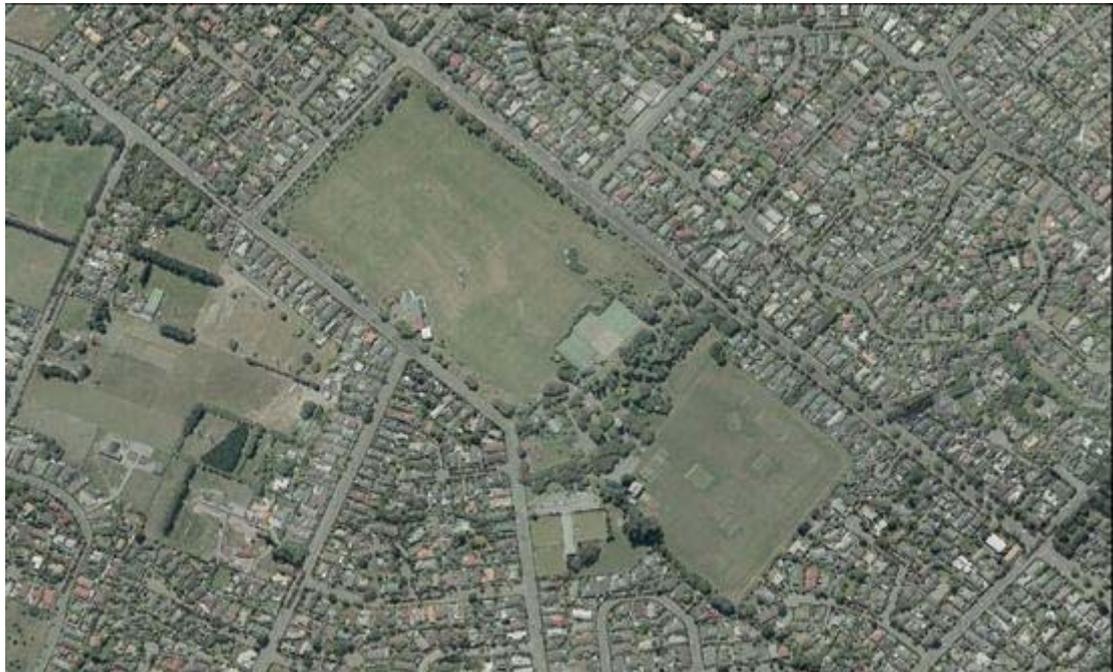


# Christchurch City Council

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## Burnside Park Management Plan 2010

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## **Acknowledgments**

### **Members of the Fendalton/Waimairi Community Board**

**Christchurch City Council staff who assisted with the development of this plan include: Abigail Smith –landscape architect, Tania Moohan – area contracts manager (parks maintenance), Tony Armstrong – parks arborist, Grant MacLeod – CCC Recreation planner, Simon Battrick – Western Area Recreation Manager, John Allen – Parks Policy & Leasing Administrator, David Sissons – Senior Parks & Waterways Planner**

**Burnside Park clubs for their interest and input.**

**Respondents who put forward suggestions for the review**

## **Foreword**

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

**The first Burnside Park management plan was adopted by the Waimairi County Council in October 1980.**

**Since the current management plan was produced in 1980 the park, and the demands on the park, have not changed radically. Demand for sports field use, along with accompanying pressure on associated facilities such as parking, has increased. New recreation activities are now popular and coupled with a change in demographics, present challenges for recreation providers to satisfy. Park design now needs to be more efficient and multi-functional as a result. Crime Prevention Through Environmental Design (CPTED) considerations are now incorporated in to all City Council design planning. City Council strategies and design standards have also moved on and tend now to replace related specific management plan policies.**

**This plan was approved by the full Council at their meeting of 26 August 2010 and is final and operative. As such it replaces the 1980 management plan. The process of reviewing the 1980 plan and arriving at this stage has involved liaison with the park's stakeholders and the community in order to gauge the issues of the park; classification of one remaining unclassified lot as Recreation reserve to bring it into line with the rest of the park; a draft plan was released for public comment earlier this year; a series of hearings were held culminating in a Hearings Panel report to Council recommending the management plan be accepted as the final plan.**

**The policies and proposals set out in this plan represent an agreement between the City Council and the citizens of the city and provide guidance for the park's management over the next decade. Proposals will be implemented through the City's Long Term Council Community Plan prioritisation process.**

**On the whole, sports clubs and other users are happy with the park and its management. The modifications outlined in this plan are designed to bring the park and its management up to-date, rectify any niggling issues and to ensure that what is valued is provided for into the future.**

