

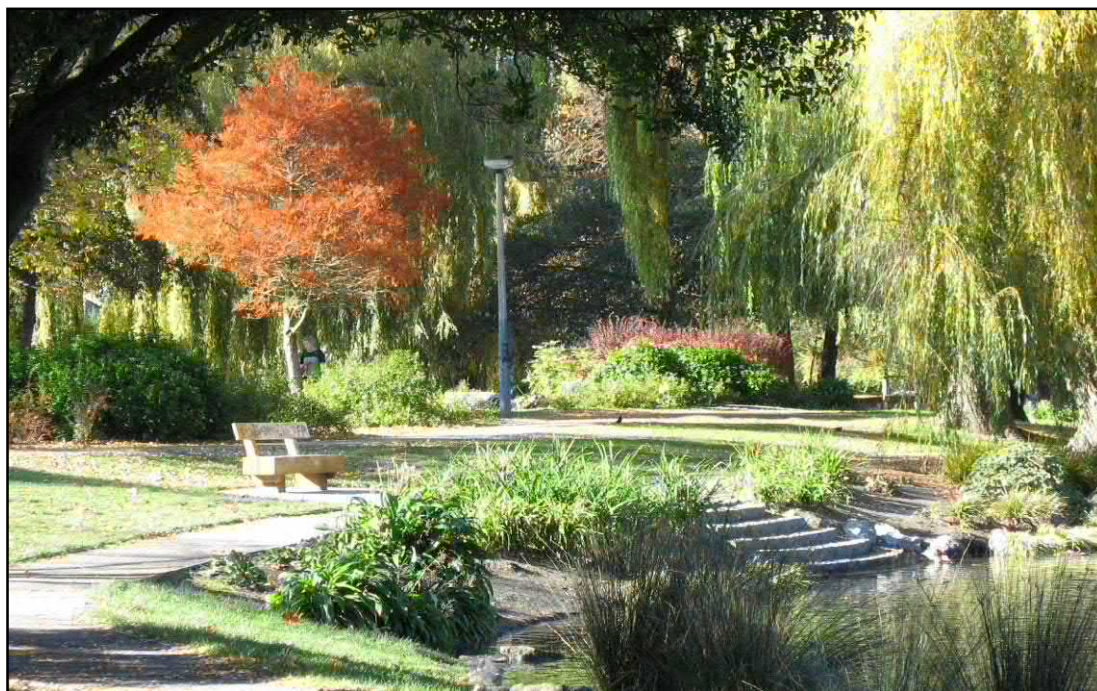
# Christchurch City Council

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## Jellie Park Management Plan

June 2016

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### **Acknowledgments**

Members of the Fendalton/Waimairi Community Board

All 89 respondents to the call for views and suggestions in 2007

All 48 submitters to the public consultation on the draft management plan in 2009

All 130 submitters to the public consultation on the draft changes to the management plan in 2016

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## Foreword

A management plan for Jellie Park is required by the Reserves Act 1977.

The first Jellie Park management plan was adopted by Waimairi County Council in April 1982 and was amended in October 1988.

Significant changes to the use of the park since 1988 include extension of the park to Chateau Drive (1995), the construction of the skatepark (2000), improvements to the lake (2005), and redevelopment of the recreation and sports centre (2008). As a consequence, in 2007 the Council decided to carry out a review of the document.

The review has followed the process set down in section 41 of the Reserves Act. Public notice of the Council's intention to review the management plan was given in August 2007 and public submissions on the draft reviewed plan were received in June and July 2009. A Hearing Panel then considered the submissions and recommended the final plan to the Council for adoption.

The new management plan was adopted by the Christchurch City Council on 25 February 2010.

Parts of the management plan were reviewed, adjusted, consulted on and approved by the Council in June 2016.

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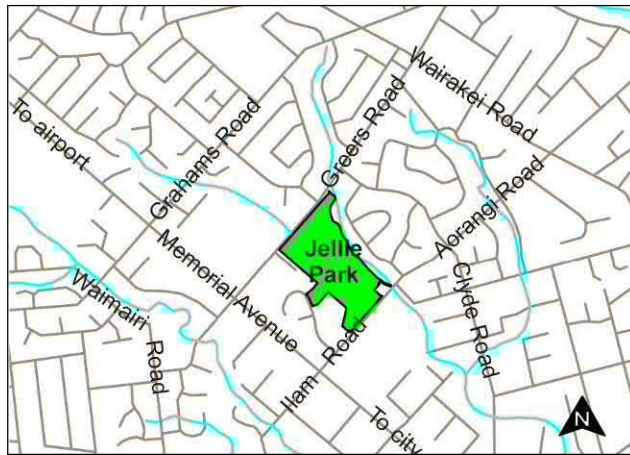
## 1 INTRODUCTION

Jellie Park is a Christchurch City Council recreation reserve of 12½ hectares in the north west of the city. It is bounded on one side by the Wairarapa Stream and has an ornamental lake in the centre.

The park provides recreational opportunities ranging from informal pursuits, such as walking, swimming, and picnicking, through to competitive field sports. It is home to the anchor aquatic facility for the western side of the city. It also has a popular skate park and play areas, and it serves as a green linkage and cycleway between Greers Road and Ilam Road. Being close to four schools, it is especially well used by young people.

### 1.1 Location

The park is on the north-west side of the city, close to the north side of Memorial Avenue.



*Fig 1: Location*

## 1.2 Park Map



Fig 2: Park map



## 2 VISION

**To provide and manage high quality recreation and sports facilities that enable and encourage the people of north-west Christchurch to take part in physical activities in a sustainable, accessible, and attractive parkland setting.**

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## 3 OBJECTIVES AND POLICIES

The objectives set out the purposes of the park, describe the uses and features considered appropriate for the Park, and explain the purpose of regulations.

The policies are more specific in nature. They show how the management objectives are to be achieved. They have been derived from current Council policy, submissions from the public, and consultations with various members of staff in specialist fields. The specific objectives and policies are tailored to fit the particular circumstances of Jellie Park.

### ACTIVITIES

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#### 3.1 RECREATION AND SPORTS CENTRE

**OBJECTIVE:** To provide a recreation and sports centre on the terrace as an anchor aquatic facility offering a comprehensive range of indoor and outdoor features for the north-west side of the city, as set down in the Council's Aquatic Facilities Plan (2006), along with complementary activities as seen fit, such as fitness training, recreation programmes, sports training, organised sporting events, a cafeteria and car parking.

**POLICIES:** 3.1.1 Provide facilities that cater for a variety of aquatic and other recreation and sports activities, from family leisure and fitness programmes through to elite sport performance and development.

3.1.2 Include facilities for other fitness, recreation and sporting activities, such as a cardio and weight equipment, a recreation studio, and sporting events and competitions.

3.1.3 Encourage ancillary activities, such as a cafeteria, that will bring the recreation and sports centre closer to being financially self supporting.

- 3.1.4** Locate all the swimming pools, recreation and sport facilities, and associated buildings, features and structures, in an area enclosed by buildings, walls and/or fences on the upper terrace area of the park.
- 3.1.5** Locate all new swimming pools, pool buildings, and associated features and structures, no closer than 18 metres from the line of the main south-west boundary of the reserve.
- 3.1.6** Charge entry fees to assist with capital and operating costs.
- 3.1.7** Promote an awareness of water safety and encourage 'learn to swim' programmes.
- 3.1.8** Encourage activities and provide facilities to meet the needs of special groups, such as women in sport, ethnic groups, the disabled, pre-schoolers, and the aged.
- 3.1.9** Provide associated pedestrian and vehicle access and car and bicycle parking areas.

## **3.2 TEAM SPORTS**

**OBJECTIVE:** To provide an area of open playing fields for use by organised sports teams

- POLICIES:**
- 3.2.1** Mark out fields and make them available to be booked for competition use by sports teams.
  - 3.2.2** Keep the playing fields available for informal recreation when demand for informal use is greatest.
  - 3.2.3** Provide public toilets close by. Add changing facilities if senior sports use increases to a level that requires them.

### 3.3 YOUTH RECREATION

**OBJECTIVE:** To provide youth recreation facilities catering for activities such as skateboarding, BMX cycling and informal court games.

- POLICIES:**
- 3.3.1 Continue to provide an area alongside Greers Road catering primarily for outdoor recreation for teen-aged people.
  - 3.3.2 Review, alter and/or extend the teen-age recreation facilities at regular intervals to meet changing demands, and involve users and potential users in the reviews.
  - 3.3.3 Provide facilities that are enjoyable and challenging, cater to a broad range of skills, and minimise risk of unforeseen injury or harm.
  - 3.3.4 Provide facilities that offer broad appeal and are suitable for a range of ages, designed to encourage use by family groups, and locate them convenient to existing car parking areas.
  - 3.3.5 Locate and design each of the facilities and the access to them to minimise the potential for conflict between users and negative impacts on other park users.
  - 3.3.6 Make the area inviting for family groups by locating seating, picnic tables, a water fountain and public toilets close by.
  - 3.3.7 Maintain the facilities to a high standard and repair all damage promptly

### 3.4 CHILDREN'S PLAY

**OBJECTIVE:** To provide opportunities and facilities that inspire local children to play in a safe environment.

- POLICIES:**
- 3.4.1 Manage the whole park as a natural play area, by providing safe opportunities for learning, development and discovery throughout.
  - 3.4.2 Provide play features that are challenging and that stimulate the sensations of touch, taste, smell, sight and sound.
  - 3.4.3 Provide areas of specialised play equipment catering for toddler and junior age groups aged 3-11 years.

