



COUNCIL PLAN ADOPTION

REPORT OF THE HAGLEY PARK/BOTANIC GARDENS HEARINGS SUBCOMMITTEE

General Manager responsible:	General Manager City Environment, DDI 941-8656
Officer responsible:	Manager, Transport and Greenspace
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PURPOSE OF REPORT

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

EXECUTIVE SUMMARY

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 - Councillor Anna Crighton (withdrawn)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

Table 1: Meetings of the Hearings Subcommittee

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

FINANCIAL IMPLICATIONS

7. There are a number of significant costs that are associated with the projects identified in the draft Hagley Park/Botanic Gardens Master Plan. A few of these are included in the Long-Term Council Community Plan 2006-16 and are either:
 - (a) directly related to the planning for Hagley Park and the Botanic Gardens;
 - (b) completed (for example, installation of the Peace Bell in the Botanic Gardens); or
 - (c) are separately approved major projects, such as the Blenheim Road deviation (now completed) and the Western Interceptor sewer line, which are within or in the vicinity of Hagley Park or the Botanic Gardens.

8. Some of the significant master plan projects are referred to below. The Council, though, is only being asked at this point to adopt the draft master plan and draft management plans for Hagley Park and the Botanic Gardens as the operative plans. The full financial impacts of the master plan projects will then need to be presented to the Council as part of the considerations of the Long-Term Council Community Plan 2009-19, along with other projects.

9. The most significant cost is that associated with master plan projects 6, 37 and 38 (redevelopment of the visitor and operational facilities, and associated circulation, in the Botanic Gardens), for which funding of \$11.1 million has been provided in the Long-Term Council Community Plan from 2008 to 2010. Other master plan projects proposed to be also covered, or mostly covered, by this funding are Projects 20 (Armagh Street entrance design and redevelopment), 49 (bonsai collection rehousing), 52 (retailing, information centre and catering building/facility needs in the Botanic Gardens) and 55 (building/facilities associated with development of a science and research facility/programme in the Botanic Gardens).

10. The Hearings Subcommittee has recommended that consideration be given to the visitor and operational facilities that are proposed to be built in the Botanic Gardens being built in a way which will enable the facilities to achieve a 6 Star Green Star NZ Certified Rating, signifying 'World Leadership' in environmental building development (design, fit-out and operation). Green Star NZ is New Zealand's first comprehensive environmental rating system for buildings, adapted from the Australian Green Star rating system.

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

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

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

LEGAL CONSIDERATIONS

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

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

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

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

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

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

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

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

ALIGNMENT WITH STRATEGIES

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

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

Do the recommendations align with the Council's strategies?

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

CONSULTATION FULFILMENT

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

RECOMMENDATION OF THE HAGLEY PARK/BOTANIC GARDENS HEARINGS SUBCOMMITTEE

The Hearings Subcommittee recommends that the Council:

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

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

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

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

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

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

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

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

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

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

Request staff to investigate, in the context of the City Transport Network, options to slow traffic on Riccarton Avenue and undertake an urban design assessment for this road. An option supported is the development of a planted median strip to enhance the amenity of the avenue and improve the linkage between North and South Hagley Parks.
 - (ii) **Project 16 (Road adjustments)**

Review current needs and requirements for road adjustments around Hagley Park.

With respect to developments associated with the Blenheim Road deviation, provide for:

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

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

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

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

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

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

Remove from consideration for removal the following two buildings:

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

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

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

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

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

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

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

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

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

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

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

(x) **Project 30 (Canterbury Horticultural Society parking)**

Investigate benefits, costs and implications of diverting Addington Brook to allow vehicle access around the southern end of the Canterbury Horticultural Centre in South Hagley Park.

(xi) **Project 34 (Shift of High School Old Boys Rugby Club rooms to Hagley Oval)**

Investigate needs, public benefits and implications of permitting the co-location of the High School Old Boys' Rugby Club rooms with the High School Old Boys' Cricket Club in the Cricket Pavilion at the Hagley Oval, or for the Rugby Club to shift its rooms, as an alternative, to the Canterbury Horticultural Centre. Any resultant extension of the building footprint on Hagley Park would not be supported.

(xii) **Project 35 (South Hagley Park multipurpose stormwater treatment/wetland concept)**

Investigate further the costs/benefits/implications for development of a swale/permanent wet pond system in Area 1 (under the trees to the west of the Christchurch Netball Centre car park in South Hagley Park).

(xiii) **Project 36 (Waterway enhancement)**

Investigate further the costs/benefits/implications for enhancement of waterway corridors, in particular Addington Brook and Riccarton Stream, passing through Hagley Park.

