoll	
House Sparrow	
Starling	
White-backed Magpie	
Whistling frogs	

* These species were common when Hagley Park carried stock and a few remained until the early 1980s when hay production ceased.

APPENDIX 6: VEGETATION

6.1 Tree Distribution in Hagley Park

COMMON NAME	BOTANICAL NAME	HYBRID
Faber Fir	Abies fabri	
Japanese Fir	Abies firma	
Giant Fir	Abies grandis	
Maries Fir	Abies mariesii	
Spanish Fir	Abies pinsapo	
Sacred Fir	Abies religiosa	
Fir	Abies	
Vejar Fir	Abies vejari	
Trident Maple	Acer buergerianum	
Field Maple	Acer campestre	
Red Snakebark Maple	Acer capillipes	
Golden Caucasian Maple	Acer cappadocicum Aureum	
Pere David's Maple	Acer davidii	
Horned Maple	Acer diabolicum	
Montpelier Maple	Acer monspessulanum	
Box Elder	Acer negundo	
Italian Maple	Acer opalus	
Japanese Maple	Acer palmatum	
Pennsylvanian Maple	Acer pennsylvanicum	
Norway Maple	Acer platanoides	
Purple Norway Maple	Acer platanoides Goldsworth Purple	
Sycamore	Acer pseudoplatanus	
Purple Sycamore Maple	Acer pseudoplatanus Atropupureum	
Red Maple	Acer rubrum	
Maple	Acer rubrum October Glory	
Pink Horse Chestnut	Aesculus x carnea	hippocastaneum x pavia
Horse Chestnut	Aesculus x plantierensis	carnea x hippocastaneum
Horse Chestnut	Aesculus hippocastanum	
Indian Horse Chestnut	Aesculus indica	
Tree of Heaven	Ailanthus altissima	
Common Alder	Alnus glutinosa	
Cut-leaf Alder	Alnus glutinosa Laciniata	
Grey Alder	Alnus incana	
Golden Alder	Alnus incana Aurea	
Alder	Alnus	
Monkey Puzzle	Araucaria araucana	
Vanilla Tree	Azara microphylla	
Silver Birch	Betula alba	
Paper Birch	Betula papyrifera	
Western Brown Paper Birch	Betula papyrifera 'commutata'	
Silver Birch	Betula pendula	
Cut-leaf Birch	Betula pendula Dalecarlica	
Birch	Betula	
Himalayan Birch	Betula utilis	
Incense Cedar	Calocedrus decurrens	
Common Hornbeam	Carpinus betulus	

COMMON NAME	BOTANICAL NAME	HYBRID
Hornbeam	Carpinus	
Sweet Chestnut	Castanea sativa	
Atlas Cedar	Cedrus atlantica	
Weeping Blue Allas Cedar	Cedrus atlantica Glauca Pendula	
Deodar Cedar	Cedrus deodara	
Golden Deodar Cedar	Cedrus deodara Aurea	
Cedar of Lebanon	Cedrus libani	
Lawson Cypress	Chamaecyparis lawsoniana	
Hinoki Cypress	Chamaecyparis obtusa Nana Aurea	
Tree Lucern	Chamaecytisus palmensis	
Cabbage Tree^	Cordyline australis	
Variagated Cabbage Tree^	Cordyline australis Albertii	
Dogwood	Cornus	
Hawthorn	Crataegus cultivar	
Lavelle Hawthorn	Crataegus x lavallei	crus-galli x stipulacea
Hawthorn	Crataegus oxyacantha Punicea	
Broadleaf Cockspur Thorn	Crataegus prunifolia	
Japanese Cedar	Cryptomeria japonica 'sinensis'	
China Fir	Cunninghamia lanceolata	
Arizona Cypress	Cupressus arizonica 'arizonica'	
Baker Cypress	Cupressus barkeri	
Min Jiang Bai Mu	Cupressus chengiana	
Leyland Cypress	Cupressocyparis leylandii	
Chinese Cypress	Cupressus duclouxiana	
Tecate Cypress	Cupressus forbesii	
Monterey Cypress	Cupressus macrocarpa	
Cypress	Cupressus saligna Aurea Pendula	
Italian Cypress	Cupressus sempervirens	
Golden Upright Cypress	Cupressus sempervirens Swane's Golden	
Cypress	Cupressus	
Bhutan Cypress	Cupressus torulosa	
Common Quince	Cydonia oblonga	
Tasmanian Blue Gum	Eucalyptus globulus	
Gum	Eucalyptus	
American Beech	Fagus grandifolia	
Beech	Fagus	
European Beech	Fagus sylvatica	
Copper Beech	Fagus sylvatica Purpurea	
Alerce	Fitzroya cupressioides	
Siam Wood Oil	Fokienia hodginsii	
White Ash	Fraxinus americana	
Narrow-leaved Ash	Fraxinus angustifolia	
English Ash	Fraxinus excelsior	
Golden Ash	Fraxinus excelsior Aurea	
Weeping Ash	Fraxinus excelsior Pendula	
Oregon Ash	Fraxinus latifolia	
Manna Ash	Fraxinus ornus	
Claret Ash	Fraxinus oxycarpa Raywoodii	
Red Ash	Fraxinus pennsylvanica	

COMMON NAME	BOTANICAL NAME	HYBRID
Ash	Fraxinus sogdiana	
Arizona Ash	Fraxinus velutina	
Single-leaved Ash	Fraxinus veltheimi	
Honey Locust	Gleditsia	
Broadleaf^	Griselinia littoralis	
Narrow-leaved Lacebark^	Hoheria angustifolia	
Houhere^	Hoheria populnea	
Silver Edged Holly	Ilex aquifolium Argenteomarginata	
Holly	Ilex	
Japanese Walnut	Juglans ailantifolia 'cordiformis'	
Common Juniper	Juniperus communis	
Drooping Juniper	Juniperus flaccida	
Phoenician Juniper	Juniperus phoenicea	
Temple Juniper	Juniperus rigida	
Rocky Mountain Juniper	Juniperus scopulorum Moonglow	
Juniper	Juniperus	
Pencil Cedar	Juniperus virginiana	
David Keteleeria	Keteleeria davidiana	
Golden Rain Tree	Koelreuteria paniculata	
Voss's Laburnum	Laburnum watereri Vossii	
Dahurian Larch	Larix gmelinii	
Weeping Larch	Larix pendula	
Larch	Larix	
Sweet Gum	Liquidambar styraciflua	
Tulip Tree	Liriodendron tulipifera	
Magnolia	Magnolia cultivar	
Japanese Magnolia	Magnolia kobus 'borealis'	
Crab Apple	Malus cultivar	
Apple	Malus	
Mayten Tree	Maytenus boaria	
Dawn Redwood	Metasequoia glyptostroboides	
Red Beech^	Nothofagus fusca	
Mountain Beech^	Nothofagus solandri 'cliffortioides'	
Norway Spruce	Picea abies	
Dragon Spruce	Picea asperata	
Sargent Spruce	Picea brachytyla	
Glehn Spruce	Picea glehnii	
Spruce	Picea jezoensis	
Koyama Spruce	Picea koyamai	
Likiang Spruce	Picea likiangensis	
Black Spruce	Picea mariana	
Serbian Spruce	Picea omorika	
Colorado Spruce	Picea pungens	
Red Spruce	Picea rubra	
Morinda Spruce	Picea smithiana	
Spruce	Picea	
Knobcone Pine	Pinus attenuata	
Jack Pine	Pinus banksiana	
Calabrian Pine	Pinus brutia	

COMMON NAME	BOTANICAL NAME	HYBRID
Canary Island Pine	Pinus canariensis	
Big Cone Pine	Pinus coulteri	
Pinyon Pine	Pinus edulis	
Chilgoza Pine	Pinus gerardiana	
Spruce Pine	Pinus glabra	
Montezuma Pine	Pinus montezumae	
Mountain Pine	Pinus mugo	
Bishop Pine	Pinus muricata	
Austrian Pine	Pinus nigra	
Crimean Pine	Pinus nigra 'pallasiana'	
Pyramidal Black Pine	Pinus palpyr 'pyramidalis'	
Jelescote Pine	Pinus patula	
Maritime Pine	Pinus pinaster	
Stone Pine	Pinus pinea	
False Weymouth Pine	Pinus pseudostrobus	
Monterey Pine	Pinus radiata	
Golden Radiata Pine	Pinus radiata Aurea	
Digger Pine	Pinus sabiniana	
Pond Pine	Pinus serotina	
Pine	Pinus	
White Pine	Pinus strobus	
Scots Pine	Pinus sylvestris	
Japanese Black Pine	Pinus thunbergii	
Torrey Pine	Pinus torreyana	
Bhutan Pine	Pinus wallichiana	
Yunnan Pine	Pinus yunnanensis	
Lemonwood [^]	Pittosporum eugenioides	
London Plane	Platanus x acerifolia	occidentalis x orientalis
Oriental Plane	Platanus orientalis	
Oriental Arborvitae	Platyclusus orientalis	
Ribbonwood [^]	Plagianthus regius	
Plane	Platanus	
True Yellowwood	Podocarpus latifolius	
Totara [^]	Podocarpus	
Bolle's Poplar	Populus alba Pyramidalis	
Hybrid Black Poplar	Populus x canadensis	deltoides x nigra
Cottonwood	Populus deltoides	
Hybrid Poplar	Populus x euroamericana	euroamericana x yunnanensis
Black Poplar	Populus nigra	
Lombardy Poplar	Populus nigra Italica	
Poplar	Populus	
Chinese Poplar	Populus yunnanensis	
Wild Cherry	Prunus avium	
Double Rose Cherry Plum	Prunus x	cerasifera Pissardii x mumu Alphanidii
Purple-leaf Cherry Plum	Prunus cerasifera Nigra	
Flowering Cherry	Prunus cultivar	
Cherry Laurel	Prunus laurocerasus	
Peach	Prunus persica	
Cherry	Prunus	

COMMON NAME	BOTANICAL NAME	HYBRID
Higan Cherry	Prunus subhirtella Autumnalis	
Yoshino Cherry	Prunus x Yedoensis	speciosa x subhirtella
Five Finger^	Pseudopanax arboreus	
Toothed Lancewood^	Pseudopanax ferox	
Douglas Fir	Pseudotsuga menziesii	
Callery Pear	Pyrus calleryana	
Weeping Willow-Leaved Pear	Pyrus salicifolia Pendula	
Algerian Oak	Quercus canariensis	
Turkey Oak	Quercus cerris	
Scarlet Oak	Quercus coccinea	
Daimyo Oak	Quercus dentata	
Hungarian Oak	Quercus frainetto	
Holm Oak	Quercus ilex	
Pin Oak	Quercus palustris	
Durmast Oak	Quercus petraea	
English Oak	Quercus robur	
Upright English Oak	Quercus robur Fastigata	
Red Oak	Quercus rubra	
Oak	Quercus	
Black Locust	Robinia pseudoacacia	
Babylon Weeping Willow	Salix babylonica	
Goat Willow	Salix caprea	
Crack Willow	Salix fragilis	
Corkscrew Willow	Salix matsudana Tortuosa	
Wellingtonia	Sequoiadendron giganteum	
Coast Redwood	Sequoia sempervirens	
Redwood	Sequoia sempervirens Filoli	
Small-leaved Kowhai^	Sophora microphylla	
Weeping South Island Kowhai^	Sophora microphylla 'longicarinata'	
Large-leaved Kowhai^	Sophora tetraptera	
Dwarf Kowhai^	Sophora tetraptera Gnome	
Shining Whitebeam	Sorbus aria Lutescens	
Whitebeam	Sorbus aucuparia Joseph Rock	
Japanese Rowan	Sorbus commixta	
Hupeh Rowan	Sorbus hupehensis	
Swedish Whitebeam	Sorbus intermedia	
Fontainbleau Service Tree	Sorbus latifolia	
Chinese Mountain Ash	Sorbus pohnuashanensis	
Rowan	Sorbus	
Pond Cypress	Taxodium ascendens	
Spreading English Yew	Taxus baccata Repandans	
Swamp Cypress	Taxodium distichum	
White Cedar	Thuja occidentalis	
Western Red Cedar	Thuja plicata	
Arborvitae	Thuja	
Japanese Arborvitae	Thuja standishii	
Basswood	Tilia americana	
Common Lime	Tilia x europaea	cordata x platyphyllos x vulgaris x intermedia

COMMON NAME	BOTANICAL NAME	HYBRID
Lime	Tilia pecies	
Common Lime	Tilia x vulgaris	cordata x platyphyllos
White Elm	Ulmus americana	
Smooth-leaved Elm	Ulmus carpinifolia Variegata	
Wych Elm	Ulmus glabra	
Dutch Elm	Ulmus x hollandica	carpinifolia x glabra x plotii
Variegated Chinese Elm	Ulmus parvifolia Variegata	
English Elm	Ulmus procera	
Golden Elm	Ulmus procera Louis van Houtte	
Elm	Ulmus	

^ NOTE: These are native species, or varieties/cultivars thereof.

The table above lists 251 species (including hybrids, cultivars and varieties) of trees to be found in Hagley Park. This list is sourced from digitised records of individual trees surveyed by Council staff using Global Positioning System equipment. This, and the immediately following two tables, contain an incomplete record of trees for North Hagley Park, and include trees on the Park Terrace side of the Avon River (see the photo plan on Page 138). For Little and South Hagley Parks, all trees are included. Other than in the Park Terrace corridor, no other street trees are included in the numbers presented in the tables below.

COMMON NAME	ORIGIN	NUMBERS IN HAGLEY PARK	PERCENTAGE OF TOTAL NUMBER OF TREES IN HAGLEY PARK
Purple Sycamore Maple	Central Europe, SW Asia	501	11.9%
Upright English Oak	Europe, Asia, N Africa	401	10.8%
Golden Ash	Europe, SW Asia	397	9.5%
English Oak	Europe, Asia, N. Africa	234	5.6%
Golden Elm	Europe	191	4.5%
Common Lime	Europe	121	2.9%
Silver Birch	Europe	79	1.9%
Manna Ash	S Europe and SW Asia	72	1.7%
Purple Norway Maple	E and central Europe, SW Asia	68	1.6%
Sycamore	Central Europe, SW Asia	59	1.4%

	NUMBERS IN HAGLEY PARK	PERCENTAGE OF TOTAL NUMBER OF TREES IN HAGLEY PARK
Native trees (16 species present)	23	0.55%
Other introduced trees (231 species)	2,054	48.9%

LITTLE HAGLEY PARK			
PHOTO PLAN REF.	AREA DESCRIPTION	NUMBER TREES RECORDED	PREDOMINANT TREE SPECIES (THOSE SPECIES WITH NUMBERS FIVE PERCENT OR MORE OF THE TOTAL TREE NUMBERS FOR THIS PART OF HAGLEY PARK)
A	Little Hagley Park	452	English Oak (37%), Dutch Elm (9%), Higan Cherry (7%), English Ash (5%), Silver Birch (5%)

NORTH HAGLEY PARK			
PHOTO PLAN REF.	AREA DESCRIPTION	NUMBER TREES RECORDED*	PREDOMINANT TREE SPECIES (THOSE SPECIES WITH NUMBERS FIVE PERCENT OR MORE OF THE TOTAL TREE NUMBERS FOR THIS PART OF HAGLEY PARK)
B	Lakes and river	376	English Oak (18%), Sycamore (11%), Maritime Pine (9%), Plane (7%), Silver Birch (5%)
C	Settlers Corner	237	Silver Birch (9%), Common Hornbeam (8%), Pin Oak (8%), Sycamore (8%), English Oak (7%), Swamp Cypress (5%)
D	Park Terrace	60#	Babylon Weeping Willow (53%), Mayten Tree (20%), Common Elder (10%), Sweet Gum (7%)
E	Pinetum	193	Wellingtonia (9%), Plane (6%), Stone Pine (6%)
TOTAL:		866	

* NOTE: Only the areas of trees in North Hagley Park that lie immediately to the north and west of the Avon River/Botanic Gardens have been recorded.

NOTE: These are street trees lying between the Avon River and Park Terrace, and included because this area is covered in the Park Terrace Landscape Plan, which is included in the Hagley Park Management Plan.

SOUTH HAGLEY PARK			
PHOTO PLAN REF.	AREA DESCRIPTION	NUMBER TREES RECORDED	PREDOMINANT TREE SPECIES (THOSE SPECIES WITH NUMBERS FIVE PERCENT OR MORE OF THE TOTAL TREE NUMBERS FOR THIS PART OF HAGLEY PARK)
F	Hagley/Riccarton Aves	588	Purple Sycamore Maple (36%), Golden Ash (22%), Upright English Oak (13%), Purple Norway Maple (10%)
G	Nancy's corner	928	Purple Sycamore Maple (17%), Golden Ash (16%), Upright English Oak (13%)
H	Internal belts	234	Purple Sycamore Maple (21%), Manna Ash (15%), Upright English Oak (12%), Common Lime (9%), Golden Ash (6%), European Beech (5%)
I	CHS forest	193	Purple Sycamore Maple (30%), Bishop Pine (11%), Manna Ash (10%), Whitebeam (9%), Purple Norway Maple (6%), Golden Radiata Pine (5%)
J	Deans Avenue South	222	Golden Elm (51%), Upright English Oak (44%)
K	Addington Brook riparian zone	274	Golden Ash (22%), Upright English Oak (20%), Scotts Pine (12%), Silver Birch (7%), Manna Ash (6%), Cut-leaf Alder (5%)
L	Moorhouse Avenue forest	443	Common Lime (23%), Golden Elm (17%), Golden Ash (9%), Upright English Oak (8%), Box Elder (7%), Purple Sycamore Maple (7%)
TOTAL:		2,882	



6.2 Life Expectancy of Trees

Because of the relatively short period of establishment in New Zealand, the life expectancy of the Hagley Park trees can only be estimated against European or North American age records and experience.

From the size and growth rate of the trees, soil conditions seem to be quite satisfactory for most of the principal species. One noticeable exception is the poor condition of the sycamores, usually a vigorous tree in most situations.

The climate of Canterbury with its long dry periods would perhaps have the greatest influence on the health and longevity of the Park's trees, most of which are native to areas with a higher and more frequent rainfall.

The Park trees are subjected to the usual range of pests and diseases both indigenous and imported. The signs of fungal and insect attack are as prevalent as it would be in similar situations in the trees' native lands.

As a management guide, the future (from 2006) useful life expectancy (in visual terms) of the principal species is estimated as follows:

Latin Name	Common Name	Estimated Future Life Expectancy
Quercus robur	English Oak	35 years +
Quercus cerris	Turkey Oak	35 years
Aesculus hippocastanum	Horse chestnut	25 years
Ulmus procera	English Elm	35 years
Ulmus glabra	Wych Elm	25 years
Ulmus x hollandica	Dutch Elm	25 years
Tilia x europaea	Common Lime	35 years +
Acer pseudoplatanus	Sycamore	5 years
Acer platanoides	Norway Maple	25 years
Platanus acerifolia	London Plane	25 years
Platanus orientalis	Oriental Plane	35 years +
Betula pendula	Silver Birch	5 years
Carpinus betulus	Common Hornbeam	35 years
Fraxinus excelsior	Common Ash	5 years
Fagus sylvatica	European Beech	25 years
Populus nigra	Black Poplar	15 years
Populus nigra 'Italica'	Lombardy Poplar	15 years
Salix babylonica	Weeping willow	15 years

Note: This list is an average guide for planning purposes. Within the Park there are individuals which will live considerably longer than estimated. However, there are also many trees that have suffered as a result of Christchurch's winds and droughts. For example, where trees have sustained the loss of limbs (of which there are many in Hagley Park), the entry of disease will reduce the potential age of those trees.

APPENDIX 7: FORMALISED PARK USERS

7.1 Clubs With Permanent Facilities

Hagley Golf Club*
Christchurch Model Yacht Club+
Christchurch Fishing and Fly Casting Club+
Canterbury Rugby Football Union
United Croquet and Bowling Clubs
Hagley Park Tennis Club
Riccarton Cricket Club*
St Albans Cricket Club
Marist Cricket Club
High School Old Boys Cricket Club*#
Canterbury Horticultural Society*
Canterbury Netball Association (has two leases)
Marist Albion Rugby Football Club
Christ’s College Pavilion
Christchurch Petanque Club

- * Holds a formal lease to land used for club building.
- + Holds a licence for use of lake and building site.
- # Now merged with the Old Collegians Cricket Club to become the Old Boys’ Collegians Cricket Club.

7.2 Club, Organisation and School Sports Use

The following table includes groups who have booked with what is now the Council’s Recreation and Sports Unit to use part of Hagley Park for a sporting activity, either for a one-off event or for a seasonal regular use of fields on an ongoing annual basis. Some of these groups listed may no longer be using, nor intending to use, any part of the Park for sporting activity. This list is not necessarily complete.

Sports Code	Club/ Organisation/ School	Park Location	Time of Year	Notes
Rugby	High School Old Boys Rugby Football Club			
Hockey	High School Old Boys / Burnside Hockey Club	Clubrooms in Hadlee Pavilion, Hagley Oval, South Hagley Park		
Cricket	Christchurch Junior Cricket Association	North and South Hagley Parks	January to March (October – South Hagley Park)	
Tennis	Elmwood Tennis Club Incorporated	North Hagley Park		Saturday morning tennis competition.
Athletics	Athletics Canterbury	North Hagley Park	July/August	NZ and Canterbury cross country championships.
Soccer	Canterbury Junior Football Association	North and South Hagley Parks	May to September	

Sports Code	Club/ Organisation/ School	Park Location	Time of Year	Notes
Primary school sport	Canterbury Primary School Sports Association	North and South Hagley Park	February to March, May to August, November, December	Primary school winter and summer zone tournaments and sports.
Race walking	Canterbury Racewalkers Association	North Hagley Park	September, October	Previous events: Len Watkins Memorial 10km Handicap Race (2002), five and 10 km walks (2003).
Rugby	Canterbury Rugby Football Union	North Hagley Park	April to August	Winter allocations.
Korfball	Korfball New Zealand Incorporated	Korfball played in North Hagley Park	April	
Running	Run and Achieve Series	North Hagley Park	January to April	
Orienteering	Peninsula and Plains Orienteers	North Hagley Park	April	
Athletics	Port Hills Athletics Club (Inc)	North Hagley Park	January / February	Five km athletic series.
Secondary school sport	Secondary schools	North Hagley Park	February to August, October to November	Secondary school summer sports.
			May to August	Secondary school winter sports.
			May	Secondary schools road race.
			May / June	Combined country high schools winter tournament.
			May to July	Disabled Sport – five-a-side soccer.
			May	Secondary schools cross country.
Soccer	Summer Evenings Soccer League	North Hagley Park	December to February	Summer evening soccer.
Fishing and Casting	Christchurch Fishing and Casting Club	North Hagley Park	July / September	
Touch Rugby	Touch Canterbury Incorporated	North and South Hagley Parks	Throughout year, but mostly October to March	
Athletics	University of Canterbury Athletic Club	North Hagley Park	April	University of Canterbury relay.
Car Rallies	Veteran Car Club New Zealand	North Hagley Park	February	Edwardian Carnival.
				Veteran Car Rally.

Sports Code	Club/ Organisation/ School	Park Location	Time of Year	Notes
Cricket	Canterbury Cricket Association	South Hagley Park	January / February	Under 19 World Cup matches.
			January to March, September	Cricket matches.
			March	125th Jubilee Golden Oldies Tournament.
			April / October / December	Holiday programme.
			October to December	Summer allocation.
			December	Practice.
Hockey	Canterbury Hockey Association	South Hagley Park	April to August	Winter allocation.
Softball	Canterbury Softball Association	South Hagley Park	October to December	Allocation.
Gridiron	NFL New Zealand	South Hagley Park	November	Gridiron NZ School Bowl Flag Football Co.
Twilight Cricket			January to March, October to December	Twilight Cricket.
Secondary School Sports	Westpac Trust Secondary School Sports	South Hagley Park	February to March, May to November	School summer sports.
Netball	Netball Umpires Christchurch	Christchurch Netball Centre, South Hagley Park		
Petanque	Christchurch Petanque Club	Beside Victoria Lake in North Hagley Park		Currently utilising part of ex-RSA Bowls facilities.
Touch	North Hagley Touch Club	North Hagley Park		
Cross Country	Christchurch Girls High School	North Hagley Park	May	
Cross Country	Christ's College	North Hagley Park	April, May	
Cross Country	Cathedral Grammar School	North Hagley Park	April	
Cross Country	Avonside Girls High School	North Hagley Park	April	
Orienteering	Burwood School	Orienteering	November, December	
Cross Country	Christchurch Boys High	Hagley Park	April	
Cross Country	Christchurch East School	North Hagley Park	April, May	
Cross Country	Middleton Grange School	Hagley Park	May	

Sports Code	Club/ Organisation/ School	Park Location	Time of Year	Notes
Primary School sports	Our Lady of the Assumption School	South Hagley Park	September	
School Cricket	Christchurch Girls High	South Hagley Park	November	
School Cricket	St Michael's Church School	South Hagley Park	February	
Cross Country	Wharenui School	South Hagley Park	March	

7.3 Events

The following table lists significant public events that occur regularly, or have taken place, in Hagley Park. It is intended to be an indication only as the names, times and even locations of the events change. Some of the events listed may not occur again or, if they do, then sporadically. The table is not necessarily complete.