- 3.4.4** Associate one of the specialised play areas with the teenage recreation area, but slightly removed from it to keep the age groups separate.
- 3.4.5** Make the specialised play areas inviting for family groups by locating seating, picnic areas and drinking fountains close by.
- 3.4.6** Upgrade existing play equipment as necessary to meet current standards (including for accessibility) and remove / replace equipment which does not comply.
- 3.4.7** Undertake major equipment upgrades as programmed in the Council's Greenspace Asset Management Plan.
- 3.4.8** Establish shade trees or provide artificial sun shades over high-use areas.
- 3.4.9** Maintain the features and equipment to a high standard and repair all damage promptly.

### **3.5 WALKING, RUNNING AND CYCLING**

**OBJECTIVE:** To provide and maintain a network of safe and accessible walking, running and cycle routes linking through the park to surrounding streets.

- POLICIES:**
- 3.5.1** Encourage shared use of the main hard surfaced paths in the park by walkers, joggers and cyclists.
  - 3.5.2** Investigate establishing a soft surfaced running circuit / route around the park, with exercise stations along it.
  - 3.5.3** Identify and improve major pedestrian and cycle routes and their linkages through the park to connect to schools and other facilities beyond the park boundary.
  - 3.5.4** Maintain clear sightlines along and alongside paths for the safety of users.
  - 3.5.5** Upgrade paths and footbridges as required to comply with the Parks and Waterways Access Policy.
  - 3.5.6** Review the provision of cycle stands in light of past theft issues and replace existing ones if needed.
  - 3.5.7** Use design features or barriers to prevent unauthorised use of paths and footbridges by motor vehicles.

### **3.6 OTHER RECREATION ACTIVITIES**

**OBJECTIVE:** To permit, encourage and promote other recreation activities that can be made available to the general public without conflicting with other park users

- POLICIES:**
- 3.6.1** Encourage and facilitate informal team sports and individual recreation activities that increase the use of the park and that do not have negative impacts on other park users or detract from the landscape character of the park.
  - 3.6.2** Encourage the exercising of dogs accompanied by minders in accordance with the Council's dog control by-law.

### **3.7 PROMOTION AND EVENTS**

**OBJECTIVE:** To increase public awareness of the park and its facilities and promote their recreational use.

- POLICIES:**
- 3.7.1** Increase patronage by advertising through the media, approaching schools and other institutions, and through community contact points such as rates notices, community notice boards and libraries.
  - 3.7.2** Encourage and promote use of the park by local groups.
  - 3.7.3** Encourage nearby schools to use the park for educational and recreational purposes.
  - 3.7.4** Promote the cycle and pedestrian access through the park.
  - 3.7.5** Organise festivals and events at the skatepark and at the recreation and sports centre, with an emphasis on increasing use of those facilities by young people, in accordance with the Council's Events Strategy.
  - 3.7.6** Organise or facilitate recreational skills development workshops and groups.

## FEATURES

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### 3.8 WATERWAYS

**OBJECTIVE:** To protect, maintain and improve the ecological, landscape, recreation, heritage, cultural and drainage values of the lake, the streams and their banks.

- POLICIES:**
- 3.8.1** Monitor stream flows and continue to augment them with water discharged to the lake from the heat pump in the recreation and sports centre.
  - 3.8.2** Investigate alternative ways of boosting the water flow in Hewlings Stream during dry periods.
  - 3.8.3** Manage the waterways and their banks as outlined in the Waterways, Wetlands and Drainage Guide and the Streamside Planting Guide, so that they continue to function as natural, self-sustaining waterways.
  - 3.8.4** Negotiate conservation covenants with neighbouring land owners in order to establish a re-vegetation programme for the privately owned north-east bank of the Wairarapa Stream alongside the park.
  - 3.8.5** Manage the riparian vegetation around the lake, on the south-west bank of Wairarapa Stream and along Hewlings Stream, to ensure that there are clear views to the water from paths within the park, between specimen trees that shade the water to prevent over-heating.

### 3.9 LAWNS, TREES AND SHRUBS

**OBJECTIVE:** To provide a safe and attractive parkland landscape, using the existing streams and lake as focal features, for the enjoyment of the local community.

- POLICIES:**
- 3.9.1** Manage the park vegetation so as to retain the pattern of grassed open spaces linked by waterways and enclosed by bands of trees that provide long-term shelter, shade, amenity, and ecological value.
  - 3.9.2** Maintain, and manage the vegetation to emphasise, the distinctive landform pattern of the park that is created by the various levels of the terrace, lowland and waterways.

- 3.9.3** Make use of Crime Prevention Through Environmental Design (CPTED) techniques to reduce the likelihood of crimes such as personal assault, graffiti and vandalism.
- 3.9.4** Open up selected views through the park and to the waterways through a programme of trimming, thinning and selectively felling some of the dense evergreen trees, and planting deciduous replacements.
- 3.9.5** Integrate this with a programme of trimming, thinning and selectively felling trees that present health and safety hazards, and planting deciduous replacements.
- 3.9.6** Where, in the Council's opinion, any tree is in a condition that poses an immediate safety risk, the Council will exercise its right to have the tree removed as soon as possible, in accordance with Council policy.
- 3.9.7** Review, trim, remove and augment existing shrubs and ground cover vegetation, as appropriate, to improve visibility along paths, improve the definition of open spaces and add seasonal colour.
- 3.9.8** Accompany any significant change to the park's buildings, vehicle parking areas or facilities with a planting programme designed to integrate the changes into the park's landscape.
- 3.9.9** Include techniques and features in the planting and maintenance programmes that create and conserve habitats for birds and other wildlife.

### **3.10 BUILDINGS**

**OBJECTIVE:** To locate, as much as possible, all buildings in the recreation and sports centre on the terrace, and to ensure that the landscape character of the park below the terrace is not compromised by buildings.

**POLICIES:** **3.10.1** The Council will take direct control of all activities in and use of buildings, charges for their use and conditions of hire. The use of any building will not be restricted to one particular club or group.

**3.10.2** New buildings may be erected only in the area of the upper terrace occupied by the Recreation and sports centre. Only public toilets, public shelters, and small storage buildings (less than 15 sq m) associated with sporting activities, may be located outside this area.

- 3.10.3** Remove the caretaker's house and associated fences, buildings, structures and paving from the site. Establish trees, shrubs and lawns to incorporate the site into the parkland.
- 3.10.4** The design and appearance of all buildings in the park are controlled by the City Plan, through the Open Space 3 rules.
- 3.10.5** Use Crime Prevention Through Environmental Design (CPTED) techniques in the design of buildings and selection of the materials used in their construction, to minimise the opportunities for vandalism and to promote personal safety.
- 3.10.6** Plant and manage trees and shrubs to integrate the buildings with the surrounding landscape.

### **3.11 FACILITIES, FURNITURE AND SIGNS**

**OBJECTIVE:** To provide footbridges, seats, picnic tables, barbecues, litter bins, signs, exercise stations, bicycle stands and other appropriate facilities and furniture as required to improve public access to and enjoyment of the park.

- POLICIES:**
- 3.11.1** Locate and design facilities and furniture so that they do not detract from the use or character of the park when the activity is not taking place.
  - 3.11.2** Light buildings, access roads, parking areas and the main paths through the park as necessary for security and safety at night, and design the lights and their poles to be unobtrusive and in scale and character with the park.
  - 3.11.3** Make use of Crime Prevention Through Environmental Design (CPTED) techniques to reduce the likelihood of crimes such as personal assault, graffiti and vandalism.
  - 3.11.4** Comply with the accessibility standards of the Council's Parks and Waterways Access Policy.
  - 3.11.5** Erect replacement footbridges that are designed to make them into distinctive features of the park.
  - 3.11.6** Erect signs conforming with Council standards at the main park entrances, to guide visitors to the various recreation facilities and notify them of regulations applying to use of the park.



- 3.11.7** Design and colour the facilities, furniture and signs to be uninviting for graffiti artists.

### **3.12 BOUNDARIES**

**OBJECTIVE:** To increase the safety of the park and its appeal to the surrounding community by making sure that there are clear views in from surrounding roads and properties.

**POLICIES:** **3.12.1** Provide unobtrusive vehicle barriers alongside all road boundaries, to prevent unauthorised vehicles from driving into the park and to retain open views into the park.

**3.12.2** Do not fence the park boundary that runs along the bank of the Wairarapa Stream.

**3.12.3** Elsewhere, encourage neighbouring property owners to establish boundaries which give them open views into the park, using either:

- no fences, so that private gardens merge with the reserve landscaping, or
- low fences up to 1.2m high, with hedges, climbers on trellis and other “green living” barriers encouraged up to this height, or
- fences 1.2m to 1.8m high that are at least 80% open, such as pool fences.

**3.12.4** The Council will contribute half of the cost of a basic boundary fence. If the proposed fence complies with the open frontage concept in policy 3.12.3, the Council may provide a contribution towards the additional cost.

### **3.13 VEHICLE PARKING AND CIRCULATION**

**OBJECTIVE:** To provide parking and access for vehicles in ways and locations that cater for the needs of park users without compromising the recreational use and enjoyment of the park.

**POLICIES:** **3.13.1** Provide hard surfaced, marked off-street parking areas and vehicular access roads within the park between the recreation and sports centre and Ilam Road for general public use, and between the centre and the neighbouring Laura Ferguson Home for parking by staff and people with disabilities.