(xiv) **Project 46 (New conservatory complex)**

Consider the needs/costs/benefits for a new conservatory complex in the Gardens, including how this may tie in with the proposed Botanic Gardens facilities redevelopment, as well as possible alternatives.

(k) Decline to adopt the following projects in the draft Hagley Park/Botanic Gardens Master Plan, remove them from the adopted plan and, where applicable, remove related references to them from the Hagley Park Management Plan and the Christchurch Botanic Gardens Management Plan:

(i) **Project 19 (Closure of Helmores Lane through Little Hagley Park)**

(ii) **Project 25 (Pathway raising - North Hagley Park)**

(iii) **Project 26 (Potential land exchange with the Canterbury District Health Board)**

(iv) **Project 27 (Proposed golf course extension)**

(v) **Project 31 (Hagley Oval fence)**

(vi) **Project 32 (Proposed artificial hockey pitch)**

(vii) **Project 56 (Helipad fence)**

Furthermore, that, firstly, the Canterbury District Health Board be advised of its responsibility to provide personnel to ensure public safety during each and every helicopter landing on the site and, secondly, be requested to provide a timeline for its planned removal of the helicopter landing site permanently from Hagley Park. In the interim, it is suggested that, in addition to the Board supplying security at the site during landings, the site user provide a safety plan for the site.

- (l) Remove the following projects as contained in the draft Hagley Park/Botanic Gardens Master Plan from the adopted plan, because these are completed or being progressed, but support/endorse the following measures for the benefit of Hagley Park/Botanic Gardens and users:
- (i) **Project 12 (Blenheim Road deviation)**
- Refer to section (j) (ii) above.
- (ii) **Project 33 (Sewer line - South Hagley Park)**
- Require minimisation of adverse development effects by:
- Adopting a high standard of site reinstatement.
 - Careful management of under waterway crossings.
 - Ensuring minimal impact on tree roots.
- (iii) **Project 47 (Peace Bell installation)**
- (m) Amend text as contained in the draft Hagley Park/Botanic Gardens Master Plan and include in the adopted plan (shaded text to be added where underlined):
- (i) **Project 3 (Events and exhibitions strategy)**
- Policy and consequential practice needs to take account of present and future planning, including how it fits within the Council's overall priorities and programmes, parking and entry needs, public safety issues, sustainability of turf and other soft landscape requirements, and in meeting the needs of all users of the Park and Gardens.*
- (ii) **Project 7 (Marketing strategy)**
- The Park and Gardens should include strategic marketing within future planning and/or working practice. It should include the following point:*
- *The core business elements for the Park and Gardens will recognize the Park's and Gardens standing as a top City centre attraction, a centre for botanical and horticultural excellence, and a major green recreational space for city users.*
- (n) Remove from the operative plan the following content as contained in the draft Hagley Park/Botanic Gardens Master Plan:
- (i) **Appendix 4 (Concepts)**
- Remove all of Appendix 4 and delete references to Appendix 4 and the three site concept options in Projects 6, 37 and 38.
- (o) Reinststate in the operative plan the following content that is deleted in the draft Hagley Park Management Plan:
- (i) **With respect to references to "landscape character"**
- Reinststate the word "*English*" wherever it precedes and is associated with the words "*landscape character*" and has been deleted in the draft Hagley Park Management Plan.

- (p) Make the following changes to the draft Hagley Park Management Plan before adoption as the operative plan:

- (i) **With respect to references to “English landscape character” as reinstated by Recommendation (I)**

Replace all occurrences of “English landscape character” with “English heritage style landscape character”.

- (ii) **Following Landscape Policy 1.1 (Page 63)**

Insert *“Comment: “English heritage style landscape character” is used in this management plan to describe the particular landscape character¹ of Hagley Park as reflecting a form derived from one or more models of park design in vogue in England at the time of settlement of Christchurch and development of the Park.*

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

Note:

¹ *“Landscape is about the relationship between people and place. It provides the setting for our day-to-day lives.” ... “It results from the way that different components of our environment - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, enclosure and other human interventions) - interact together and are perceived by us. This is not just about visual perception, or how we see the land, but also how we hear, smell and feel our surroundings, and the feelings, memories or associations that they evoke. **Landscape character**, which is the pattern that arises from particular combinations of the different components, can provide a sense of place to our surroundings.” (from: Landscape Character Assessment - Guidance For England And Scotland. Prepared on behalf of The Countryside Agency and Scottish Natural Heritage by Carys Swanwick (Department of Landscape, University of Sheffield) and Land Use Consultants, 2002; pages 2-3).*

