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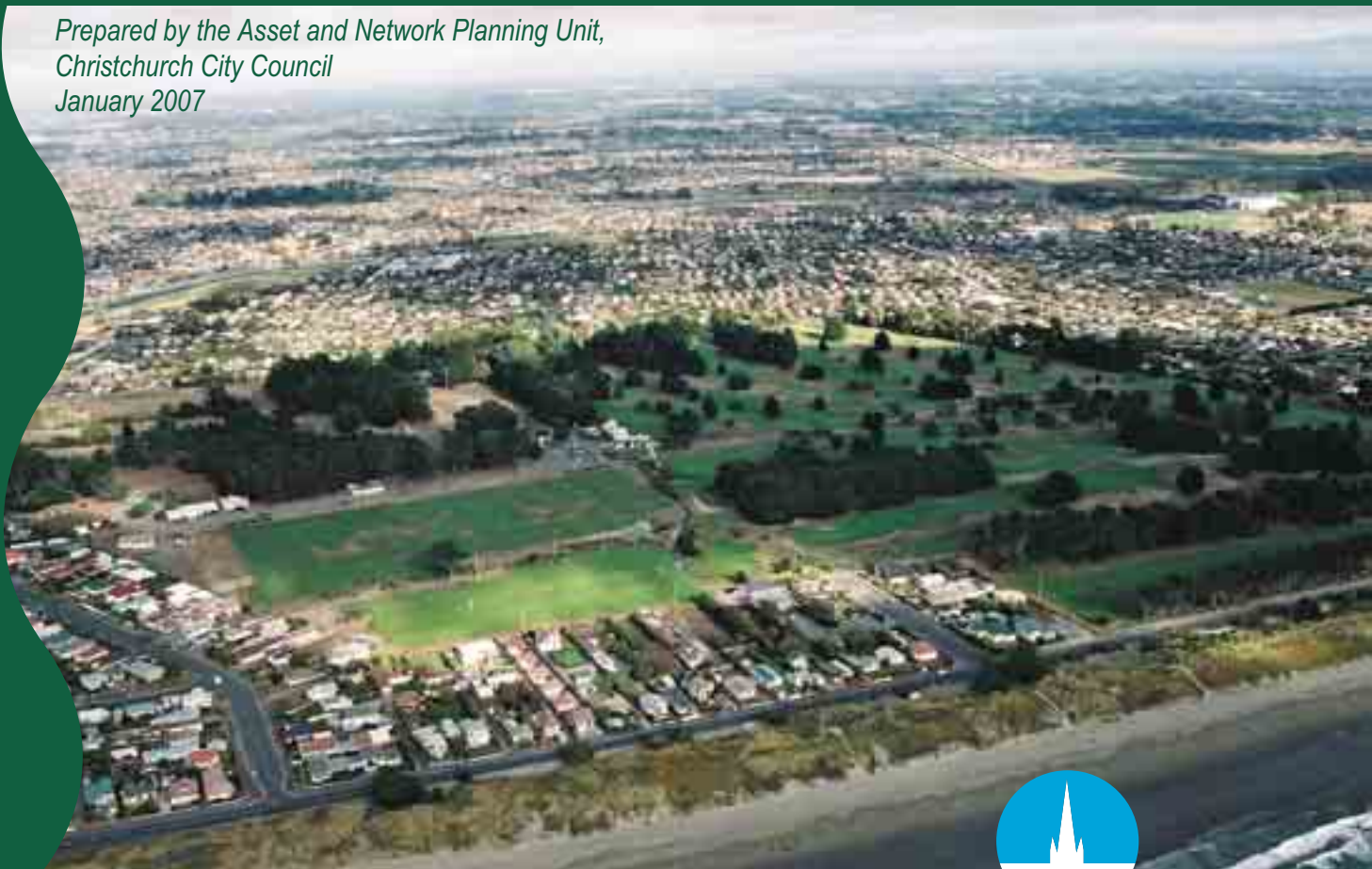
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RAWHITI DOMAIN AND THOMSON PARK MANAGEMENT PLAN



*Prepared by the Asset and Network Planning Unit,
Christchurch City Council
January 2007*



CHRISTCHURCH

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1. INTRODUCTION

The Rawhiti Domain and Thomson Park Draft Management Plan is an update of the 1988 Rawhiti Park Management Plan. The previous management plan referred to the reserve as Rawhiti Park as it was thought that “park” was a more appropriate term than “domain”. However, the use of the term “park” was never formally adopted. The reserve is commonly known as Rawhiti Domain and this name will be retained by popular demand. Thomson Park on Marine Parade, although separately named, is, for the purpose of the management plan, to be regarded as part of Rawhiti Domain.



Map showing the location of Rawhiti Domain and Thomson Park

Together, Rawhiti Domain and Thomson Park comprise a 63.5 hectare Recreation Reserve situated on Marine Parade adjacent to the coast in Christchurch’s north eastern suburb of New Brighton. It is located within a green coastal corridor stretching from the Waimakariri River in the north, to the Port Hills in the south. Long-term initiatives envisage a linking of the green spaces within this chain to foster ecological, recreational, cultural, and heritage links.

The reserve is bounded to the north by residential properties on Bowhill Rd, to the east by Marine Parade and the coastline, to the south by residential properties on Lonsdale St, and to the west by residential Keyes Rd.

Rawhiti Domain is a highly modified area, which has retained little of its original vegetation. It is characterised by pine and macrocarpa trees together with open grassed areas. The golf course, although modified, still retains much of the original sand dune landform.

The majority of the reserve is taken up with a golf course and sports fields with some areas available for informal play

and recreation. It is home to various New Brighton sports clubs and community groups, and contains a number of community buildings. The reserve is located close to a number of regional recreation facilities including QEII Park, Bottle Lake Forest Park, the Avon River and Estuary, New Brighton Pier and the coast.

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The management plan is intended to recognise the values of the reserve, establish a vision for its future, and set management objectives and policies to achieve desired outcomes. The plan has been developed in consultation with park users and key stakeholders.

2. MANAGEMENT PLAN REVIEW PROCESS

The method of reviewing management plans is set out in section 41 of the Reserves Act 1977. The process is being followed as set out below.

Public notice of Council's intention to review the management plan was given in June 2001. A discussion paper was distributed to key community and user groups and suggestions were invited. In addition, Council staff met with many of the resident sports groups to discuss their needs. A public workshop was held in September 2001 to share ideas for the future of the reserve. For various reasons, production of the draft management plan was delayed until 2005.

Public notice was given in accordance with section 41(6) of the Reserves Act 1977 on 31 July 2006 stating that the draft management plan is available for inspection at the Shirley Service Centre and the Greenspace Unit, Civic Offices, calling upon interested persons or organisations to lodge a submission over a two month period. Key community and user groups and all persons or organisations that made formal suggestions before the draft management plan was prepared have been written to informing them that the draft management plan is available for inspection as outlined above, calling upon them to make further submissions by 6 October 2006 should they wish.

Before preparing the final management plan, the Council will provide an opportunity for submitters to be heard before a Reserves Hearing Panel, which will consider the submitters views, modifying and including them in the final management plan where it is deemed appropriate, before presenting the plan to Council for ratification.



Band Rotunda, Thomson Park

3. HISTORY OF THE RESERVE

The following section on the history of Rawhiti Domain has been modified from the Rawhiti Park Management Plan 1988.

In the 1870's large areas of land were set aside in Canterbury by the Canterbury Provincial Council for the purposes of tree planting, recreation grounds and domains. Part of Reserves 1616 and 1579 were vested for recreation in 1899, and later became Rawhiti Domain.