- 3.13.2** Provide angle parking areas straddling the park boundaries along the Ilam Road and Greers Road frontages, for use by park users and the general public.
- 3.13.3** Prohibit vehicular use of the roadway between Greers Road and the recreation and sports centre, other than for use by maintenance and servicing vehicles, for supporting special events, and in emergencies.
- 3.13.4** Moderate the visual effect and the climate of the parking areas by establishing and maintaining shade trees around and within them.

### **3.14 UTILITY SERVICES**

**OBJECTIVE:** To minimise the adverse effects of utility services on the park.

- POLICIES:**
- 3.14.1** Place all network services (pipes and wires) underground, located where they will not restrict or damage the health of existing trees.
  - 3.14.2** Above ground level, provide only those utility services necessary for the servicing of the park, its buildings and other facilities within the park.
  - 3.14.3** Where above ground services, boxes or other fittings are necessary, design and colour them to be unobtrusive and uninviting for graffiti artists.

## **REGULATIONS AND RESTRICTIONS**

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### **3.15 HEALTH, SAFETY AND SECURITY**

**OBJECTIVE:** To ensure that the park assets, park users and neighbours are not harmed or threatened by illegal or anti-social activities of others.

- POLICIES:**
- 3.15.1** Use the powers vested in the Council or other authorities to reduce the likelihood of objectionable activities occurring in the Park.
  - 3.15.2** Encourage assistance from local schools in the prevention of illegal behaviour by students.
  - 3.15.3** Noisy activities are controlled through the City Plan.

### 3.16 LEASES AND LICENCES

**OBJECTIVE:** To ensure that the Council has full control over the use of all parts of the park.

**POLICIES:** **3.16.1** As far as possible, the Council will provide direct financing and administration of all facilities, services and operations in the park. Where this is deemed inefficient or impractical, the Council may issue leases, licences or concessions, as appropriate, to permit individuals, clubs or commercial organisations to provide selected recreation services to the general public.

**3.16.2** Ancillary commercial operations may be established at the recreation and sports centre, provided they enable the public to obtain greater benefit or enjoyment from the use of the centre, that the reserve is not significantly altered or permanently damaged, and that the rights of the public are not affected.

**3.16.3** Do not issue any leases, licences or concessions that would reduce the public use of areas of the park or of recreation facilities, other than for organised events of limited duration.

**3.16.4** Negotiate leases in accordance with Section 54 or Section 73 of the Reserves Act 1977. Include such other conditions and charges as seen fit. Do not include any automatic rights of renewal.

**3.16.5** Should there be a wish at any time to lease all or a major part of the recreation and sports centre to a commercial contractor, the decision to do so will be subject to a review of this management plan under section 41(9) of the Reserves Act.

### 3.17 BY-LAWS

**OBJECTIVE:** To regulate use of the park through the Council's by-laws.

**POLICIES:** **3.17.1** Relevant by-laws include the:

Christchurch City Parks and Reserves Bylaw 2008

Christchurch City Traffic and Parking Bylaw 2008

Christchurch City Dog Control Bylaw 2008

Christchurch City Public Places Bylaw 2008

### **3.18 MANAGEMENT PLAN REVIEW**

**OBJECTIVE:**           **To ensure that the management plan remains a valuable guide for managers of the park.**

**POLICY:**           **3.18.1** Keep the management plan under continuous review in accordance with Section 41(4) of the Reserves Act 1977.



## 4 ISSUES

Many of the objectives and policies have been written to deal with particular issues. Others are simple tools to guide good management of the park. This section discusses the main issues that the management plan seeks to resolve.

### 4.1 Waterways

The waterways are key features in giving the park its character.

#### *4.1.1 Management and augmentation of water flow.*

The reconstruction of the lake in 2005 included re-routing of the water from the heat pump for the swimming pools into the middle of the lake via a cascade. This had the double benefit of providing what has proved to be a very popular focal point for the park and improving the quality and flow of water through the lake.

As average groundwater levels under Christchurch have dropped in recent years, the natural flow in the two streams has reduced, and at present the summertime low flow in each stream starts downstream of where Greers Road crosses them. Hence the flow in the upper parts of these streams through the park is minimal, resulting in stretches of dry bed covered only during storm events.

The water from the heat pump is artesian water from a bore on the west side of the recreation and sports centre. The heat pump extracts heat from it, thus making it cooler, which benefits the in-stream ecology during warm days. The additional water also improves the flow in the Wairarapa Stream below the lake outlet, and helps the lake water to back up into the otherwise generally dry bed of Hewlings Stream.

Most of this water flows down the cascade, but a small flow is piped to a discharge point in the artificial stormwater treatment wetland, part-way up Hewlings Stream. Another pipe laid alongside the cascade takes some of the water directly to the lake.

The ecological, recreational and aesthetic benefits of this water are significant, and complement the sustainable source of heating for the recreation and sports centre.

The flow has been identified in the State of the Takiwa 2007 Ngai Tahu Cultural Health report on the Avon/Heathcote Estuary, which states that it is considered to be a taonga and to offer potential for the future, if protected and restored.

Greater benefit may be possible if some or all of the water currently piped directly to the lake was diverted to discharge to the wetland. This might increase the flow in Hewlings Stream and so counter-balance the present backing up of lake water. In addition, consideration could be given to diverting water from the cascade to the wetland during night time, when people are not enjoying the cascade.

#### *4.1.2 Riparian vegetation.*

The adoption of the Waterways and Wetlands Natural Asset Management Strategy in 2000 led to much restoration of riparian vegetation along the city's stream banks, including those of the Wairarapa Stream upstream of Greers Road. However the programme has not yet reached the banks of the stream where it runs alongside Jellie Park.

The stream bed forms the boundary between the park and the neighbouring residential properties. Many of the properties turn their backs on the stream and the park, and a number have fences at the top of the banks, thus abandoning the bank to weeds and neglect.

On the park side, for most of its length the bank is maintained with mown grass and specimen trees, but there are several clumps of dense shrubbery, which are often used by young people for anti-social behaviour and activities that run the risk of leading to crimes.

A number of mature to over-mature willow are growing on the banks. Several have already been removed for health and safety reasons.

There is a pressing need to re-invigorate the strategy and to run a riparian restoration programme along this stretch of the stream, and to include crime prevention through environmental design (CPTED) features in the design of the restoration. This needs to be done as a partnership with the private and government (Housing New Zealand) owners of the eastern stream bank.

The programme needs to include a review leading to thinning out and re-organisation of the vegetation along the banks of Hewlings Stream through the park, since this area also has a history of being used by young people for anti-social behaviour and activities that run the risk of leading to crimes.

This has potential to enhance the taonga identified by Ngai Tahu in 2007.

## **4.2 Crime Prevention through Environmental Design (CPTED)**

The park has a long history of anti-social behaviour and petty crime, dating back to the time of its development in the late 1950s. Over the years there have also been a few serious crimes. Today the main issues relate to vandalism, theft, graffiti and threatening behaviour. However, public consultation has revealed that most park users find the area attractive and safe to use.

CPTED programmes promote informal surveillance as the best way of ensuring an area is as safe as possible. They encourage 'legitimate' park activities, since surveillance by legitimate users tends to discourage anti-social and criminal activities. Facilities which attract legitimate users are encouraged, and features which can increase risk to or fear by legitimate users are avoided or removed.

### *4.2.1 Paths, cycleways, bridges and lights*

Review of the layout of paths, cycleways, bridges and lights is a focus of any CPTED programme.

The paths, cycleways and bridges through Jellie Park are very well used. As well as giving access around the park, they are valuable walking, jogging and cycling routes between surrounding roads, schools and residential areas. Use by school pupils is particularly high.

In general they have provided an efficient and safe network, but four areas merit re-design:

1. The roadway from Greers Road to the recreation and sports centre has been closed, and work is needed to re-form it into a path/cycleway.
2. The bridge over the lake outlet is old and narrow, with poor sightlines and entrapment potential. It needs to be replaced with an improved design. This could be accompanied by modification of nearby shrubs to improve sightlines and path re-alignment to reduce short-cutting, and possibly also a matching reconstruction of the bridge over the Wairarapa Stream.
3. Construction of the new car parking area for the recreation and sports centre has disrupted the path/cycleway link through the park from Burnside Primary, and the route needs to be reconstructed so that walkers and cyclists do not have to mix with moving and parked cars.

Although lighting can be beneficial, areas that are lit are not necessarily safer and can give an undesirable message that it is safe to use an area after dark. The Council prefers to light only those paths and cycleways that are designated safe routes, as identified through the CPTED programme. Current lighting is inconsistent with this and needs to be reviewed.

#### *4.2.2 Toilets*

The existing toilet block set back from Greers Road has long been a problem area. It is subject to repeated damage and graffiti and attracts unintended activities. Public consultation for the management plan review drew 45 critical comments about the toilet block and only one in support of it. The existing block should therefore be removed.

Toilets are needed to provide for the needs of users of the playing fields. A location closer to, but somewhat separated from, the youth recreation area would cater for skaters and BMX bikers.

CPTED principles show that the toilets should be located close to the road but away from places that might be used for loitering. They should have high levels of visibility, durability, security, light and ventilation. The doors should open out towards the road, thus enabling passive surveillance.

#### *4.2.3 Vegetation*

The trees and shrubs of the park are key elements in making it an attractive and well-used recreational space. However, vegetation can obscure sightlines, thus exposing legitimate users to surprise attack.

Following assaults on park users in the late 1990s, a vegetation pruning programme was established to open up sightlines through the park. This has been successful in giving users a greater feeling of safety. However there remain several areas and stretches of the path system that are potential entrapment areas due to the vegetation.

A further review of the vegetation, leading to pruning of branches and removal of selected trees and shrubs, would improve safety and people's perception of safety in those areas. This could be part of a wider review and re-organisation of the vegetation of the park.