- (q) Amend text in the draft Hagley Park Management Plan (shaded text to be added where underlined and deleted where struck through) before adoption as the operative plan:

- (i) **Fifth bullet point of key elements of the vision for the Park (Page 1)**

- *The Park is managed to enhance indigenous wildlife values and provide habitat for indigenous biodiversity.*

- (ii) **Fourth bullet point of the Summary Landscape section (Page 6)**

- ~~*Underpinning all objectives and policies of this plan is the overriding theme that the “English” woodland and open space character of Hagley Park shall be protected and enhanced has been the theme, but there should also be representation of a more New Zealand landscapes.*~~

- (iii) **Third bullet point of the Summary Vegetation section (Page 7)**

- ~~*Replacement trees shall be of European origin species that serve to ensure that a prominent element of the Park landscape and vista the retains an “English” heritage style parkland character is protected.*~~

(iv) **Landscape Objective 1** (Page 63)

Objective 1

(a) To protect the "English" heritage style landscape character, atmosphere and scenic amenity of Hagley Park and promote this as the a major objective of the plan.

~~(b) To acknowledge the value brought about by the original designers in creating a park based on an "English parkland" design and the original English heritage of the city by retaining an overall character that includes the reflection of this heritage.~~

~~(b) Ensure retention and maintenance of the landscape features of the Park, reflecting the city's heritage, whilst also seeking, where appropriate, To also develop, where appropriate, features that reflect represent New Zealand's special landscapes character.~~

(r) Remove from the draft Hagley Park Management Plan before adoption as the operative plan:

(i) **From throughout the plan**

Remove DRAFT PLAN STATUS box on Page 1 and all shaded text in the document.

(s) Amend text in the draft Christchurch Botanic Gardens Management Plan (shaded text to be added where underlined) before adoption as the operative plan:

(i) **Goals (Page 46)**

Primary Goal:

To promote understanding and appreciation of the world's flora, and its botanical and horticultural attributes and uses, including of Southern Hemisphere plants.

Secondary Goals:

~~10. To promote and display plants for their horticultural importance and uses, including their use in residential and other amenity gardens.~~

(t) Reinstate text in the draft Christchurch Botanic Gardens Management Plan (shaded text to be reinstated) before adoption as the operative plan:

(i) **Fronts to be achieved (Page 47)**

C. Botanics: *The Gardens botanical qualities will be enhanced with policies that outline the exact purpose for which plant collections are held. There are several main botanical improvements proposed. These include:*

(i) an increase in Southern Hemisphere plants (Canterbury Section, New Zealand Alpine extension, Southern Hemisphere-Gondwana display);

~~*(ii) geographic area habitat plantings [wildflowers];*~~

~~*(iii) ethnobotanical / cultural developments (Asian ethnobotanical development and uses of New Zealand plants by Maori); and*~~

(ii) initiation of a Tree Planting and Replacement Programme. Approximately forty percent of tree planting in the Gardens will be organised geographically.

~~*E. To make this a reality it is proposed that the plan's Southern Hemisphere / Canterbury emphasis be give a local application through information links to the City's natural heritage parks system.*~~

(ii) **Existing Science and Research Policies 8.1 and 8.4 (Page 51)**

~~8.1 The Gardens shall be a member of the Botanic Gardens Conservation International (BGCI).~~

~~8.4 The Gardens shall investigate the setting up of a tissue culture propagation unit for the proposed new potting shed to complement the above research functions.~~

~~Comment: Horticultural research should aim to promote New Zealand and especially Canterbury flora of horticultural significance, and exotic plants of special significance that may have economic potential. Assistance may be required from institutions such as Landcare NZ, University of Canterbury and Lincoln University in the setting up and management of Gardens' research projects.~~

(iii) **Existing Objective 31 (Page 64)**

~~Canterbury native river margin and dry land plants (Geographic/Ecological)~~

~~Objective 31~~

~~To display representative examples of Canterbury native river margin plants on the Hagley Park side of the south west bend of the Avon River, and Canterbury dryland plants on the drier slope above the river bank.~~

~~Comment: The Hagley Park side of the south west bend of the Avon River is exactly opposite the New Zealand Section in the Gardens proper and has been naturally colonised by native sedge species. Kowhais have also been planted on the southern river bank. It is considered appropriate to extend the New Zealand planting to the Riccarton Avenue side of the river. However, as this is one of the few places from where views of the interior of the Gardens can be gained from Riccarton Avenue it is important that planting does not block key sightlines.~~