Around this time the reserves came under the jurisdiction of the Selwyn Plantation Board who planted extensive areas in Pinus pinaster, P. radiata, P. muricata, Cupressus macrocarpa and other species. Many trees were lost however as the sandy soil of the Brighton area had not yet been stabilised with marram grass and lupins.

In 1907, control of the area, which was by then recognised as a significant reserve in the suburb, was handed over to the New Brighton Borough Council.

In October 1910, a fire, later described as the largest scrub fire of its kind in Canterbury, broke out in the lupins north of New Brighton destroying a vast area including Rawhiti Domain. Rawhiti Domain was later replanted with the aid of a government grant. The planting was unplanned with the New Brighton Borough Council financially unable to undertake pruning or the construction of fire breaks.

From 1912-1925 several ineffectual attempts were made by local politicians to subdivide Reserve 1616 for housing.

The Depression years of the 1930's saw further development of the domain. As a means of providing work for the unemployed in the area, Mayor John Shaw (New Brighton) conceived the idea whereby the bulk of Rawhiti Domain would be transformed into an attractive revenue producing golf course. The Borough Council met the cost of equipment with which to undertake the work, the wages of the staff employed being paid by the government. So many were employed on the site and so much was spent on its construction that an unsympathetic official in the Ministry of Unemployment labelled it "the golden golf course". Thomson Park was also developed at this time.

In 1937 a 3ZB transmitting station and tower were erected in the domain. The transmitting facilities were used full time the following year after the main 3ZB station in Colombo St burnt down. The old transmitting station is still standing at the north east end of the domain.

The Rawhiti Motor Camp was established in the 1950s and closed in 1975 due to severe damage from a storm. It was never reopened as a campsite due to the large capital investment required, the lack of need for additional camp facilities in the area, and the necessary long term occupation of a large area of land effectively removing it from public use.

Rawhiti Domain continues to evolve to meet changing community needs. Today, the reserve is home to several resident sports and community groups and is also a popular venue for casual recreation.

4. RESERVE STATUS

4.1. Legal Description and Classification

Rawhiti Domain and Thomson Park are made up of the following land areas:-

Part Reserve 1579	35.9107 ha.	NZ Gazette 1969 p1429
Part Reserve 1616	27.2039 ha.	NZ Gazette 1969 p1429 (including Thomson Park)
Reserve 4467 DP 3213	0.2507 ha.	NZ Gazette 1969 p1429 CT 268/103
Lots 2 & 3 DP 3276	0.0622 ha.	Memorandum of Transfer 20/11/64
Lot 9 DP 5123	0.1085 ha.	CT 569/96
TOTAL AREA	63.5375 ha.	

Rawhiti Domain and Thomson Park are classified as Recreation Reserve under the Reserves Act 1977 (NZ Gazette, 25 August 2005, p 3446). The purpose of Recreation Reserves is “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” (s 17 (1), Reserves Act 1977).

In the future a change of classification of part of the domain may be required to reflect the requirements of the Reserves Act 1977. The Silver Band and St Johns Ambulance Buildings should ideally be situated in Local Purpose (Community Building) Reserves. Change of classification would also enable other currently vacant buildings to be used for community use that doesn't comply with the Recreation Reserve classification.

4.2. City Plan Zoning

Rawhiti Domain and Thomson Park are zoned Open Space 2 (District Recreation and Open Space) under the proposed City Plan. In this zone, a high level of open space character is to be retained which is not dominated by buildings and hard surfacing (City Plan Vol 3, 1999, p 6/3).



Thomson Park fields

5. MANAGEMENT OUTCOMES AND OBJECTIVES

This section of the plan defines the vision and management objectives for Rawhiti Domain and the outcomes being aimed for in its management.

5.1. Vision

The Christchurch community enjoying the benefits of diverse sport, recreation, and environmental opportunities in a sustainable, accessible, and attractive open space.

5.2. Valued Characteristics of the Reserve

The reserve is valued by the community for its;

- (a) Range of formal and informal sport and recreation opportunities,
- (b) Accessibility and availability to the public,
- (c) Diversity in landscape character with open grasslands and mature trees, a mixture of exotic and native plantings, and a combination of formally developed recreation areas and less formal, natural areas,
- (d) Variety of wildlife present in the reserve including large numbers of monarch butterflies,
- (e) Urban location within close proximity of the beach,
- (f) Large size,
- (g) Safe layout and design,
- (h) Position within a recognised green coastal corridor.



Sand Dunes

5.3. Objectives and Outcomes

Objectives		
<p>(a) Availability of space and facilities for a mix of passive and active recreation and sporting activities for local and district use.</p> <p>(b) Conservation and enhancement of environmental and aesthetic qualities of the reserve for public use and enjoyment.</p> <p>(c) Optimisation of open space with minimal intrusion of buildings.</p> <p>(d) Public freedom of entry and access to the reserve which is safe and does not cause damage to the reserve.</p> <p>(e) Public awareness of the recreation, sport, environmental and cultural opportunities available in the reserve.</p> <p>(f) Conservation and/or acknowledgement of historical and archaeological features.</p>		
Outcomes		
<p>Main activities in Rawhiti Domain</p> <ul style="list-style-type: none"> • Active recreation e.g. walking, cycling, play, dog exercising, tennis, games, skateboarding • Passive recreation e.g. relaxing, spectating, picnics • Sport e.g. golf, netball, athletics, archery, cricket, rugby, touch rugby, softball • Community activities e.g. clubs and community groups, events, community garden, cultural • Provision of information about the park values and opportunities • Environmental protection and enhancement 	<p>Experiences to be gained</p> <ul style="list-style-type: none"> • Physical exercise and fitness • Enjoying having access to the outdoors close to home • Enjoying the availability of a wide variety of recreation opportunities • Being with friends • Family togetherness • Developing or testing skills and abilities • Autonomy and independence • Testing and using equipment • Meeting new people • Enjoying nature • Introspection and contemplation • Creativity • Nostalgia • Rest and relaxation • Reducing stress • Enjoying peace and quiet away from other people • Feeling safe and secure • Having a break from family • Teaching or leading others 	<p>Potential benefits to be achieved</p> <p>Personal:</p> <ul style="list-style-type: none"> • Improved health and fitness • Better mental health and sense of wellbeing • Improved skills • Appreciation for and satisfaction with outdoor opportunities • Greater appreciation of the outdoors • Improved opportunity to view wildlife close up <p>Household and Community:</p> <ul style="list-style-type: none"> • Affordable recreation for everyone • Heightened sense of satisfaction with the community • Greater sensitivity to and respect for other people • Developing a sense of community that people can feel they are part of • Community involvement in decisions about park use and management • Youth involved in positive recreation opportunities <p>Environmental:</p> <ul style="list-style-type: none"> • Increased awareness and protection of natural landscape features • Making the community look more pleasant • Enhanced awareness and understanding of nature • Greater community understanding of and responsibility for the environment • Increased awareness, celebration and protection of cultural and historical heritage features • Enhancement of native wildlife habitat