There are also patches of riparian vegetation along the Wairarapa Stream and Hewlings Stream that are used by people who do not wish to be observed, for a variety of less desirable activities, including lighting fires. This could be discouraged by improving sightlines through these areas from nearby paths.

#### *4.2.4 Vehicle access and parking*

The upgrade of the recreation and sports centre has included closing the former vehicle accessway from Greers Road. Use of this accessway had led to numerous conflicts between vehicles, pedestrians and cyclists, and the parking bays along it were used for burning cars at night (five in the first four months of 2007). It is still needed for occasional access to the recreation and sports centre by maintenance and servicing vehicles, for supporting special events, and in emergencies.

Unauthorised driving of vehicles on grassed parts of the park has long been a problem, which was only partly resolved when a post and wire barrier was placed along the Greers Road frontage and the accessway. These barriers and the narrow footbridges have subsequently prevented vehicles from cutting up the playing fields, but the grass areas accessible from Ilam Road are still subject to damage. This could be prevented by adding low retaining walls or post and wire barriers along the Ilam Road frontage and around the car parks of the recreation and sports centre.

Before upgrade of the recreation and sports centre, the vehicles in the centre's car parks were regularly broken into and bicycles were regularly taken from the bicycle stands, to the extent that young people were reluctant to cycle to the complex. The upgrade includes provision of new parking and cycle storage areas which will have greater passive surveillance than in the past, achieved partly through the removal of some of the trees which had grown to mask the complex from the street. The success of these measures should be monitored, and further measures taken if they prove to be insufficient. One possible measure would be to replace the new board fence with an open style fence along the boundary with the neighbouring Laura Fergusson Trust centre, thus improving passive surveillance of the bicycle stands and the parking area for staff and people with disabilities.

#### *4.2.5 Graffiti and tagging*

Tagging is a regular occurrence in the park, the main targets being the toilet block near Greers Road, the buildings of the recreation and sports centre, the concrete block wall on the east side of the recreation and sports centre, the youth recreation area on Greers Road, and the timber block seats around the ornamental lake. It is to be expected that the new board fence alongside the neighbouring Laura Fergusson Trust centre will also become a target.

Young people have requested that the Council erect a legitimate graffiti wall in the park to discourage tagging of the other surfaces. There is potential to establish a legitimate graffiti programme to decorate the skatepark.

Tagging could also be reduced by re-design or replacement of target areas with surfaces that are less suitable for tagging, such as seats with narrow slats instead of solid timbers and open style fencing instead of board fences. An alternative approach is to ensure tagging-prone surfaces are smooth, low-adhesion and non-absorbent, and then remove tagging regularly.



#### *4.2.6 Boundary fences*

Neighbouring residents can keep an informal eye on park users if the park is not bounded by solid fences and walls. For this reason the Council discourages the use of high solid fences along park and waterway edges, and prefers fencing that is of a low or 'open' (transparent style of construction) where fencing is required. This approach benefits the neighbours as well, because the parkland character can be enjoyed as a visual extension of their own gardens.

Views into the park from Ilam Road and Greers Road are not interrupted by fences. It is overlooked by some neighbours on the north-east and south-west sides of the park who have low fences, and by others who have two-storey houses with upper storey windows looking over the park. However a number of properties on the south-west side of the park, including the ex-caretaker's house, have 1.8m board fences which block ground-level views. On the Wairarapa Stream boundary, many houses face away from the park, and several have high board fences, set back from the stream, or dense vegetation. Together, these result in there being little supervision by neighbours along this boundary.

### **4.3 Sustainable, healthy trees**

The existing trees are one of the most valued features of the park. Before it became a park, the land was used for cropping and market gardening, and the only significant trees were poplars and willows along the watercourses. Priority was given to establishing trees in the new park, both to create a parkland character and to break the cold easterly and south-westerly winds. Now, fifty years later, the trees within the park and in surrounding streets and gardens provide excellent wind shelter and an attractive woodland character. Later planting of deciduous trees with attractive autumn colours has added a further dimension.

Many of the original trees were evergreen, possibly selected to make sure there was year-round shelter. The changing pattern of use of the recreation and sports centre, with most visitors expected to use the indoor pools, together with the growth of many of the trees to large specimens, means that there is now less need for dense wind shelter. Many of the evergreen trees were damaged when young, and as a result have multiple trunks and poor form. The trunks and lower branches of some trees reduce visibility through the park.

The tall weeping willows are reaching the age when they may drop branches. Pollen from the silver birches is considered by some people to be a health hazard. Neighbouring residents on the south-west side consider that some of the trees cast undue shade on their properties, while the branches of some overhang adjoining properties. Some of the trees reduce the visibility of the centre of the park from Ilam Road and Greers Road.

There is scope for selective thinning and pruning, together with some selected replacements, with the multiple aims of opening up views through the park, reducing the amount of winter shading, making the trees safer, placing greater emphasis on deciduous trees rather than evergreens, and adding to the seasonal colours.

#### **4.4 General vegetation management**

Jellie Park's character springs from the exotic trees, and at present there is little emphasis on native vegetation. The Council has a policy of protecting and restoring ecological values in and along streams, including through re-establishment of native streambank vegetation. In Jellie Park this policy needs to be applied with care, in order to protect the exotic character, also to make sure that sightlines from nearby paths are kept open.

Also see sections 4.1.2 and 4.2.3 above.

It can best be achieved by vegetation maintenance and additional planting of low growing native plants along the banks, but avoiding dense shrub planting, and by providing shade through the use of exotic trees.

#### **4.5 Introduction of new activities**

The park is well used and well loved. The recreation and sports centre is a major drawcard, bringing users from the western side of the city, and the current up-grade will greatly increase this. The skatepark and the playing fields draw users from the surrounding suburbs. The play equipment, lake, lawns and paths are frequented by local people, many of whom exercise their dogs in the park. The paths provide popular pedestrian and cycling links between surrounding streets. The whole park is used by large numbers of pupils attending the four nearby schools.

The level of use contributes significantly to the feeling of safety in the park – users look out for each other.

Yet there is scope for increasing use of the park for recreation activities.

##### *4.5.1 Youth recreation opportunities*

The skatepark is well used by skateboarders and cyclists. There is scope for expansion, by adding features which would offer more variety and cater for a wider range of users. It is particularly favoured for BMX riding, contributing to conflict between different users and their varying needs.

There is demand for more beginner facilities. Providing a purpose built beginners' facility may help alleviate the current situation by removing less experienced skaters from the facility.

BMX riding is growing in popularity. There is demand for both dirt jumps and also concrete ramps and transitions.

It is debatable whether it is better to cater for these demands at Jellie Park or elsewhere. Expanding the skatepark at Jellie Park has the advantage of creating a varied and interesting facility that can cater for large numbers of people with different levels of ability. It could create an exciting, 'happening' atmosphere and be the focus of much attention and activity. It also makes more efficient use of existing infrastructure such as toilets and other recreation facilities. However, this may create more demand and increase the amount of conflict between users.

Any upgrade must be designed to encourage different groups of users to mingle safely, and so avoid the facility being the 'turf' of selected groups, as happens to some extent at present.

The provision of more inspiring and appealing play equipment could attract more family groups and hence give the facility more of a family atmosphere. Public consultation has also revealed that there is interest in turning the basketball half-court into a full ball court.

Submitters have also pointed to the need to provide recreation features that cater for girls, a flying fox being one suggestion.

#### *4.5.2 Disc golf*

The park has been used informally by disc golfers for some years. Club members are keen to establish a permanent course. There is general public support for this, provided that it does not disturb other park users. It could draw more people into the heart of the park and thus make it safer.

#### *4.5.3 Running*

The park is a popular route for runners. Several would like a fitness or jogging track constructed around the perimeter of the park. This too could attract more legitimate users and thus make the park safer.

#### *4.5.4 Events*

In its early years the park was used regularly for crowd-drawing events such as outdoor concerts, discos and passion plays, based around the stage and amphitheatre layout of the lake area. The redevelopment of the lake in 2003-6 included removal of the stage. The community events running at present are demonstrations of BMX and skateboard skills at the skatepark.

An expanded programme of festivals and events, with an emphasis on activities for young people, would introduce more people to and strengthen community pride in the park's amenities. These can be provided without unduly disturbing the park or its other users by arranging for events to be based either at the skatepark (as at present) or at the recreation and sports centre.

The recreation and sports centre provides an ideal opportunity for an expanded programme of events, because it already has controlled entry, changing facilities and the ability to manage large numbers of people. The area on the terrace to the north-west of the outdoor pools can easily be re-configured to provide a venue for events. It can be opened up to the park or to the recreation and sports centre, to suit the logistics of each event, and control and management of the events can be through the recreation and sports centre.

#### *4.5.5 Competition sports*

One activity that the 1982 management plan sought to phase out has since been reintroduced. This review acknowledges the re-introduction of competition sport as the predominant use of the playing fields on Saturdays, as well as for training on weekdays. This is operated by the Council as part of a city-wide seasonal allocation of sports grounds to sporting associations.

## **4.6 Car parking**

The 1982 management plan prevented car parking within the park, although the roadside angle parking on Ilam and Greers Roads straddles the road boundaries. When the swimming pool complex was upgraded in 1988 it was necessary to increase the area available for patrons to park their cars, and the management plan was amended to provide for a car park in front of the complex. Pool patrons also parked on Hospital Board land behind the complex until that land was subdivided for residential housing and the parking area was turned into a landscaped extension of Jellie Park in 1995.