(iv) **Existing Policy 31.3 (Page 65)**

~~31.3 A display of native Canterbury Plains' vegetation shall be established and maintained on a suitable river bank site between the Avon River and Riccarton Avenue.~~

~~Comment: This collection could display plants of the Canterbury grasslands, the Rakaia Island shrub forest or the original riverbank shrubland of Hagley Park.~~

(v) **Existing Policy 34.1 (Page 66)**

~~34.1 Native plants shall be planted in the Avon River corridor and in wetter marshy areas adjoining the river.~~

(u) Remove from the draft Christchurch Botanic Gardens Management Plan before adoption as the operative plan:

(i) **Landscape design vision (Pages 127 - 138)**

Remove all.

(ii) **PART III (MANAGEMENT GOALS, OBJECTIVES AND POLICIES)**

Remove Explanation box on Page 45 and all shaded text throughout PART III.

(iii) **PART IV (ISSUES AND ACTION PLAN)**

Remove Explanation box on Page 88.

(iv) **PART V (IMPLEMENTATION PLAN)**

Remove all.

(v) Implement the following and include in the relevant operative management plan:

(i) **Labelling of plants in the Botanic Gardens**

Request the Botanical Services Operations Team investigate new options for plant labelling in the Botanic Gardens, such as the use of bar codes on plant labels.

(ii) **Botanic Gardens shuttle**

Request staff to investigate the possible option of an interested organisation providing a shuttle facility in the Botanic Gardens at no cost to Council.

(iii) **Existing children's playground in the Botanic Gardens**

Enhance the existing children's playground in the Botanic Gardens.

(iv) **Helmores Lane bridge**

Suggest appropriate signage giving information on the historic nature of the Helmores Lane bridge be provided at the site.

(v) **Sensory Garden**

Investigate options for development of a sensory garden, which should be located near the hospital, but linked with other facilities in the Botanic Gardens, including the children's playground and related plant collections.

BACKGROUND (THE ISSUES)

Hagley Park Management Plan

40. The currently operative version of the Hagley Park Management Plan was approved by the Council in 1991. Subsection 4 of section 41 of the Reserves Act 1977 requires the administering body of any reserve to keep its management plan under continuous review. The Department of Conservation's Guide for Reserve Administering Bodies, published in 2006, advises that, generally plans should be reviewed at a minimum of ten year intervals and need not involve a complete rewriting. The Hagley Park Management Plan, therefore, was considered to be well overdue for review. The need to review this plan was the initial driver for the planning that has been undertaken.
41. The existing management plan has been updated, with obsolete policy removed and new policy inserted. A vision statement and strategic objectives have been included, and the appendix section has been expanded.
42. There has been a relatively low level of comment arising from the public consultation on the draft plan, although there has been some strong, polarised views expressed by a few submitters on heritage landscape values versus contemporary landscape values of Hagley Park, and on native versus exotic plantings, in terms of how these should be addressed in the plan.

43. Late in the nineteenth century parts of Hagley Park were reallocated for uses other than for the recreation and enjoyment of the public, including for roads and a public hospital. Over the years, necessary widening of the Hagley, Rolleston and Harper Avenues has encroached on the Hagley Park area. More Hagley Park land has been taken for roundabouts at the Blenheim Road and Riccarton Road intersections with Deans Avenue. Little has been added to the Hagley Park area. A section of legal road adjacent to the Avon River, and along the inside of what is now the northern boundary of Little Hagley Park, was closed and included in Hagley Park by Schedule of the Public Domains Act 1881 Amendment Act 1895. This closure was approved by resolution of the Christchurch City Council in 1969.
44. More recently, subsequent to the 1991 adoption of the reviewed Hagley Park Management Plan as the operative plan, which included policy identifying the need for a shift, the boundary fence of South Hagley Park adjoining Hagley Avenue was moved back out to Hagley Park's legal boundary, thereby reclaiming Hagley Park land from use as road berm. As this was already legally Hagley Park land, it was technically not an addition to Hagley Park. Now, as a result of the developments associated with the Blenheim Road deviation, part of Deans Avenue between Blenheim Road and Moorhouse Avenue is being added to Hagley Park (although remaining as legal road) and redeveloped for Hagley Park purposes, including for the parking of vehicles of Hagley Park users. This will be described, and reflected on maps contained, in the new operative Hagley Park Management Plan.