5.4. Desired Setting

Physical characteristics	
Remoteness	Close to and easily accessible from adjacent residential areas.
Naturalness	Existing highly modified environment with formalised and quite intensively managed sport and recreation areas to be retained. Natural values are to be enhanced, particularly in less formal areas, with plantings selected to reflect the coastal environment and the reserve's location within a green coastal corridor. Remaining natural contours and landforms to be retained.
Facilities	Existing high level of facility provision to be retained and improved, i.e. paths, toilets, car parking, sport, recreation, and community facilities, seating, picnic tables etc. Informal areas to remain relatively free of facilities. Buildings to be minimised.
Social characteristics	
Accessibility	Parks and Waterways Access Policy (2002) applies. All constructed facilities should be made fully accessible for people of all abilities.
Contact with other people	Expect the park to be busy with people always in view. Sports facilities, in particular, will have busy periods but may have little use outside of peak times. Informal areas will have less intensive use spread out over a greater range of times. Users can expect to see other people in the park at all times but, due to the large size of the reserve, may not have direct contact with them.
Personal gear and equipment	Expect to see a wide range of sport and recreation equipment in use. Bicycles are encouraged on the cycle ways and mountain bikes can be expected in the informal areas. Motor vehicles are restricted to designated roads and car parks.
Evidence of use	Impacts of use are minimised through paved routes to protect soils and vegetation. Regular maintenance is undertaken to remove rubbish and keep facilities in good condition.
Administrative characteristics	
Visitor Services	Information about the reserve will be available on the Council website. Signposting of facilities will be provided on site.
Management controls	Controls on activities will occur largely through design rather than enforcement, e.g. barriers to vehicles. Council Bylaws apply.
Animals	Controlled dogs are allowed in Rawhiti Domain in accordance with the Dog Control Act 1996 and Council's Dog Control Bylaw. A dog exercise area will be provided where dogs can be exercised off the leash.
User fees	Entry to the reserve is free of charge to the public. Some areas of the reserve are allocated to various sports clubs but are available for public use outside of club use. Rawhiti Golf Links Course may charge a fee for use of the course.

6. BACKGROUND INFORMATION

This section provides information about what is currently in Rawhiti Domain including the environment, facilities and activities.

6.1. Environment and Landscape

6.1.1. Topography and Soils

The topography of Rawhiti Domain is generally flat to undulating interspersed with stabilised sand dunes. A considerable proportion has been levelled and grassed for sport purposes. The predominant soil type of the domain is Kairaki sand, a soil type formed on raw dune sands devoid of colloid coatings. This soil does not possess distinct topsoil. Without the sand binding effect of plant roots this soil type erodes rapidly. The soil is very free draining with the sand containing water repellent silicon particles. Fertility is low.

6.1.2. Climate

The predominant winds in the Rawhiti Domain area are the north-easterly, westerly and south-westerly. The north easterly is frequently cold and salt laden and is most common in the summer months. Some protection is provided by the sand dunes on the seaward side of Marine Parade. Less frequent, but of considerable importance, is the north westerly, which is often strong and dry, leading to severe water stress in the vegetation.

Seasonal temperatures are similar to Christchurch generally, ranging from a mean daily maximum temperature of 22.5°C in January to a mean daily minimum temperature of 1.9°C in July.

Evapotranspiration can be expected to exceed rainfall over any period from September until the end of March.

6.1.3. Landscape and Vegetation

The extreme environmental conditions of the New Brighton coastline and the historical development of the area for sport and recreational purposes combine to give Rawhiti Domain its distinctive landscape character.

The uniform appearance of the predominant pine and macrocarpa plantings interspersed with large grassed open spaces, ranging from marram grass to golf greens, contributes significantly to the reserve's visually simple and uncluttered character. In addition, there are undulating areas of remnant sand dunes and dune slacks which contain remnants of their own unique plant associations. However, virtually nothing of the original native vegetation remains due to Rawhiti Domain having been modified by planting and extensive earth moving for the golf course, sports fields, and former motor camp.

A large stand of Eucalyptus exists on the Keyes Rd entrance to the reserve. Other tree species include Populus sp. (Poplar), Salix sp. (Willow), Betula sp. (Birch) and Quercus sp. (Oak) which are planted individually or in informal groupings. The trees are a dominant visual element of the domain providing vertical scale, a sense of enclosure and spatial definition between the different areas. They also provide a buffer for the domain's interface with the surrounding built environment.

Rough grass and understorey vegetation in the wooded areas includes Lupinus, Phormium (Flax), Coprosma and Cortaderia (Toetoe) species. These areas create a textural surface change from the mown areas, allowing for a different recreational experience and providing habitats for some of the local fauna.

The swale on Rawhiti Domain is to retain the status quo, unless there is major development in the area and the need to look at options for upgrading the swale system occur.

6.1.4. Trees

In 2003, approximately 2 379 trees were counted throughout the reserve. The collection is made up of young, semi mature and mature trees in shelter belts, wood lots and as individuals. Species such as Pine, Macrocarpa, Eucalyptus, Poplar and Oaks make up the main frame of the collection.

Assessments have been undertaken of all the trees in Rawhiti Domain. A copy of the Tree Condition Survey can be found in Appendix 1. Many of the trees within the reserve are of a similar age and are therefore reaching maturity at the same time. Some of the trees are in good condition but problems of over maturity, structural decline, and diseases have been identified with many of the trees.

It is vital to initiate a tree replacement strategy for the whole reserve to reduce the accumulation of declining trees, to prevent the loss of amenity value and shelter, and to prevent costly and unpleasant mass removal in the future. Some of the semi mature specimens on the golf course show signs of bark damage due to the impact of golf balls. Accumulated impacts can lead to decline and/ or death of young trees. Consideration must be given to provide effective protection to prevent such damage occurring. The golf club is embarking on a five year staged replacement programme for trees along the northern boundary. Further programmes need to be developed in other areas.

6.1.5. Fauna

Rawhiti Domain sits within a green coastal corridor stretching from the Waimakariri River in the north to the Port Hills in the south. As such it has the potential to provide a green link for wildlife. No extensive studies have been undertaken but it is thought that fauna is generally restricted to mostly exotic species common to the Christchurch area. The 1988 management plan referred to sightings of owls in the reserve (species unknown). Also monarch butterflies gather in large numbers during the autumn and winter months.

6.2. Cultural Heritage

6.2.1. Middens

Two middens within Rawhiti Domain are documented by the Historic Places Trust. Both sites appear to be likely to be in pretty poor shape.

Midden M35/303 is located in Rawhiti Domain under the macrocarpa trees that edge the road around the former campground building adjacent to Shaw Avenue. It is described in the records of the New Zealand Historic Places Trust as a "Very fragmented shell midden (mainly *Austrovenus stutchburyi*) lying on thinly grassed areas under the trees.... Site disturbed and practically all destroyed by development." It was recorded in 1978 by Sally Burrage (Canterbury Museum).

Midden M35/306 is an adze-head find-spot. The adze-head (argillite) was found while digging the garden (next to an old fowl house) at 91 Lonsdale St. Fragments of shell were seen scattered amongst the garden and the owner reported finding fire-cracked stones at times.

6.2.2. Former Radio Transmitting Building

A former radio transmitting building is located on the north side of the 5th fairway of the golf course in Rawhiti Domain. In the late 1930s, following government policy to buy and close down private radio stations, a new National Commercial Broadcasting Service was established and one new station was opened in each of the four main centres. The Christchurch station was given the call sign 3ZB. The Rawhiti Domain site was chosen to house the transmitter and the tower because it was close to the sea (for better signal radiation) and away from large pockets of housing. The tower used to stand on the land to the west of the transmitter building, an area which today forms a slight indent into the row of housing backing the site from Bowhill Road.

The building was used to house the original transmitter, and also served as emergency studios for 3ZB, being used as such a number of times with famous radio stars like Aunt Daisy broadcasting from here.

The building remains one of the very few original such sites still intact in New Zealand, and one of the few remaining sites associated with radio transmitting in Christchurch. From this site, many popular radio programmes, serials and personalities of early Christchurch radio were transmitted to the city and surrounding areas in the late 1930's and through WWII. The building,

although architecturally modest, stands as an important reminder of this early history of popular entertainment in Christchurch. Information available to date suggests that the building possesses historical/social, cultural, architectural, and technological significance and some landmark significance. Additional research and a full assessment of the heritage significance of the building will be carried out as part of the City Plan listing review 2005-2006/7.