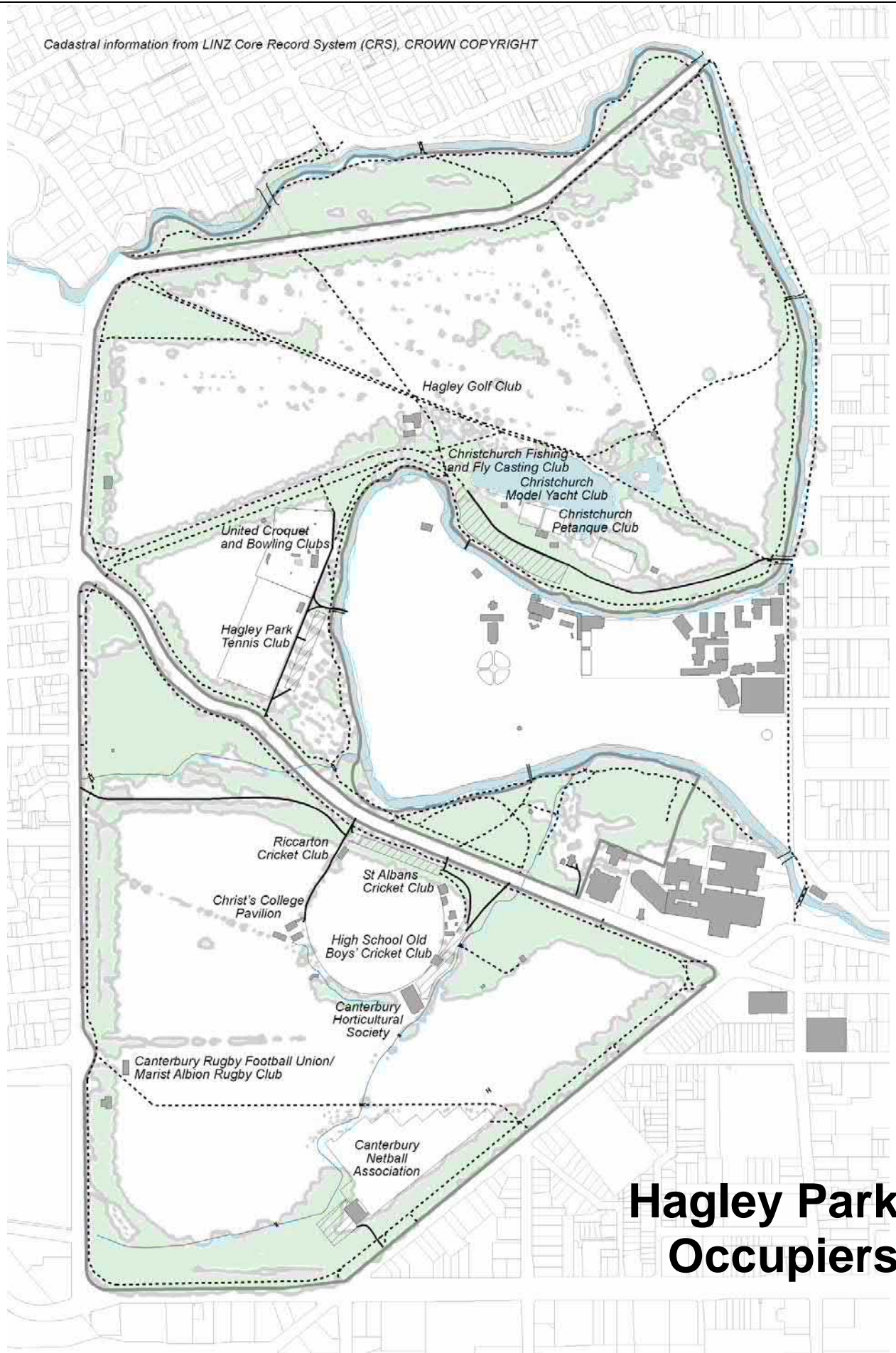
The BeThere Events online calendar of Christchurch and Canterbury Marketing Limited (<http://www.bethere.org.nz/>) provides a current list of all forthcoming events, including those located in Hagley Park.

Event	Organisation	Location	Time of Year	Frequency	Attendance
ASB Step Ahead	Alro Sports	North Hagley Park		Last held March 2002	
Bio-Blitz	Landcare Research, Lincoln University, Christchurch City Council	Hagley Park		Held in April 2005	
Christmas Parade start	Christchurch Children's Christmas Parade Trust	Start North Hagley Park	December	Annual, ongoing	
World Fire Fighter Games	Christchurch City Council		October / November	One-off in 2002	
Retro!			February	One-off in 2002	
ASB Bank Starry Nights	Christchurch City Council	Start North Hagley Park	February	Annual, ongoing	
Teddy Bears' Picnic	Christchurch City Council	Start North Hagley Park	February	Annual, ongoing	
Rick Armstrong Motors Classical Sparks	Christchurch City Council	Start North Hagley Park	March	Annual, ongoing	120,000
Great Pipe Dream			June	One-off in 2002	
Park to Pier			October	Annual, ongoing	
Canterbury Wine and Food Festival	Wigram Lions Club	North Hagley Park	February	Annual, ongoing	

Event	Organisation	Location	Time of Year	Frequency	Attendance
Corporate Challenge	Corporate Challenge	North Hagley Park	November	Annual, ongoing	
Blues, Brews and BBQs		North Hagley Park	March 2004	Annual, ongoing	
Gardenz		North Hagley Park	October	Annual, no longer held	
Gypsy Fair		North Hagley Park	May	Annual, ongoing	
5km Family Walk		North Hagley Park	February		
Coca Cola Christmas in the Park		North Hagley Park		Annual, ongoing	
Annual Tent Show		North Hagley Park	October	Annual, ongoing	
Tent Show		North Hagley Park	September	Last held in 2003	
Supergames		North Hagley Park	February / April	Last held in 2003	
Twin Rivers - 2003		North Hagley Park	January	2003	
Go by Bike 2002		North Hagley Park	February	2003	
Circus		North Hagley Park	Christmas / New Year	2001/2002	
Ellerslie International Flower Show	Christchurch City Council	North Hagley Park	11-15 March	To be annual and first held in 2009	65,000 over five days previously in Auckland

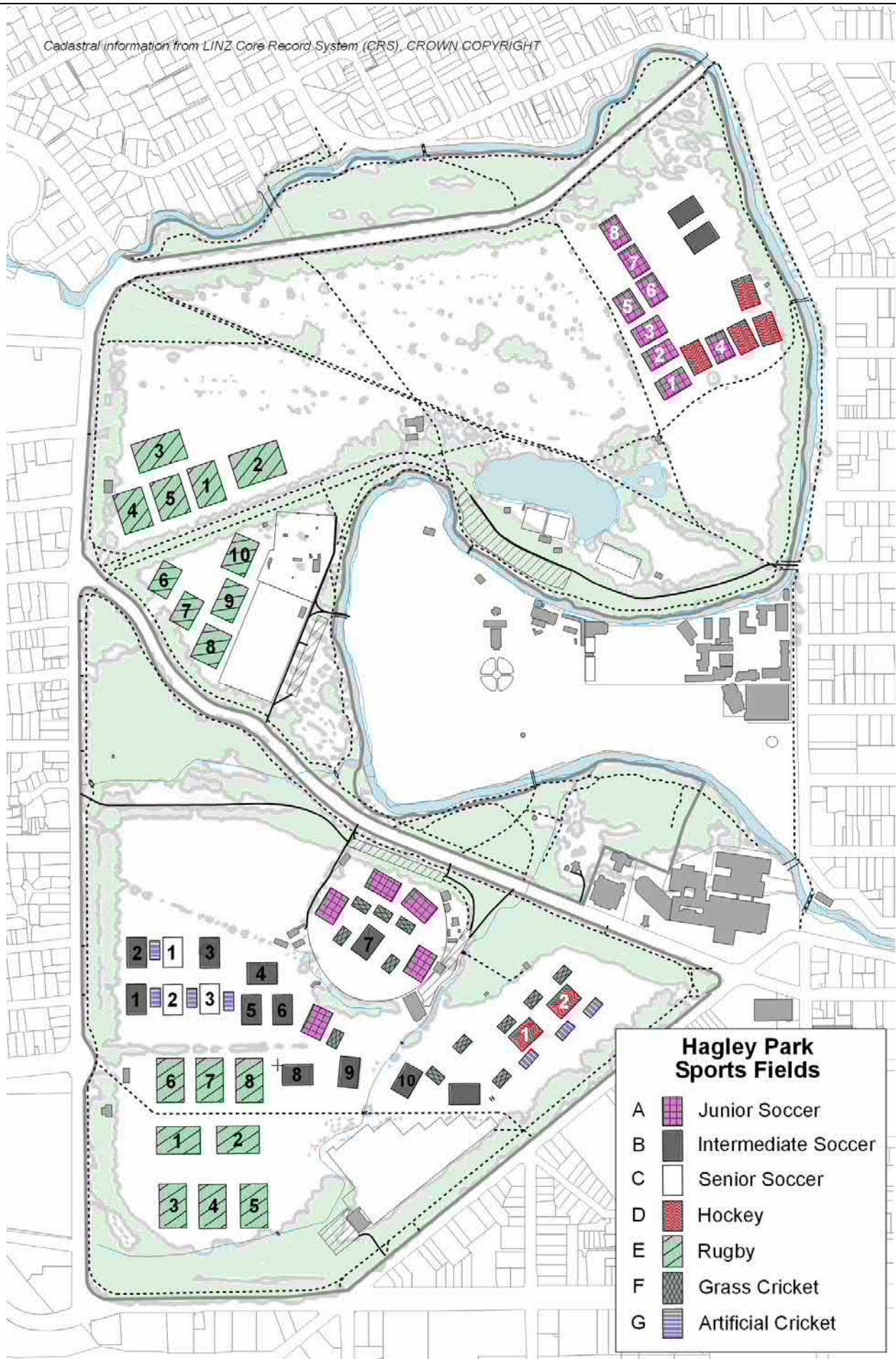


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Hagley Park Occupiers

Cadastral information from LINZ Core Record System (CRS). CROWN COPYRIGHT



APPENDIX 8: LEGAL DOCUMENTS

8.1 Reserves Act 1977⁷

This is the key legal document that sets the use of Hagley Park. Relevant sections of this Public Act are included as follows (parts are highlighted for particular emphasis for the purposes of this management plan):

PART 3 - CLASSIFICATION AND MANAGEMENT OF RESERVES

Classification and purpose of reserves

17. Recreation reserves—

- (1) It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.
- (2) It is hereby further declared that, having regard to the general purposes specified in subsection (1) of this section, every recreation reserve shall be so administered under the appropriate provisions of this Act that—
 - (a) The public shall have freedom of entry and access to the reserve, subject to the specific powers conferred on the administering body by sections 53 and 54 of this Act, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general well-being of the reserve and for the protection and control of the public using it:
 - (b) Where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve:

Provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or 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 1993:

- (c) Those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved:
- (d) To the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

⁷ Sourced in part from the New Zealand Legislation website (<http://www.legislation.govt.nz/default.aspx>). There is no copyright in New Zealand legislation (see section 27 of the Copyright Act 1994). All Acts, Bills, Supplementary Order Papers, and Regulations featured on this website may be reproduced free of charge in any format or media without requiring specific permission.

Management and control of reserves

28. Appointing a local authority to control and manage a reserve—

- (1) For the better carrying out of the purposes of any reserve vested in the Crown, the Minister may, by notice in the Gazette, appoint any local authority to control and manage the reserve for the particular purpose for which the reserve is classified.
- (2) Every appointment of a local authority under this section shall be subject to such special conditions and restrictions as may be specified in the notice in the Gazette, and shall take effect according to the tenor thereof, and every appointment of a local authority and any special conditions and restrictions attached to that appointment may in like manner, by notice in the Gazette, be revoked or amended.
- (3) Every local authority appointed under this section shall by virtue of that appointment be authorised to expend and apply money in controlling and managing the reserve in accordance with the particular purpose for which the reserve is classified.

Functions of administering body

41. Management plans—

- (1) The administering body shall, within 5 years after the date of its appointment or within 5 years after the commencement of this Act, whichever is the later, prepare and submit to the Minister for his approval a management plan for the reserve under its control, management, or administration.
- (2) The Minister may extend the time within which an administering body is required to submit its management plan to him for approval, where he is satisfied with the progress the administering body has made with the preparation of its management plan.
- (3) The management plan shall provide for and ensure the use, enjoyment, maintenance, protection, and preservation, as the case may require, and, to the extent that the administering body's resources permit, the development, as appropriate, of the reserve for the purposes for which it is classified, and shall incorporate and ensure compliance with the principles set out in section 17, section 18, section 19, section 20, section 21, section 22, or section 23, as the case may be, of this Act for a reserve of that classification.
- (4) The administering body of any reserve shall keep its management plan under continuous review, so that, subject to subsection (3) of this section, the plan is adapted to changing circumstances or in accordance with increased knowledge; and the Minister may from time to time require the administering body to review its management plan, whether or not the plan requires the approval of the Minister under this section.
- (5) Before preparing a management plan for any one or more reserves under its control, the administering body shall—
 - (a) Give public notice of its intention to do so; and
 - (b) In that notice, invite persons and organisations interested to send to the administering body at its office written suggestions on the proposed plan within a time specified in the notice; and

- (c) In preparing that management plan, give full consideration to any such comments received.
- (5A) Nothing in subsection (5) of this section shall apply in any case where the administering body has, by resolution, determined that written suggestions on the proposed plan would not materially assist in its preparation.
- (6) Every management plan shall be prepared by the administering body in draft form in the first place, and the administering body shall—
 - (a) Give public notice complying with section 119 of this Act stating that the draft plan is available for inspection at a place and at times specified in the notice, and calling upon persons or organisations interested to lodge with the administering body written objections to or suggestions on the draft plan before a specified date, being not less than 2 months after the date of publication of the notice; and
 - (aa) On giving notice in accordance with paragraph (a) of this subsection, send a copy of the draft plan to the Commissioner; and
 - (b) Give notice in writing, as far as practicable, to all persons and organisations who or which made suggestions to the administering body under subsection (5) of this section stating that the draft plan has been prepared and is available for inspection at the place and during the times specified in the notice, and requiring any such person or organisation who or which desires to object to or comment on the draft plan to lodge with the administering body a written objection or written comments before a specified date, being not less than 2 months after the date of giving of the notice; and
 - (c) Make the draft management plan available for inspection, free of charge, to all interested persons during ordinary office hours at the office of the administering body; and
 - (d) Before approving the management plan, or, as the case may require, recommending the management plan to the Minister for his approval, give every person or organisation who or which, in lodging any objection or making any comments under paragraph (a) or paragraph (b) of this subsection, asked to be heard in support of his or its objection or comments, a reasonable opportunity of appearing before the administering body or a committee thereof or a person nominated by the administering body in support of his or its objection or comments; and
 - (e) Where the management plan requires the approval of the Minister, attach to the plan submitted to him for approval a summary of the objections and comments received and a statement as to the extent to which they have been allowed or accepted or disallowed or not accepted.
- (7) Where under subsection (4) of this section the Minister requires an administering body to review its management plan, he may direct that the administering body follow the procedure specified in subsections (5) and (6) of this section, and the administering body shall follow that procedure accordingly as if the review were the preparation of a management plan.
- (8) Where in terms of its responsibilities under this Act the administering body of any reserve resolves to undertake a comprehensive review of its management plan, the administering body shall follow the procedure specified in subsections (5) and (6) of this section as if the review were the preparation of a management plan.

- (9) Where under subsection (4) of this section the administering body considers any change not involving a comprehensive review to its management plan is required, it may, if it thinks fit, follow the procedure specified in subsections (5) and (6) of this section.
- (10) The administering body or committee or person before which or whom any person appears at any hearing in support of any objection or comments shall determine its or his own procedure at the hearing.
- (11) The administering body shall in the exercise of its functions comply with the management plan for the reserve and any amendment thereof, being, in the case of a plan or an amendment that requires the approval of the Minister, a plan or an amendment so approved.
- (12) No approval by the Minister for the purposes of this section shall operate as an approval or a consent for any other purpose of this Act.
- (13) Where a recreation reserve is vested in a local authority or a local authority is appointed to control and manage a recreation reserve, the local authority shall not be required to submit its management plan to the Minister for approval, unless the terms of vesting or of appointment to control and manage the reserve so require:

Provided that the local authority shall make its management plan available for inspection by or on behalf of the Minister whenever so required.

- (14) The Minister may, by notice to them, require the administering bodies of reserves in any locality to consult with each other in the preparation of their management plans so that the management plans are integrated for the benefit of the locality.
- (15) Where under this Act the approval or consent of the Minister is required to any action by an administering body, the Minister may, at his discretion, refuse to grant his approval or consent unless and until the administering body has submitted its management plan for approval (whether or not the plan otherwise requires the approval of the Minister under this section) and the plan has been approved by him.
- (16) This section shall not apply in respect of any Government purpose reserve or local purpose reserve unless the reserve is vested in an administering body or an administering body is appointed to control and manage the reserve, and the Minister in the notice of vesting or notice to control and manage directs that this section is to apply in respect of the reserve.

General powers of Minister and of administering body

42. Preservation of trees and bush—

- (1) The trees and bush on any historic reserve or scenic reserve or nature reserve or scientific reserve shall not be cut or destroyed, except in accordance with a permit granted under section 48A of this Act or with the express consent in writing of the Minister and subject to such terms and conditions as the Minister may determine, including (as appropriate) the method of cutting, extraction, and restoration.

- (2) The trees or bush on any recreation reserve, or Government purpose reserve, or local purpose reserve shall not be cut or destroyed, except in accordance with a permit granted under section 48A of this Act or unless the administering body of the reserve is satisfied that the cutting or destruction is necessary for the proper management or maintenance of the reserve, or for the management or preservation of other trees or bush, or in the interests of the safety of persons on or near the reserve or of the safety of property adjoining the reserve, or that the cutting is necessary to harvest trees planted for revenue producing purposes.
- (3) Where in the case of any recreation reserve or Government purpose reserve or local purpose reserve the administering body is satisfied that the cutting or destruction of trees or bush is necessary for any of the reasons mentioned in subsection (2) of this section, the administering body shall not proceed with the cutting or destruction and extraction except in a manner which will have a minimal impact on the reserve and until, as circumstances warrant, provision is made for replacement, planting, or restoration; and the administering body shall not proceed to authorise the cutting or destruction, except subject to conditions as to the method of cutting or destruction and extraction which will have minimal impact on the reserve and, as circumstances warrant, replacement, planting, or restoration; and any other conditions which the administering body considers to be appropriate in the circumstances.

45. Erection of shelters, huts, cabins, and lodges—

The administering body may, with the prior approval of the Minister, erect, or authorise any voluntary organisation or educational institution to erect, shelters, huts, cabins, lodges, and similar resting or sleeping accommodation on any recreation reserve or scenic reserve in order to encourage the public to appreciate and enjoy the benefits of the outdoors and nature, where, because of the isolation, rugged contour, or very large area of the reserve, this type of accommodation is necessary and cannot be provided outside and in close proximity to the reserve. Any approval granted under this section shall be on such terms and conditions as to location, structure, custody, use, and otherwise as the Minister approves.

48. Grants of rights of way and other easements —

- (1) Subject to subsection (2) of this section and to the Resource Management Act 1991, in the case of reserves vested in an administering body, the administering body, with the consent of the Minister and on such conditions as the Minister thinks fit, may grant rights of way and other easements over any part of the reserve for—
 - (a) Any public purpose; or
 - (b) Providing access to any area included in an agreement, lease, or licence granted under the powers conferred by this Act; or
 - (c) The distribution or transmission by pipeline of natural or manufactured gas, petroleum, or geothermal energy; or
 - (d) An electrical installation or work, as defined in section 2 of the Electricity Act 1992; or
 - (e) The provision of water systems; or
 - (f) Providing or facilitating access or the supply of water to or the drainage of any other land not forming part of the reserve or for any other purpose connected with any such land.

- (2) Before granting a right of way or an easement under subsection (1) of this section over any part of a reserve vested in it, the administering body shall give public notice in accordance with section 119 of this Act specifying the right of way or other easement intended to be granted, and shall give full consideration, in accordance with section 120 of this Act, to all objections and submissions received in respect of the proposal under that section.
- (3) Subsection (2) of this section shall not apply in any case where—
 - (a) The reserve is vested in an administering body and is not likely to be materially altered or permanently damaged; and
 - (b) The rights of the public in respect of the reserve are not likely to be permanently affected—by the establishment and lawful exercise of the right of way or other easement.
- (4) The District Land Registrar for the land registration district in which is situated any reserve in respect of which any right or easement has been granted under this section shall, on the application of the administering body, register the instrument granting the right or easement against any certificate of title that may have been issued for the reserve, and, if the reserve is held on registered lease or licence, any such instrument may be registered in the same way as any dealing with the lease or licence.
- (5) Where no certificate of title has been issued for any reserve over which a right or easement has been granted under this section, the instrument granting the right or easement may be registered with the District Land Registrar in the same manner and with any necessary modifications as any lease or licence of Crown land may be registered under the Land Act 1948.
- (6) Rights of way and other easements may be granted under this section to any person, including, notwithstanding any rule of law to the contrary, the administering body in which the reserve is vested, and, where the right of way or other easement is granted to the administering body, covenants and agreements in respect of any such transaction may be entered into by the administering body in the one capacity so as to bind or benefit the administering body in the other capacity as fully and effectually as if the administering body were a separate person in each capacity.

Particular powers of Minister and administering body

53. Powers (other than leasing) in respect of recreation reserves—

- (1) The administering body of a recreation reserve may from time to time, in the exercise of its functions under section 40 of this Act and to the extent necessary to give effect to the principles set out in section 17 of this Act,—
 - (a) Enclose the reserve, or any part thereof, which it may at any time decide is necessary or desirable—
 - (i) To lay down or renew in grass or to plant or improve; or
 - (ii) To farm or graze or afforest as a part of a development, improvement, or management programme,—

and may lay down or renew in grass, or plant or improve, or, as the case may be, farm or graze or afforest, the reserve or that part:

Provided that the administering body shall not afforest the reserve or any part thereof except in accordance with section 75 of this Act:

- (b) Prohibit from time to time the public from entering or encroaching on any part of the reserve so laid down, renewed in grass, planted, improved, grazed, farmed, or afforested:
- (c) Prescribe the games, sports, or other activities for public recreation or enjoyment which may take place in the reserve or in any specified part thereof, and regulate the use of the reserve for those games, sports, and other activities, and prohibit altogether the playing of any particular game, sport, or other activity therein:
- (d) Prescribe, as to not more than 40 days in any year as it thinks fit, that the public shall not be entitled to have admission to the reserve or to any part or parts thereof set apart for a particular purpose or purposes unless on payment of a charge or charges as hereinafter mentioned:

Provided that with the prior consent of the Minister the number of days that the public shall not be entitled to have admission as aforesaid may be increased:

Provided also that this paragraph shall not apply to any part of the reserve to which paragraph (h) of this subsection applies or to any lease granted under the authority of section 54(1)(a) of this Act or a lease or licence granted under the authority of section 54(1)(d) of this Act:

- (e) Grant the exclusive use of the reserve or any part thereof on any one or more of the days provided for in paragraph (d) of this subsection, but not for more than 6 days consecutively at any time, to any person, body, voluntary organisation, or society (whether incorporated or not) for the purpose of particular games, sports, or other activities or for public recreation or enjoyment, with authority for that person, body, organisation, or society to demand a fee or charge for admission on that day or those days to the reserve or part thereof so granted and also to any stand or enclosure, not exceeding the amount or amounts from time to time specified by the Minister:

Provided that the Minister may from time to time approve with respect to any specified reserve the fixing of such other charges as he thinks fit, either generally or with respect to specified occasions:

Provided also that the Minister may consent to an increase in the number of consecutive days specified in this paragraph for the purposes of any specified occasion or event:

- (f) Enter into an agreement with any such person, body, society, or voluntary organisation for the use by him or it of the reserve or any specified part thereof on a specified number of days in each year during the term of the agreement, which (save as otherwise authorised by the Minister in any particular case) shall not be for a longer period than 10 years at any one time, subject to—
 - (i) The limitations imposed by paragraphs (d) and (e) of this subsection; and
 - (ii) No buildings being permitted under the terms of the agreement other than buildings of a temporary nature required during the period of use in any particular year:

- (g) Erect on some portion of the reserve stands, pavilions, gymnasiums, or other buildings and structures associated with and necessary for the use of the reserve for outdoor recreation, and (subject to paragraphs (d) and (e) of this subsection as to the number of days on which a charge may be made for admission to any such building or structure) may fix reasonable charges for the use of and generally regulate the use and custody of and admission to any such buildings or structures:

Provided that where the Minister considers it to be in the public interest, the administering body may, with the prior consent of the Minister, erect buildings and structures for public recreation and enjoyment not directly associated with outdoor recreation:

- (h) At any time and from time to time set apart any part or parts of the reserve—
- (i) For gardens, open spaces, footpaths, driveways, or picnic grounds, or for the provision of any other like facilities for public recreation or enjoyment or for facilities and amenities necessary for the public using the reserve; and construct or develop those gardens, open spaces, footpaths, driveways, picnic grounds, or other facilities for public recreation or enjoyment or facilities and amenities necessary for the public using the reserve; and fix reasonable charges for the use of those picnic grounds, facilities, and amenities:
 - (ii) With the prior consent of the Minister, for baths, camping grounds, parking places for vehicles, or mooring places for boats, necessary for the convenience of persons using the reserve, and construct and develop such baths, camping grounds, and parking or mooring places, and fix reasonable charges for the use of such baths, camping grounds, and parking or mooring places:
 - (iii) With the prior consent of the Minister, for compounds for animals for display to persons using the reserve, and construct and develop such compounds, and fix reasonable charges for viewing the animals therein:
- (i) Make, stop, divert, widen, or alter any bridges, ways, or watercourses in, upon, through, across, or over any part of the reserve, subject to the payment of compensation for damage thereby to adjacent land:

Provided that any such power in relation to watercourses shall be exercised subject to the Resource Management Act 1991:

- (j) With the prior consent of the Minister [and subject to the Resource Management Act 1991], and having regard to the need to conserve the natural beauty of any sea, lake, river, or stream bounding the reserve or of any lake, river, or stream within the reserve, do all such things on the reserve as it considers necessary, including the erection of buildings and structures on the reserve, to enable the public to obtain the maximum recreational use and enjoyment of that sea, lake, river, or stream:
- (k) With the prior consent of the Minister, set apart and use any part of the reserve as sites for residences for officers or servants of the administering body or of rangers or for other buildings considered desirable or necessary for the proper and beneficial management, administration, control, protection, and maintenance of the reserve:
- (l) Appoint officers and servants, whether paid or unpaid:

- (m) With the prior consent of the Minister, erect or authorise the erection of huts for the use of officers of any department of State or other persons engaged under lawful authority in the destruction or eradication of introduced flora and fauna:
- (n) Subject to any lease or licence granted pursuant to section 54(1)(d) of this Act, prohibit or regulate the carrying on of any trade, business, or occupation within the reserve:
- (o) Do such other things as may be considered desirable or necessary for the proper and beneficial management, administration, and control of the reserve.