It was anticipated that the current expansion of the recreation and sports centre would attract significantly more patrons. The resource consent process included an assessment of future parking needs. The only practical place to provide the additional parking was between the recreation and sports centre and Ilam Road, and as a consequence the existing parking area has been extended towards Ilam Road.

As patronage grows further, additional car parking will be needed. Care will be needed to make sure that the physical and visual links between the park and Ilam Road are not unduly compromised by this. Monitoring or restriction of car park usage may be needed if it gets filled up by visitors to nearby schools.

Meanwhile, the existing angle parking along Greers Road appears to be large enough to cope with the demand from users of the playing fields and the youth recreation area without further intruding into the park.

## **4.7 Buildings and indoor activities**

The Reserves Act 1977 spells out clearly the need to retain recreation reserves as open spaces and for outdoor recreational activities. The Act permits buildings where these are related to the use of the reserve for outdoor recreation. However, these buildings or any other not associated with outdoor recreation can be permitted where these are considered to be in the public interest.

Buildings, where permitted, should not dominate the landscape and should be located to maintain the maximum amount of open space. The size or scale of buildings is important and they should fit in or be appropriate to the landscape.

### *4.7.1 Recreation and sports centre*

The current expansion and development of the recreation and sports centre was allowed for in the 1982 management plan, which stated that the erection of further pool-related buildings on Jellie Park is likely and considered to be appropriate. It went on to say that for both practical (utilisation of the existing plant) and aesthetic reasons, these should be located adjacent to the present buildings and facilities, and that care must be taken in the design of the buildings to ensure they complement the landscape character of the Park. The first indoor pool was constructed in 1988, and it was considered to comply with the policies on buildings. Equally, the current construction of indoor swimming and exercise facilities complies.

The park is zoned Open Space 3, to provide for large scale metropolitan facilities with intensive public use and to allow for larger buildings and a greater level of building coverage than in other open space zones.

Swimming was seen as a significant recreational use of the park from its inception. In the ensuing years, changing community expectations and the benefits of year-round swimming have caused a shift from outdoor pools to indoor facilities. The capital cost of the facilities and the public interest in all-weather fitness training have led to the establishment of additional indoor facilities that increase public use of the facilities. Thus Jellie Park reflects a general trend towards supplying public swimming and associated fitness opportunities within buildings located on public land.

Significant retention of the open space setting is achieved by restricting these buildings to the upper terrace area, with access from Ilam Road but set back from the road, and by retaining the parkland setting around the north and east sides of the complex. This prevents the large buildings from dominating the park.

The Council anticipates that changing public expectations will generate increasing pressure for the Council to provide a greater range of opportunities for recreation and sports, though the expansion of facilities and the organisation of programmes and events. Some of these can be provided within the existing complex, and there is room for further expansion on the terrace to the north-west of the outdoor pools.

The Council considers that a commercial café operation should be included in the recreation and sports centre, to enable the public to gain full benefit and enjoyment from the centre. The possibility of a physiotherapy clinic is also under consideration. These and any other similar ancillary commercial operations that increase public benefit or enjoyment of the reserve will be given favourable consideration, provided that that the reserve is not significantly altered or permanently damaged and that the rights of the public are not affected. Any leases or licences for such activities will be subject to the provisions of the Reserves Act.

#### *4.7.1.1 Apollo Projects Centre*

The earthquakes of 2010 and 2011 took out of action the QEII Park Recreation and Sports Centre, resulting in regular sports group users of that facility, including High Performance Sport New Zealand (HPSNZ), being without a base. In August 2011 the Council, using the Canterbury Earthquake (Reserves Legislation) Order 2011, authorised HPSNZ to use the area at the north-western end of the Recreation and Sports Centre area in Jellie Park as a site to locate a large temporary building to house HPSNZ's high performance sport activities. The building, named the Apollo Projects Centre, was opened at the end of May 2013.

It had been intended that the building be removed by 18 April 2016 when the authorisation was due to expire. However, the Greater Christchurch Regeneration Act 2016 has now provided for the Canterbury Earthquake (Reserves Legislation) Order 2011 to continue in force to 2021 at the latest. This gives the Council the capacity to extend the building authorisation. Therefore, the building may continue to be in place for a time and used by HPSNZ for high performance sports activities.

#### *4.7.2 Caretaker's house*

The first step in developing the park for recreation in 1956 was the construction of a caretaker's house. However, use by caretakers ended several years ago, and since then it has been rented to members of the public for residential use.

It has been suggested that the Council terminate the lease and convert the building for use as offices for community youth workers. After some years of careful deliberation and consideration of public submissions, the Council has concluded that the recreation values of the park will be best served by removing the house and incorporating the land into the parkland.

It should be noted that Policy 3.10.2 of this management plan prevents the erection of a new building on the site.

#### *4.7.3 Toilet block*

The design and functioning of public toilets has changed since the existing block was built, and the safety concerns are outlined in Section 4.2.2 above. It has been programmed for replacement in 2010-11. Section 4.2.2 also discusses the best location for the replacement, which would be designed to current standards.



## 5 RESOURCE INFORMATION

### 5.1 Purpose of the Park

The park was created by a gift from James Jellie on 9 April 1956 “as and for a Public Park and for recreational purposes”. It has since been extended three times.

#### 5.1.1 Land tenure

Jellie Park is held by the Council in four parcels, shown in the table below.

Legal Description.	Certificate of title	Reserve status	Classification	Area
R.S. 40044	CB 12A/976	Recreation Reserve (Gaz 1972 p674)	Recreation (classified under s16(2A) Reserves Act by Waimairi DC resolution of 27 Sept 1989 – not gazetted)	11.8133
Lot 3 DP 40118	CB 19A/162	Reserve	Recreation (classified under s16(2A) Reserves Act by Christchurch CC resolution of 11 Dec 2008 – not yet gazetted)	0.1541
Pt Lot 131 DP 16040	CB 40C/128	Recreation Reserve (Gaz 1972 p674)	Recreation (classified under s16(2A) Reserves Act by Waimairi DC resolution of 27 Sept 1989 – not gazetted)	0.0731
Lot 71 DP 68192	CB 39D/571	Recreation Reserve (on vesting 24/2/1995)	Recreation (classified under s16(2A) Reserves Act by Christchurch CC resolution of 11 Dec 2008 – not yet gazetted)	0.5610
Total Area				12.6015 ha

#### 5.1.2 Legal status

Jellie Park was gifted to the Crown in 1956, for the purpose of a public park and recreational purposes. It was declared to be a recreation reserve and vested in Waimairi County for recreation purposes in 1972.

Land was added to the reserve in 1978 and 1995.

All of the titles are reserves subject to the Reserves Act 1977.

The adjoining course of the Wairarapa Stream is managed by the Council under the authority of the Christchurch District Drainage Act 1951. The *ad medium filum aquae* rule means that if it ceases to be a stream the boundary between the park and adjoining properties will be the middle of the bed.

### 5.1.3 Classification

Under Section 16, the Minister of Conservation, in consultation with the administering body, classifies all reserves held pursuant to the Act. Reserves are classified into one or more of seven categories; recreation, historic, scenic, nature, scientific, government purpose, and local purpose.

The reserve is classified for recreation.

Section 17(1) defines the purpose of a recreation reserve as:

“...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...”.