The building was recently vacated by a scouting group who have relocated elsewhere. It is prone to graffiti and vandalism and is currently boarded shut. Additionally it is close to the fairway resulting in sliced balls from the fifth tee hitting the building.

The most appropriate way to acknowledge the site is to erect a structure and place a plaque that celebrates and gives a greater awareness of its history to the general public. The golf club will make historical information of the site available in its club house, on its score card and will rename the hole, Transmitter.

6.3. Access, Circulation and Car Parking

There are currently sealed pedestrian and cycle ways from Marine Parade to Shaw Ave, from Keyes Rd to Shaw Ave, and through the reserve from the southern to the northern end of Shaw Ave. Other pedestrian entrances are available along Marine Parade, Bowhill Ave, and Keyes Rd.

A new perimeter pathway is proposed on the landscape plan in section 9 of this document. This will be subject to further consultation. It is envisaged any path of this nature would circulate the Domain and Park in order to provide passage around the golf course and offer a variation for people recreating in the Domain and Park.

There is vehicle access from Keyes Rd to the athletic clubrooms, and from Shaw Ave to car parking areas adjacent to the golf course, tennis courts, archery club, cricket club and community buildings. Current car parking levels meet current needs. However, more car parks may need to be provided as part of any future developments that generate additional traffic. Car parks and roads in the reserve will be monitored to gauge the need for any new car parking or traffic calming requirements.

Signage on the road and within the reserve is outdated with several groups and activities having changed and new groups being located in the reserve. The signs need to be updated to ensure that clear information is available regarding the location of various recreation facilities, vehicle and pedestrian circulation, entry and exit points.

6.4. Buildings and Structures

A large number of existing buildings and structures are spread throughout Rawhiti Domain, most of which are leased by various groups and clubs for sport, recreation, and community use. Careful consideration is required of buildings and structures within the reserve to ensure they contribute to achieving the desired outcomes. Buildings and structures that are necessary for the outdoor recreational and sports use of the reserve, or for other recreational activities, may be appropriate where the benefits outweigh their negative impact. Full use should be made of the existing buildings wherever possible before any new buildings are considered. Buildings that are no longer of value will be considered for removal.

Existing buildings currently vary in their condition, style, colour schemes etc. and generally have little surrounding planting. Additional landscape planting is needed around some of the existing buildings to make them more attractive.

There are three public toilet blocks situated in the park, one adjacent to the St Johns Ambulance hall, one beside the tennis courts, and one in Thomson Park. There are also toilets available on site for users of the golf course.

The former camp kitchen is to be upgraded and a lease is to be arranged for a club to utilise the building and thus look after the maintenance and after care. Any lease will have to be sought under regulations of the Reserves Act 1977.

If any lease is terminated within the life span of the management plan and the former camp kitchen cannot be filled for a period longer than one calendar year, the building may be removed to avoid on going maintenance costs for an unutilised asset. Officers will aim to fill the building if any lease is terminated or relinquished. At present two clubs and a local school have indicated an interest in using the building.

6.4.1. Proposed New Buildings

Three new buildings are proposed for Rawhiti Domain. Two of the buildings, the extension to the Archery building and the new toilet on the golf course are to be erected at the cost of the archery club or unit responsible for the golf course in the case of the toilet. The third building is a concept proposal for an umbrella club to build new club rooms on the Domain. The position put forward for proposal will be to the East of the Golf Club. This will need to be put before the Community Board and consulted on with the wider community before approval of any site can be granted. All three locations can be seen on the landscape plan in section 9 of this document.

Several Clubs of Rawhiti Domain have proposed to build a new two storey building in partnership with each other as part of an umbrella club for Rawhiti Domain. The building is to be a multi use facility for various groups and it is envisaged this structure will lead to the removal of more buildings from the landscape. Clubs on board so far are cricket, golf, netball, rugby and softball. Other clubs should be approached to identify their view on moving to the new building. Any planting that is removed as a result of any new building will be replaced in other areas of the Domain or Park.

The Christchurch Archery Club are proposing to extend their existing clubrooms to accommodate an indoor range. The extension is approximately 307m² extending south of their existing building.

An area of land is provided for a new toilet block development between the 13th and 14th hole on the golf course.

6.4.2. Buildings to be Removed

The transmitter building is to be replaced and developed as a historical site in celebration of the historic significance of the location. The building is prone to vandalism and its historical significance does not appear to be well known within the community at the present time. It is envisaged that a plaque and structure on the site along with information made available by the golf club will enhance park users knowledge of the locations history. Identified people and clubs will be approached for historical information. A list is available within the Asset and Network Planning Team of the Christchurch City Council.

6.5. Organised Sports, Recreation and Community Activities

Rawhiti Domain is a focus for many New Brighton sports groups. The reserve is currently used for golf, rugby, touch rugby, netball, tennis, cricket, athletics, archery and softball. In addition a number of community groups occupy buildings on the reserve including The New Brighton Silver Band Inc, St John Ambulance Priory Trust Board, Scouting Association of New Zealand (New Brighton Group), and the New Brighton Community Garden. The adjacent New Brighton Catholic School utilises the reserve for sport and recreation and has provided a playground and cricket pitch on the reserve. The Fire Brigade also make use of parts of the reserve for training and practice. It is intended to formalise an agreement with both of these groups for their continued use of the reserve.

There has been discussion about amalgamation options for the sports clubs located at Rawhiti Domain. Currently, the clubs each have their own facilities and remain independent. In future, clubs will be encouraged to share facilities as much as possible to avoid duplication of resources. The following clubs and organisations currently hold leases or licences over parts of Rawhiti Domain.

6.5.1. New Brighton Amateur Athletic Club

Legislation:	Reserves Act 1977, section 54 (1) (b), for lease of the building footprint, and 54 (1) (c), for licence over the athletic field and structures.
Lease no.:	4901
Term:	20 years from 2 January 2004
Expiry date:	1 January 2024
Area:	The leased area is approximately 436 square metres upon which the clubrooms are built. The licensed area is over structures that the club has built and own on the athletic ground, for example shot-put and discus circles, long jump, high jump area, and starters box.
Other:	Recently the Council has approved the restructuring of the New Brighton Athletic Club's lease, to a lease/licence arrangement, which brings their occupation agreement into line with similar organisations that lease/licence council owned park and reserve land elsewhere in the city.

6.5.2. *Rawhiti Golf Club*

Legislation: Section 54 (1) (b) of the Reserves Act 1977.
Lease no.: 4947
Term: 21 years from 1 April 1986
Expiry date: 30 April 2007, with a right of renewal for a further 21 years
Area: Approximately 540 square metres upon which their clubhouse is built.
Other: The Golf Club currently holds a liquor licence.

6.5.3. *Scouting Association of New Zealand (New Brighton Group)*

Legislation: Licensed under section 32 of the Reserves Domains Act 1953
Term: Year to year
Expiry date: On three months written notice by either party
Area: Approximately 670 square metres. This area includes the land upon which their building is built, and a fenced outdoor area.
Other: It is intended to renegotiate the licence held by the Scouting Association of New Zealand as a lease under section 54 (1) (c) of the Reserves Act 1977 for a maximum term of 33 years (11 years + 11 years + 11 years).

6.5.4. *New Brighton Cricket Club*

Legislation: Section 54 (1) (b) of the Reserves Act 1977
Lease no.: 4856
Term: 21 years from 1 January 1981
Expiry date: 31 December 2001, with a right of renewal for another 21 years
Area: Approximately 210 square metres upon which their clubrooms are built.
Other: The Cricket Club currently holds a liquor licence. There are two senior, and two junior cricket wickets on the sports field area of Rawhiti Domain which are allocated for use annually through the sports associations. As the current lease has expired, it is intended that the right of renewal be confirmed in retrospect to renew the lease to 31 December 2022.