(2) Notwithstanding anything in subsection (1) of this section, but subject to the first proviso to paragraph (d) of that subsection and to the second proviso to paragraph (e) of that subsection, where the administering body is a local authority it shall not be necessary for that administering body to obtain the consent, authority, or approval of the Minister, and it may exercise any power or discretion vested in the Minister by virtue of that subsection:

Provided that the administering body shall not afforest the reserve or any part thereof except in accordance with section 75 of this Act.

54. Leasing powers in respect of recreation reserves (except farming, grazing, or afforestation leases)—

- (1) With the prior consent of the Minister, the administering body, in the case of a recreation reserve that is vested in the administering body, may from time to time, in the exercise of its functions under section 40 of this Act, . . . may from time to time, to the extent necessary to give effect to the principles set out in section 17 of this Act,—
 - (a) Lease to any person, body, voluntary organisation, or society (whether incorporated or not) any area set apart under section 53(1)(h) of this Act for baths, a camping ground, a parking or mooring place, or other facilities for public recreation or enjoyment. The lease—
 - (i) May require the lessee to construct, develop, control, and manage the baths, camping ground, parking or mooring place, or other facilities for public recreation or enjoyment, or may require the lessee to control and manage those provided by the administering body; and
 - (ii) Shall be subject to the further provisions set out in Schedule 1 to this Act relating to leases of recreation reserves issued pursuant to this paragraph:
 - (b) Lease to any voluntary organisation part of the reserve for the erection of stands, pavilions, gymnasiums, and, subject to sections 44 and 45 of this Act, other buildings and structures associated with and necessary for the use of the reserve for outdoor sports, games, or other recreational activities, or lease to any voluntary organisation any such stands, pavilions, gymnasiums, and, subject to section 44 of this Act, other buildings or structures already on the reserve, which lease shall be subject to the further provisions set out in Schedule 1 to this Act relating to leases of recreation reserves issued pursuant to this paragraph:

Provided that a lease granted by the administering body may, with the prior consent of the Minister given on the ground that he considers it to be in the public interest, permit the erection of buildings and structures for sports, games, or public recreation not directly associated with outdoor recreation:

- (c) Lease to any voluntary organisation the whole or part of the reserve for the playing of any outdoor sport, games, or other recreational activity where the preparation and maintenance of the area for such sport, games, or other recreational activity requires the voluntary organisation to spend a sum of money that in the opinion of the administering body is substantial. The lease shall be subject to the further provisions set out in Schedule 1 to this Act relating to leases of recreation reserves issued pursuant to this paragraph:
- (d) Grant leases or licenses for the carrying on of any trade, business, or occupation on any specified site within the reserve, subject to the provisions set out in Schedule 1 to this Act relating to leases or licenses of recreation reserves issued pursuant to this paragraph:

Provided that the trade, business, or occupation must be necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve:

Provided also that the prior consent of the Minister shall not be required to a lease or licence under this paragraph where the trade, business, or occupation is to be carried on in the reserve only temporarily and the term of the lease or licence does not exceed 6 consecutive days.

(1A) Notwithstanding subsection (1) of this section, where—

- (a) the administering body of a recreation reserve is a territorial authority or a regional council; and
- (b) that reserve is vested in that territorial authority or regional council; and
- (c) A management plan for that reserve has been approved in accordance with section 41 of this Act; and
- (d) The lease or licence is in conformity with and contemplated by that management plan,

the prior consent of the Minister shall not be required before the administering body grants a lease or licence under subsection (1) of this section.

(2) Before granting any lease or licence under subsection (1) of this section (other than a lease or licence to which the second proviso to paragraph (d) applies), the administering body . . . shall give public notice in accordance with section 119 of this Act specifying the lease or licence proposed to be granted, and shall give full consideration in accordance with section 120 of this Act to all objections and submissions in relation to the proposal received pursuant to the said section 120.

(2A) Nothing in subsection (2) of this section shall apply in any case where the proposal—

- (a) Is in conformity with and contemplated by the approved management plan for the reserve; or

- (b) Is made following the granting of a resource consent under the Resource Management Act 1991 where the application for the resource consent was notified in accordance with section 93(2) of that Act.

- (3) Repealed.

SCHEDULES

SCHEDULE 1

Sections 54, 56, 73

BASIC PROVISIONS APPLICABLE TO LEASES OR LICENCES OF RECREATION RESERVES AND SCENIC RESERVES

Lease under section 54(1)(a)—Lease of Recreation Reserve for baths, camping grounds, etc—

Provisions of Lease

Term: Not exceeding 33 years.

Renewal: May include a provision that further similar terms may be granted if the terms and conditions of the lease have been complied with and if the lessor is satisfied that the baths, camping grounds, parking places, or other facilities, as the case may be, have been properly constructed, developed, maintained, and controlled, and that there is sufficient need for them, and that some other recreational use should not have priority in the public interest.

Freeholding rights: Nil.

Rent: Such rent, including periodic reviews of rent, as the Minister approves.

Admission charges: Such charges for admission to and use of the baths, camping grounds, parking or mooring places, or other facilities as the Minister may from time to time approve.

Termination: The land leased shall be used solely for such baths, camping grounds, parking or mooring places, or other facilities for public recreation as are specified in the lease, and, if at any time the lessor is of the opinion that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, the lessor, after making such enquiries as the lessor thinks fit and giving the lessee an opportunity of explaining the usage of the land leased, and if satisfied that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, may terminate the lease on such terms as the Minister approves in any case where an administering body is the lessor, and as the Minister thinks fit in any other case.

Compensation for improvements: On termination of the lease under the termination clause of the lease or by effluxion of time, surrender, breach of conditions, or otherwise, the land, together with all improvements thereon, shall revert to the lessor without compensation payable to the lessee or otherwise.

Erection of buildings: The lease shall prohibit the erection of any building without the prior consent in writing of the Minister.

Other terms and conditions: Such other terms and conditions as the Minister approves. Without limiting the powers of the Minister, he may require that the lease shall provide that—

(a) Notwithstanding anything to the contrary in the compensation for improvements clause of the lease, the lessor may require the lessee to remove the whole or some of his improvements; or

(b) Where improvements are of value to the lessor, the lessor may pay to the lessee the value of the improvements as determined by the Minister; or

(c) An incoming lessee shall pay to the outgoing lessee the value as determined by the Minister of specified improvements.

Lease under section 54(1)(b)—Lease of Recreation Reserve for stands, pavilions, etc.—

Provisions of Lease

Term: Not exceeding 33 years.

Renewal: May include a provision that further similar terms may be granted if the administering body is satisfied that the terms and conditions of the lease have been complied with and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.

Freeholding rights: Nil.

Rent: Such rent, including periodic reviews of rent, as the Minister approves.

Admission charges: (Refer to other terms and conditions).

Termination: The land leased shall be used solely for such sports, games, or other recreational activities as are specified in the lease, and, if at any time the lessor is of the opinion that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, the lessor, after making such enquiries as the lessor thinks fit and giving the lessee an opportunity of explaining the usage of the land leased, and if satisfied that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, may terminate the lease on such terms as the Minister approves in any case where an administering body is the lessor, and as the Minister thinks fit in any other case.

Compensation for improvements: On termination of the lease under the termination clause of the lease or by effluxion of time, surrender, breach of conditions, or otherwise, the land, together with all improvements thereon, shall revert to the lessor without compensation payable to the lessee or otherwise.

Erection of buildings: The lease shall prohibit the erection of any building without the prior consent in writing of the Minister.

Other terms and conditions:

Such other terms and conditions as the Minister approves. Without limiting the powers of the Minister, he may—

(a) Include an allocation of the use of a portion of the reserve, to be specified from time to time by the lessor, for the playing of specified sports, games, or other recreational activity. Such allocation may be for a whole year, part of a year, or for certain days in a year:

(b) Grant the exclusive use of the land in the lease or allocated in terms of the lease on a specified number of days in each year during the term of the lease, but subject to the limitation imposed by section 53 as to the number of days on which a charge for admission to the ground and to any stands, pavilions, gymnasiums, or other buildings or facilities may be made:

(c) Include a condition requiring the lessee to allow the use of playing facilities by non-members, on the payment of reasonable fees, on any occasion when playing facilities are open for play and the lessee is not exercising any right of exclusive use of the land:

(d) Include a condition requiring the lessee to make the whole or part of any stands, pavilions, gymnasiums, or other buildings or structures available from time to time at reasonable charges to such other voluntary organisation using the reserve or part of it for outdoor sports, games, or recreational activities, or in special circumstances for recreation not directly associated with outdoor recreation:

(e) Provide that, notwithstanding anything to the contrary in the compensation for improvements clause of the lease, the lessor may require the lessee to remove the whole or some of his improvements; may provide that, where improvements are of value to the lessor, the lessor may pay to the lessee the value of the improvements as determined by the Minister; or may provide that an incoming lessee shall pay to the outgoing lessee the value as determined by the Minister of specified improvements.

Lease under section 54(1)(c)—Lessee of Recreation Reserve required to make substantial expenditure—

Provisions of Lease

Term: Not exceeding 33 years.

Renewal: May include a provision that further similar terms may be granted if the lessor is satisfied that the terms and conditions of the lease have been complied with, and that there is sufficient need for the sports, games, or other recreational activity specified in the lease, and that in the public interest some other sport, game, or recreational activity should not have priority.

Freeholding rights: Nil.

Rent: Such rent, including periodic reviews of rent, as the Minister approves.

Admission charges: (Refer to other terms and conditions).

Termination:	<p>The land leased shall be used solely for such sports, games, or other recreational activities as are specified in the lease, and, if at any time the lessor is of the opinion that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, the lessor, after making such enquiries as the lessor thinks fit and giving the lessee an opportunity of explaining the usage of the land leased, and if satisfied that the land leased is not being used or is not being sufficiently used for the purpose specified in the lease, may terminate the lease on such terms as the Minister approves in any case where an administering body is the lessor, and as the Minister thinks fit in any other case.</p>
Compensation for improvements:	<p>On termination of the lease under the termination clause of the lease or by effluxion of time, surrender, breach of conditions, or otherwise, the land, together with all improvements thereon, shall revert to the lessor without compensation payable to the lessee or otherwise.</p>
Erection of buildings:	<p>The lease shall prohibit the erection of any building without the prior consent in writing of the Minister.</p>
Other terms and Conditions:	<p>Such other terms and conditions as the Minister approves. Without limiting the powers of the Minister, he may require that the lease shall—</p> <p>(a) Include the right to erect such stands, pavilions, gymnasiums, and other buildings and structures as the lessor determines are associated with and are necessary for the use of that part of the reserve for specified sports, games, or other recreational activity:</p> <p>(b) Grant the exclusive use of the land on a specified number of days in each year during the term of the lease, but subject to the limitation imposed by section 53 as to the number of days on which a charge for admission to the ground and to any buildings, stands, or facilities may be made:</p> <p>(c) Include a condition requiring the lessee to allow the use of playing facilities by non-members, on the payment of reasonable fees, on any occasion when playing facilities are open for play and the lessee is not exercising any right of exclusive use of the land:</p> <p>(d) Include a condition requiring the lessee to make the whole or part of any stands, pavilions, gymnasiums, or other buildings or structures available from time to time at reasonable charges to such other voluntary organisation using the reserve or part of it for outdoor sports, games, or recreational activities, or in special circumstances for recreation not directly associated with outdoor recreation:</p> <p>(e) Provide that, notwithstanding anything to the contrary in the compensation for improvements clause of the lease, the lessor may require the lessee to remove the whole or some of his improvements; may provide that where improvements are of value to the lessor, the lessor may pay to the lessee the value of the improvements as determined by the Minister; or may provide that an incoming lessee shall pay to the outgoing lessee the value as determined by the Minister of specified improvements</p>

Lease or licence under section 54(1)(d)—Lease or Licence of Recreation Reserve for carrying on any trade, business, or occupation—

Provisions of Lease or Licence

Term:	Not exceeding 33 years.
Renewal:	May include a provision that further similar terms may be granted if the lessor or licensor is satisfied that the terms and conditions of the lease or licence have been complied with, that some sport, game, or recreational activity should not have priority and that the trade, business, or occupation is still needed to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve.
Freeholding rights:	Nil.
Rent:	Such rent, including periodic reviews of rent, as the Minister approves.
Admission charges:	Such admission charges, appropriate to the circumstances, as the Minister may from time to time approve.
Termination:	The land leased or licensed shall be used for the carrying on of such trade, business, or occupation as is specified in the lease or licence, and, if at any time the lessor or licensor is of the opinion that the land leased or licensed is not being used or is not being sufficiently used for the purpose specified in the lease or licence, the lessor or licensor, after making such enquiries as the lessor thinks fit and giving the lessee or licensee an opportunity of explaining the usage of the land leased or licensed, and if satisfied that the land leased or licensed is not being used or is not being sufficiently used for the purpose specified in the lease or licence, may terminate the lease or licence on such terms as the Minister approves in any case where an administering body is the lessor or licensor, and as the Minister thinks fit in any other case.
Compensation for improvements:	On termination of the lease or licence under the termination clause of the lease or licence or by effluxion of time, surrender, breach of conditions, or otherwise, the land, together with all improvements thereon, shall revert to the lessor or licensor without compensation payable to the lessee or licensee or otherwise.
Erection of buildings:	The lease or licence shall prohibit the erection of any building without the prior consent in writing of the Minister.
Other terms and conditions:	Such other terms and conditions as the Minister approves. Without limiting the powers of the Minister, he may require that the lease or licence shall provide that— <ul style="list-style-type: none"> (a) Notwithstanding anything to the contrary in the compensation for improvements clause of the lease or licence, the lessor or licensor may require the lessee or licensee to remove the whole or some of his improvements; or (b) Where improvements are of value to the lessor or licensor, the lessor or licensor may pay to the lessee or licensee the value of the improvements as determined by the Minister; or (c) An incoming lessee or licensee shall pay to the outgoing lessee or licensee the value as determined by the Minister of specified improvements.

8.2 New Zealand Gazette 1980⁸

2706

THE NEW ZEALAND GAZETTE

No. 107

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for local purpose (municipal purposes), subject to the provisions of the said Act.

SCHEDULE

CANTERBURY LAND DISTRICT—ASHBURTON BOROUGH
145 square metres, more or less, being Section 1276, Town of Ashburton (formerly Part Reserve 769), situated in Block XIII, Ashburton Survey District. S.O. Plan 15115. All certificate of title 482/215.

Dated at Christchurch this 31st day of July 1980.

B. K. SLY, Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 11/37/1; D.O. 8/5/131)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for scenic purposes, subject to the provisions of section 19 (1) (a) of the said Act.

SCHEDULE

CANTERBURY LAND DISTRICT—CHEVIOT COUNTY—
NAPENAPE SCENIC RESERVE
47.4000 hectares, more or less, being Rural Section 40425, situated in Block II, Weld Survey District. S.O. Plan 14124. All *New Zealand Gazette*, 1980, page 264 (*Gazette* notice 265838/1).

Dated at Christchurch this 7th day of August 1980.

B. K. SLY, Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 11/3/33; D.O. 13/83)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes.

SCHEDULE

CANTERBURY LAND DISTRICT—CHRISTCHURCH CITY—
HAGLEY PARK
6.9600 hectares, more or less, being Rural Section 41180 (formerly part Reserve 24 and closed street) (Little Hagley Park). S.O. Plan 15234.
87.1700 hectares, more or less, being Rural Section 41181 (formerly part Reserve 24) (North Hagley Park). S.O. Plan 15235.
70.5070 hectares, more or less, being Rural Section 41182 (formerly part Reserve 24) (South Hagley Park). S.O. Plan 15236.

All situated in Block XI, Christchurch Survey District. Section 5 (1) Christchurch City (Reserves) Empowering Act 1971.

Dated at Christchurch this 20th day of August 1980.

B. K. SLY, Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 11/2/185; D.O. 8/3/35)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for scenic purposes, subject to the provisions of section 19 (1) (a) of the said Act.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—PIAKO COUNTY—
WAIRAKAU SCENIC RESERVE

128.1664 hectares, more or less, being Section 1, Block X, Aongatete Survey District. Scenic Reserve by Section 7, Reserves and Other Lands Disposal Act 1936. S.O. Plan 28698.

Dated at Hamilton this 29th day of August 1980.

G. L. VENDT,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 3/3/162; D.O. 13/106)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for local purpose (site for courthouse), subject to the provisions of the said Act.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—OHINEMURI COUNTY
4046 square metres, more or less, being Section 1, Town of Komata, situated in Block X, Ohinemuri Survey District. Part *New Zealand Gazette*, 1898, page 245. S.O. Plan 11026.

Dated at Hamilton this 22nd day of August 1980.

G. L. VENDT,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 3/30/1; D.O. 14/114)

Classification and Naming of a Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for historic purposes, subject to the provisions of the said Act, and further, declares that the said reserve shall hereafter be known as the Wigmore Historic Reserve.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—THAMES-COROMANDEL DISTRICT—WIGMORE HISTORIC RESERVE

48 square metres, more or less, being Lot 20, D.P. S. 8498, being part Allotment 6, Hahei Parish, situated in Block XII, Otama Survey District. All certificate of title No. 21A/1078. Appurtenant hereto is a right of way easement created by T.S. 355325.

Dated at Hamilton this 12th day of March 1980.

G. L. VENDT,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 3/4/32; D.O. 8/4/27)

Classification of Reserve and Declaration that the Reserve be Part of Kakepuku Mountain Historic Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a reserve for historic purposes, and further, declares the said reserve to form part of the Kakepuku Mountain Historic Reserve.

SCHEDULE

SOUTH AUCKLAND LAND DISTRICT—WAIPA COUNTY—
PART KAKEPUKU MOUNTAIN HISTORIC RESERVE

47.2070 hectares, more or less, being Lots 1, 2, 3, 4, 5, 6, and 7, D.P. S. 23411, situated in Block IX, Puniu Survey District. Part certificates of title, Volume 1033, folio 252, No. 19C/827, No. 19C/826, No. 2A/353, and Volume 482, folio 221.

Dated at Hamilton this 21st day of August 1980.

G. L. VENDT,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 3/4/28; D.O. 13/89)

⁸ From: New Zealand Gazette (<http://www.gazette.govt.nz/>), 11 September 1980, page 2706. Authorisation for reproduction in this management plan has been given by the New Zealand Gazette Office (Te Kahiti o Aotearoa) of the Department of Internal Affairs (Te Tari Taiwhenua).

8.3 Christchurch City (Reserves) Empowering Act 1971 (Amended 1974)⁹

This Local Act particularly has effect with respect to the protection of Hagley Park from further encroachment by any public works and controls the further taking of Park land for car parking areas. Relevant sections of this Act are:

An Act to redefine the purposes for which certain reserves in the City of Christchurch (including Hagley Park and the Botanic Gardens) are held, to make provision for the dedication of parts of those reserves as streets and the stopping of part of Harper Avenue and its addition to Hagley Park, and to make provision incidental to all of those objects

5. Hagley Park—

- (1) The land known as Hagley Park, being the land described in Schedule 2 to this Act, is, except for the parts of that land described in Schedule 4 to this Act, hereby vested in the Corporation for an estate in fee simple as a reserve for recreation purposes.
- (2) Notwithstanding anything in the Reserves and Domains Act 1953, the Corporation shall not, without the consent of the Minister, appropriate any part of Hagley Park for parking places for vehicles unless that part is already appropriated for that purpose at the commencement of this Act.
- (3) Nothing in section 17 or section 18 of the Reserves and Domains Act 1953 shall apply in respect of Hagley Park.
- (4) No part of Hagley Park may be taken or set apart under the Public Works Act 1928 for [any public work whatsoever].
- (5) Subsection (4) of this section shall bind the Crown.

6. Helmore's Lane—

Notwithstanding the provisions of sections 3, 5, and 12 of this Act, the inclusion within the land described in Schedule 2 to this Act of the part of Helmore's Lane which passes through Hagley Park shall not affect the status of that part of Helmore's Lane. If that part of Helmore's Lane is street—

- (a) It shall continue to remain street until it is closed in accordance with the Municipal Corporations Act 1954; and
- (b) If it is so stopped or if it is stopped street at the commencement of this Act it shall, notwithstanding anything to the contrary in the Municipal Corporations Act 1954, thereupon or as from the commencement of this Act, as the case may require, vest in the Corporation for an estate in fee simple as a reserve for recreation purposes and shall become part of Hagley Park.

⁹ Sourced in part from the New Zealand Legislation website (<http://www.legislation.govt.nz/default.aspx>). There is no copyright in New Zealand legislation (see Section 27 of the Copyright Act 1994). All Acts, Bills, Supplementary Order Papers, and Regulations featured on this website may be reproduced free of charge in any format or media without requiring specific permission.

8. Land for road reserve—

- (1) The land described in Schedule 4 to this Act is hereby vested in the Corporation for an estate in fee simple for the purposes of a road reserve.
- (2) The land described under items 6 to 11 in Schedule 4 to this Act is hereby excluded from Hagley Park and the land described under item 12 in that Schedule is hereby excluded from Sydenham Park.

12. Application of Reserves and Domains Act 1953—

For the avoidance of doubt it is hereby declared that—

- (a) The land described in Schedules 1, 2, 3, and 4 to this Act; and
- (b) Any land that, under section 6 or section 10 of this Act, becomes part of Hagley Park,—

are public reserves which, subject to the provisions of this Act, shall be held and administered subject to the provisions of the Reserves and Domains Act 1953.

SCHEDULE 2

HAGLEY PARK

ALL those pieces of land in the City of Christchurch, being more particularly described as follows:

1. 175 acres, more or less, being part Reserve 24 (South Hagley Park), shown edged red on SO Plan 11525, comprised in K 772554.
2. 216 acres, more or less, being part Reserve 24 (North Hagley Park), shown edged red on SO Plan 11525, comprised in K 772554.
3. 17 acres, more or less, being part Reserve 24 and part closed street (Little Hagley Park), shown edged red on SO Plan 11525, part comprised in K 772554.

SCHEDULE 4

ROAD RESERVE

ALL those pieces of land in the City of Christchurch, being more particularly described as follows:

1. 6 perches, more or less, being part Public Reserve, section 2, Christchurch City Reserves Act 1877, shown washed red on SO Plan 11490.
2. 18 perches, more or less, being part Public Reserve, section 2, Christchurch City Reserves Act 1877, shown washed red on SO Plan 11490.
3. 117m², more or less, being part Public Reserve and part Road Reserve, shown as B on SO Plan 13074.
4. 403m², more or less, being part Public Reserve and part Road Reserve, shown as A on SO Plan 13074.

5. 0.2 perches, more or less, being part Public Reserve, section 2, Christchurch City Reserves Act 1877, shown washed red on SO Plan 11490.
6. 5,931m², more or less, being part Reserve 24, shown outlined in red on SO Plan 11807.
7. 3 roods and 39 perches, more or less, being part Reserve 24 (Hagley Park), shown washed red on SO Plan 11537, comprised in K 772554.
8. 2 roods and 10 perches, more or less, being part Reserve 24 (Hagley Park), shown washed red on SO Plan 11537, comprised in K 772554.
9. 10 perches, more or less, being part Reserve 24 (Hagley Park), shown washed red on SO Plan 11493, comprised in K 772554.
10. 203m², more or less, being part Reserve 24, shown as A on SO Plan 13070.
11. 1 acre and 20 perches, more or less, being part Reserve 24 and part closed street (Hagley Park), shown washed red on SO Plan 11493, part comprised in K 772554.
12. 1 acre, 1 rood, and 17 perches, more or less, being part Rural Section 239 (Sydenham Park), shown washed red on SO Plan 11491, comprised in part certificate of title 125/181.

SCHEDULE 5 (Repealed)

STREET TO BE STOPPED AND ADDED TO HAGLEY PARK

Christchurch City (Reserves) Amendment Act 1974

An Act to amend the Christchurch City (Reserves) Empowering Act 1971

2. Hagley Park—

- (1) Section 5 of the principal Act is hereby amended by omitting from subsection (4) the words “a road, street, motorway, or bridge”, and substituting the words “any public work whatsoever”.
- (2) The said section 5 is hereby further amended by adding the following subsection:
“(5) Subsection (4) of this section shall bind the Crown.”

3. Land for road reserve—

Schedule 4 to the principal Act is hereby amended—

- (a) By omitting item 3, and substituting the following item:

“3. 117m², more or less, being part Public Reserve and part Road Reserve, shown as B on SO Plan 13074.”:

(b) By omitting item 4, and substituting the following item:

“4. 403m², more or less, being part Public Reserve and part Road Reserve, shown as A on SO Plan 13074.”:

(c) By omitting item 6, and substituting the following item:

“6. 5,931m², more or less, being part Reserve 24, shown outlined in red on SO Plan 11807.”:

(d) By omitting item 10, and substituting the following item:

“10. 203m², more or less, being part Reserve 24, shown as A on SO Plan 13070.”