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# TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Location and park map .....	1
1.2	Vision .....	2
<b>2</b>	<b>OBJECTIVES AND POLICIES .....</b>	<b>2</b>
2.1	Organised Sport.....	2
2.2	Night Training Lights.....	2
2.3	Club Buildings .....	3
2.4	Other Buildings.....	4
2.5	Vegetation & Landscape Management.....	4
2.6	Vehicular Access and Car-Parking.....	6
2.7	Foot and Cycle Access .....	7
2.8	Children’s and Informal Play .....	7
2.9	Boundaries and Fences .....	8
2.10	Park Furniture .....	9
2.11	Design Colour and Materials .....	9
2.12	Historical Features .....	10
2.13	Dogs .....	10
2.14	Utility Services .....	10
2.15	Commercial Activity .....	10
2.16	Leasing .....	11
2.17	Liquor Licences .....	11
2.18	Administration .....	11
<b>3</b>	<b>ISSUES 11</b>	
3.1	Club Function & Facilities.....	11
3.2	Non-Park Related Structures.....	12
3.3	Trees and Other Vegetation.....	12
3.4	Potential for Criminal Activity .....	12
3.5	Access .....	14
3.6	Signage.....	15

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3.7	<b>Demand for Informal Recreation</b> .....	<b>15</b>
3.8	<b>Historic Features and Areas</b> .....	<b>15</b>
<b>4</b>	<b>DEVELOPMENT PLAN</b> .....	<b>15</b>
4.1	<b>Long-Term Council Community Plan (LTCCP) Disclaimer</b> .....	<b>15</b>
4.2	<b>Indicative Development Plan and Programme Plan</b> .....	<b>16</b>
<b>5</b>	<b>RESOURCE INFORMATION</b> .....	<b>20</b>
5.1	<b>Purpose of the Park</b> .....	<b>20</b>
5.1.1	Land tenure.....	21
5.1.2	Classification.....	21
5.1.3	Legal status .....	22
5.2	<b>Physical Description</b> .....	<b>23</b>
5.2.1	History and Description of Clubs .....	24
5.2.2	Climate.....	26
5.2.3	Soil.....	26
<b>6</b>	<b>POLICY FRAMEWORK</b> .....	<b>26</b>
6.1	<b>Relevant Policies, Strategies and References</b> .....	<b>26</b>
6.2	<b>Purpose of this Plan</b> .....	<b>27</b>
<b>7</b>	<b>APPENDICES</b> .....	<b>27</b>
7.1	<b>Hearing Panel Report and Council Resolution on Plan Adoption</b> .....	<b>27</b>
7.1.1	Hearings panel report .....	27
7.1.2	Council meeting of 26. 8. 2010 – .....	29
7.2	<b>Foundation and Previous Documents</b> .....	<b>29</b>
7.3	<b>Community Input</b> .....	<b>29</b>
7.4	<b>Open Space Description Extract from City Plan.</b> .....	<b>30</b>
7.5	<b>Current Park Assets</b> .....	<b>30</b>
7.6	<b>Landscape Plans</b> .....	<b>31</b>