6.5.5. *The New Brighton Silver Band Inc*

Legislation: Public Bodies Leases Act 1969
Lease no.: 4850
Term: 21 years from 1 October 1975
Expiry date: 30 September 1996, with an option for renewal
Area: Approximately 321.5 square metres in area upon which their clubrooms are built.
Other: As the current lease has expired it is intended that a negotiated lease under section 54 (1) (b) of the Reserves Act 1977 for a term of 20 years, to expire 29 September 2016, be ratified.

6.5.6. *St John Ambulance Priory Trust Board*

Legislation: Section 54 (1) (b) of the Reserves Act 1977
Lease no.: 4878
Term: 21 years from 1 October 1982
Expiry date: 30 September 2003, with right of renewal for 21 years
Area: Approximately 370 square metres in area upon which their clubrooms are built.
Other: As the current lease has expired, it is intended that the right of renewal be confirmed in retrospect to renew the lease to 30 September 2024.

6.5.7. *New Brighton Netball Club*

Legislation: Section 54 (1) (c) of the Reserves Act 1977
Lease no.: 4961
Term: 21 years from 1 April 1986
Expiry date: 30 April 2007
Area: Approximately 1610 square metres in area, upon which is built one netball court, and room to build another court to the east of the present court.
Other: The netball club have indicated that they do not require the additional area to the east of the existing court and it is intended to remove this area from their lease which will revert to open space.

6.5.8. *Christchurch Archery Club*

Legislation: Section 54 (1) (b) of the Reserves Act 1977
Lease no: 7820
Term: 19 years from 1 July 2002
Expiry date: 30 June 2021
Area: Approximately 252 square metres upon which their clubrooms are built.
Other: The Club has exclusive use over their range, an area of up to 1.65 hectares, when they are operating, as does any club using a designated sports field. They are also able to use an adjacent area for training/warm-up under the same arrangement when tournaments are being held.

Whenever the range is in use warning flags/signs to warn the public that the range is in use are temporarily placed around the perimeter of the range, and beyond the rear of the target butts to include the overshoot area, plus a safety margin. Only authorised persons are allowed to use the range. Casual users shooting/training, and those under 18 years of age may only shoot in the presence of a senior member. Club and minor tournaments are under the control of a Director of Shooting. The Director uses an audio device to start and finish shooting. There are also additional visual lights to control archers at major, and district tournaments. Archers can only draw their bows with an arrow on the shooting line, and then only in the direction of shooting. In the event of a member of the public entering the danger area all shooting stops.

The Club is planning to extend its existing building within the next year to accommodate an indoor range, as shown on the Landscape Plan in Section 9. The proposed building extension covers an area of 307.2 square metres. It is intended to extend the lease area to allow this to occur.

6.5.9. *The New Brighton Rugby Club*

Legislation: Section 54 (1) (b) of the Reserves Act 1977
Lease no: 8491
Term: 19 years and 364 days
Expiry date: 30 December 2023
Area: Approximately 49 square metres of Rawhiti Domain in front of their clubrooms, upon which the club have recently built a storage shed, for the storage of a scrum machine, corner marker poles, post pads etc.
Other: The clubrooms are located adjacent to but outside of the reserve. The Club is allocated use of sports fields within the reserve annually through the sports associations, there being one lighted training field, two senior rugby fields, and 2 junior fields.
The Rugby Club is considering options for upgrading its existing building. Details are included in section 8 of this plan. One proposal involves selling their existing premises and leasing space within the reserve adjacent to the golf club on which to build new two storey clubrooms. This would take up an area of approximately 553 square metres. A second proposal involves selling their existing premises and relocating to QEII Park. Further work is required for a definite proposal.

6.5.10. New Brighton Project Inc. Community Garden

Legislation: Section 54 1(c) of the Reserves Act
Term: 10 years (3 years + 7 years) from date lease is confirmed
Expiry date: Approximately 2016
Area: 2420 square metres including buildings and garden area

6.5.11. Parklands United Softball Club

Legislation: Licence of Occupation under section 74 Reserves Act 1977
Term: 18 September 2004 – 1 May 2005
Expiry date: 1 May 2005
Area: The former tennis club pavilion
Other: It is intended to negotiate a lease with the Softball Club. The Club has also been using Thomson Park fields for playing softball. Use of the fields may continue subject to the annual allocation of sport fields through the sports associations.

6.5.12. South Brighton Tennis Club

Legislation: Licence of Occupation under section 74 Reserves Act 1977
Term: 9am – 1pm Saturdays, 10 October 2004 – 31 March 2005
1.30pm – 4pm, two Saturdays a month 1 October 2004 – 31 March 2005 with a right of renewal.
Area: Two tennis courts adjacent to the pavilion. The club provides its own nets. It is intended to continue with this licence on an annual basis.

6.6. Club Liquor Licences

Sports Clubs who have their main clubrooms located upon the Domain, which have a liquor licence, are the New Brighton Cricket and Rawhiti Golf Clubs. It is Council policy that licensed clubs have a programme of host responsibility in place to be implemented at any functions where alcohol is served. Liquor licences are also subject to hours of operation that Council as landlord may approve.

6.7. Informal Recreation

Informal recreation activities such as walking, running, picnicking, skateboarding, playing, dog exercising, and cycling are popular in Rawhiti Domain and are encouraged. The existing play and recreation facilities are to be retained and enhanced.

6.7.1. Picnic areas

Rawhiti Domain has the potential for much improved picnic opportunities as an alternative venue to the busy facilities at Spencer Park and South Brighton Domain. It is proposed to continue to enhance opportunities for picnicking in Thomson Park and to provide additional facilities between the sports fields and the skate park. Additional facilities are also proposed in the area adjacent to the New Brighton Community Garden, and in the area beside the tennis courts and playground with a volleyball net.

New and enhanced picnic areas are to have free to use barbecues, tables, seating and rubbish bins installed where it is deemed appropriate.

6.7.2. Dog exercise areas

Dog exercising is popular in the reserve. However, issues have been identified particularly if dogs are uncontrolled or doggy doos are not removed. In an effort to minimise conflicts with other park users, a dog exercise area is to be installed in the wooded area west of the cricket and scout buildings. The dog area will be fenced and could have features such as drinking water or a water trough, doggy doo bins, and obstacles.

6.7.3. Thomson Park

The northern end of Thomson Park is to be enhanced as an event area. This will involve landscaping to better connect the band rotunda with other recreation facilities in the park, installing power connections, and providing better spectator or audience facilities such as sheltered seating. With the development of the community centre across the eastern side of Marine Parade at North Beach, it is envisaged that Thomson Park and its surroundings could become a much more intensively used community space. Future extensions to the Thomson Park skate facility will proceed in response to community needs and as budget allows.

6.7.4. Informal open space areas and recreation facilities

The open space to the east of the archery clubrooms contains a concrete cricket wicket, which was installed by the school, and will be retained for informal use by the school and the public. The concrete pad that sits directly adjacent to the New Brighton Catholic School is to be extended to the west with the installation of a basketball hoop. Note there was a strong emphasis by the community for this facility and the School supports the proposal. The Christchurch Archery Club will also retain access to part of this area for archery events (see 6.5.8. above). The area is also available for other events as required.

The area between the tennis courts and golf course is available as an informal recreation area and could be used for events. It is used infrequently for coaching by the golf professional. This area is to be retained as an informal open space area for recreational use.