5. Effect on district scheme—

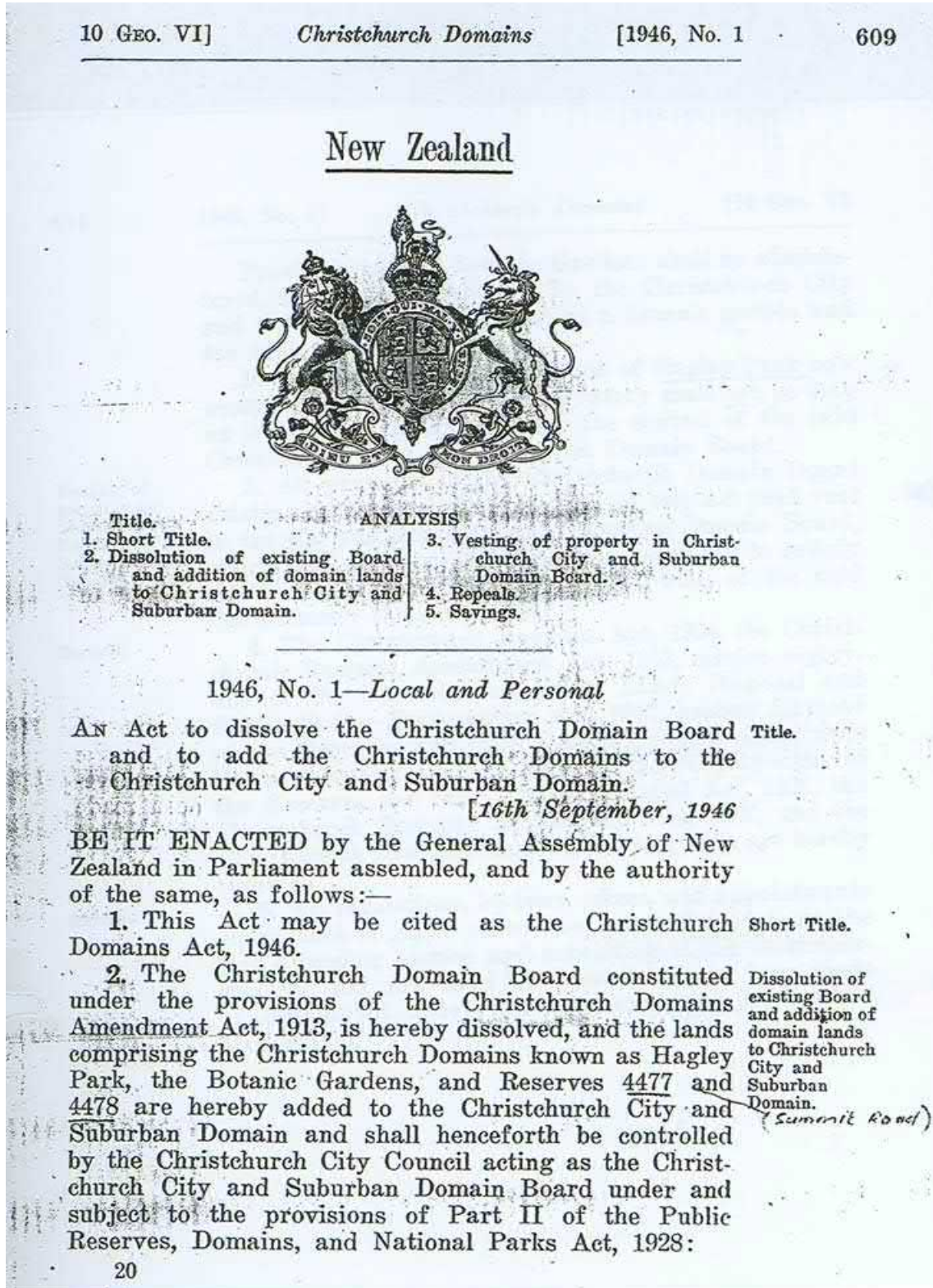
It is hereby declared that the provisions of this Act shall be deemed to be a variation of the Christchurch City Council operative district scheme pursuant to subsection (5) of section 33 of the Town and Country Planning Act 1953.



Victoria Lake.

8.4 Christchurch Domains Act 1946¹⁰

This Act vested control of Hagley Park and the Christchurch Botanic Gardens in the Christchurch City Council.



¹⁰ There is no copyright in New Zealand legislation (see section 27 of the Copyright Act 1994).

610	1946, No. 1]	<i>Christchurch Domains</i>	[10 GEO. VI
Vesting of property in Christchurch City and Suburban Domain Board.	<p>Provided that the Botanic Gardens shall be administered, maintained, and kept by the Christchurch City and Suburban Domain Board as a botanic garden and for that purpose alone:</p> <p>Provided also that that portion of Hagley Park now occupied by the Magnetic Observatory shall not, so long as it is so occupied, be under the control of the said Christchurch City and Suburban Domain Board.</p> <p>3. All property of the Christchurch Domain Board existing at the date of the passing of this Act shall vest in the Christchurch City and Suburban Domain Board, which shall make all arrangements necessary to satisfy all the obligations, financial or otherwise, of the said Christchurch Domain Board.</p>		
Repeals.	<p>4. The Christchurch Domains Act, 1904, the Christchurch Domains Amendment Act, 1913, section eighty-one of the Reserves and other Lands Disposal and Public Bodies Empowering Act, 1917, section fifty-one of the Reserves and other Lands Disposal and Public Bodies Empowering Act, 1925, section twenty-eight of the Reserves and other Lands Disposal Act, 1926, the Christchurch Domains Amendment Act, 1937, and the Christchurch Domains Amendment Act, 1943, are hereby repealed.</p>		
Savings.	<p>5. All regulations, by-laws, offices, and appointments constituted or made under the Acts referred to in the last preceding section and subsisting at the commencement of this Act shall be deemed to have been made or constituted under this Act, and shall have effect accordingly.</p>		



Netball in South Hagley Park, early last century.

8.5 The Canterbury Association Reserves Ordinance, Session V., No. 2 (October 1855)¹¹

This was the original legal document establishing Hagley Park and setting the purpose of its formation. It has now been superseded by more recent documents. Relevant sections of this ordinance are:

Whereas by an Ordinance of the Superintendent and Provincial Council of the Province of Canterbury, intituled the “Canterbury Association’s Ordinance, Session IV, No. 6”, and by virtue of certain Deeds in the Schedules to the said Ordinance annexed, certain buildings, lands, tenements, and hereditaments in the said Schedules particularly set forth and described, are vested in the Superintendent of the said Province, to be held by him, in trust, for the public uses thereof, upon the terms and conditions set forth in a certain Act of the General Assembly, entitled the “Public Reserves Act, 1854”, to be managed and disposed of according to the provisions of the said Act: And whereas, in pursuance of the provisions of the said Ordinance, certain Debentures have been issued, or are about to be issued, amounting in the whole to the sum of Twentyeight Thousand Nine Hundred and Thirty-nine Pounds Ten Shillings and Seven Pence, bearing interest at the rate of Six Pounds sterling per centum per annum, and it is expedient that the buildings, lands, tenements and hereditaments aforesaid should be managed and disposed of in the manner hereinafter provided, and that the proceeds thereof should be applied to discharge the principal and interest of such Debentures, and to no other purpose whatsoever:

Be it therefore enacted by the Superintendent of the said Province, with the advice and consent of the Provincial Council thereof as follows:—

1. Lands in the Schedule shall be disposed of by way of lease or sale.

Such of the said buildings, lands, tenements, and Hereditaments as are described in the Schedule to this Ordinance, shall be disposed of by way of lease, not exceeding thirty-two years in possession, at rack rent, or sale, or by way of Lease with a Covenant for the purchase of the demised premises within the term of such Lease: Provided that no part of such land shall be sold for a less sum than at the rate of Fifty Pounds sterling per acre, nor until such buildings, lands, tenements and hereditaments, or proposed Leases of such buildings, lands, tenements, and hereditaments, with or without Covenants for purchase, shall have been first submitted to public auction at such upset price or rent (not less in the case of sale or Covenant for purchase than the rate aforesaid), and subject to such conditions as shall be determined on by the Superintendent: Provided that if no advance be made on the upset price or rent at such auction, the Superintendent shall have power at any time thereafter, and from time to time, to sell, alienate, or let at such upset price or rent as aforesaid: and provided also that no such Lease, with such purchasing clauses, shall be for a longer term than ten years.

3. Government domain, subject to Grant to Christ’s College, to be reserved for ever as the site of the residence of the chief Officer of the Government.

The Land commonly known and described in the Schedule B to the Canterbury Association’s Ordinance as the Government Domain, No. 25, shall, except such part as shall be comprised in any Grant which the Superintendent is hereinafter authorised to make to the Corporation of Christ’s College, Canterbury, be reserved for ever as the site of the residence of the Superintendent or other Chief Officer of the Government of the said Province: Provided that not more than twenty acres of such land shall be occupied at one and the same time as gardens, or cultivated as farm land, or used except as grass or pasture land, or for the purpose of plantations and pleasure grounds.

¹¹ Copied in part from “The Ordinances of the Canterbury Provincial Council”, Session V, (October 1855), sourced from http://library.christchurch.org.nz/Heritage/Digitised/Ordinances/Ordinances_238-246.pdf.

4. Hagley Park to be reserved for ever as a public park.

The land commonly known as Hagley Park, being part of the land numbered 24, and described as the "Town Reserves" in the Schedule B to the Canterbury Association's Ordinance, bounded on the west and south by the road reserved along the boundary of the town reserves; on the north by the road reserved along the banks of the River Avon; on the east and south-east by the River Avon and the Lower Lincoln Road, shall be reserved for ever as a public park, and shall be open for the recreation and enjoyment of the public: Provided that it shall be lawful for the Superintendent to set apart so much of the said land as he shall think fit for plantations, gardens, and places for public amusement, and to make Regulations for the use and preservation thereof, and to lay out public roads through the said Park, and to make Regulations from time to time for the depasturing of cattle therein.

5. Lands in Hagley Park may be let.

It shall be lawful for the Superintendent, anything herein contained to the contrary notwithstanding, to let the lands herein described as Hagley Park and the Government Domain, or any part thereof respectively, upon lease, for any term not exceeding seven years in possession, at the best improved rent which can reasonable be obtained for the same: Provided that every such lease shall contain a condition that the Land so let shall be given up at the expiration of such Lease laid down with good meadow grass, and fenced in with a sufficient fence within the meaning of the "Cattle Trespass Ordinance", in good repair.

7. Road along the north, east, and south boundary of the town reserves, to be widened and denominated the Town Belt.

The road reserved along the north, east, and south boundary of the town reserves shall be extended to two chains in width throughout its whole length, and shall be denominated the "Town Belt": Provided that it shall be lawful for the Superintendent to reserve there from so much land as he shall think fit, and to lay out the same in plantations: Provided always, that the road along the said Town Belt shall not thereby be made narrower than thirty-three feet in any part thereof.

8. A portion of the Government Domain to be granted to Christ's College.

It shall be lawful for the Superintendent to convey, by way of free Grant, to the Corporation of Christ's College, Canterbury, a portion of the lands herein described as the "Government Domain", at Christchurch, not exceeding ten acres in extent, to be held by the said Corporation in trust as a site for the said College, and for grounds attached thereto: Provided that it shall be a condition of the said Grant that if the said lands be not occupied for the purpose aforesaid within three years from the passing of this Ordinance, or shall at any time thereafter cease to be so occupied, the said Lands shall revert to the Superintendent as though the said Grant had never been issued, and shall thenceforth constitute a part of the Government domain, as herein described.

9. A portion of the Town Reserves to be granted to the Free Church of Scotland.

It shall be lawful for the Superintendent to convey, by way of free Grant, a portion of the lands herein described as the town reserves, not exceeding three acres in extent, to be held in trust as a site for a church and schools, and for the residences of a Clergyman and Schoolmaster in connection with the Free Church of Scotland: Provided that it shall be a condition of the said Grant, that if the said lands be not occupied for the purpose aforesaid within three years from the passing of this Ordinance, or shall at any time thereafter cease to be so occupied, the said lands shall revert to the Superintendent as though the said Grant had never been issued, and may, at any time thereafter, be sold and disposed of as a portion of the town reserves, under the authority of this Ordinance.

10. Lands in Schedule B to the Canterbury Association's Ordinance not mentioned in this Ordinance, or in the Schedule to be appropriated to the purposes for which they were reserved.

All the lands described in the Schedule B to the "Canterbury Association's Ordinance" which are not mentioned in this Ordinance or in the Schedule hereto annexed, shall, until further provision be made in that behalf, be appropriated to the several purposes for which the same were severally reserved.

11. Sales and leases to be made by the Superintendent, in his name, and under the seal of the Province.

All sales and Leases hereby authorised to be made shall be made by the Superintendent, upon such terms and conditions, subject nevertheless to the conditions in this Ordinance contained, as the Superintendent shall, with the advice and consent of the Executive Council direct. And all such Conveyances and Leases shall be made by and in the name of the Superintendent, and shall be executed under the public seal of the Province.

16. Title.

This Ordinance shall be intituled and may be cited as the Canterbury Association's Reserves Ordinance, Session V, No. 2.

Schedule.

No.		Acres	Roods	Perches
5.	The Jail	0	3	28
10.	Association's Offices	0	0	16
16.	The Association's Store	0	0	30
29.	The Hospital	0	1	17
32.	Wharves and Stores	1	0	10
33.	Boathouse, &c.	0	1	27
34.	Agent's House and Offices,	1	2	28
	Immigration Barracks, &c			
21.	Botanical Garden	23	0	0
	Part of the Lands described as			
24.	Town Reserves	897	0	0
	Being all that part thereof not including the lands described in this Ordinance severally as Hagley Park, the Town Belt, or as public highways, and not including the land which the Superintendent is hereby authorised to grant to the Members of the Free Church of Scotland.			
39.	The Store at Sumner	0	3	5
44.	The Wharf, Christchurch	0	0	25
47a.	Heathcote Wharf	0	1	12

Explanation of measures given in the schedule of the ordinance:

Acre (= 4 roods) equates to approximately 4,047 metres²

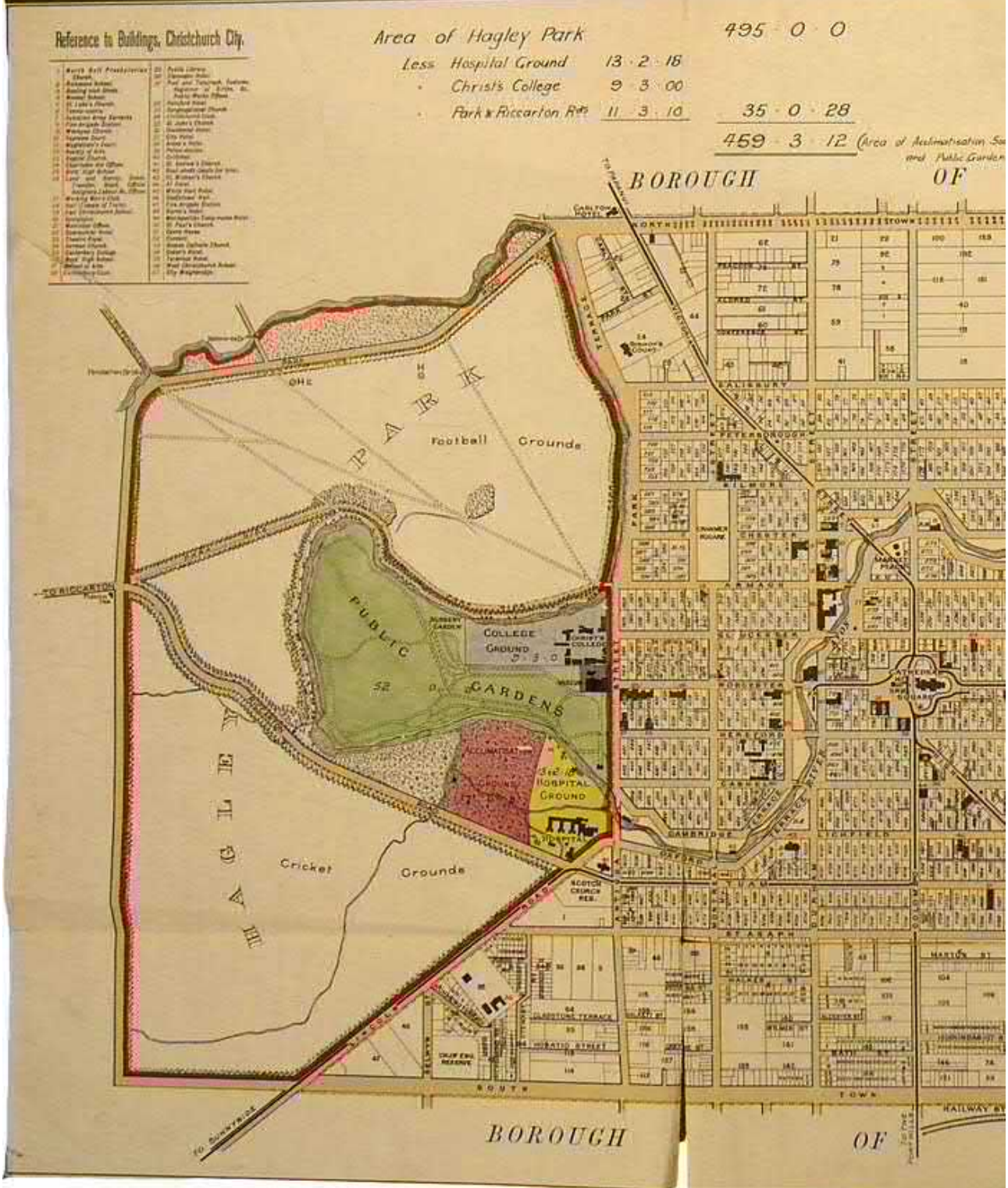
Rood (= 40 square perches) equates to approximately 1,012 metres²

Perch equates to approximately 25.29 metres²

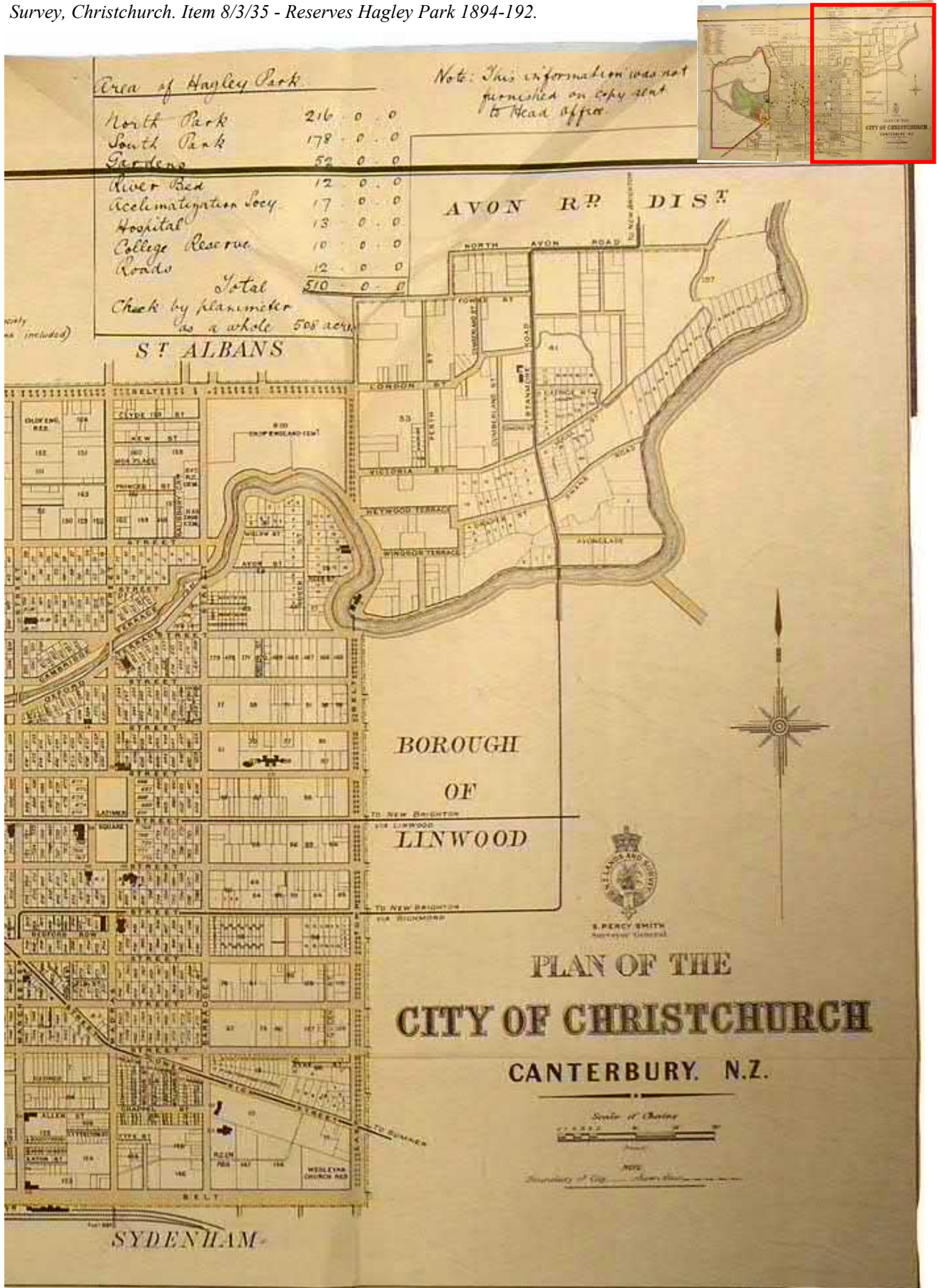
Notes.

This Ordinance was passed by the Provincial Council on the 7th of October 1855, and assented by the Superintendent on 23rd October. It was amended by the Canterbury Association's Reserves Amendment Ordinance, 1857, Session VIII., No. 11 [1857], and has been further amended by the Canterbury Association's Reserves Amendment Ordinance, 1858, Session IX., No. 3.

Undated Domains Board map showing the area of Hagley Park.
 Department of Lands and Survey, Christchurch.
 Authority to publish given by Archives New Zealand Christchurch Office.





Archives Reference: Accession CH134. Registered files of Department of Lands and Survey, Christchurch. Item 8/3/35 - Reserves Hagley Park 1894-192.



APPENDIX 9: THE CHRISTCHURCH CITY DISTRICT PLAN

9.1 Protected Buildings, Places and Objects



The following tabled written information is sourced from Appendix 1 - List of Protected Buildings, Places and Objects, Volume 3: Part 10 Heritage and Amenities of the City Plan (with the exception of images, Historic Places Trust listing and Description, which are taken from other City Council resources).



Map Ref.	Item	Date Built	City Plan Group	HPT [^] Listing	Description
A	Nurse's Memorial Chapel	1928	2*	1	Arts and Craft Gothic Revival. Single storey chapel, entrance porch opposite sanctuary that is flanked by two vestries; basement, buttresses, paired tudor arch windows, gable roofs, string course open timber roof. Stained glass windows - veronica whall, oregon panelling, parquet floor and carvings by Gurnsey and Vivian. Brick, Oamaru Stone, slate, timber. Garden setting hospital reserve. Condition: excellent. Masonry (brick), stone detailing, slate roof.
					
B	Umpires Pavilion, Hagley Oval	1864	3 [#]	2	Two storey building, gable roof with lean-tos at side and rear, double height verandah with decorative balustrade treatment and friezes, sash windows and exterior stair. Restored 1991. Skews Hey Ussher - architects.
					

[^] HPT: Historic Places Trust.

* City Plan Group 2: Include buildings, places and objects which are of **national** or **regional** importance, the protection of which is seen as **very important** where this can be reasonably achieved.

[#] City Plan Group 3: Include buildings, places and objects which are of **regional** or **metropolitan** importance, the protection of which is seen as **important** where this can be reasonably achieved.

Map Ref.	Item	Date	City Plan Group	HPT Listing	Description
C	Bandsmen's Memorial Rotunda	1926	3	2	Classical rotunda. Six columns rest on a base with metal balustrade, supporting entablature above. Concrete and reinforced concrete.
					
D	Former Nurses' Home	1935	3		Six storey building, square shaped plan, arched and rectangular sash windows, chaste Spanish mission style detailing, symmetrical façade. Concrete, steel, tiles. Reinforced concrete. Riverbank/botanic gardens setting at rear of building.
					

Map Ref.	Item	Date	City Plan Group	HPT Listing	Description
E	Armagh Street bridge	1885	3	-	Bridge to Hagley Park.
					
F	Helmores Lane bridge	1864	3	2	Three span timber bridge, wooden decking and railings. Timber piles, slightly skewed to river. Still in use - with load limitations.
					