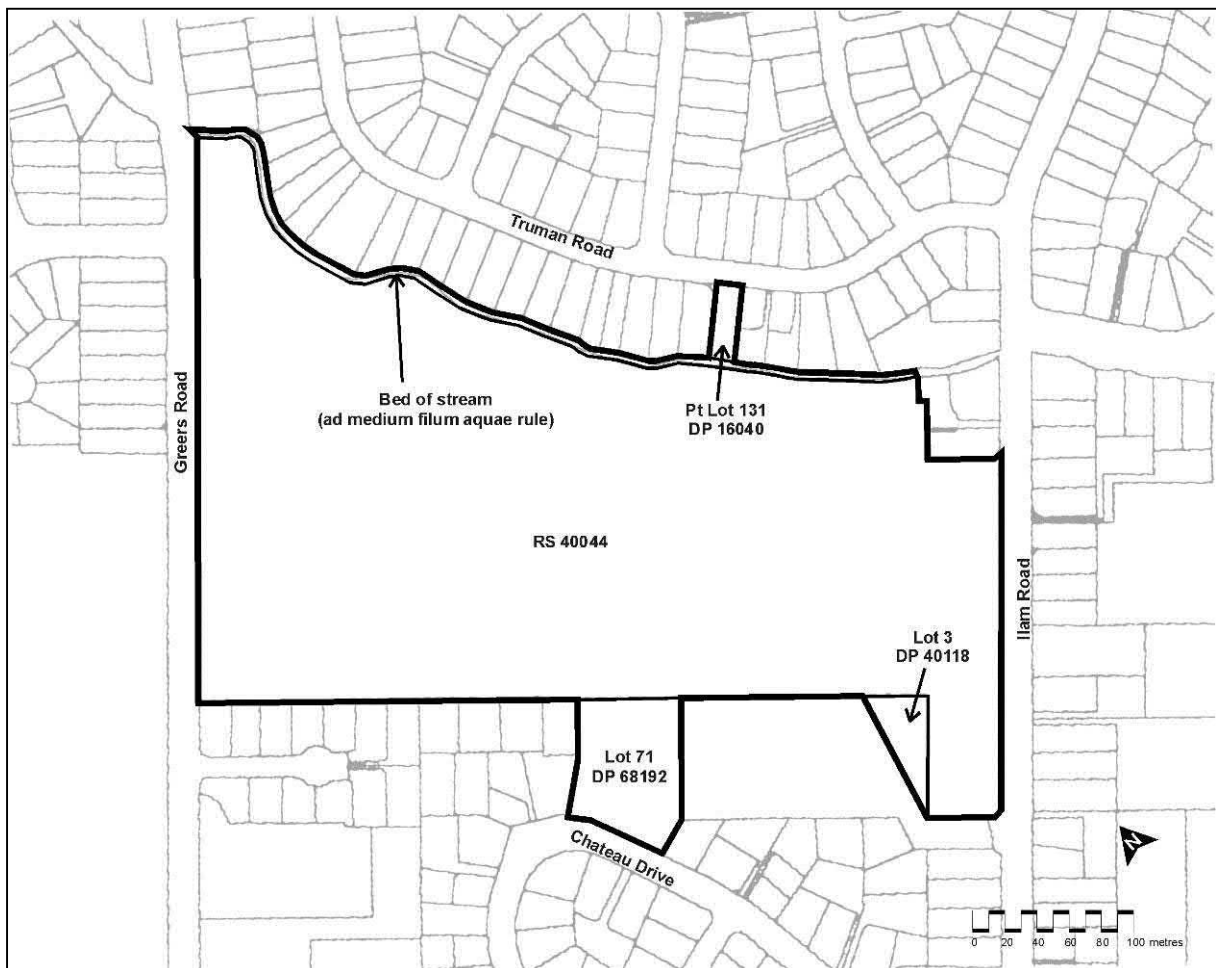


Fig 3: Plan of land parcels



## Physical Description

### 5.1.4 Surrounding area

James Jellie gifted the park because the surrounding land was about to be used for housing. Many of the nearby houses are now around fifty years old.

The area has since become popular among immigrants from Asian countries, and this is reflected in the ethnic make-up of the surrounding community, with around 60% describing themselves as European, 20% Asian, 10% Maori and Pacific peoples, and 10% other (including New Zealander). While the proportion of Maori and Pacific peoples is much the same as for the whole of Christchurch, the proportion of Asian people is significantly higher than the city-wide average of about 7% and the proportion of those describing themselves as European is lower than the average of 70%.

The population living around Jellie Park includes a higher proportion of people aged 5 to 24 than the city as a whole, and a lower proportion of people aged 25 or over.

There are four schools close to Jellie Park, and it is very well used by many of their 3,700 pupils.

### 5.1.5 The landscape

Jellie Park is divided into an upper area and a lower area by a terrace edge which runs from Greers Road to Ilam Road.

Below the terrace edge, which is approximately 2½ metres high, Hewlings Stream flows from the north west. It widens to form a lake, then falls over a small weir into the Wairarapa Stream. The Wairarapa Stream flows along the north east boundary of the reserve.

The park has been planted with a large number of trees and shrubs. These create a series of spaces, interlinked by pathways and by views through one space to the next.

Jellie Park may be broadly divided into several distinct identity areas.

- ♦ Youth recreation area
- ♦ Playing fields
- ♦ Ornamental lake and gardens
- ♦ Streamside lawn
- ♦ Open space fronting Ilam Road
- ♦ Recreation and sports centre
- ♦ Chateau Drive park
- ♦ Open space south-west of Hewlings Stream
- ♦ Caretaker's house

Jellie Park forms part of a green belt stretching from Gleneagles Terrace to Flay Park and the north west sector of the city. The park was extensively planted following its

establishment in 1956. The trees define a series of interesting interconnected spaces. This gives the park an attractive landscape character and shelter from prevailing winds.

The trees and other vegetation serve many purposes. They give shelter and shade; break up large spaces; provide variety and relief on the skyline; screen and integrate buildings and car parking into the park; provide play areas; visual foci, botanical and historical interest; and can be a means to spiritual or psychological refreshment.

In addition to primarily aesthetic purposes, the trees also have a functional value. They reduce strong winds and bright sunlight; they filter particle and gas pollution from town air; they cool the air and increase the relative humidity; they help reduce noise levels, and provide food and habitat for wildlife.

#### 5.1.6 Activities

Recognition of the large number of young people around the park has led to the Council providing a number of recreation opportunities which appeal to young people, but can also be used by people of all ages.

The greatest attraction at the park is the expanded recreation and sports centre, re-opened in 2008. The car parking area by Ilam Road has been expanded to cater for the expected increase in patronage.

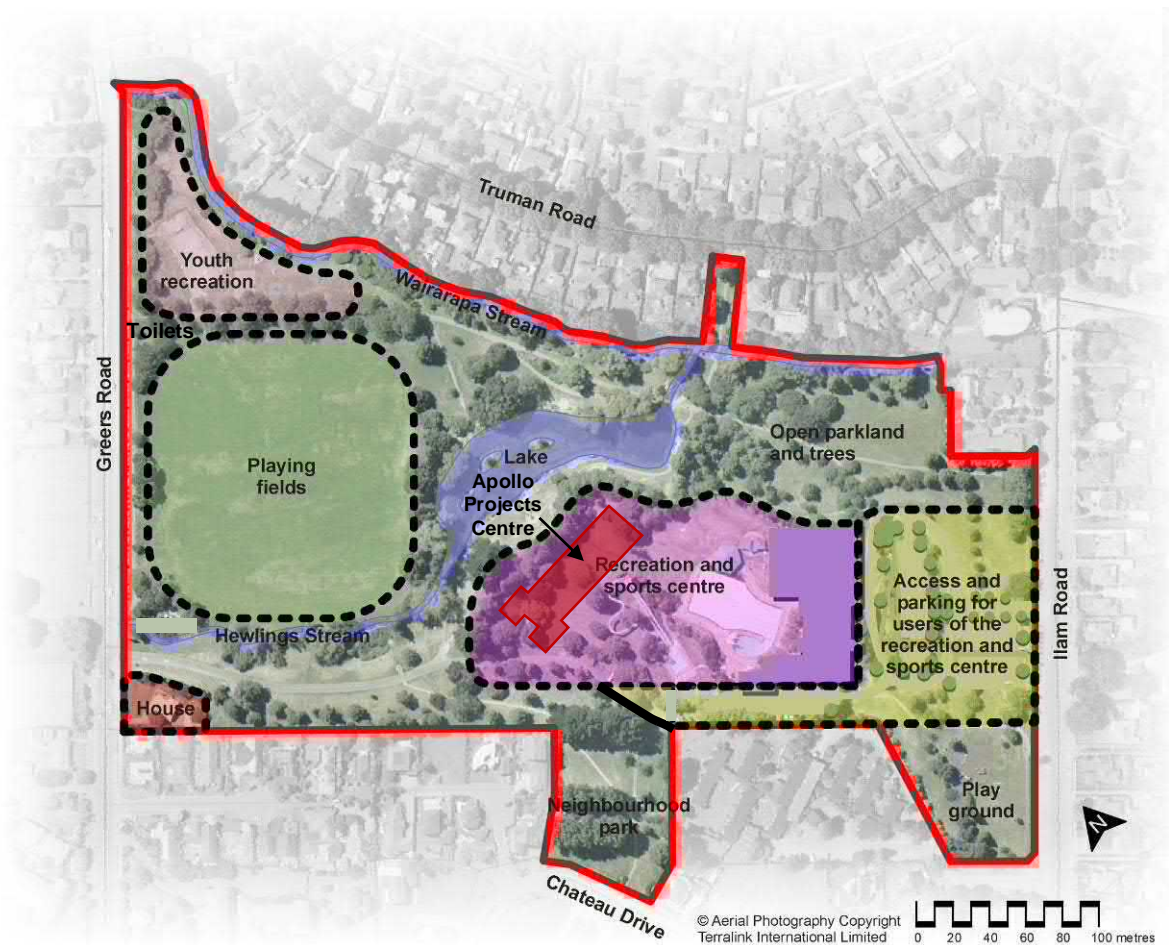
Organised use of the playing fields is mainly on Saturdays, for junior association football in winter and cricket in summer, and they are used informally at other times for football, Samoan cricket and other team sports.

The skatepark on Greers Road is well used by skateboarders, BMX cyclists and mountain bikers, with few conflicts between the various users. There is a basketball hoop close by, along with a small selection of play equipment, and there is a larger collection of play equipment in the south corner of the park, alongside Ilam Road.

Parts of the park are used for disc golf.

The paths are well used by walkers, runners and cyclists. They provide good links between Ilam Road and Greers Road, as well as giving access to the recreation areas in the park from nearby housing areas and schools.

All of the parkland outside the recreation and sports centre is popular for exercising dogs.



*Fig 4: Zoning plan showing locations of the main youth recreation area, the recreation and sports centre with associated parking, and the playing fields*

### 5.1.7 Buildings and Facilities

#### 5.1.7.1 Buildings

There are four buildings sited on Jellie Park, including:

- (a) A toilet block near the Greers Road frontage alongside Hewlings Stream.
- (b) A Council house in the western corner of the Park. It was built as a caretakers residence and is currently rented as a residential home.

There are also the buildings of the recreation and sports centre, which include:

- (c) Two indoor swimming pools, gym and fitness rooms, changing and showering facilities, administration and a cafeteria.
- (d) The Apollo Projects Centre.

#### 5.1.7.2 *Recreation and Sports Centre*

In addition to the buildings and the facilities within them, the centre has outdoor pools, a hydroslide, an area set aside for sunbathing, and picnic alcoves set into a block wall.

#### 5.1.7.3 *Play Equipment*

Two sets of children's play equipment are sited in the Park.

One is at the youth recreation area and the other is on the Ilam Road frontage.