The existing wooded sand dunes between the athletics track and the golf course provides an informal area with a wild and natural character. It is currently used for exploring, walking and biking and has a number of informal tracks twisting through it. It is to be retained as such and enhanced with additional native plantings.

Natural play features are to be retained or promoted in areas identified as significant for natural play. Logs and stumps are to be made safe and used as a feature for play in the Domain and Park. These features may be changed or removed should they have potential to become a hazard.

6.8. Commercial Activities

The Golf Professional at Rawhiti Domain has a four year management agreement with the Council, which is reviewed half way through the period. This agreement is to collect green fees, provide golf professional services to players, stock the golf shop, and provide some security for the buildings, associated car park, and surrounding areas of the reserve. The Golf Professional lives upon the site. The Management agreement is publicly tendered every four years. The present agreement expires in 2006.

Further concessions for commercial activities within the reserve will only be granted where there is a genuine need in terms of park management or the proposed activity contributes to achieving the vision, objectives and outcomes for the reserve. Reference should be made to the Proposed Policy for the Granting of Licences to Commercial Recreation Providers Wishing to Operate Upon Council Owned or Administered Park and Reserve Land currently under development.

7. POLICIES

This section lists the policies to be adhered to in managing Rawhiti Domain.

7.1. Administration

- (a) The Christchurch City Council will administer and manage the reserve in accordance with the Reserves Act 1977.

7.2. Environment and Landscape

- (a) Open space qualities of the reserve are to be conserved to optimise the benefits of public enjoyment, recreation and sporting use, and the natural environment.
- (b) Landscaping in the reserve shall be undertaken in such a way as to enhance the sustainability and the aesthetic, recreational, and environmental values of the reserve.
- (c) Landscaping shall conform to the Crime Prevention Through Environmental Design (CPTED) principles as outlined in Safer Canterbury – Creating Safer Communities.
- (d) Vegetation within the reserve shall be managed in a sustainable way to supplement and enhance the coastal nature of the reserve.
- (e) The general planted framework of Rawhiti Domain shall conform to the Rawhiti Domain Landscape Plan in Section 9 of this plan.
- (f) Trees and other plants will be selected according to their suitability to the environmental conditions, use of the site, and shall be managed with the primary aims of providing shelter, amenity, or ecological value. Consideration shall be given as to the suitability of the plants in relation to the location and proximity of roads, private property, park structures and sporting facilities.
- (g) A tree replacement strategy is to be developed and implemented for the gradual removal and replacement of the ageing tree population.
- (h) In situations 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.
- (i) The framework planting of the golf course shall conform to the links character and challenging nature of the course, yet retain a degree of openness and views of undulating terrain. Planting of the golf course boundary will be undertaken where necessary to screen neighbouring properties and other park users from stray golf balls. Selected trees shall be appropriate to their close proximity to a residential boundary.
- (j) Remaining ecological values within the reserve are to be protected.
- (k) The wildlife habitat potential of the reserve shall be enhanced wherever possible in line with the Council's Biodiversity Strategy.
- (l) Any significant development including buildings, planting, roading, vehicle parking and walkways, shall be implemented in conjunction with an approved landscape design plan.

7.3. Cultural Heritage

- (a) If anything of an archaeological nature is encountered (e.g. shells, charcoal-stained soil, fire-cracked stones, artefacts or human remains) during any programmes of work such as excavation, fencing, or roading etc, the NZ Historic Places Trust and Te Ngai Tuahuriri Runanga are to be contacted immediately.
- (b) The Radio Heritage Foundation, Rawhiti Golf Club, Council and heritage planners be engaged to develop the transmitter building into a historical site with plaque and structure to commemorate its importance.

7.4. Access, Circulation And Car Parking

- (a) The reserve shall be appropriately signposted at all entrances with clear information regarding the location of various recreation facilities. Signage is to conform with Council signage guidelines, bylaws, standards, and policies. The size and location of signs in the Domain are to be designed in such a way as to minimise visual detracting from the natural environment.
- (b) Provision of formal pedestrian, cycle, and motor vehicle routes and car parks are to conform generally to the Rawhiti Domain Landscape Plan in Section 9 of this plan.
- (c) Additional vehicle access and hard surface areas are to be minimised and shall be provided only where they are essential for the full and proper use of the reserve. Such areas are to be developed in harmony with the natural environment and character of the reserve.
- (d) The Parks and Waterways Access Policy (October 2002) and CPTED principles outlined in Safer Canterbury – Creating Safer Communities shall be adhered to when developing new facilities and access ways.
- (e) For safety reasons, public access to the golf course is to be discouraged, except for the purposes of playing golf.
- (f) A pathway that connects people to all sides of the park may be developed after further community consultation, the outcome will depend on this. The pathway will be designed to allow safe passage through high use areas and avoids conflicts. Asphalt will not be used where the path is developed and if need be existing paths will be used to avoid conflicts.
- (g) The main car access to the domain be locked at night and open in the morning to deter inappropriate night time use. All clubs and other members of the public that are in need of access after these times shall have the opportunity to apply for a key to gain after hours access. Gate locking times shall be done in conjunction with the contracts manager.

7.5. Buildings and Structures

- (a) Provision of buildings is to conform generally to the Rawhiti Domain Landscape Plan in Section 9 of this plan.
- (b) Multi use of buildings and structures is to be encouraged.
- (c) New buildings and structures on the reserve are to be minimised and shall only be permitted where they are necessary for the outdoor use of the reserve, and the proposed activity is unable to be accommodated in existing buildings either on the reserve or elsewhere.
- (d) The following factors will be considered before approval is given for any proposed new building or structure:
 - (i) The effect of the building or structure on the reserve environment. In this regard all design (including external materials, colour scheme, and associated landscaping) must be approved by the Council to ensure the facility is appropriate to the reserve surroundings.
 - (ii) The possible increased demand for car parking in or adjacent to the park and the consequential detrimental effect on the environment.
 - (iii) The effect of the additional facilities and activity on the convenience and well being of other users of the reserve.
 - (iv) City Plan, resource consent, and building consent requirements.
 - (v) The results of community consultation.
- (e) If a new building is approved, it is to be aligned with existing roads and paths where possible to avoid the spread and adhoc placement of buildings throughout the reserve requiring additional infrastructure (roads, pathways etc.) to service them.
- (f) All buildings are to be designed to fit the character of the reserve and landscaped to minimise visual impact.
- (g) Colour schemes of buildings and structures are to be approved by the City Council and selected to help integrate the building or structure into the park landscape.
- (h) All buildings and structures shall be kept in a good state of repair.
- (i) Old buildings should be removed if they are no longer contributing to achieving the desired outcomes for the reserve.

7.6. Organised Sport, Recreation and Community Activities

- (a) A lease or licence is required for exclusive use of a facility or area upon the reserve on a permanent or long-term basis by a club or recreation group.
- (b) Sporting and recreational clubs shall continue to have the use of existing leased areas and playing fields as allocated.
- (c) Proposals for new leases or licences are to be assessed on how they meet the management objectives of the reserve.
- (d) Multiple use of land and facilities will be encouraged, where feasible, to increase public use of the reserve and limit the spread of environmental impact.
- (e) Sports ground allocations will occur through the sports associations on an annual basis and shall be compatible with the turf management programme.
- (f) Existing sports grounds will be upgraded as necessary for their continued use.
- (g) Continued upgrading of the golf course shall be undertaken to provide more interest and challenge within the confines of recognised link courses.