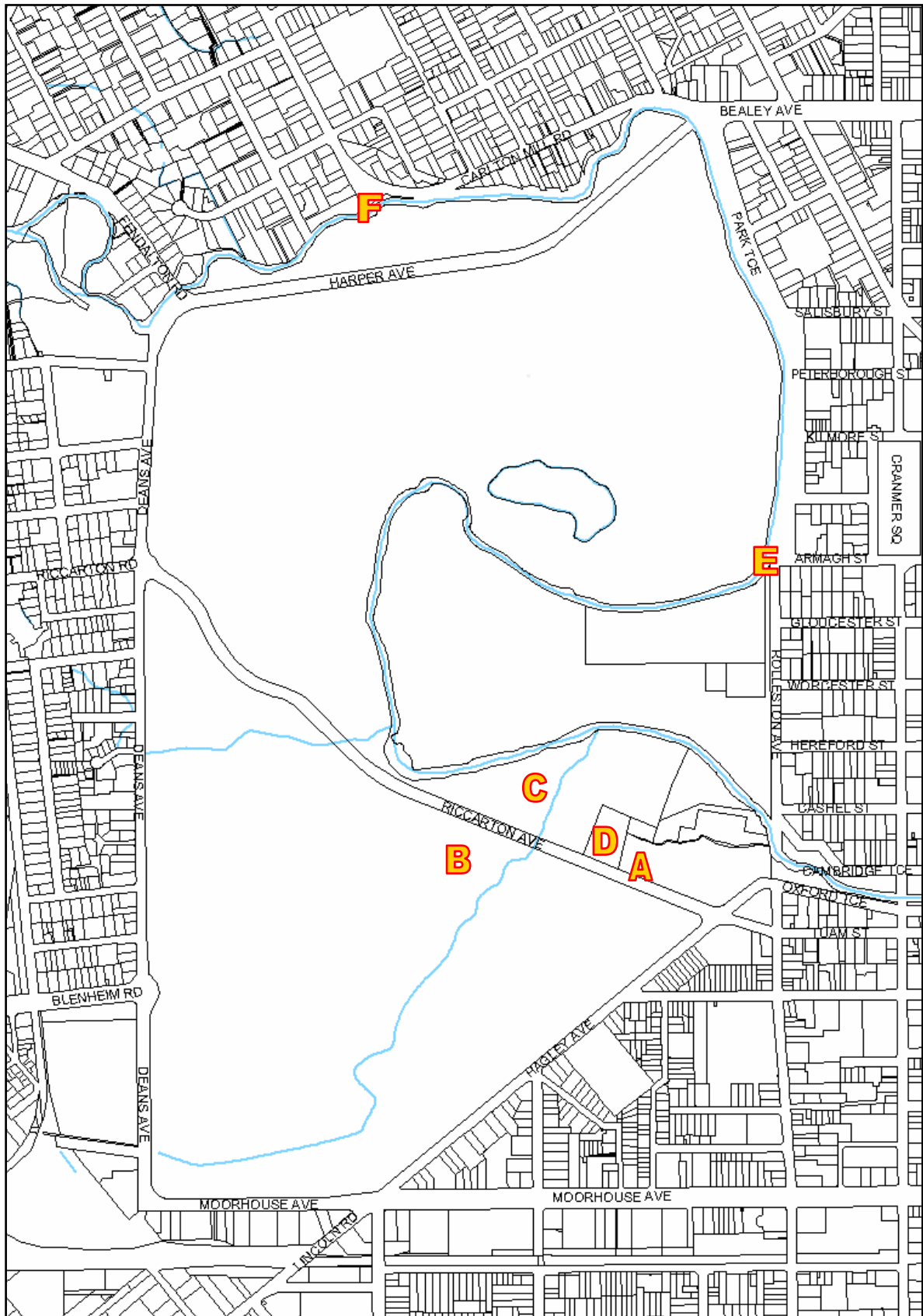
With respect to any proposal for demolition, alteration or removal of any of the above listed buildings, places and objects, and/or the erection of any additional building(s) on a site containing one of these, application will need to be made for resource consents as follows:

	Demolition	Alteration or removal	Additional buildings
Group 2	Non-complying	Discretionary	Discretionary
Group 3	Discretionary	Discretionary	Controlled

Applications for any alteration to, or erection of any additional building(s) on a site containing, a Group 3 building, place or object, or any internal alteration to a Group 2 building, place or object, will not require the written consent of other persons and shall be non-notified.

9.2 Map of Protected Buildings, Places and Objects

This maps the items in the table above.



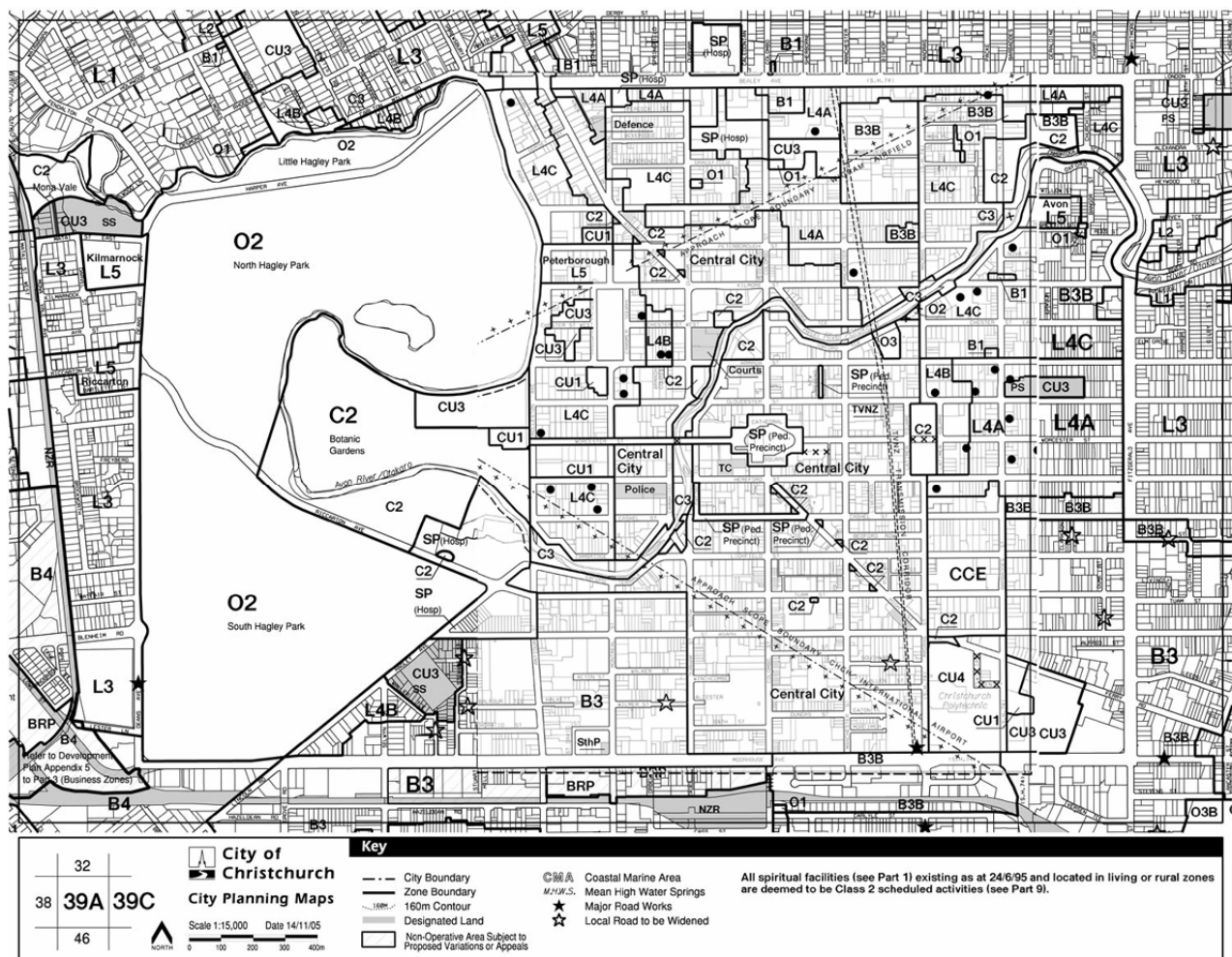
9.3 Zones

All of Little Hagley Park and South Hagley Park, and most of North Hagley Park, fall into the Open Space 2 zone identified in the City Plan. The part of North Hagley Park that is used for botanic gardens purposes (that is, largely the area lying between the Avon River and Rolleston Avenue) is zoned Conservation 2, along with the Botanic Gardens and the parcel of land underlying the Nurses' Memorial Hospital Chapel.

Of the public open space areas adjoining, or nearby to, Hagley Park, Millbrook Reserve is zoned Open Space 1 and Mona Vale Conservation 2.

These zones are displayed spatially on the following map and described in detail (taken from the City Plan document) on the subsequent two pages.

Zone Map



1.2 Open Space 1 (Neighbourhood Recreation and Open Space) Zone

Zone description and purpose

Recreational uses of the smaller areas in the Open Space 1 Zone are mostly informal in nature such as walking and playing, and therefore many contain or require seating, playground equipment or other small structures. It is important that the numerous small areas in this zone maintain their open space character and are not cluttered by facilities, and at the same time maintain their important role as a recreational area and visual open space for local neighbourhoods. Some sites may contain community facilities of value to the local neighbourhood.

Often these areas have substantial trees on them and in some neighbourhoods they are the only areas which have enough space to accommodate such trees. Recognising that infill housing development and smaller gardens are likely to lead to reduced private open space, these public open space areas will become more important in the future. These areas should be convenient to walk to, and can usefully be associated with other adjoining community facilities. A comprehensive network of such areas across the city is important for the health and amenities of the community.

These areas may contain sites with natural and/or historic values which should be taken into account when considering their management. Zone provisions take into account conservation of open space character, and at the same time enhancing the amenity and safety of these reserves. An even distribution of these open spaces is important in the achievement of an open space linkages across the city.

Environmental results anticipated

- (a) A network of small neighbourhood parks providing amenity value and informal recreation opportunities, particularly for children.
- (b) Provision of open space within walking distance of most suburban dwellings.
- (c) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.

1.3 Open Space 2 (District Recreation and Open Space) Zone

Zone description and purpose

Many parks in the Open Space 2 Zone have substantial physical resources within them such as clubrooms, changing sheds and toilet facilities. As well as these, recreation facilities such as tennis courts, goal posts, cycle and walkways, are common in this zone. Some parks also contain community facilities of value to the local neighbourhood or district eg the library at New Brighton.

It is important that a high level of open space is maintained in these areas, as they will often serve both district and local functions. The level of private use of public recreation space is therefore subject to assessment where general public use may be excluded.

As these areas often have high levels of public use on weekends and weekday evenings, provisions are included to protect the surrounding community from the adverse environmental effects of public use. This includes factors such as lighting, noise, increased traffic and safety issues. These areas may also contain sites with natural, ecological and/or historic values. The pressure of high public use on any natural, ecological and historic values must therefore be taken into account in management of areas in the

zone. Three sites within the zone have been identified for their ecological heritage values (refer Part 4, Appendix 2).

As with the Open Space 1 Zone, land in this zone is important in terms of visual open space and for trees.

Environmental results anticipated

- (a) Provision for a high level of public use of open spaces and recreation areas within the zone.
- (b) The provision of buildings and facilities necessary to facilitate both formal and informal recreation, consistent with overall maintenance of an open space character which is not dominated by buildings and hard surfacing.
- (c) The maintenance of a system of large areas of public open space for recreation throughout the city, which are well distributed and readily accessible to people in all parts of the urban area.
- (d) Enhancement of city amenities by the presence and further development as appropriate of green open space and opportunities for tree planting.
- (e) The exclusion or mitigation of activities and buildings which cause adverse environmental effects in terms of the Environmental results anticipated in the surrounding living zones.
- (f) Maintenance and enhancement of the ecological heritage sites identified within the zone.
- (g) In central New Brighton the maintenance of a low scale of buildings with an emphasis on community and recreational activities and a higher than normal amount of impervious surfacing in recognition of its role as an intensively used beachfront area.

1.5 Conservation 2 (Historic and garden city parks) Zone

Many of the parks in the Conservation 2 Zone contain historic structures and buildings, often used for a range of suitable commercial concessions. Most of the parks have other important scenic, educational, recreational and botanical values.

Many of these sites are very important for passive recreational activities, ranging from walking and picnicking, to large functions, weddings and outdoor theatre. These areas are also very well utilised by visitors, both domestic and international. 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.

Environmental results anticipated

- (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.
- (d) Activities on the surface of waters which are of a low impact and non-motorised nature.

APPENDIX 10: IMPLEMENTATION PLAN

10.1 Introduction

During the review of the Hagley Park Management Plan in 1990 a number of issues (such as car parking for visitors to Hagley Park and advancing age of the Park trees) and development and new use opportunities (such as the proposed expansion of the golf course into the Carlton Mill Sportsground area and a commercial horse riding venture to be trialled in South Hagley Park) were identified.

This resulted in a range of proposed new policy statements addressing these matters being included in the draft updated plan put out for public comment. Much of this new policy, which in many cases constituted more of a required management action than a policy direction, was confirmed with adoption of the plan in 1991 (a few, such as the proposed golf course expansion were opposed by submitters and subsequently removed from the final plan).

Prior to the 2006 review of the management plan, it had been noted that many of the intended management policy actions had not been implemented or only partially so. In addition, it was identified that there had been developments in Hagley Park, such as path improvements, landscaping and plantings, which, it could be argued, had proceeded in an ad hoc fashion and were contrary to the agreed character of the Park. An independent report (Heremaia 2003) discusses the non-performance of the management plan in implementing actions relating to the landscape policies. A list of policy actions not implemented is given in the table below.

The management plan has now been reviewed and updated to make it relevant to the current situation for Hagley Park. Obsolete policies have been removed, those that still apply retained and enhanced as necessary, and new ones added to address identified gaps in the policy framework.

The 2006 review, and associated public consultation, of the draft Hagley Park Management Plan, in conjunction with that for the related draft Hagley Park/Botanic Gardens Master Plan and draft Christchurch Botanic Gardens Management Plan, re-emphasised the raft of previously highlighted issues and gaps in the planning for Hagley Park. The review process reaffirmed the high value Hagley Park has for the citizens of Christchurch and its visitors, and particularly raised the public's desire for the English heritage derived landscape character of the Park to be conserved, yet also represent some indigenouness in the plantings in the Park. This resulted in Council resolving to adopt, as part of the operative management plan, enhanced landscape objectives and policies to protect the special English heritage style landscape character of the Park, but also to develop, where appropriate, features that represent New Zealand landscapes, including in the plantings.

It is important that the actions stated in the policy in the management plan are implemented within a transparent and realistic timeframe and that progress is regularly monitored. This implementation plan is a means to ensure this.

10.2 Previous policy review

Explanation: The following table presents an assessment of implementation performance of selected policies and statements from the 1991 version of the management plan to now (2007). It provides some rationale to justify/explain policy change incorporated into the 2007 version of the management plan. Note: The indicated proposed direction from 2007 on is not policy – see the plan’s policy section for this.

Policy Direction (1991 Plan)	Current (2007) Situation	Proposed Direction (2007 on)	Relevant 2007 Policy
Landscape			
<p><u>Policy (1), Page 53</u> The ‘English’ parkland (woodland and open space) landscape character to be protected and enhanced.</p>	<p>Value representation of New Zealand landscapes in addition to protection of the ‘English landscape character’.</p>	<p>Protect and enhance a landscape character that reflects the city’s English heritage as well as New Zealand landscapes.</p>	<p>Policy 1.1</p>
<p><u>Policy (9), Page 54</u> Prepare a Design Specification for the Park to ensure the “English’ parkland landscape character is understood and applied.</p>	<p>A design specification has not been completed, resulting in developments occurring without an overall understanding of design intent.</p>	<p>Still need a comprehensive design specification/guide, in accordance with the landscape character analysis in the plan, and which also provides for representation of New Zealand landscapes.</p>	<p>Policy 1.9</p>
<p><u>Policy (7), Page 54 and Avon River Policy (1), Page 58</u> Waterways to be retained in a natural state, and natural bank stabilisation methods used.</p>	<p>Recent restorations of the Avon River and Addington Brook have used heavy bank works.</p>	<p>Avoid treating waterways as utilities only.</p>	<p>Policy 1.7 and Policy 5.1</p>
<p><u>Policy 3, Page 55</u> Undertake a study, in conjunction with neighbourhood studies, to identify opportunities and develop proposals to reinforce linkages between the Park and the city.</p>	<p>Not initiated.</p>	<p>Plan to implement.</p>	<p>Policy 2.3</p>

Policy Direction (1991 Plan)	Current (2007) Situation	Proposed Direction (2007 on)	Relevant 2007 Policy
Administration			
<u>Policy (2), Page 56</u> Hagley Park to be under the day to day administration of the Curator Botanic Gardens.	The Botanical Services Operations Team Manager is responsible for the day to day management of the Park.	Continuation of current situation.	Policy 3.2
<u>Policy (6), Page 57</u> The Curator Botanic Gardens to investigate options for the contracting out of maintenance works where specialised in-house skills are not required.	Not a role for the Curator Botanic Gardens but rather for the Botanical Services Operations Team Manager.	Still an option to investigate, where appropriate.	Policy 3.4
<u>Policy (7), Page 57</u> The Curator Botanic Gardens to investigate opportunities for suitable development works (such as signs, historic plaques and lighting), to be funded by private sector sponsorship.	Opportunities considered, as appropriate.	Continuation of current situation.	Policy 3.5
History			
<u>Policy (6), Page 58</u> Locate an information and interpretation centre near Victoria Lake.	Not initiated to date, but Council now investigating a new/redeveloped facility to be located in the Botanic Gardens and not in Hagley Park.	A new visitor/information centre to replace the existing Botanic Gardens facility is unlikely to be located in the Park.	Policy 4.5
<u>Policy (2), Page 57</u> Historic sites and trees protected, enhanced and marked with plaques.	Some has been done.	Need programme to implement.	Policy 4.2
<u>Policy (3), Page 57</u> Prepare a historic walkway and interpretation pamphlet.	A brochure on Hagley Park has been published and can be accessed in the Council's Botanic Gardens website page.	More historic interpretation material could be considered.	Policy 4.3

Policy Direction (1991 Plan)	Current (2007) Situation	Proposed Direction (2007 on)	Relevant 2007 Policy
<p><u>Policy (4), Page 57</u> Recognise people of Ngāi Tahu who helped the early European immigrants settle in the Hagley Park area.</p>		Need to acknowledge, describe and interpret the involvement of all cultures with Hagley Park, both past and present.	Policy 4.4
Recreation			
<p><u>Page 66, Introduction</u> Over time, shift emphasis from intensive recreation to more passive/informal recreation on the park.</p>	Initiated, and comes under Signage Interpretation Policy.	New passive recreation opportunities could include the planting of fruit and nut trees that the community can harvest. Intention is to value and accommodate all recreational activity in the Park.	—
<p><u>Policy (1), Page 67</u> Review, annually, sports ground allocation.</p>	Undertaken annually by the Recreation and Sports Unit.	Need research and monitoring to identify sustainable levels of sports.	Policy 13.1
<p><u>Policies (3) and (4), Page 67</u> Ensure all park occupiers have leases, reviewed on expiry.</p>	Partially implemented - three leases outstanding.	All permanent occupiers of the Park shall receive leases.	Policies 13.2 to 13.7
<p><u>Comment to Policy (9), Page 70</u> Restrict golf course to its current area.</p>	No change to this position is supported by Council.	Golf course maintained in its current area, and the Carlton Mill sports ground shall be permanently unavailable for expansion of the golf course.	Policy 15.9
<p><u>Policy (6), Page 70</u> Investigate potential for an earth amphitheatre in the Entertainment Zone.</p>	Not supported by Council.	Policy deleted.	—

Policy Direction (1991 Plan)	Current (2007) Situation	Proposed Direction (2007 on)	Relevant 2007 Policy
Vegetation			
<u>Policy (1), Page 61</u> Detailed tree survey to be prepared.	Still in train.	Continuing.	Policy 7.1
<u>Policy (2), Page 61</u> Tree replacement programme to be prepared.	Although some tree replacement, no overall programme for the Park has been prepared.	Need to complete a Sustainable and Healthy Tree Plan for Hagley Park.	Policy 7.2
<u>Policy (4), Page 61</u> Replacement trees to be of European origin and closely related to species used by 19 th century park designers and compatible with the “English” parkland character.		Replacement trees to support the English heritage style landscape character of Hagley Park.	Policy 7.4
<u>Policy (3), Page 62</u> Internal shelterbelts in South Hagley Park reinforced with additional plantings.	Started.	Ongoing.	Policies 8.2 and 8.3
<u>Policy (4), Page 62</u> Screen the Canterbury Horticultural Society building.	Partially done.	Continuing.	Policy 8.4
<u>Policy (8), Page 62</u> Review practice of autumn leaf litter collection and mowing of grass to a uniform height throughout the Park.	Not done to date – means not achieving a rural appearance that is arguably associated with an English heritage style landscape character.	Still review.	Policy 7.8
<u>Policy (1), Page 63</u> Reduce, organise and screen Nancy’s Woodland stockpile.	Still relevant.	Consider options to utilise the area for environmental education purposes – for example, informing about sustainable management and composting.	Policy 9.1

Policy Direction (1991 Plan)	Current (2007) Situation	Proposed Direction (2007 on)	Relevant 2007 Policy
<u>Policy (3), Page 63</u> Plant bulbs and herbs in Nancy's Woodland.	Ongoing (partially completed).	Bulbs only to be planted.	Policy 9.3
<u>Policy (1), Page 64</u> No further Botanic Gardens expansions into Hagley Park.	Yes, but retain opportunity to consider compatible arboretum plantings.	Provide for arboretum tree plantings in Hagley Park.	Policies 10.1 and 10.2
<u>Policies (1), (2) and (3), Page 65</u> Plant appropriate native vegetation along the Avon River section bordering Little Hagley Park, along Addington Brook and around Albert Lake.	Partially completed.	Continue planting.	Policies 11.1, 11.2 and 11.3
<u>Policy (1), Page 65</u> Prepare golf course landscape plan and planting programme.	Prepared, but needs review.	Plan review required.	Policy 12.1
Structures			
<u>Policy (1), Page 71</u> Minimise the number of new buildings in the park.	No new buildings erected to date (other than replacement of the netball pavilion in 1995/1996 and the extension to the Christchurch Model Yacht Club building in 2007).	No further buildings supported, except a possible new toilet block just west of the Woodland Bridge.	Policies 17.1 to 17.4
<u>Policies (3) to (6), Page 72</u> Buildings to have coordinated colour schemes.	In the absence of a review of colour schemes used in the Park, not able to have been properly implemented to date.	Apply policies.	Policies 17.4 to 17.7
Circulation			
<u>Policy (1), Page 73</u> Review of the Park's circulation system to be undertaken as part of the Design Specification.	Not initiated to date. Has, though, been some development or upgrade of cycleways, combined with the establishment of shared (cycle and pedestrian) pathways.	Still require an overall review.	Policy 19.1

Policy Direction (1991 Plan)	Current (2007) Situation	Proposed Direction (2007 on)	Relevant 2007 Policy
Commercial Activity			
<u>Policy (3), Page 75</u> Permit circus, trade exhibitions, concerts and other commercial activities in the Entertainment Zone, subject to Council approval.	Still the case.	Continue policy.	Policy 20.2
<u>Policy (4), Page 75</u> Permit a horse trekking concession in South Hagley Park.	Not happening now.	Won't happen now. Policy deleted.	—
Lighting			
<u>Policy (3), Page 80</u> Extend the Entertainment Zone lighting.	Not done.		Policy 28.2
<u>Policies (1) and (4), Page 80</u> Light cycle ways, Park entrances and the fitness track.	Not all Park entrances done.		Policy 28.1 and 28.3
<u>Policy (5), Page 80</u> Light Park perimeters adjoining roads to highlight and for safety reasons.	Partially done.		Policy 28.4
<u>Policies (6) and (7), Page 80</u> Light feature park perimeter trees and seek funding from local businesses for this.	Some done.		Policies 28.6 and 28.7

Policy Direction (1991 Plan)	Current (2007) Situation	Proposed Direction (2007 on)	Relevant 2007 Policy
Car Parking			
<u>Policy (1), Page 75</u> No formal car parking on berms.	Still adhoc parking on berms - for example, along Deans Avenue, especially when weekend sports take place in South Hagley Park.	Needs to be addressed due to damage to trees/grass, and road safety implications. Following the redevelopment of the southern end of Deans Avenue, some provision for on-road car parking will be made and access to the berm by vehicles blocked.	Policy Sections 21 and 22
<u>Policy (2), Page 75</u> Provide better protection for car park trees.	Still an issue.	Continue with policy.	Policy 21.2
<u>Policy (3), Page 75</u> Redesign Botanic Gardens car park, access road and Armagh St. entrance.	Done in part. Armagh Street entrance design to be addressed following this consultation.	Continue to implement.	Policy 21.3
<u>Policy (6), Page 78</u> Increase cycle stand numbers.	Still relevant.	Continue.	Policy 22.2
<u>Policy (2), Page 78</u> Replace internal car park barriers with a more appropriate design.	Not done.	Continue policy.	Policy 23.2
<u>Policy (3), Page 78</u> Construct appropriate traffic barriers around Little Hagley Park if an unacceptable level of damage to vegetation is determined to be occurring.	Not done.		Policy 23.3
<u>Policy (4), Page 78</u> New barriers to confine vehicles to the roadway in Helmores Lane.	Done.		Policy 23.4

10.3 Miscellaneous possible actions to consider for future implementation

Possible actions that could be implemented in Hagley Park in the future, if widely supported, appropriate and fully investigated, are:

- Provide better access to the Avon River for kayak users.
- Provide information at the proposed visitor/information centre in the Botanic Gardens on the sports clubs and regular activities in Hagley Park to promote “Have a Go” Sport and events.
- Upgrade the tennis courts in North Hagley Park.
- Introduce more artworks into Hagley Park, with both permanent and temporary installations.
- Improve signage at each car park and entry point, including a map of Hagley Park, showing key facilities and field markings.
- Improve pathway lighting to enable people to feel safe when working through Hagley Park after dark.
- Introduce after hours security patrols to improve safety of users and security of facilities.
- Provide a new walking track alongside Addington Brook in South Hagley Park.
- Develop, where necessary, separate pathways for pedestrians and cyclists.
- Identify, and appropriately fence, an off-lead dog exercise area.

10.4 Park Terrace landscape plan

10.4.1. Introduction

Park Terrace is a major road linking to the central city’s one way roading system and the Cultural Precinct. It is a gateway to central Christchurch for those entering the city from the northwest. For those leaving the city centre, the trees and lawns of Hagley Park, viewed through a framework of trees flanking the Avon River, form an expansive contrast to the built up character of the city streets.

The width of the road, the bulk of the high rise apartments and detached houses on the eastern side, the sweeping lawns, the river and the mature trees, especially the magnificent willows lining the river, combine to give the road corridor a grand scale and a distinctive character. For residents and tourists alike, it is one of the most readily identifiable and appealing landscapes within the central city.

For some time there has been concern this impressive character is being eroded through changes occurring on the western side of the roadway. A number of willow trees have been removed from the river bank due to storm damage, old age and disease induced by the fungus *Armillaria*. Several of the remaining willows are ailing and further losses can be expected. This is creating significant gaps in the tree cover, some of which have been filled with other species in a haphazard manner.

An objective is to establish a programme that will reverse the decline and protect and strengthen the existing character of the river bank on the western side of Park Terrace for future generations to enjoy.