Christchurch Botanic Gardens Management Plan

45. The Christchurch Botanic Gardens Management Plan was last reviewed, updated and adopted by the Council as an operative plan in 1995. Although the reserve classification of the Botanic Gardens under the Reserves Act 1977 (Local Purpose (Botanic Garden) Reserve) means there is not a requirement to prepare a management plan for it under Section 41 of this Act, the decision then was, as well as now, to do so.
46. Elements of work on a major strategic review of the Botanic Gardens led by the former curator, the late Dr David Given, are incorporated into a new part of the management plan. This is Part IV, an Issues and Actions Plan, which discusses the key issues and opportunities affecting the Botanic Gardens as it is planned for and managed into the future, and proposes possible solutions for future direction and development through a number of recommended strategic goals and actions.
47. The management goals, objectives and policies section of the management plan (Part III) are updated in the draft management plan. This includes removal of policies that are obsolete and relocation of policies that are more of an action than a policy statement to Part IV.
48. Due to the insertion of the new strategic review section into the draft management plan (Part IV), there is some overlap with other Parts and, in particular, with Part II (Issues and Opportunities). With the Council's adoption of the draft management plan, with changes, as the operative plan, work will need to proceed to address duplication in the plan and reflect, as necessary, actions in Part IV in new or adjusted policy in Part III, to then be proposed at the next plan review, which should be undertaken before the anniversary of the Botanic Gardens in 2013 (that is, within the next five years from August 2007). Also, at the time of that review, an Implementation Plan (Part V) should be proposed to be added to the management plan to detail, cost and programme proposed projects and developments arising from Part IV actions.

Hagley Park/Botanic Gardens Master Plan

49. The draft Hagley Park/Botanic Gardens Master Plan is a completely new document. It has been developed out of the realisation that there is a need to better integrate the planning for the linked areas of Hagley Park, the Christchurch Botanic Gardens and the Avon River, as well as surrounding areas, in order to ensure the best long term public outcomes for the wider area. There is the opportunity for the Council, with this planning approach, to take a more multi-valued strategic, visionary and innovative stance in addressing the wide variety of development issues, needs and opportunities affecting, in particular, Hagley Park and the Botanic Gardens.
50. A key driver for the development of the draft master plan has been to integrate these development issues, needs and opportunities into a planning context and to promote these for public comment. A significant example is the major capital project to replace the information centre and upgrade the operational facilities in the Botanic Gardens. They have all been identified as projects in Part B of the draft master plan. These projects have a range of statuses (including planning initiatives and already approved, as well as conceptual, developments) and scales (ranging from small, localised proposals to major developments potentially requiring significant investment).
51. Each project, if approved for further investigation or implementation, and depending on the scale, would be progressed separately by a dedicated project team. Other than already approved projects and ones accounted for in the Long-Term Council Community Plan 2006-16, such as the proposed new sewer line through South Hagley Park (Project 33), there are no commitments on the Council arising from the projects now. The financial implications of each would need to be considered as part of the Long-Term Council Community Plan 2009-19.
52. The intention is for the draft master plan to be an overarching document that sets a vision and strategic direction for the future use and development of Hagley Park and the Botanic Gardens. It is not a plan that is required to be prepared and regularly updated according to statutory provisions, but links to the two management plans that are subject to such provisions under the Reserves Act 1977.
53. It is hoped that the draft master plan serves to be the vehicle that fosters a strategic, integrated and transparent approach to the ongoing planning for and appropriate development of Hagley Park and the Botanic Gardens. It is anticipated that well planned programmes for conservation, maintenance, improvement and development would follow on from adoption of this draft plan and that robust project management and monitoring is put in place to ensure the vision and management goals stated in the draft plan are met.

COUNCIL RESOLUTION

MINUTES

MINUTES OF A MEETING OF THE CHRISTCHURCH CITY COUNCIL HELD AT 9.30AM ON THURSDAY 16 AUGUST 2007

PRESENT: The Mayor, Garry Moore (Chairperson).
Councillors Helen Broughton, Sally Buck, Graham Condon, Barry Corbett, David Cox,
Anna Crighton, Carole Evans, Pat Harrow, Bob Parker, Bob Shearing, Sue Wells and
Norm Withers.

10. REPORT OF THE HAGLEY PARK/BOTANIC GARDENS HEARINGS SUBCOMMITTEE

It was **resolved:**

- (a) That the recommendations of the Hagley Park/Botanic Gardens Hearings Subcommittee be adopted.
- (b) That the notes of the hearing of submissions be amended by removing the following words from the note regarding the submission made by Mrs Anne Dingwall:
“However, Mrs Dingwall was unable to recall the exact source of this information.”
- (c) That staff report back in September 2007 on the establishment of an advisory group to enhance the governance of Hagley Park and the Botanic Gardens.