7.7. Club Liquor Licences

- (a) The use of clubrooms for social purposes shall be secondary to the principle purposes of the reserve.
- (b) The environmental and social impact of increased traffic, parking demand and other factors which may be associated with secondary use of facilities shall be carefully assessed when considering any application for a club liquor licence.
- (c) 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.
- (d) As required by Council, all clubs with a club liquor licence shall operate a host responsibility policy when serving alcohol. This is to include food and non alcoholic drinks to be continuously available when serving alcohol, and the provision of free water when requested.

7.8. Informal Recreation

- (a) Existing and new play equipment shall be upgraded to comply with current playground standards.
- (b) A variety of areas for informal recreation shall be retained and enhanced generally conforming to the Rawhiti Domain Landscape Plan in Section 9 of this plan.

7.9. Cultural and Community Use

- (a) Organised community events will be permitted in the reserve in accordance with Council policy and practise.
- (b) Cultural clubs and organisations shall continue to have use of existing leased areas.
- (c) The New Brighton Fire Brigade shall continue to have the use of the southwest corner of the reserve for competitions and practise.
- (d) The 40m wide strip of land adjoining the south west boundary of the park shall be retained for the use of the New Brighton Catholic School for children's play.

7.10. Utility Services

- (a) Utility services necessary for the servicing of the reserve, its buildings and other facilities within the reserve shall be permitted.
- (b) The visual and physical impact of services shall be minimised and services will be placed underground where possible.
- (c) Additional lighting of facilities in the reserve shall be permitted where necessary, subject to consultation with the community and resource consent, to enhance the use of facilities and safety within the reserve.

7.11. Commercial Activities

- (a) Concessions for commercial activities within the reserve may be granted, in line with Council policies and practice, where there is a genuine need in terms of park management, or where they contribute to achieving the management objectives for the reserve and that are in line with the Reserves Act 1977.



Rawhiti Domain Walkway

8. RECOMMENDED ACTIONS AND DEVELOPMENTS

Detailed below are actions and developments recommended to occur in the reserve. The following process has been followed in recommending these actions and developments.

Step 1. Define the issue

Step 2. Define the objectives

Step 3. Identify all practicable options

Step 4. Assess the options

Step 5. Identify the preferred option and make recommendation

In assessing the options, positive impacts are indicated with a positive symbol (+) and negative impacts are indicated with a negative symbol (-).

8.1. Rawhiti Domain Umbrella Club Building

Issues	<ul style="list-style-type: none"> Various Clubs of Rawhiti Domain have expressed concerns over their ability to continue to survive in years to come. The Clubs are therefore expressing a desire to locate and build a new club rooms for multi use on Rawhiti Domain.
Objectives	<ul style="list-style-type: none"> Provide a sustainable venue for the Clubs of Rawhiti Domain and Thomson Park. Optimise use of the reserve. Minimise new and old buildings and their impact in the reserve. Replace any vegetation that is lost in the Domain as a result of the new building.
Recommended Action	Assessment of Recommended Action
Clubs at Rawhiti Domain form an umbrella club and erect a building in partnership with the Council at a location that is suitable for all clubs. Note: Further consultation with the community will be required when the preferred site is chosen.	<ul style="list-style-type: none"> + Clubs are able to survive in the long term and have a professional managing their finances and assets. + All Clubs remain at Rawhiti Domain and ensure that the wants of the community are upheld. Many see the Clubs as an integral aspect of formal and informal recreation on the Domain through participation or spectating. + The community has a new purpose built facility that is able to be hired out to various clubs and committees. + Some buildings may no longer be required and should be removed. - Several Clubs will be required to make changes to their current set up on the Domain.

8.2. Archery Clubroom Extension

Issues	<ul style="list-style-type: none"> The Archery Club is growing in members and their existing building is no longer big enough to cater for the Club's needs. The Club desires a venue for an indoor shooting range.
Objectives	To secure a facility to meet the Club's needs.
Recommended Action	Assessment of Recommended Action
The Archery Club are to extend their existing clubrooms to allow for an indoor shooting range.	<ul style="list-style-type: none"> + Achieves above objectives - The building extension will have a negative visual impact on the reserve but this is minimised by adding on to an existing building rather than creating a new one + No additional infrastructure is required + Allows club activities to expand

8.3. Former Radio Transmitter Building

Issues	<ul style="list-style-type: none"> The building is frequently hit by golf balls and is prone to graffiti and vandalism. The building is poorly located for public use. The Radio Heritage Foundation has indicated an interest in restoring the building for radio related use and to promote its historic values. Research is lacking on the significance of the historical and conservation value of the building and site. 	
Objectives	<ul style="list-style-type: none"> To make best use of the site to optimise public benefits. To minimise damage to the building. To research and prioritise historical significance of the site and building. To identify future management options. 	
Recommended Action		Assessment of Recommended Action
1. Replace building by erecting a plaque on site to recognise heritage values. Liase with interested groups when developing the site. Golf Club to add information to their score card, club house and to change the name of the hole.		<ul style="list-style-type: none"> + Prevents ongoing damage to building. + Maximises open space. + Plaque recognises historic significance of the site + Increase in community awareness of the historic value of the site. + Site has been vacant for some time and no interest by local clubs for leasing. - Removes options for potential heritage conservation of building. - Removes options for other uses of the building

8.4. Dog Exercise Area

Issues	<ul style="list-style-type: none"> Doggy doos Public concern about personal safety from dogs Demand for more dog exercise areas in the city separate from other park users 	
Objectives	<ul style="list-style-type: none"> Provide an area for dog owners to exercise their dogs off the leash separated from other park users. Reduce the inconvenience of doggy doos and safety concerns for other park users. 	
Recommended Action		Assessment of Recommended Action
Provide a fenced dog exercise area either to the west of the scout building and cricket clubrooms as shown on the Landscape Plan in section 9 of this document		<ul style="list-style-type: none"> + Achieves above objectives + These are the most suitable sites in the reserve with the least impact on other park users. - Requires some funding to develop the facility

8.5. Tennis Courts and Pavilion

Issues	<ul style="list-style-type: none"> Since the demise of the former New Brighton Tennis Club the four tennis courts have been available for public use. Proposals were called for in 2001 for use of the four tennis courts and the pavilion resulting in South Brighton Tennis Club hiring two courts on Saturdays in summer for junior tennis. 	
Objectives	<ul style="list-style-type: none"> Optimise use of the courts and pavilion Retain opportunities for the public to play tennis 	
Recommended Actions		Assessment of Recommended Actions
1. Continue to have four tennis courts available for public use except when Tennis Club has exclusive use for competition at prescribed times.		<ul style="list-style-type: none"> + Achieves objectives above + Allows Club to continue to supply its members with an area for competitive games and practise. + Allows the public space to play tennis at the Domain.

8.6. *Open Space Area Between Tennis Courts and Golf Course*

Issues	<ul style="list-style-type: none"> • Suggestions have been made to develop the area between the tennis courts and the golf course for formal sports use. • Currently the area is available for casual public use and is used infrequently for golf coaching by the Rawhiti Links golf pro. • As about three quarters of the reserve is already taken up with sports facilities, it is considered necessary to retain informal space for casual recreation use. • The City is currently well supplied with sports fields and it is considered that priority should be given to maximising use of existing fields before new fields are developed.
Objectives	<ul style="list-style-type: none"> • Maintain balance of informal recreation areas and formal sports fields in the reserve. • To make best use of the site to optimise public benefits.
Recommended Actions	
Assessment of Recommended Action	
Provide picnic facilities, free to use barbecues, bins and volleyball court between the play area and toilets and retain remaining area for informal recreation use.	<ul style="list-style-type: none"> + Achieves objectives + Provides an alternative picnic area to the busy South Brighton Domain and Spencer Park + Retains option for coaching by the golf pro + Develops area as a great venue for a variety of group activities.