10.4.2. Rationale for inclusion in the Hagley Park Management Plan

Hagley Park lies across the Avon River from the Park Terrace corridor. As the landscape of the river bank on the Park Terrace side of the river is directly linked to the landscape of the river bank area on the Hagley

Park side it is relevant that the landscape planning for the western side of Park Terrace is integrated with that for the Park, especially considering that the management plan is under review.

A report of the Parks, Gardens and Waterways Committee to the Christchurch City Council meeting of 24 April 2002 (see Appendix 12.4 of this management plan), seeking Council's approval of the landscaping planning done for the Park Terrace side of the Avon River corridor, was adopted by Council, with the addition that no works be undertaken within 60 metres of the Carlton Mill bridge until consultation for possible bridge widening is completed or the project is discontinued.

A decision was made in later 2005 to further the planning for the Park Terrace Avon River landscape by including it in with the wider planning for the Hagley Park/Christchurch Botanic Gardens area and, specifically, to be incorporated in the draft Hagley Park Management Plan 2006. It was adopted as part of the final plan adopted by Council on 16 August 2007.

10.4.3. Ecological Assessment of the Avon River

An ecological assessment of the Avon River through the central city was conducted in June 2003 and included the stretch of the river alongside Park Terrace. From this survey recommendations were made to safeguard the life supporting capacity of the river ecosystem, including through the use of river edge treatments involving native riparian grasses and woody debris and employment of methods to keep the river bed relatively clear of fine sediment and to maintain riffle habitats.

10.4.4. Consultation

Consultation was held with interested parties in December 2001 and February 2002. This resulted in the development of a vision for the future of the corridor, in which the key messages were:

- Keep it simple and uncluttered.
- Strengthen the heritage value of the existing willows and bridges.
- Continue the willow theme, despite the risk of *Armillaria* disease, and retard the onset of disease in replacement plantings.

10.4.5. Actions

The following actions (starting in the box on the next page), listed by location, are proposed to be carried out in the part of the Avon River landscape corridor lying between North Hagley Park and Park Terrace, in accordance with:

1. The policies of Policy Sections 1 and 5 of the Hagley Park Management Plan 2007.
2. The recommendations arising from the ecological assessment of the Avon River in 2003.
3. The messages from the public consultation in consultation.

1.0 Avon River bank - Park Terrace side

- Action 1.1: Update the maintenance specification for the Avon River bank alongside Park Terrace, in acknowledgement of its city gateway character. This includes the programming of tree replacement, the planting of new trees, tree protection, mowing, weed removal and rubbish collection.
- Action 1.2: Continue with *Salix babylonica* (weeping willow) as the dominant theme tree species.
- Action 1.3: Plant ten *Fagus sylvatica* and two *Fagus sylvatica purpurea* (purple beech) as feature trees at key points, such as bridges.
- Action 1.4: Implement a long term tree management programme including:
- (a) Removal of tree species other than *Salix* (willow) and *Fagus* (beech) species, and their ground level stumps, once suitable replacement trees are available.
 - (b) Engaging Linwood Nursery to provide minimum 75mm stem diameter and 4.0 metre high *Salix* species grafted onto *Armillaria* resistant rootstock as replacement trees.
 - (c) Incorporating the naturally occurring fungus *Trichoderma* (which may retard the spread of *Armillaria*) in the soil around replacement trees' rootballs and as an additive to root stock of *Salix*.
 - (d) Spacing and aligning the replacement trees to approximate the existing *Salix* spacing and alignment following the line of the river by setting replacement trees three to seven metres back from the river edge and installing tree root barriers as appropriate to prevent the spread of *Armillaria* through roots along the row of trees and to reduce the need for root pruning within the river itself.
 - (e) Only replacing the *Armillaria* infected soil around new trees (to a depth of up to two metres and a diameter of up to 10 metres) if *Trichoderma* is found to be ineffective and costs are sustainable within the existing maintenance budget.
- Action 1.5: Retain the existing flagpoles at the Kilmore Street intersection and continue with the existing, seasonal bedding displays beneath the flagpoles.
- Action 1.6: Continue the present maintenance of the Park Terrace riverbank to a reasonably high manicured state, including trimming the pendulous willow branches once a year to permit views beneath from Park Terrace into Hagley Park and remedial pruning of the willows as needed.
- Action 1.7: Place new seats as shown on the landscape plan (see Figure 10.4.6).

2.0 Avon River bank – Hagley Park side

Action 2.1: Provide a variety of sustainable bank treatments:

- (a) Wherever practical, undertake minor modifications of the grade of existing steep, unmowable banks and establish mown grass on the new gentler slopes, and elsewhere plant native low growing riparian grasses and sedges to replace the mown grass.
- (b) Continue the existing maintenance regime under the trees, on the flat ground and on less steep, mowable banks. This includes cutting the steeper banks by weed-eater five times a year once the bulbs have flowered and died down. In the past, much of the cut grass has been allowed to fall into the water, but this practice is to be prevented in the future.
- (c) Create two canoe landing areas as shown on the landscape plan. These can double as future punt stops if required.
- (d) Replace trees as they become unsafe along the bank and in the woodland immediately adjacent to the path, using only *Fagus sylvatica* (common beech), *Fraxinus excelsior* (common ash), *Quercus robur* (English oak) and *Quercus cerris* (turkey oak), *Ulmus procera* (English elm) and *Ulmus glabra* (wych elm). Remove ground level stumps as well as trees.
- (e) Investigate the desirability of installing additional uprights under woodland and riverbank trees (see Lighting Policy 28.6 of the Hagley Park Management Plan 2007).
- (f) Plant spring bulbs in well defined groups on the flat grass areas under the trees west of the main path to create a woodland effect. In time, transfer the existing bulbs from the steeper banks to this area.
- (g) Continue to keep invasive weeds to a minimum and to cut the grass from the above the water's edge to one metre up the bank, allowing long grass and sedges to droop into the water.
- (h) Continue maintaining trees that are suckering twice a year to remove suckers. Replace these trees over time with non-suckering species, continuing the current maintenance in the meantime.
- (i) Continue to weed spray tree rings once a year in spring, to rake paths regularly, lay new chip once a year and to spray path edges once a year.
- (j) Keep the existing naturally regenerating native grasses and sedges along the river edge.
- (k) Place new seats and rubbish bins as shown on the landscape plan.

3.0 Bridges

Action 3.1: Establish a staged programme for feature lighting of all three bridges.

Action 3.2: Carlton Mill bridge:

(Note: At the time of reporting these actions to Council in April 2002, options for improving traffic flow over the Carlton Mill bridge were being investigated and the removal of vegetation in this area was put on hold as resolved by Council at that time).

- (a) Remove any trees that become unsafe. Re-assess the appropriateness of the planting near the Carlton Mill bridge in the context of the surrounding precinct. A decision as to the retention or removal of this planting should be made after any decision, if one is made at all, to widen the Carlton Mill Bridge.
- (b) Restrict access to the bridge abutments on both sides of the river through mass planting of low shrubs and native grasses, once the bridge widening is completed.
- (c) Place new seats on the Hagley Park side as shown on the landscape plan.

Action 3.3: John Burn (Salisbury St) bridge:

- (a) Keep some of the existing mown grass and form a paved route down to a canoe landing point and a seating area, together with low plantings to control the access, all as shown on the landscape plan.

Action 3.4: Armagh St. Bridge:

- (a) On 27 May 2004 the Council resolved that an overall redesign of the Armagh Street entrance be undertaken as part of the redevelopment of the Botanic Gardens, its facilities and entrances (see Appendix 12.3).
- (b) Restrict access to the bridge abutments on both sides of the river through mass planting of low shrubs and native grasses, as shown on the landscape plan.

4.0 River Management

Action 4.1: Improve the management of the river bed so as to keep the bed relatively clear of fine sediment and to maintain riffle habitats. Investigate the construction of low islands and bank extensions to achieve this.

Action 4.2: Maintain a water flow of at least 1,200 litres per second to protect shallow water habitat (Note: this is open to interpretation and depends to some extent on ECan policies).

Action 4.3: Harvest aquatic weed regularly along the reach of the river upstream and around the John Burn (Salisbury St) Bridge so that the gravels can be excavated by spawning brown trout, and survey the reach annually to determine whether or not trout spawning activity increases as a consequence.

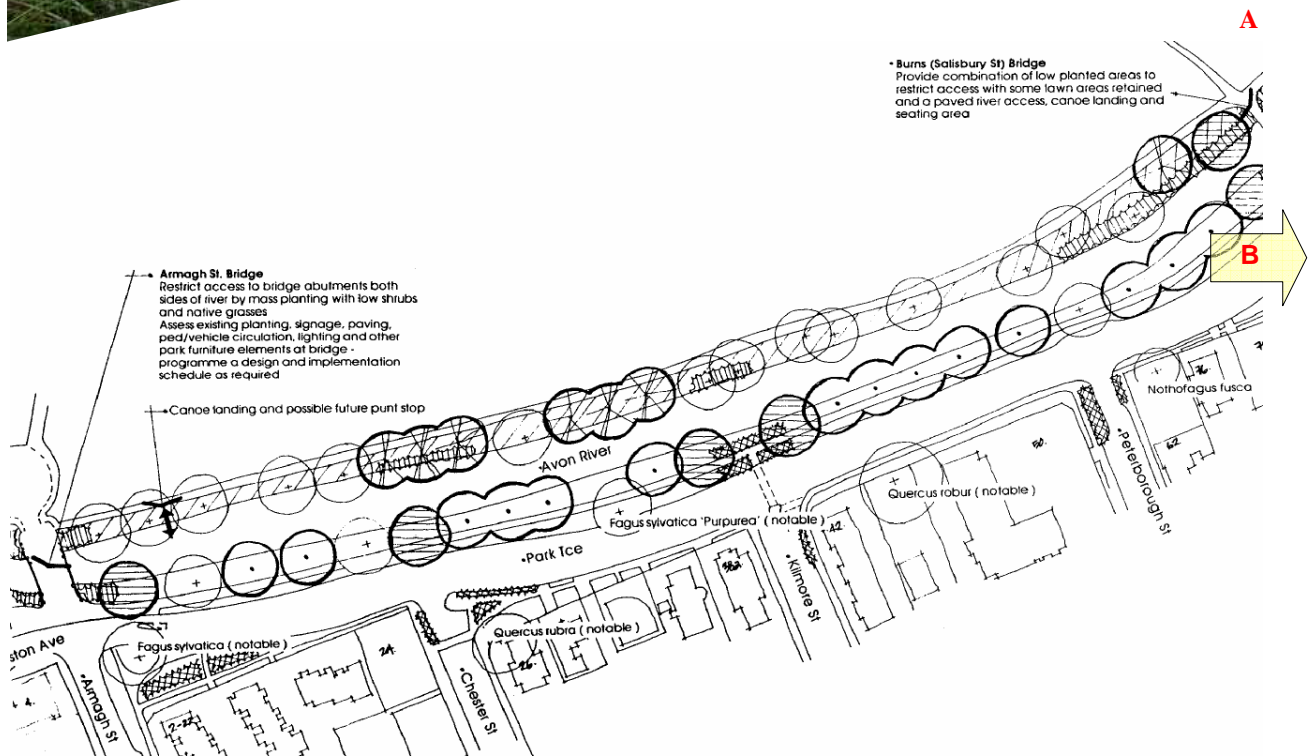
Action 4.4: Continue to manage both edges of the river so that long foliage trails into the water and provides habitat for small fish and invertebrates.

5.0 River bank north of Carlton Mill Corner (Little Hagley Park)

It had been suggested that a similar long term management and planting plan for the stretch of Avon River from Carlton Mill bridge to Fendalton Road bridge be compiled to address issues raised by residents about the management of Little Hagley Park and the adjacent river banks, but this was not supported by the Parks, Gardens and Waterways Committee in April 2002.



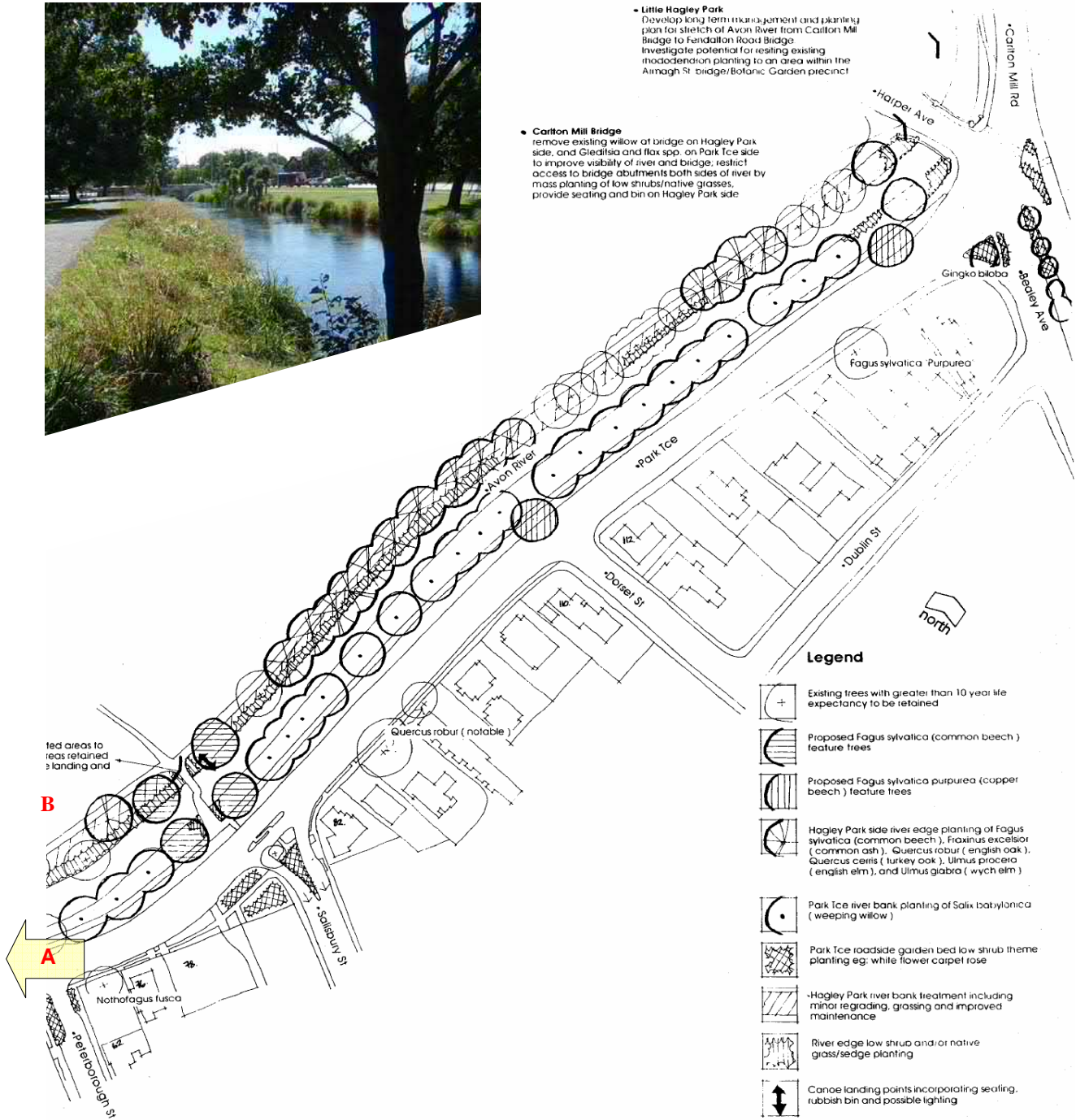
10.4.6. Park Terrace river side landscape plan





• **Little Hagley Park**
 Develop long term management and planting plan for stretch of Avon River from Carlton Mill Bridge to Foundation Road Bridge. Investigate potential for restoring existing modocedonion planting to an area within the Armagh St bridge/Botanic Garden precinct

• **Carlton Mill Bridge**
 remove existing willow at bridge on Hagley Park side, and *Gleditsia* and *flax* spp. on Park Tce side to improve visibility of river and bridge, restrict access to bridge abutments both sides of river by mass planting of low shrubs/native grasses, provide seating and bin on Hagley Park side



Legend

- Existing trees with greater than 10 year life expectancy to be retained
- Proposed *Fagus sylvatica* (common beech) feature trees
- Proposed *Fagus sylvatica purpurea* (copper beech) feature trees
- Hagley Park side river edge planting of *Fagus sylvatica* (common beech), *Flaxinus excelsior* (common ash), *Quercus robur* (english oak), *Quercus cerris* (turkey oak), *Ulmus procera* (english elm), and *Ulmus glabra* (wych elm)
- Park Tce river bank planting of *Salix batylica* (weeping willow)
- Park Tce roadside garden bed low shrub theme planting eg: white flower carpet rose
- Hagley Park river bank treatment including minor regrading, grassing and improved maintenance
- River edge low shrub and/or native grass/sedge planting
- Canoe landing points incorporating seating, rubbish bin and possible lighting

Christchurch City Council Parks and Waterways

**Park Terrace - Hagley Park
 Avon River Corridor**

Draft Landscape Plan
 January 2002 Scale 1:1000 @ A1 size Sheet 1 OF 1

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10.5 Timeline (Ten Year Programme)

The implementation period identified for each action in the following table is a suggestion only and not an expression of commitment by the Council. Actual timeframes for achieving action outcomes will change from year to year. The purpose of this timeline, though, is to prompt implementation of necessary actions within a reasonable space of time (at least before the next review of the management plan) and to update Hagley Park policy.

Action	Calendar Year (Jan - Dec)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Set up Policy Implementation Monitoring Team (PIMT)	◆									
PIMT meets to review policy implementation progress		◆ ◆	◆ ◆	◆ ◆	◆ ◆	◆ ◆	◆ ◆	◆ ◆	◆ ◆	◆ ◆
Identify and review those occupations on the Park that may be considered to be no longer appropriate				↔					↔	
Progress formalisation of all occupations		↔								
Review management plan (including public consultation and Council reporting and approval)					↔					
Prepare a Design Specification for Hagley Park	↔									
Survey condition of trees and record in database	↔									
Develop a Sustainable and Healthy Tree Plan	↔									
Specify expenditure for the Long-Term Council Community Plan	◆			◆			◆			◆

Action	Calendar Year (Jan - Dec)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Investigate landscape protection zone around Hagley Park for inclusion in City Plan		↔								
Review organised sports grounds allocation	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Review the car parking situation for Hagley Park and investigate future options	↔									
Implement actions for Park Terrace landscape plan	—————									
North Hagley Park: Armagh Street entrance redevelopment		↔								



APPENDIX 11: PLANNING DOCUMENTS

These documents range from Council policies and by-laws to guides to management plans and strategies. Some are adopted and others in preparation or in the process of being updated. They all have relevance with respect to the planning, management, development and operation of Hagley Park. They are not listed here in any particular order.

Document	Location
Hagley Park/Botanic Gardens Master Plan 2007	http://www.ccc.govt.nz/Parks/HagleyParkBotanicGardens/MasterPlan/
Christchurch Botanic Gardens Management Plan 2007	http://www.ccc.govt.nz/Parks/HagleyParkBotanicGardens/ChChBotanicGardensMngtPlan/
Avon River Master Plan 2007	http://www.ccc.govt.nz/Parks/NaturalAreas/AvonRiverMasterPlan/
Streamside Planting Guide	http://www.ccc.govt.nz/Parks/TheEnvironment/streamside.asp
Biodiversity Strategy (in prep.)	http://www.ccc.govt.nz/Environment/HealthyEnvironmentStrategies/Biodiversity/
The Christchurch City District Plan	http://www.ccc.govt.nz/CityPlan/
Long-Term Council Community Plan	http://www.ccc.govt.nz/LTCCP/
Parks and Waterways Access Strategy 2002	http://www.ccc.govt.nz/Parks/Publications/recreation_access.asp
Open Space Strategy (in prep.)	http://www.ccc.govt.nz/Environment/HealthyEnvironmentStrategies/OpenSpace/
Greater Christchurch Urban Development Strategy	http://www.greaterchristchurch.org.nz/StrategyDocument/
National Guidelines for Crime Prevention through Environmental Design in New Zealand 2005	Part 1: Seven Qualities of Safer Places: http://www.justice.govt.nz/pubs/reports/2005/cpted-part-1/cpted-part-1.pdf Part 2: Implementation Guide: http://www.justice.govt.nz/pubs/reports/2005/cpted-part-2/cpted-part-2.pdf
Safer Canterbury, Creating Safer Communities 2004	This guide promoting the application of crime prevention through environmental design (CPTED) principles can be viewed at: http://www.ccc.govt.nz/Environment/UrbanDesign/Guides/CPTEDFull.pdf
Christchurch City Public Places and Signs Bylaw 2003	http://www.ccc.govt.nz/Bylaws/ChchCityPublicPlacesandSignsBylaw2003.pdf
Signboards in Public Places Policy 1998	http://www.ccc.govt.nz/Policy/Signboards.asp
The Christchurch City Dog Control Bylaw 1997	http://www.ccc.govt.nz/Bylaws/ChchCityDogControlBylaw1997.pdf
Dog Control Policy 2003	http://www.ccc.govt.nz/Policy/DogControlPolicy.asp

APPENDIX 12: COUNCIL DECISIONS

The Council has made decisions on matters affecting the Park prior to the review and public consultation on the Draft Hagley Park Management Plan 2006. These decisions have followed due consideration of staff reports on these matters, which include applications and requests by Park occupiers, formalisation of legal requirements and the identification of development/maintenance requirements.

12.1 Formalisation of Park occupations

12.1.1. Explanation

Some existing occupiers on the Park do not have leases. Policy 13.3 in this management plan, carried over from previous policy in the 1991 version of the plan, states: *“Formal lease agreements shall be required where sports clubs occupy land and/or buildings in Hagley Park.”* The intention is that this policy is implemented as soon as it is feasible to do so.

12.1.2. Leases required

Leases are required to be processed for:

Park occupier	Lease required for
Christ’s College	Sports grounds and buildings
Hagley Golf Club for the Golf Course area	Golf course area
Christchurch Petanque Club	Part of ex-North Hagley Bowls Club greens and building

12.2 Lease renewals

11.2.1. Explanation

Some existing occupiers on Hagley Park for sports purposes have leases that have been due for renewal for some time. The processing of renewal of these was, by necessity, held over until the completion of the public consultation on the review of the management plan.

These lessees have a right of renewal, subject to there being no other required use of the leased areas that is of greater benefit to the public.

11.2.2. Lease renewals required

Leases with a right of renewal:

Lessee:	Lease covers:	Due for renewal at:
Hagley Golf Club Inc.	Clubroom site	30 June 1998
Canterbury Cricket Umpires Assoc.	Building footprint	1 December 2002
United Bowling Club Inc.	Pavilion site	1 April 2003
United Croquet Club Inc.	Pavilion site	1 April 2003
United Lawn Tennis Club Inc.	Pavilion site	1 April 2003
St. Albans Cricket Club Inc.	Facility footprint	1 November 2005

12.3 Armagh Street entrance redevelopment

12.3.1. Introduction

Identified by the Council's Greenspace Unit in 2004 that this entrance needed upgrading. See 12.3.3 for details.

12.3.2. From the report of the Parks, Gardens and Waterways Committee to the Council meeting of 27 May 2004

6. NORTH HAGLEY PARK: ARMAGH STREET ENTRANCE IMPROVEMENTS

As a consequence of an on site inspection by Committee members and staff, the Committee acknowledged that for public safety, immediate improvements to access and egress were necessary, and that an overall redesign of the entrance could coincide with the programmed redevelopment of the Botanic Gardens facilities and entrances.

The Committee decided:

1. That the Mickle Gates not be resited as recommended in the report but instead, the right-hand (or events area side) of the curved return wrought iron fence section of the gates providing a narrow pedestrian entrance, be made detachable in the sections between the existing pillars.
2. That the detachable fence section be provided with flood lighting by way of the existing light standard by the bridge.
3. That the small landscape plot of approximately 2m² be sealed to allow pedestrian access/egress through the detachable fence section.
4. That the Transport and City Streets Unit be advised that the Armagh Street bridge requires maintenance to protect the heritage value of this asset, particularly the stonework and cast iron ornamental side rails which are deteriorating.
5. That an overall redesign of the Armagh Street entrance be undertaken as part of the redevelopment of the Botanic Gardens, its facilities and entrances.