#### 5.1.7.4 *Bicycle Stands*

Stands for bicycles have been placed near to the entrance of the recreation and sports centre and at the youth recreation area.

#### 5.1.7.5 *Seating and lighting*

Park benches are placed in strategic locations. The main paths and the toilet block are lit at night.

#### 5.1.7.6 *Car Parking*

66 angle and 40 parallel car parks are provided along Ilam and Greers Roads respectively. A 6m strip of Park land has been used to set these back off the road. The Council in 1988, through a planning application, approved the establishment of a further 40 car parks on the Park between the swimming pool complex and the Ilam Road street frontage, and this parking area was extended in 2008.

### 5.1.8 History

Jellie Park was donated to the people of Christchurch by Mr. James Jellie.

Mr. Jellie was a bachelor, born in the Grey Valley in 1889. He was educated in Greymouth, but, even as a boy, was attracted by the parks and gardens of Christchurch. He arrived here in 1916, bought the land he was later to donate for park, and worked it as a commercial grower for 20 years. He also owned a poultry farm at his home, 321 Russley Road.

The donation was announced by the then Prime Minister, Mr. S. G. Holland (M.P. for Fendalton), in a specially recorded broadcast, on 9 May 1956. The public reaction to it surprised Mr. Jellie who said he had always wanted to give the land to the people. It required a great deal of persuasion before he agreed to allow the use of his name for the Park.

The land was donated to the Crown and was vested in the Waimairi County Council for development. Money for development came from the Housing Corporation as proceeds from sale of land which it had previously set aside for recreation in that area.

Land clearance and reshaping began in 1957. Fill from the concurrent construction of Memorial Avenue was used at the Ilam Road end with cut from the site used at Greers Road end. The low lying area below the terrace was drained and its numerous small creeks were diverted into Hewlings Stream. A shallow lake was formed immediately below the terrace.

At the same time negotiations were entered into with the North Canterbury Hospital Board over the acquisition of a small corner of their land which broke the continuity of the terrace. This was obtained under a 21 year lease at 'peppercorn rental' with final purchase as a recreation reserve occurring in October 1978.

While land clearance was being undertaken, a competition for the best layout design for the park was held. This was won by Mr. J. A. Martin, whose plan was approved by both Mr. Jellie and the Prime Minister. It was adopted in a modified form which included a rugby field and a cricket wicket by Hewlings Stream and a swimming pool complex on the terrace.

The Park was opened by the County Chairman, Cr. A. R. Blank, on 24 September 1960.

#### *Swimming Pool Complex*

Finance for the proposed swimming pools proved to be a major stumbling block. Several methods of raising funds were considered and eventually one third of the cost was met by a Golden Kiwi Grant and two thirds from the Council's Reserves Contribution Fund. The Jellie Park Lido was opened by the Honourable Mr. D. C. Seath, Minister of Internal Affairs, on 4 December 1964. The lido covered an area of 1.2 ha (almost 3 acres) with 4 pools, and was hailed as the most exciting and attractive facility for swimming in Christchurch.

In the early years, patronage was brisk and the weather was kind but in the mid to late seventies the pool experienced a decline in patronage. Following an upgrade which included the construction of an indoor pool in 1988, in 1992 the operation was leased out to a private contractor.

In 2002 the Council terminated the lease and decided to make a major upgrade of the complex, as the first of four new aquatic facilities planned for construction in fulfilment of City Council's Aquatic Facilities Plan. The upgrade was completed in 2008.

#### *Playing fields*

The Burnside Rugby Football Club began play on the field at Jellie Park in 1960 as an extension to their fields at Burnside Park. They instigated the installation of the changing room/toilet block in 1962. They played on the fields until 1971, when the Harewood-Burnside Hockey Club took their place after the area was levelled, sown, and three hockey fields laid out.

Hockey was subsequently relocated to Nunweek Park. Since then the fields have been used for junior football in winter, and more recently for cricket in summer.

#### *Skatepark and basketball half-court*

A basketball half-court was built near to Greers Road in 1997, and a skatepark was added in 2000.

#### *Lake*

The lake was excavated as part of the original park development in 1957. By 2000 the water quality had deteriorated. A plan was prepared to naturalise the shoreline, to excavate accumulated silt, to replace a peninsula with three islands, and to refresh the water by diverting the outflow from the artesian heat pump for the swimming complex

so that it would flow down a cascade into the middle part of the lake. The work was completed in 2006.

*Chateau Drive park extension and wetland*

Subdivision of land on the south-west side of the park for residential housing in 1995 led to the extension of the park to the new subdivision road, Chateau Drive, and the construction of a stormwater treatment wetland alongside Hewlings Stream.

*Apollo Projects Centre*

The Apollo Projects Centre building, temporarily put in place in the Recreation and Sports Centre area in 2013 (authorised under the Reserves Legislation Earthquake Order in Council) by High Performance Sport New Zealand for its high performance sports activities, was meant to be removed by April 2016. The extension on 19 April 2016 of the term of the Order in Council meant the building could potentially stay on for a longer period.



## 6 POLICY FRAMEWORK

Management of the park is determined by the Reserves Act 1977, under which it is held, and by the legal responsibilities of the Christchurch City Council under the Local Government Act 2002 and the Resource Management Act 1991.

### 6.1 Reserves Act 1977

This management plan has been reviewed in accordance with the Reserves Act 1977.

Section 17 of the Reserves Act describes the purpose of a recreation reserve:

*... 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.*

*[to be]...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.*

The Act requires (s.41(3)) that a management plan "provide for and ensure" the following:

- the principles set out above
- compliance with those principles
- use, enjoyment, maintenance, protection, and preservation of the reserve(s) as the case may require
- development (as appropriate) of the reserve(s) to the extent that the administering body's resources permit, for the above purpose.

The process and the contents have been guided by the Guide for Reserve Administering Bodies published by the Department of Conservation in 2006 and the Reserves Act Guide published jointly by Local Government New Zealand and the Department of Conservation in 1999.

## **6.2 Christchurch City Council policies and strategies**

The contents have also been guided by the strategies and policies of the City Council, within the framework of the Long Term Council Community Plan (LTCCP) and the City Plan. The plans, strategies and policies of greatest relevance are outlined below.

### **6.2.1 Long Term Council Community Plan**

Community outcomes are those things which the Christchurch community thinks are important for its well being. They form the basis for planning all of the Council's activities and are the key drivers of the Long Term Council Community Plan.

Outcomes relevant to Jellie Park include:

#### **A City with a Sustainable Natural Environment**

Our people enjoy and value our natural environment and take responsibility for protecting and restoring it.

Our City's natural resources, biodiversity, landscapes, and ecosystem integrity are protected and enhanced.

Our people recognise that the natural environment plays a significant role in our prosperity. The whole community ensures that negative impacts on the environment are managed to maintain environmental sustainability.

#### **A City of Healthy and Active People**

Our people live long and healthy lives.

Our City provides the natural and built environments that enable people to enjoy long and healthy lives.

Our economy is based on practices that promote and improve health.

#### **A Safe City**

Our people are free from crime, violence, abuse and injury.

Our City's urban form and infrastructure maximise safety and security for all people from crime, injury and hazards.

Our economy invests in mitigating threats to safety and security

#### **A Liveable City**

Our people have appropriate housing and live in an attractive and well designed City and neighbourhoods.

Our City provides a choice of housing, easy mobility and access to open spaces, and a range of utilities that allow people to enjoy an acceptable quality of life.

Our economy invests in and benefits from enhancing the liveability of our City.

### **6.2.2 City Plan**

Jellie Park, except for Lot 71 DP 68192, is zoned Open Space 3.

Areas and facilities in the Open Space 3 Zone are important physical resources for the city and may also be important regional and national resources.



Although these facilities are generally recognised as important metropolitan resources, many play an important role in the local community. Not only may they be used for recreational purposes, but they may provide an important community facility for other activities, such as general meetings, entertainment and leisure. The parks may also contain smaller community facilities of value to the local neighbourhood. The parks mostly contain large areas of open space associated with the built facilities providing opportunities for tree planting and outdoor recreation, as well as areas of visual amenity.

As these sites attract large numbers of people and vehicles, it is important that the surrounding environment is protected from the adverse effects of activities taking place in the reserves. Provisions therefore take into account such factors as noise, lighting, glare, traffic and safety.

#### Environmental results anticipated

- (a) The provision of facilities and structures to enhance and facilitate indoor and outdoor/formal and informal recreation opportunities within the city.
- (b) The maintenance of open space associated with the major recreational facilities.
- (c) The provision of intensively used community facilities for the local community, and in some cases for large parts of the metropolitan area and beyond.
- (d) The provision of large scale buildings and facilities within an open space environment.
- (e) To provide adequate facilities for city wide, regional and national events, annual and special entertainment events, and specialised recreational activities.
- (f) Limitation of the potential adverse effects of activities occurring within the open space zone as much as possible to within the boundary of the zone through the provision of landscaping barriers and associated techniques.

The Open Space 3 Zone provides for large scale metropolitan facilities and allows for larger buildings than in other open space zones, and a greater level of building coverage is acceptable. Facilities such as Pioneer Stadium and Queen Elizabeth Park, necessitate large scale buildings with intensive public use. Significant retention of open space with these facilities is however required.

Similarly there is a need to ensure that larger areas of impervious surfaces (especially parking and hard surfacing) within parks is assessed, to ensure that the dominance of open space character is not unduly compromised. The threshold of permitted coverage is higher in the Open Space 3 Zone, with its multi-functional nature and variety of activities which can be expected.