8.7. *Former Campground Building, School Play Area and Picnic Area*

Issues	<p>The former campground building is subject to graffiti and vandalism, is in a poor state of repair, therefore it will be upgraded and leased to a club or recreation provider.</p> <p>The school is in need of new recreation facilities as it has limited space and is having to erect new buildings over its courts.</p> <p>The local youth have expressed the need to install a basketball hoop on the Domain.</p>
Objectives	<ul style="list-style-type: none"> • Enhance the area as an attractive picnic venue • Promote Rawhiti Domain as an alternative picnic venue to relieve pressure on South Brighton Domain and Spencer Park. • Install new facilities by the Schools play area to meet park user needs and School needs.
Recommended Action	
Assessment of Recommended Action	
<ol style="list-style-type: none"> 1. Upgrade the building and lease to an interested club through the Council's lease procedure. Suggest they help in the restoration of the building. 2. Installation of new picnic area. 3. Monitor the car park by the community garden to identify any need for expansion. 4. Extend the concrete pad by the School and install a basketball court. 	<ul style="list-style-type: none"> + Retains the building for community use in the future, + Will add to the pressure relief on South Brighton Domain picnic areas. + Would meet the needs of the School and provide park users with a recreation opportunity identified in the draft consultation.



New Brighton Cricket Club

8.8. Thomson Park Upgrade

Issues	<ul style="list-style-type: none"> Thomson Park is not well laid out for the community events that are held there. The existing skate park is outdated and there is demand for an improved facility.
Objectives	To enhance the suitability of Thomson Park for community events, picnics, and recreation.
Recommended Action	Assessment of Recommended Action
<ol style="list-style-type: none"> Enhance and landscape the area to better connect the band rotunda with other facilities in the reserve by 2008/09. Provide additional picnic, barbeque, rubbish and seating facilities. Upgrade the skate area to better meet identified needs of local skateboarders 	<ul style="list-style-type: none"> + Allows current recreation use to continue and makes area more suitable for events. + Makes better use of band rotunda. + Funding is available for the skate park upgrade in 2008/09. + Funding is available for landscaping.

8.9. Tree Replacement Programme

Issues	<ul style="list-style-type: none"> Many of the trees within the reserve are of a similar age and are therefore reaching maturity at the same time. Problems of over maturity, structural decline and diseases have been identified with the trees. Some of the semi mature specimens in the park show signs of bark damage due to the impact of golf balls. Accumulated impacts can lead to decline and/ or death of young trees.
Objectives	<ul style="list-style-type: none"> Reduce the accumulation of declining trees. Prevent the loss of and enhance their amenity value and shelter. Prevent costly and unpleasant mass removal of trees in the future. Achieve a sustainable tree asset. Plant nurse species to provide sufficient shelter for replacement trees without negative effects of shading and competition. Protect trees on the golf course against damage from golf balls.
Recommended Action	Assessment of Recommended Action
<ol style="list-style-type: none"> Replace or maintain trees immediately where they pose a threat to safety. Prioritise alongside city-wide tree work, the removal or replacement of trees in poor condition and stage an ongoing programme of removal and replacement of trees as they reach maturity. 	<ul style="list-style-type: none"> + Achieves above objectives. + Can be budgeted for over ten years and beyond

8.10. Enhanced Entrances

Issues	Some entrances are unattractive and unwelcoming, signage is out of date
Objectives	<ul style="list-style-type: none"> To have entrances that are attractive, welcoming, safe and accessible. Provide accurate information on recreation opportunities available in the reserve.
Recommended Action	Assessment of Recommended Action
Planting and upgrading of entrances and signage.	+ Meets objectives

8.11. Planting and Landscaping

Issues	Existing landscaping is in need of upgrading.	
Objectives	<ul style="list-style-type: none"> • Increase amenity values • Enhance environmental and habitat value of the reserve • Reflect the coastal environment landscape character of the reserve • Provide shelter from wind and sun • Enhance recreation values • Screen structures such as car parks, buildings and fences • Ensure planting does not compromise safety • Ensure low maintenance, sustainable planting 	
Recommended Action	Assessment of Recommended Action	
Upgrade and enhance planting and landscaping within the reserve in accordance with the Landscape Plan in section 9 of this plan.	<ul style="list-style-type: none"> + Meets above objectives + Funding allocated on an annual basis 	

Note:

The following proposals are to be subject to further community consultation as they were not raised through significant support in the draft plan. They have been raised by organised groups or through limited support.

The location of the umbrella clubs building
 The lease agreement of the Dog Obedience Club CCATS
 The perimeter path way

*The decision on the Radio Transmitter building to be replaced by a plaque is not a new concept and was one option put forward in the draft plan. There fore it may be adopted without further consultation.



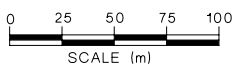
Tennis Courts

9. RAWHITI DOMAIN LANDSCAPE PLAN





LANDSCAPE PLAN



All original NTS
LP 0927 02
562/1055/1
December 2006

10. PROPOSED DEVELOPMENT PROGRAMME AND FUNDING

The following programme has been proposed for development of Rawhiti Domain. Club initiatives will be additional. The developments are subject to Council budget processes. Some funding has been earmarked for Rawhiti Domain as indicated in the Table below. Additional funding as required will be proposed through Council's budget processes and prioritised alongside other Council projects.

Year	Description of work	Funding available	Additional funding required	Total for year
2006/07	Dog exercise area	\$40 000		\$183 701
	Picnic and volleyball and picnic area by tennis courts and car park by community garden	\$33 701		
	Tree replacement		\$110 000	
2007/08	Upgrade former camp kitchen		\$25 000	\$197 500
	Picnic areas by the tennis court and community garden completed	\$55 000		
	Thomson Park planning	\$7 500		
	Tree removal and replacement		\$110 000	
2008/09	Thomson Park skate upgrade	\$75 000		\$205 000
	Thomson Park landscaping	\$20 000		
	Tree removal and replacement		\$110 000	
2009/10	Thomson Park picnic area and landscaping	\$20 000		\$180 000
	Basketball court	\$50 000		
	Tree removal and replacement		\$110 000	
2010/11	Entrances and signage		\$30 000	\$158 000
	Path reseal		\$18 000	
	Tree removal and replacement		\$110 000	
2011/12				\$110 000
	Tree removal and replacement		\$110 000	
2012/13				\$110 000
	Tree removal and replacement		\$110 000	
2013/14	Landscaping around sports fields		\$30 000	\$140 000
	Tree removal and replacement		\$110 000	
2014/15	Tree removal and replacement		\$110 000	\$370 000
	Proposed perimeter pathway		\$260 000	
TOTAL				\$1 654 201

11. REFERENCES

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Christchurch City Council (1991) Host Responsibility Policy <http://www.ccc.govt.nz/Policy/Host.asp>

Also see this link <http://www.local.ccc.govt.nz/policylegal/HostResponsibilityPolicy1.doc>

Christchurch City Council (2002) Parks and Waterways Access Policy

<http://www.ccc.govt.nz/parks/accesspolicy/parksaccesspolicyoct2002.pdf> Unpublished policy.

Christchurch City Council (1988) Rawhiti Park Management Plan. Unpublished plan.

Christchurch City Council (2003) Rawhiti Park Tree Replacement Strategy. Unpublished report.

12. APPENDIX 1 - TREE CONDITION SURVEY





TREE CONDITION SURVEY
JULY 2005



Surveyed D Steinegg
 Drawn G Williams
 All original NTS
 LP 161701
 561/159/2/8
 JULY 2005



**RAWHITI DOMAIN
AND THOMSON PARK
MANAGEMENT PLAN**

Christchurch City Council
January 2007