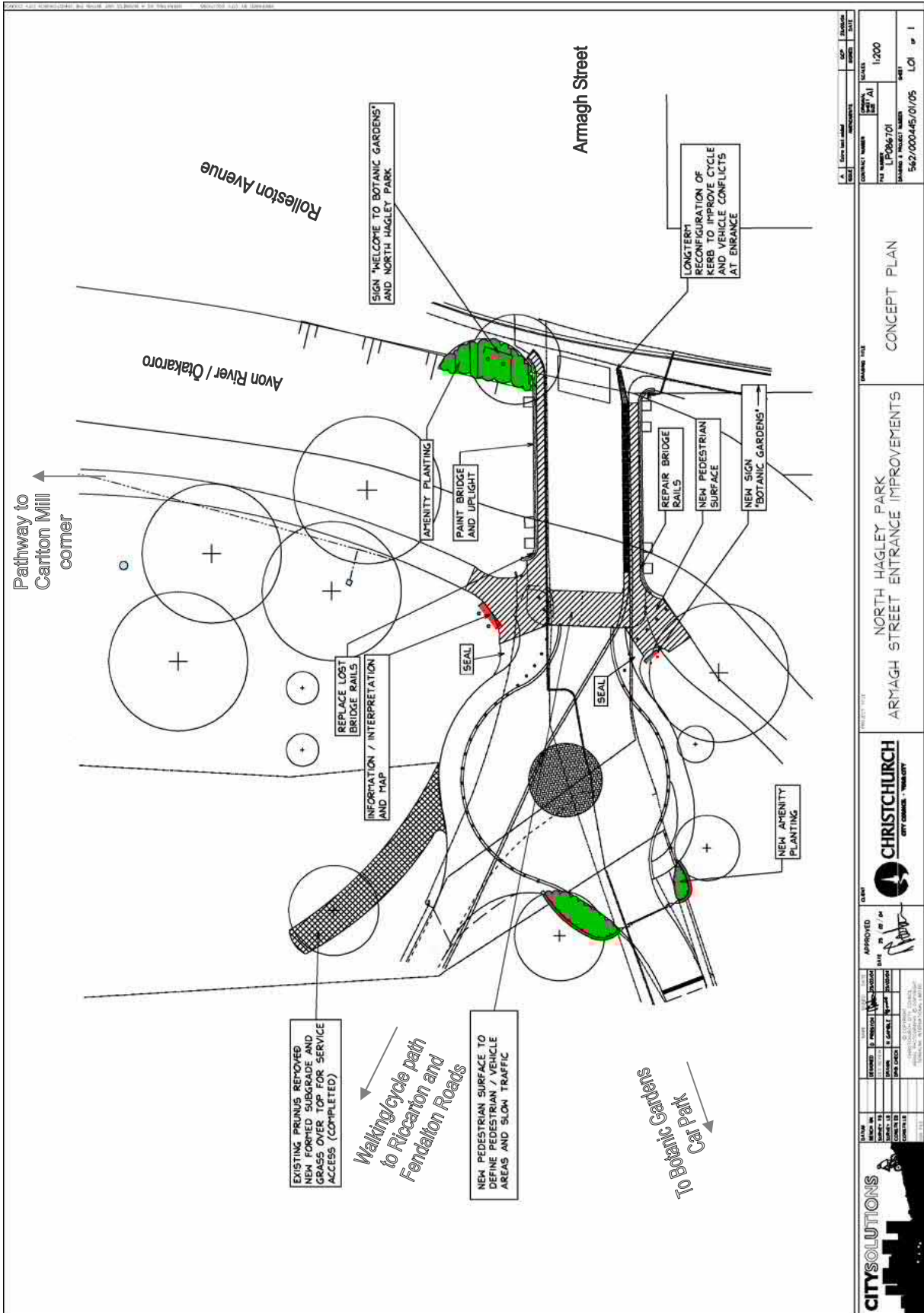
12.3.3. From the Hagley Park/Botanic Gardens Master Plan 2007

This project was adopted with adoption of the draft Hagley Park/Botanic Gardens Master Plan 2006 as the operative plan by Council on 16 August 2007.

18 ... Armagh Street entrance improvements

Location	Entrance to Hagley Park off the intersection of Rolleston Avenue, Park Terrace and Armagh Street.
Park Context	Western entrance to North Hagley Park and the vehicle entrance to the Botanic Gardens Car Park.
Description/ Action required	In March 2004 the Greenspace Unit identified the need to upgrade the Armagh Street entrance to North Hagley Park to address concerns of public safety and the need for signage and improvement of the general features of the immediate landscape. The proposed improvements included re-siting the “Mickle Gates” 24 metres further back into the Park (see Plan 18). The Hagley/Ferrymead Community Board supported the proposed plan, subject to consultation being undertaken first with identified stakeholders. The Council’s Parks, Gardens and Waterways Committee approved the plan in principle in May 2004, but recommended other options be investigated for the gates. Following an onsite inspection, the committee decided the Mickle Gates not be re-sited and made other recommendations for improvements and maintenance, including immediate ones to improve access and egress for public safety. It concluded the overall design of the entrance should be undertaken as part of the Botanic Gardens facilities redevelopment. More recently, there have been informal discussions with Christ’s College over its plans to landscape the school frontage on the Avon River bank. It is desirable that this be linked to any new landscaping of the Armagh Street entrance to the Park. The bridge is a listed heritage item and the Gates have heritage value.
Status	Covered under the Christchurch Botanic Gardens redevelopment project process.
Timeframe	Same as for the Botanic Gardens facilities redevelopment.
Benefits to the Park and Gardens	A more effective and attractive entrance, befitting its role as the major Park and Botanic Gardens entrance.
2006 Public Consultation	36 out of a total of 597 submitters responded on this project. This was slightly below the average submitter response to the master plan projects. The majority of these submitters supported the improvements of this key entrance-way.
Project Contact	City Environment Group.
Information Links	Parks, Gardens and Waterways Committee decision: http://www.ccc.govt.nz/Council/proceedings/2004/May/ParksGardens/NorthHagleyPark.pdf

Plan 18



DATE	BY	REVISION

CONTRACT NUMBER	SCALE
562/000445/01/05	1:200
DATE	
1/1/05	

PROJECT TITLE	

APPROVED	DATE

CHRISTCHURCH
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

CITY SOLUTIONS

12.4 Park Terrace landscape plan

12.4.1. Introduction

Following the report by the Parks, Gardens and Waterways Committee to Council in 2002 and the Council’s subsequent decision, an ecological assessment of the Avon River section alongside Park Terrace was undertaken, public consultation entered into and draft action statements developed (see Section 10.4).

12.4.2. From the report of the Parks, Gardens and Waterways Committee to the Council meeting of 24 April 2002

2. PARK TERRACE LANDSCAPING VISION

<p>Officer responsible Anne Greenup, Parks and Waterways Manager</p>	<p>Author Suzanne Weld, Parks and Waterways Planner (Design), DDI 371-1630 Water Fielding-Cotterell, City Arborist, DDI 371-1490</p>
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The purpose of this report is to seek the Council’s approval for the landscape planning that has taken place for the Park Terrace Avon River corridor.

INTRODUCTION

The stretch of Avon River alongside Park Terrace is a significant area of Christchurch with a definite landscape character. The character is primarily determined by the meandering Avon River, the woodland trees of Hagley Park and the sweeping, open lawns with large weeping willows along Park Terrace.

For some time there has been a need for a landscape plan for the Avon River banks from the Carlton Mill Bridge to the Hagley Park Armagh Street entrance. A number of willow trees have been removed from the riverbank over the last few years due to disease induced by the fungus Armillaria, storm damage and old age. Significant gaps along the river banks are now apparent and some of these have been filled with other species in a haphazard manner.

RELEVANT CURRENT POLICY

In line with the Hagley Park Management Plan (Part II, 1.0 Landscape, Policy 9) a detailed landscape plan has been prepared to address existing landscape issues and to take the area forward into the future by way of a vision developed with Christchurch residents.

On Page 54 of the Hagley Park Management Plan 1991, Policy 9 it is stated that

“A comprehensive “Design Specification” shall be prepared for Hagley Park in accordance with the Landscape Character Analysis.....The intent of the Design Specification is to ensure that the park is understood and recorded on formal plans and that the conservation of these values is recognised in all aspects of management and design for the park. For example the tree replacement programme.” To date this work has mainly involved extensive tree surveys and is still in progress. This plan is an example of taking the work further into detailed plans.

The Hagley Park Management Plan Part II Policy Section 4.0 Avon River states that when dealing with bank stabilisation that this be “in keeping with the setting and the high visual value of the Avon River”.

The relevant policies in this instance in considering methods to stabilise banks are :

“Policy 1 Where stabilisation of banks is required, natural methods such as regarding of banks and planting shall be used in preference to artificial walling.....

Policy 4 Native riparian vegetation shall be allowed in appropriate sections of the Avon River and its tributaries where the cultivated “English” character is not compromised.....

Policy 5 Bulbs and flowering species shall be planted along the Park Terrace edges.....

Policy 9 All bank stabilisation works carried out on the Avon River and its tributaries through Hagley Park shall take into account the health and habitats of fish and other wildlife.”

Any council project which requires public participation is carried out under the guidelines of the Seeking Community Views Policy. This plan takes into account some lower bank edge plantings using native species but essentially retaining the English tree and mown bank character.

DESCRIPTION OF THE KEY COMPONENTS OF THE LANDSCAPE PLAN FOR PARK TERRACE

The Parks and Waterways Unit has received a clear message from residents that they wish to see the existing character of Park Terrace upheld. The open character of the area with clear views to the river, bridges and in and out of Hagley Park are valued highly. In order to enhance the theme that already exists action is needed as willows and other woodland trees within Hagley Park are ageing or becoming diseased.

Several attributes of the landscape plan were endorsed by most submitters:

1. Retention of the open parkland character of Park Terrace and of the sedges lining the river’s edge.
2. Retention of the predominantly willow parkland theme by way of a programme which gradually replaced the existing willows as they decline with carefully selected, grown-on and treated stock.
3. Improved maintenance of the Hagley Park riverbanks with low shrub planting on the steepest banks which are difficult to maintain.
4. Removal of the bulky native species and Gleditsia near the Carlton Mill Bridge, but retaining the cabbage trees.
5. Removal of the bedding plants beneath the flagpoles opposite Kilmore Street.
6. Addition of one or two other tree species to highlight bridges, adding occasional purple beech to continue theme from Rolleston Avenue to the Carlton Mill bridge.
7. Addition of a small number of carefully sited seats and bins on both sides of the river but not cluttering the area with other structures.

ISSUES FOR CONSIDERATION

The proposed replanting of willow species as older trees decay and die is not without risk as the two varieties of willow along Park Terrace are possibly the most susceptible types of willow to Armillaria. To rid the soil of the fungus is a difficult exercise and would require deep and wide excavation and replacement of the soil around each tree. While many submitters supported this proposal, as they believed preservation of the willow theme should be at any cost, others felt that this was hard to justify and so other methods of reducing the effect of the fungus should be explored first. Therefore, it is recommended that disease resistant strains be developed and that treatment of the roots with trichoderma, an organism that appears to retard the fungus, may well be worth trying first. If in the future the new plantings succumb to the fungus, replacement of the soil in selected areas could be revisited as could any new treatment methods that may have come to light in that time.

It is anticipated that the above proposal and other landscape improvements in line with the plan will be accommodated within the Parks and Waterways Unit’s budget.

RESULTS OF CONSULTATION

Local landscape architect Wayne Rimmer has been engaged to prepare a landscape analysis and background information as the basis for discussion with residents and Council staff.

A thorough consultation process was carried out (see attachment). The need for a vision for Park Terrace and the up and coming consultation process was highlighted twice last year in City Scene. Interested residents had the opportunity to receive information by leaving their name and contact details with the Parks and Waterways Unit.

At the end of November an information board was placed on site near the Burns Bridge and two walks were conducted, each with expert speakers on landscape character, the fungus *Armillaria* which is affecting the trees, and more generally on health and longevity of trees in Christchurch. Parks and Waterways Unit staff were available to answer questions on hydrology and in stream values on one of the walks. Each walk attracted about 15 interested people and took approximately three hours. Participants were given written information and a questionnaire. The Parks and Waterways Arborists also took part and were able to address questions on the tree issues.

The material was also mailed out to others who had phoned earlier in the year as well to as key interest groups. Comments from 36 residents were sent back in to the Council and from these and the comments received on the walks a draft landscape plan with development and management recommendations was prepared. The draft landscape plan and recommendations were then sent back to those on the mailing list and further feedback as to whether people agreed or disagreed with the proposals has been summarised.

From the consultation carried out, it was clear at an early stage that the existing character of weeping willows and clear views to the water and beyond to Hagley Park were highly valued by residents. Many talked of the area having high visual amenity and significant heritage value as well as being one of Christchurch's "iconic" landscapes. There was clear support to build on the areas attributes and values through preparation of a landscape plan for consideration by the Council.

While not all submitters agreed on the treatment of the steeper banks and areas closer to the bridge abutments which at present are difficult to maintain and often look unkempt and weed infested, it is recommended that these areas could in some places be recontoured and regrassed while other selected areas could be planted in low-growing shrubs or grasses.

On site discussion about the ecological value of the *Carex secta* which lines parts of the river's edge enabled people to recognise that it was important for the sedges to remain to provide habitat and immediate shade for water wildlife. Indeed, the Hagley Park Management Plan recognises that "Carex and other naturally occurring native species provide stability to the bank and has the ecology of the river".

However, the area of native planting and *Gleditsia* near the Carlton Mill Bridge was found to annoy some submitters as it seems totally at odds with the character of the area, blocks views of the river and in their view looks untidy. Originally planted to stabilise an eroding section of the riverbank the planting does offer some benefit in erosion control and in habitat value. Several other submitters strongly recommended that this planting be retained and not removed as proposed by the draft landscape plan.

Parks and Waterways Planners involved in this project believe that the clump of native species and *Gleditsia* is clearly out of place in terms of the landscape character of the stretch of the Avon River along Park Terrace. The planting is in conflict with views to the water, Hagley Park and the Carlton Mill Bridge and does not relate to anything else within the Park Terrace precinct.

Two suggestions to address the seemingly ad hoc clump of planting are:

1. That the Gleditsia and most of the bulky planting be removed and the area replanted with Carex and low shrub species. The cabbage trees which have long tap roots facilitating stabilisation should however be retained as in time their canopies will allow views through to the river.
2. The clump of native planting could be made less incongruous by “anchoring” it to the Carlton Mill Bridge through extending the theme of low native species north along the bank to the bridge. It could be balanced by similar planting which would replace the leaning willow which presently obscures the bridge on the other side of the river. This would be determined by further landscape detailing as part of the design specifications required for specific parts of the Park Terrace precinct.

CONCLUSION

The landscape plan (attached) and accompanying development and management recommendations for the Avon riverbanks along Park Terrace reinforces the existing landscape character of the area and seeks to address areas which are currently difficult to manage. The main component of the areas character is that of weeping willows which, despite their susceptibility to attack by an endemic fungus, are valued to such a degree by residents that all practical measures should be taken to control the effects of the disease on replacement willows. It is highly desirable that for the Park Terrace Avon River landscape the open, park-like character and views within and beyond the precinct should be preserved for future generations to enjoy.

This report was received by the Hagley/Ferrymead Community Board at its meeting of 30 January 2002.

- Recommendation:**
1. That the Council support the landscape plan and associated development and management recommendations.
 2. That Council staff explore the development of replacement disease resistant willow strains, with possible treatment with Trichoderma, with a view to beginning planting in three years time.
 3. That Council staff prepare detailed design specifications for parts of the Park Terrace precinct in line with Hagley Park Management Plan requirements and with the Park Terrace Vision plan.
 4. That the bedding plot displays at the foot of the flag poles at the intersection of Kilmore Street and Park Terrace remain as part of the Park Terrace landscape plan.

12.4.3. Council decision

The Council adopted the Committee’s report and added:

It was resolved, further on the motion of Councillor Buck, seconded by Councillor Anderton, that no removal of plants or new planting be carried out within 60m of the Carlton Mill bridge until the consultation for possible bridge widening is completed, or it becomes clear that the project is not going to proceed in this area.

12.5 Petanque Club occupation of ex-North Hagley Bowls Club site

12.5.1. Introduction

The Hagley Park/Botanic Gardens Master Plan 2007 identifies the ex-North Hagley Bowls Club building next to Victoria Lake in North Hagley Park as a facility that is partly used by the Christchurch Petanque Club and requiring significant expenditure to bring it up to standard if any other use is intended (see Project 20 in the master plan).

Recommendations of the Hagley Park/Botanic Gardens Hearings Subcommittee in 2007 were that options and costs for restoration of the building be investigated, part of the boundary hedge be removed, part of the grounds be reinstated as Park open space, and consideration be made of the configuration of the petanque terrain. These recommendations were taken on board by Council as part of the master plan adopted as the operative plan on 16 August 2007. See Section 12.5.3 of this management plan for the full master plan project description.

12.5.2. From the report of the Parks and Recreation Committee to the Council meeting of 27 May 1999

(adopted by Council)

PROPOSED LEASES – NORTH HAGLEY PARK MINI GOLF/PETANQUE

INTRODUCTION

The purpose of this report is to make lease recommendations for the future use of the former North Hagley Bowls Club site in North Hagley Park, including the siting of the intended mini golf course.

The approval of the Council is sought to proceed with the public notification of sites being considered for the proposed lease to Mr Stephen Godfrey to establish a mini golf course (Putt In The Park) as well as grant the Canterbury Petanque Association a lease of part of the former bowls club premises.

THE SITE

The surrender of the North Hagley Bowls Club lease has been formally effected. The former lease site covers approximately 4320m² while the area initially intended for the mini golf adjacent Lake Victoria and the Model Yacht Club takes in about 840m² plus (a recalculation of the 700m² area) making a total site area of approximately 5160m² of North Hagley Park.

Situated on the southern boundary of the bowling site is the now largely unoccupied two story former RSA pavilion which has a total floor area of approximately 380 square metres. This building now belongs to the Christchurch City Council. The majority of the area is covered by what were two bowling greens, one of which now accommodates 20 petanque pists and surrounding garden areas. In the north west corner of the greens is situated the soil and groundsman's shed.

The site to the west of the greens initially intended for Mini Golf is a flat grassed triangular area bordered by four oak trees along the south western boundary and the bottom of the bank which retains Lake Victoria along the north side.

For the purposes of this report the total site is described as three distinct areas of North Hagley Park. A plan will be tabled at the meeting. The areas have not been surveyed and are approximate only.

- Site A 840m² adjacent Lake Victoria and the Model Yacht Club.
- Site B 1450m² the western bowling No.1 green of the former North Hagley Bowls Club premises, together with the former ladies lounge, restroom and toilet facility.
- Site C 2150m² the eastern No.2 green now mostly laid out as petanque pists, together with the downstairs lounge, locker rooms and associated toilet facilities in the pavilion.

PRESENT SITUATION

The Canterbury Petanque Association

The association, in late 1996, moved their main playing area (20 pists) on to the area formally occupied by the No.2 bowling green of North Hagley Bowls Club. The association has 137 members who were accepted as social members of the bowling club. When the bowling club surrendered their lease the rights of the Canterbury Petanque Association to occupy the site and use the building were also surrendered.

The Canterbury Petanque Association has made application to the Council to lease the area where they currently play petanque and the downstairs lounge, locker rooms and associated toilet facilities in the pavilion. The application also seeks to lease a further area on which to develop more pists to accommodate increasing membership.

To date the Council has not considered the needs of the Petanque Association which is presently domiciled on the site. The Council does not have a legal obligation to allow the association to remain on site "C" although it would be unreasonable should the Council decide not to allow their use given the capital improvements made to the site for petanque use and the number of members currently enjoying the site for this use.

A lease for a maximum of 9 years to coincide with the final expiry of the lease for the mini golf is considered appropriate.

BUILDING ISSUES

A report has been prepared by City Design on the structural stability and maintenance condition of the pavilion including the work required to bring it up to standard for general public use. The report raises significant cost implications to the Council as owner to bring the building up to full code compliance under the Building Act for a public building should the Council allow the building to accommodate uses other than the use proposed by Stephen Godfrey and the Canterbury Petanque Association. The building in its present state can be used by Mr Godfrey and the Petanque Association without necessitating an upgrade to comply with building code standards. Building Control of Environmental Services confirm that the minor alterations proposed by Mr Godfrey and the Petanque Association to make the building suitable for their use will not require a building consent. It is intended that the Petanque Association and Mr Godfrey would take a lease of the ground floor only. Mr

Godfrey's lease would be confined to the existing downstairs ladies lounge rest room, toilet and lobby.

The matter of what long term use can be made of the first floor of the pavilion is being further investigated and will be the subject of a further report to the Council at which time the building report will be discussed in detail along with possible uses and an assessment of the needs of other sports clubs located in North Hagley Park. Until this detailed assessment is completed and reported to the Council, the first floor of the pavilion is to remain closed except for occasional use by the Canterbury Petanque Association, with existing use rights.

To leave open the Council's options on future upgrading or the possibility of demolition or removal, it is proposed that the building leases provide for six months' termination clauses on terms satisfactory to the Property and Parks Managers.

- Recommendation:**
1. That the Council amend its resolution of 10 December 1998 to provide for:
 - (a) The calling of public submissions and/or objections to the intention to grant a lease pursuant to Section 54(1)(d) of the Reserves Act 1977 to Stephen Godfrey for a maximum term of 9 years to establish and operate a Mini Golf Course (Putt In The Park) on either site A or site B subject to:
 - (i) The conditions of the Council's resolution of 10 December 1998 being complied with.
 - (ii) The design configuration being to the satisfaction of the Parks Manager.
 - (b) That, should site "B" be the preferred site to lease to Stephen Godfrey following public notification, the Council approve the office and storage facilities store for the proposed mini golf course being housed on the ground floor at the western end of the existing North Hagley Bowls Club pavilion.
 2. That the Council call for public submissions and/or objections to the intention to grant a lease pursuant to Section 54(1)(b) of the Reserves Act 1977 to the Canterbury Petanque Association for a maximum term of 9 years for site C to include the downstairs lounge, lounge service room, locker room and men's toilet area.
 3. That recommendations 1 and 2 be subject to:
 - (a) All necessary statutory consents being obtained.
 - (b) The consent of the Minister of Conservation.
 - (c) No building alterations that require a building consent being permitted.

- (d) The terms and conditions relating to the leasing of building space being to the satisfaction of the Property and Parks Managers so as not to prejudice the Council's options on the future of the former bowling pavilion
4. That an independent commissioner be appointed to hear any submissions and/or objections received following public notification, and to make recommendations to the Minister of Conservation on such submissions and/or objections.

12.5.3. From the Hagley Park/Botanic Gardens Master Plan 2007

20 ... Ex-North Hagley Bowls Club Facilities

Location	Between Victoria Lake and the Botanic Gardens Car Park.
Park Context	North Hagley Park.
Description/ Action required	<p>The North Hagley Bowls Club's application to surrender its lease for the facility by Victoria Lake was accepted by Council in March 1999. Since then, the Christchurch Petanque Club, whose members were social members of the Bowls Club, has operated on the site, utilising one green and surrounds and approximately three quarters of the ground floor of the existing building. The total area occupied is approximately 2,150 square metres. Other uses of the building are precluded because of the large cost required for earthquake strengthening and to bring it up to the public building standard.</p> <p>Following public consultation on the draft plan in 2006, in which most of the submitters that commented on this project (consisting of 32 out of a total of 597 submitters for the whole consultation) supported removal of the building, the Hagley Park/Botanic Gardens Hearings Subcommittee chose to recommend to Council that:</p> <ol style="list-style-type: none"> 1. Options and costs for restoration of the building be investigated; 2. Part of the boundary hedge be removed and part of the grounds reinstated as Park open space, in consultation with the grounds' users, and; 3. Change to the configuration of the petanque terrain be considered. <p>These recommendations were adopted by Council as part of the adopted master plan.</p>
Status	<p>The building has no identified heritage value, although specialised advice will need to be obtained in order to determine if, in fact, there are any heritage values associated with it. The Petanque Club has expressed the wish to remain at the site.</p> <p>The issue of the building's condition and the measures needed to bring it up to the necessary standard for earthquake strengthening for the intended purpose will require further investigation.</p>

Timeframe	Investigations to 2009.
Benefits to Hagley Park	With the possible removal of part of the boundary hedge and realignment of the area used for petanque, it will enable this part of the Park to be opened up for appreciation of views.
2006 Public Consultation	32 out of a total of 597 submitters responded on this project. This was slightly below the average submitter response for all the master plan projects. Most of these supported removal of the building.

Plan 20



12.6 Extension to Model Yacht Club building

12.6.1. Introduction

The Christchurch Model Yacht Club applied to Council to add an extension to their club building by Victoria Lake in North Hagley Park. Council considered an officer's report in 2006 (see Section 12.6.2 of this management plan) and adopted the recommendations. This meant that, subject to a number of conditions including public consultation through the wider planning for the Park and the Botanic Gardens, Council intended to grant a lease for the area on which the club building is located, including the proposed extension.

12.6.2. From the report of the Hagley/Ferrymead Community Board to the Council meeting of 6 April 2006

1. CHRISTCHURCH MODEL YACHT CLUB - PROPOSED LEASE EXTENSION

General Manager responsible:	General Manager City Environment
Officer responsible:	Greenspace Manager
Author:	John Allen, Policy and Leasing Administrator, DDI 941-8699

PURPOSE OF REPORT

1. The purpose of the report is for the Council to consider an application by the Christchurch Model Yacht Club (the club) to extend its small pavilion, which is situated in North Hagley Park between Victoria Lake and the Armagh Street car park for the Botanic Gardens, by approximately 24 square metres to house a disabled toilet, bench and sink to enable cups of tea to be made for members, and to provide for extra model yacht storage (see attached plans).

EXECUTIVE SUMMARY

2. The club has requested that Council officers process the club's application independently of the Hagley Park Management Plan Review process because of the unforeseen hold-ups being experienced in the management plan review process. The club initiated discussions about enlarged premises over two years ago.
3. The club has been formally notified that officers would only be prepared to recommend to the Council that a lease be granted for one 10-year period, with no rights of renewal. Officers also informed the club that if the proposed Botanic Gardens/Hagley Park administration/entry building is built in close proximity to the lake, it is unlikely the Council will grant a new lease over the club's present site, preferring the club's facilities to be incorporated in the new building.
4. While it is unusual to process a lease application outside the management plan review process when it is underway, there is no legal impediment why this cannot be done. The Minister of Conservation, who is required to approve the Council's intention to lease the site unless it is foreshadowed in a management plan, may however decide not to approve the application until the management plan review process is completed. This is very likely to occur if an adverse reaction to the proposal is received as a result of the public advertising process.
5. Officers believe the delay in obtaining final approval to proceed with the lease extensions, undertaking consultation through the presently known timing for the management plan review process to be approximately nine months. This period would be shortened by approximately two months if a hearing needs to be held if the lease is advertised outside the management plan process.

6. Officers recommend that the Council approves the application, and that the public consultation be undertaken as part of the management plan review process. This will ensure that the final decision made is in accordance with the Hagley Park Management Plan review process. While this action will delay final approval for up to nine months, it will enable a lease term of up to 33 years to be offered, instead of a recommended 10-year term, thereby eliminating the risk to the club of paying for the construction of the proposed extension and the Council not issuing a new lease at the end of the 10 year lease period. By undertaking the required public consultation as part of the management plan review process, the Minister of Conservation's approval of the lease extension is not required.