Lot 71 DP 68192 is effectively zoned Open Space 1, despite the L1 zoning shown on the planning maps.

Irrespective of the zoning shown in the Plan on land which has been acquired by the Council for any purpose specified in Part III of the Reserves Act 1977 or for open space and/or recreation under the Local Government Act 1974, activities which comply with all of the performance standards for the Open Space 1 Zone shall be a permitted activity.

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.

### 6.2.3 Citywide Recreation Strategies

The Council has two strategies which promote the creation of opportunities for active recreation, including activities such as walking, cycling and swimming.

### 6.2.4 Physical Recreation and Sport Strategy 2002

Its objectives include:

- Recreation and sport facilities (built and open space) are well utilised and needs are clearly prioritised.
- There are a range of locations at which people can take part in unstructured, casual recreation activities within easy reach of Christchurch.
- The City has an activity friendly environment.
- All physical recreation and sports activities are welcoming
- Physical recreation and sport activities are financially accessible to citizens of Christchurch.
- Physical recreation and sports programmes and activities are accessible to people with disabilities, older people, ethnic groups, parents with small children.
- New physical recreation and sport facilities are designed to promote a barrier free environment.
- Christchurch hosts a range of physical recreation and sport events that promote participation and contribute to the City's economy
- The public is motivated and educated about physical recreation and sport.
- Promising and talented participants who are nurtured and given the opportunity to maximise their potential.

### 6.2.5 Christchurch Active Living Strategy 2004

This aims to support Christchurch people so that they can enjoy regular physical activity as part of their everyday lives and improve their health and wellbeing.

Its objectives include the creation of activity friendly physical environments through active transportation, urban design, provision of accessible facilities and open spaces, and enhancing air and water quality.

#### 6.2.6 Aquatic Facilities Plan 2006

The redevelopment of Jellie Park swimming complex is a key part of a city-wide plan for the provision of aquatic facilities over the next 30 years that meets current and future community needs within the context of the Urban Development Strategy.

The plan sets out the Council's goals for aquatic facilities, thus:

1. Council aquatic facilities contribute to healthy lifestyles by providing opportunities for participation leading to increased physical activity levels of residents.
2. Council aquatic facilities provide the community with an accessible opportunities to acquire swim education, water safety and other life skills.
3. Council aquatic facilities provide the community with a supervised and safe environment to have fun and to enjoy social interaction with friends and family.
4. Council aquatic facilities contribute to the city vision of Christchurch being the best place to live in New Zealand.
5. The Council aquatic facility network contributes to the economic development of the city through hosting events and attracting visitors to the city.

Jellie Park is intended to satisfy the following Council provision objectives:

2. Two anchor facilities on either side of the city providing a comprehensive range of features.
3. Each major geographic area of the city has an indoor aquatic facility providing core features.
4. Build well located, quality, cost-effective and future-proofed aquatic facilities.
5. Retain large outdoor aquatic facilities on either side of the city.

#### 6.2.7 Skateboarding, Inline Skating and Freestyle BMX Cycling Strategy 2004

Underlying the Skateboarding, Inline Skating and Freestyle BMX Cycling Strategy are several key principles which fit within the broader contexts of the Youth Strategy, the Children's Policy, the Recreation and Sport Policy, and the Community Development and Social Well-Being Policy. All policy and planning relating to skateboard, inline skate and freestyle BMX facilities should be undertaken within the context of these principles.

The principles include the following:

- Skaters should be able to have reasonable access to quality facilities which are enjoyable, challenging, cater to a broad range of skills, well-maintained and which minimise risk of injury or harm.
- Council should respect the knowledge, skills and opinions of skaters and allow opportunity for involvement in facility planning decisions.
- Council should cater for skater needs as much as possible, through facilities designed to offer broad appeal and able to be altered and/or extended to meet changing demands.
- Skate facilities and accessways should be designed to minimise negative impacts on non-users.
- Participation in skate pursuits should be encouraged by the Council via support of special events and promotions and of skills development workshops and groups.
- Trends in skating should be monitored and facility planning undertaken to cater for changing needs.

#### 6.2.8 Draft Parks & Open Spaces Activity Management Plan 2005

This document identifies the Council's objective for the Urban Parks activity as:

Provide and manage Community Parks, Garden & Heritage Parks, Sports Parks and Riverbanks & Conservation Areas throughout the city that provide amenity values, areas for recreation and organised sport, garden environments and green corridors, that contribute to the city's natural form, character, heritage and Garden City image.

### 6.2.9 Events Strategy 2007-17

The Events Strategy will guide the Council's events related activity to maximise the social, economic, cultural and environmental outcomes for the City. It provides direction for the Council's support and relationships with the other people and organisations in the events sector.

"Our events inspire passion for the lifestyle qualities and identity of Christchurch" is the Council's vision for events. The Events Strategy develops this vision into five goals and associated objectives.

- 1 Strengthen community pride, maximise use of the city and peninsula landscapes and make Christchurch a place where people want to live
- 2 Help cement our reputation as the Garden City and provide avenues through which visitors and local people can celebrate the city's arts, sports and cultures.
- 3 Enable the sharing and understanding of different cultures and provide vehicles to promote healthy leisure and lifestyle choices.
- 4 Stimulate interest in our natural surroundings through event themes or the setting for events.
- 5 Events help to provide and promote the quality of lifestyle available in Christchurch, as an important factor in attracting the sharpest thinkers and innovators

### 6.2.10 Safer Christchurch Strategy 2005

Goal 3 of the Safer Christchurch Strategy is to enhance safety from crime through preventative and supportive actions:

1. Ensure the phased adoption of Crime Prevention Through Environmental Design Principles (CPTED) into city-wide planning and policy
2. To promote Crime Prevention Through Environmental Design Principles for application by owners and occupiers of existing buildings and spaces
3. Provide active support to locally led initiatives that make significant contributions to reducing the incidence and effect of crime.

Guidelines on how to achieve this are to be found in the booklet series entitled Safer Canterbury: Creating Safer Communities (2005).

### 6.2.11 Parks and Waterways Access Policy 2002

The Parks and Waterways Access Policy provides for inclusive use of parks by people with disabilities and also takes into account older people and caregivers with young children. It requires that all new parks and waterways facilities, and existing facilities when they are upgraded, be designed, where feasible, to meet the national standard access design criteria. An audit of Jellie Park has been undertaken to identify accessible facilities and to prioritise opportunities for improvement.

### 6.2.12 Waterways and Wetlands Natural Asset Management Strategy 1999

The Waterways and Wetlands Natural Asset Management Strategy takes a values-based approach in order to satisfy the Council's responsibility to maintain its assets in good condition and to deliver on the objectives and policies of the City Plan. The six values to be taken into account are landscape, ecology, recreation, heritage, culture and drainage.

It lists the following policies for managing the waterways in Project Area 6, which includes the Wairarapa Stream and Hewlings Stream through Jellie Park.

- Recognise that the numerous spring-fed tributaries of the Avon River are an essential part of the character of Christchurch
- Recognise that significant lengths of waterway are degraded and that restoration is necessary for the benefit of present and future generations
- Sustain spring flows through restoration, groundwater management and monitoring

- Maintain aquatic habitats by protection from sedimentation and over-widening of low flow channels and restoration of water's edge plant species
- Promote the multiple benefits of canopy trees alongside waterways (including shade for aquatic habitats and birds)
- Promote the protection and restoration of riparian planting to satisfy ecological and human wellbeing values
- Demonstrate all the potential values of waterways and wetlands by enhancing stream flows, aquatic habitats and riparian environments within public areas, eg parks, streets schools, university and shopping areas
- Promote understanding of ecological and wildlife values for amateur naturalists and residents by on-site talks and demonstrations
- Support the establishment of neighbourhood stream care groups and school ecological monitoring groups
- Establish partnerships with neighbourhood groups of residential property owners for waterways and wetlands restoration and protection
- Protect restoration work within private property where there is significant Council funding by appropriate legal means (eg voluntary esplanade strips without public access)
- Increase visibility of waterways at road boundaries and crossings
- Erect signs and interpretation boards that enhance knowledge of the names of waterways and their attributes, especially in conjunction with streamside walking routes
- Acknowledge the strategy as a means of implementing Community Board objectives.

The Waterways, Wetlands and Drainage Guide and the Streamside Planting Guide give more detail on how the Council manages the waterways to achieve these policies.

#### 6.2.13 Healthy Environment Strategic Direction

The Council's Long Term Community Plan 2006-16 requires that the Council must ensure that everything it does - all its activities - contribute towards achieving the Community Outcomes. Four strategic directions are used by the Council when defining its role in achieving the outcomes. Under each strategic direction, there is a broad set of goals and objectives.

One of the four Strategic Directions is a Healthy Environment

The natural environment sustains all human activity, and therefore a healthy environment is essential to achieving Council's social, cultural and economic goals. Challenges faced in protecting it include limiting or reducing the amount of natural resources we use (such as water and fossil fuels), reducing pollution and waste, and protecting and restoring our city's ecosystems.

An up-dated sustainability policy was adopted by the Council in March 2008. It requires a dynamic process of continual improvement that enables all people, now and in the future, to have quality of life, in ways that protect and enhance the Earth's life supporting systems. It take into account the social, cultural, economic, environmental well-being of present and future generations, and provides guidance on:

- how the Council, as an organisation, performs in terms of sustainability (e.g. internal resource efficiency);
- the decisions that Council makes (e.g. providing a sustainability compass or a lens through which all proposals can be viewed); and
- enabling our community to be sustainable (e.g. addressing the present and future social, cultural, environmental and economic well-being of our community).