FINANCIAL AND LEGAL CONSIDERATIONS

7. Hagley Park is vested in the Council as a recreation reserve under the Reserves Act 1977, the land not being derived from the Crown. The particular part of the park the club's building is situated on has a legal description of Survey Office Plan 15235, Rural Section 41181, of 87.1700 hectares, it being classified as a recreation reserve this action being notified in New Zealand Gazette number 707 page 2706 on 11 September 1980.
8. The present occupation agreement the club has with the Council to occupy the site is an annual licence, first issued on 1 April 1975, which entitles it to occupy the 38 square metres on which its existing building is built. A licence agreement is not the correct instrument for such land tenure, because it does not grant the club an interest in the land under current land tenure legislation, which clearly it has. A lease is the correct instrument of land tenure that its interest in the land should be registered under.
9. It will be necessary for the club to surrender its present licence agreement, before being granted a new lease for the enlarged lease area of approximately 62 square metres, should the leasing process which is required to be worked through be successful, the lease being issued under Section 54(1)(b) of the Reserves Act 1977.
10. Section 54(2) of the Reserves Act 1977 requires the Council to publicly advertise the Council's intention to offer the club a lease of a larger area of Hagley Park, on which to build its extension. If submissions are received, and submitters wish to be heard in support of their submission, it will be necessary to convene a reserves hearings panel to hear submitters' views prior to the panel making a recommendation back to the Council. Public advertising of the proposal is not required if the proposal is foreshadowed in the management plan for the park. Staff are recommending that the required advertising of the extended lease area be undertaken, as part of the Hagley Park Management Plan review process, which is presently programmed to commence in August this year, the final adoption of the plan by the Council programmed to occur in March 2007.
11. The applicant has indicated that the cost of the proposed extension will be financed by the club, no application for Council financial assistance being necessary.
12. The Hagley/Ferrymead Community Board did not have delegated authority from the Council (16 December 2004) to make the decision on behalf of the Council whether to grant the lease or not, where the application is considered to have an influence on the park that is considered more than local, and is of a metropolitan significance. Officers deem the leasing of any parts of Hagley Park to be of metropolitan significance. This report was therefore placed before the Board to enable it to make a recommendation to the Council.
13. Club members sail model yachts at Lake Victoria in Hagley Park, every Wednesday from 10am until 3pm, and on the 2nd, 3rd, and 4th Saturday of every month from 12.30pm until 3pm. During this time they are granted sole use of the lake through the Council's "sports ground allocation programme". It is also important during these times for the club to have control over radio frequencies used in the area, to ensure that the radio frequencies used to control the model yachts are not subject to outside interference.

BOARD RECOMMENDATION

It is recommended that the Council grant the Christchurch Model Yacht Club a lease over approximately 62 square metres of North Hagley Park, which has a legal description of Rural Section 41181, on Survey Office Plan 15235, which is of 87.1700 hectares approximately, on which its present building is located, this area including an additional area for the proposed extension, as shown on the attached plan, and elevations, subject to the following conditions:

1. The lease being granted for three terms of 11 years each, the club having the right to renew the lease for a second, and third term, if the club is in a viable position, and the land is not required for any greater community recreational need in the Council's opinion.
2. The terms being negotiated by the Corporate Services Manager in consultation with Greenspace Policy and Leasing Administrator.
3. Public notification of the Council's intention to grant the proposed lease by way of inclusion in the Hagley Park Management Plan review process.
4. The club obtaining all necessary resource and building consents before any development commences on the site.
5. The construction area being maintained by the club in a safe and tidy condition at all times.
6. All costs associated with the development, and subsequent maintenance of the building being paid for by the club.
7. The club showing proof of having a minimum of \$1,000,000 public liability insurance to the Greenspace Policy and Leasing Administrator before commencing work on the site. This policy is to be kept current throughout the term of the lease.
8. The colour scheme for the proposed extensions to the building are to match those for the existing building.
9. Before any tenders are let or work commences on the site, discussions are to be held with the Greenspace Manager's designate, the Policy and Leasing Administrator, Civic Offices, to ascertain the Council's requirements through the development phase of the construction of the facility.
10. The club is to pay a bond of \$2,000 to the Christchurch City Council via the Policy and Leasing Administrator - Greenspace Unit, Civic Offices, prior to commencing construction on the site. This bond, less any expenses incurred by the Council, will be refunded to the payee upon satisfactory completion of the building.
11. The club is to submit a landscape plan for the planting of the east and south sides of the proposed extension, so as to integrate the proposed extension into the surrounding landscape, to the Greenspace Manager for approval prior to commencing work on the site. The club is to complete the work required to implement the approved plan at its cost.
12. If an underground tank foul water disposal system is installed, it is to be emptied only during the hours when the adjacent car park is closed during the evening hours.
13. The club being allocated sole rights to use the lake through the Council's "sports ground allocation programme" on official club days, which currently are every Wednesday from 10am until 3pm, and on the 2nd, 3rd, and 4th Saturday of every month from 12.30pm until 3pm. During these times the club is to have control as far as legally possible, over radio frequencies being used in the area, to ensure that the radio frequencies used to control the model yachts are not subject to outside interference.

BACKGROUND ON CANTERBURY MODEL YACHT CLUB - PROPOSED LEASE EXTENSION
History of the Club

14. The club, which is one of the oldest clubs in Canterbury, was first established as the Christchurch Model Yacht Club in 1898, and has had the use of Lake Victoria for its activities since that time, a period of 107 years. The club was incorporated under the Incorporated Societies Act in 1956. The current patron of the club is the Mayor of Christchurch. The club merged with the Waimairi Model Yacht Club in 1999, retaining the name, and constitution of the Christchurch Model Yacht Club. The club has a growing membership, currently numbering 85 members. Club members sail mainly on Lake Victoria, but also to a lesser extent at the Groynes. Recently the club has been granted permission to sail on the lakes in Westlake Reserve.
15. Further to the above mentioned club days, the club sails at the Groynes on the first Saturday of each month from 2.30pm until approximately 3pm.
16. Many of the club's members are senior citizens, who find the present public toilets which are some distance away less than ideal. To assist in this respect officers have allowed the club to locate a 'portaloos' close by in the former North Hagley Bowls Club groundsman shed as a temporary measure.
17. The toilet in the proposed extension to the club's building is located a long way from any foul water drainage system, and as such the club intends to install a 1,056 litre holding tank which they can have pumped out periodically. The author of the report has discussed this possibility informally with the Council Building Inspectorate, who indicated that in these types of situation they are comfortable with this type of foul water disposal system. It will be a requirement of the lease conditions that this tank is emptied after the car park is closed to the public during the evening.

Management Plan Issues

18. The present Hagley Park Management Plan, which is currently being reviewed, and which is a legally binding document on how the Council will manage Hagley Park, contains a number of objectives and policies that need to be taken into account when deciding whether or not to grant the club's application.
19. The objective under Section 7 of the plan entitled 'Recreation' stipulates:

To maximise the recreational potential of the park but limit ancillary developments such as buildings and car-parking which detract from the park's landscape value.

The relevant policies to achieve the above objective, which need to be consider when assessing this application are:

- (a) *Sporting codes which currently occupy areas required for other forms of recreation or which have an undesirable impact upon the park shall:*
 - i. *Be relocated to suburban grounds.*
 - ii. *Change the times which games are played to minimise the peaks which occur at any particular time.*

Sunday is the busiest day for use of the adjacent Botanic Gardens Armagh Street car park. The club does not operate on Sundays. There is also no trouble in finding a car park on Wednesdays, which is the other day that the club membership is active during the week. Unlike other sports there are very few lakes within Christchurch that are suitable for model yacht sailing.

- (b) *Formal lease agreements shall be required where sports clubs occupy land and/or buildings in Hagley Park.*

If the club's application is successful, a lease agreement will be entered into, as elaborated upon earlier in the report.

- (c) *All leases shall be reviewed upon expiry.*
- (d) *No automatic rights of renewal clauses shall be provided in leases in the future.*

The above two policies will be adhered to when negotiating the lease if the application is successful.

20. The objective under Section 8 of the plan entitled 'Structures' stipulates:

To keep to a minimum the number of new buildings on the park and to coordinate and integrate the existing Hagley Park buildings. To protect historic buildings within the park.

The relevant policies which need to be considered when assessing this application to achieve the above objective are:

- (a) *Any proposal for new structures shall take account of the following:*
- (i) *The effect of the building on the park environment. In this regard all design (including external material, colour scheme, and landscape proposal) must be approved by Council to ensure the facility is appropriate to the parkland surroundings.*

Officers are satisfied that the design of the building is appropriate, the other requirements being adhered to by putting the appropriate conditions on any lease approval.

- (ii) *The possible increased demand for car parking in or adjacent to the park, and the possible detrimental effect on the environment.*

While officers acknowledge that the club is experiencing a growth in membership, and consequently a small increase in members using the Hagley Park car parks, it is not expected that the building of the addition to the club's premises at the park will result in a huge increase in the club's membership in itself, but rather provide better facilities for existing members.

- (iii) *The effects of the additional facilities and requirements on the convenience and well being of other park users.*

Officers believe that the propose additions to the building will only have a minor impact upon other park users, if at all.

- (b) *Where the appearance of unattractive buildings cannot be significantly improved with a new colour-scheme, provision shall be made to screen the building with appropriate planting.*

To better integrate the building into the park landscape the club will be required to plant the south and east side of the proposed extension to match the existing plantings.

Application Processing Issues

21. Records show that the club made enquiries to Council officers during August 2003 about the possibility of leasing part of the former North Hagley Bowls Club pavilion for its requirements. At the time they were formally replied to indicating that the future use of this building, indeed if at all because of the cost of bringing it up to comply with modern earthquake requirements, would be decided through the Hagley Park Management Plan review process, which was imminent at the time.
22. In January 2004, after the club had reassessed its requirements, the club decided to build an extension to its existing building. Further meetings were held between the club and Council officers, which culminated in the club making a formal application to extend its clubrooms during late March 2004. At the time officers formally indicated to the club that there may be issues with respect to its application concerning the possible siting of a proposed Botanic Gardens/Hagley Park administration and entrance building in the vicinity, and until the planning required around this issue became clearer, (at that time thought to be about a month, but still not resolved), no further work would be undertaken on the application.
23. For numerous reasons the Hagley Park Management Plan review process has been delayed a number of times, this being the appropriate process to undertake the required public advertising of the club's proposed lease extension, because the proposal can be considered in the context of other Hagley Park planning matters. The Hagley Park Management Plan review process is now being considered as part of a wider management planning process which includes the Botanic Gardens, because of the linkages between them. At this time it is planned that this management planning process will not be completed until approximately March 2007.
24. The delays to the management plan review process, and the resulting impact on the club's ambitions to extend its building has caused some disquiet among sections of the club's membership, and is of concern to officers processing the application. However at this time a number of issues need to be considered, before deciding to process this application outside the management plan review process, which are elaborated upon below:
 - (a) If the application is successfully processed separately at this time, final approval will need to be obtained from the Minister's delegate of the Department of Conservation in accordance with the section 54 leasing requirements of the Reserves Act 1977. This is by no means assured. It is unusual for an administering authority to undertake leasing of a part of a reserve outside the management plan review process being undertaken for a reserve, when this action is pending, however there is no legal impediment to the undertaking of such an action. The Minister of Conservation may grant permission for the granting of a lease in this situation if minimal adverse public reaction is received in response to the public advertising of the Council's intention to grant the lease. However if an adverse public response to the proposal is received, the Minister is very likely to delay the approval process pending the outcome of the management plan review process, under Section 41 (15) of the Reserves Act 1977.
 - (b) If the application is successfully processed separately at this time, officers recommend that the Council should offer the club a lease for one period of ten years. There will be no rights of renewal as per the current Hagley Park Management Plan policy. This period will be striking a balance between the club obtaining a reasonable return on the capital it invests in the proposed extension, whilst enabling its activities at the end of the proposed lease period to be incorporated into the proposed Botanic Gardens/Hagley Park administration/entry building, if it is decided at the end of the management plan review process that this building is going to be placed in close proximity to Lake Victoria.

- (c) If the application is included in the Hagley Park Management Plan review process as recommended, officers are recommending that a lease period up to the maximum allowed term (33 years) be offered, which will give the club certainty of tenure in the longer term, and a much better return on the capital expended to build its additions.
- (d) Officers anticipate the delay in processing the application using the presently known timing for the management plan public consultation process to be approximately nine months, this period will be shortened by approximately two months if a hearing is required as a result of the application being publicly advertised outside the management plan process.

OPTIONS

The Preferred Option

- 25. This option is to grant the club a lease over the site its present building is located on, plus an additional area on which to build its extension for a maximum period of thirty three years, subject to all the requirements of the Reserves Act and other legislative requirements being completed correctly, including the required consultation being undertaken as part of the management plan review process.

Maintain The Status Quo (If Not Preferred Option)

- 26. This option does not contribute to the wellbeing of the growing club, the facilities being too small for the growing membership of the club. Officers do not support this option.

Option 3

- 27. This option is to grant the club a lease over the site its present building is located on, plus an additional area on which to build its extension for a maximum period of ten years, subject to all the requirements of the Reserves Act and other legislative requirements being completed correctly, before the management plan review process is completed.



12.6.3. From the Hagley Park/Botanic Gardens Master Plan 2007

Council resolved to include this project for implementation in the master plan adopted as the operative plan on 16 August 2007.

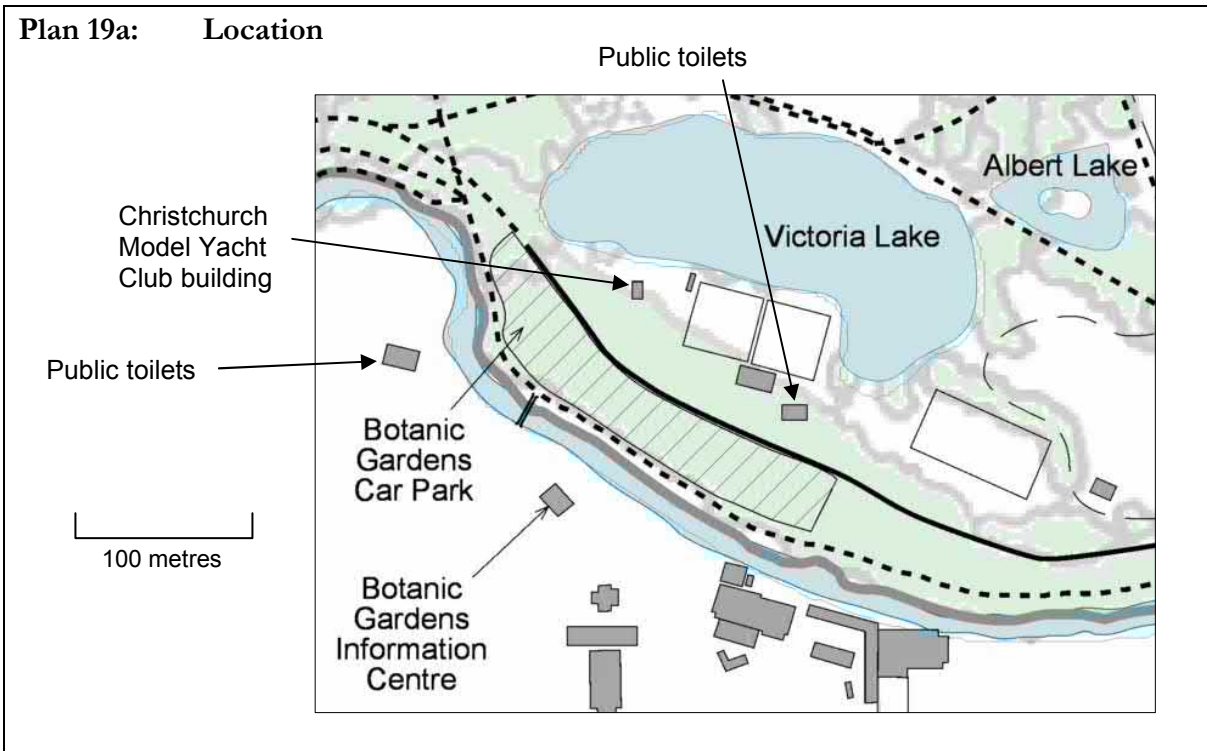
19 ... Extension of Christchurch Model Yacht Club building

Location	North of the Botanic Gardens Car Park, accessed from the western end of Armagh Street.
Park Context	On the southern shore of Victoria Lake in North Hagley Park.
Description/ Action required	<p>The Christchurch Model Yacht Club has had the use of Victoria Lake since 1898. It has a growing membership, numbering 50 members. Many are senior citizens, who find the location of the present public toilets, which are some distance away, unsuitable. The Club applied to the City Environment Group for consent to extend, at its cost, its existing Club building by Victoria Lake by approximately 24 square metres to accommodate a disabled accessible toilet*, bench and sink for tea making and extra model yacht storage space (see Plans 19b and 19c). The Club has an occupation agreement, which is an annual licence to occupy the 38 square metres of North Hagley Park on which the existing building is situated. Council approved the Club’s application for an enlarged area to occupy, subject to the required public consultation being undertaken as part of the Hagley Park Management Plan review process.</p> <p>With this now completed and, with majority support by the submitters that commented, the Hearings Subcommittee recommended that the extension proceed as part of the adopted master plan.</p> <p>A lease period of up to 33 years will be offered to the Club for the extended area occupied in place of the present licence. This will better reflect the Club’s interest in the land.</p> <p><i>(* As this will be located a long way from any grey water drainage system, the Club proposes to install an underground 1,056 litre holding tank which it can have pumped out periodically. This is acceptable to Council staff.)</i></p>
Status	<p>The Council has considered the Club’s application and has adopted the officer’s recommendation that the Council grants the new lease, subject to conditions outlined below:</p> <ul style="list-style-type: none"> • The lease is granted for three terms of 11 years each, with the Club having the right to renew the lease for a second, and third term, if the Club is in a viable position and the land is not required for any greater community recreational need. • Public notification of the Council’s intention is by way of inclusion in the Hagley Park Management Plan review process. • The Club obtains all necessary resource and building consents before any development commences upon the site.

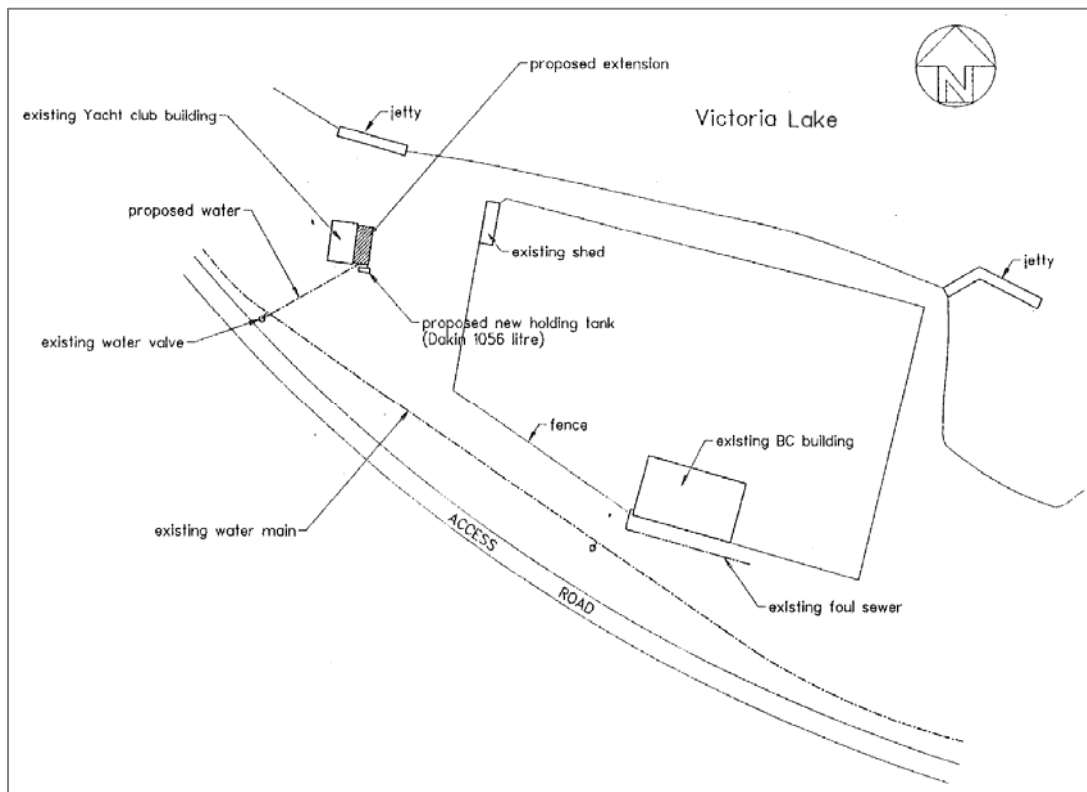
	<ul style="list-style-type: none"> • All costs associated with the development, and subsequent maintenance, of the building are met by the Club. • The colour scheme for the proposed extension to the building matches the existing building. • The Club submits a landscape plan for planting the east and south sides of the proposed extension to integrate it into the surrounding landscape, and to implement the approved plan at its cost. • If an underground tank grey water disposal system is installed, it is to be emptied only during the hours when the Botanic Gardens Car Park is closed during the evening hours. • The Club is allocated sole rights to use the lake through the Council's "sportsground allocation programme" on official club days (Wednesday from 10am to 3pm, and on the second, third and fourth Saturday of every month from 12.30pm to 3pm). During these times the Club is to have control, as far as is legally possible, over radio frequencies being used in the area, to ensure that the radio frequencies used to control the model yachts are not subject to outside interference.
Timeframe	Master plan planning completed.
Park Benefits	The intended building expansion benefits the Club's members.
2006 Public Consultation	27 out of a total of 597 submitters responded on this project – a below average submitter response on this project compared to that for the other master plan projects. Two-thirds of these submitters supported the proposed extension of the club building proceeding.
Project Contact	Leasing and licensing staff, City Environment Group.
Information Links	<p>Report of the Hagley/Ferrymead Community Board to the Council meeting of Thursday 6 April 2006:</p> <p>http://www.ccc.govt.nz/Council/proceedings/2006/April/HagleyFerrymead8th/ChChModelYachtClubPropLeaseExtension.pdf</p>

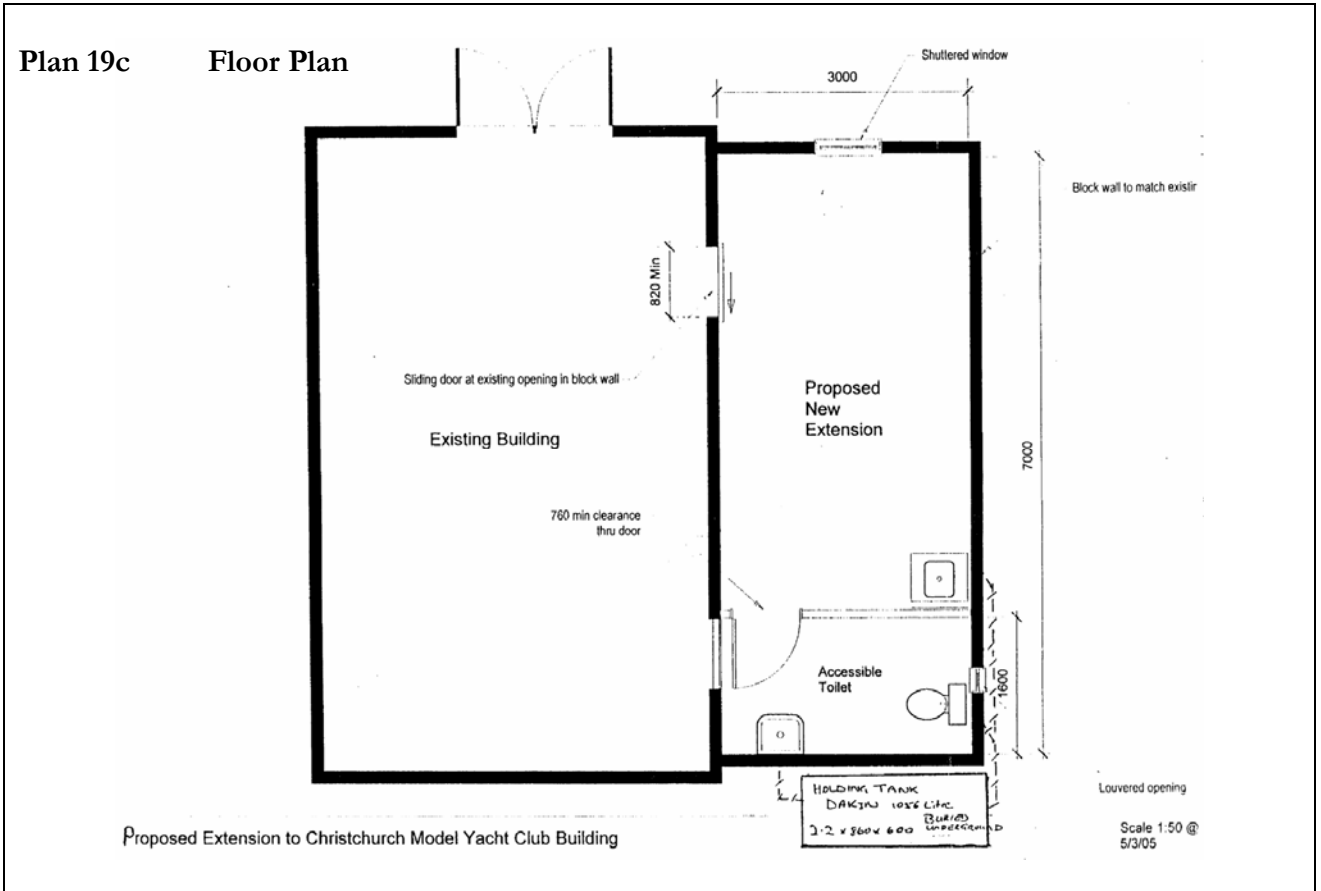


Plan 19a: Location



Plan 19b: Site Plan





APPENDIX 13: REFERENCES

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