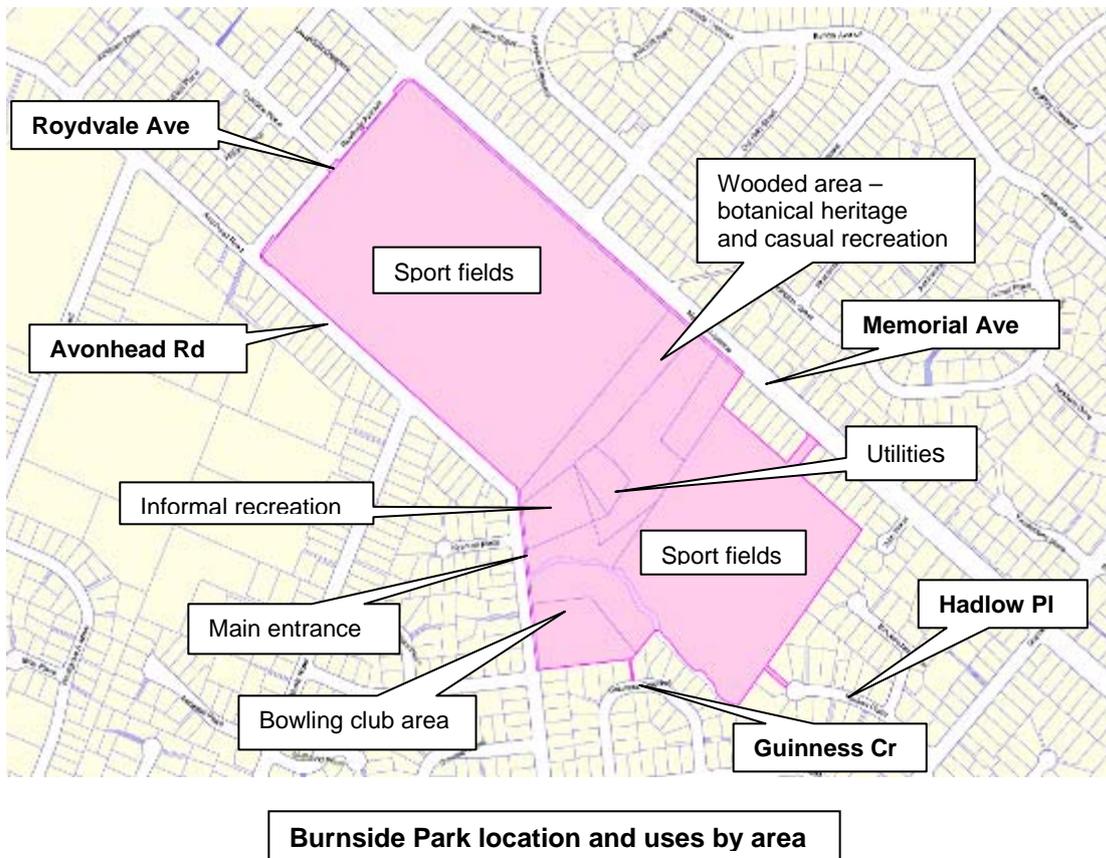
# 1 INTRODUCTION

Burnside Park is a pleasant sports park of 29 hectares serving the organised sporting demand of the area and the local casual recreation needs. Located in the north west of the city, it is a notable feature along the main route from the city to the airport.

The park provides recreational opportunities ranging from informal pursuits, such as walking, running, and picnicking, through to competitive field sports. It also serves as a green linkage and cycleway between Memorial Avenue and Avonhead Road.

## 1.1 Location and park map

Burnside Park is located on Avonhead Road with Roydvale Avenue and Memorial Avenue forming other major boundaries. Foot and cycle access are gained through Hadlow Place and Guinness Crescent. Restricted access into the centre of the park by vehicles is gained from Avonhead Road. Refer also to landscape plans in Development Plan, Section 4.



## 1.2 Vision

An attractive park facility which provides for the needs of the areas sporting codes, informal recreation and community needs whilst retaining, interpreting and enhancing its heritage, landscape and ecological values.

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## 2 OBJECTIVES AND POLICIES

The objectives and policies expressed here are an updated version of those contained within the 1980 management plan, which this draft plan is intended to replace.

Factors influencing the objectives and policies expressed here include issues generated by the public suggestion process and clubs and other stakeholders; City Council strategies and plans (including City Plan zoning); and, expert staff opinion and knowledge of recreation demand.

### 2.1 Organised Sport

**OBJECTIVE: 1 To make provision for organised sport on parts of Burnside Park.**

- POLICIES:**
- 1.1** In areas of the park not leased, the Council will generally develop and maintain turf to a standard appropriate to the sport using it, in conjunction with the users' specialised needs
  - 1.2** Location of sportsfields should relate to the overall landscape concept of the park.
  - 1.3** The Council shall reserve park sports fields to allow regional sporting associations to allocate their use to organised sports in season.
  - 1.4** The Council may from time to time in consultation with present users, change the allocation of sportsfields to various sporting codes reflecting changes in demand.
  - 1.5** The grassed area to the rear of the bowling club shall be reserved for casual use by clubs or the general public only.

### 2.2 Night Training Lights

**OBJECTIVE: 2 To permit night training by organised sports while minimising visual detraction, nuisance to nearby residents and road users.**

- POLICIES: 2.1** Location of night training lights is to be approved by the Council in negotiation with the club concerned.

- 2.2 The number of poles for night training lights shall be kept to a minimum necessary to achieve the objective.
- 2.3 Cables for light fixtures will be underground.
- 2.4 Hours of operation of lights will be limited to those approved by the Council.
- 2.5 Any sports-field light fixture must be placed in such a way to not compromise any sporting code which is allocated to use the field being lit.

## 2.3 Club Buildings

**OBJECTIVE: 3 To actively encourage multi-purpose use of club buildings, minimise the impact of existing buildings, minimise opportunities for criminal activity and protect the park from further encroachment by buildings.**

- POLICIES:**
- 3.1 Club buildings will be available for hire by other community groups and organisations particularly those associated with outdoor recreation on Burnside Park.
  - 3.2 Charges for the use of club facilities and conditions of hire shall be in accordance with lease agreements and Council policy (if any).
  - 3.3 Clubs shall not leave soil or portable club assets lying unattended or unsecured to which the public might have access.
  - 3.4 Containers or other storage buildings not approved by lease agreement will not be permitted on the park.
  - 3.5 The soccer and cricket clubs shall be actively encouraged to remove the soccer storage pre-fab shed and arrange for all storage to be held within the main building.
  - 3.6 If at any time in the future the building used by the Lions Club is no longer required by the Lions, or any other appropriate and suitable community group and, if there are adequate community facilities in the Fendalton-Waimairi area, it shall be removed in order to open up park views and provide further opportunities for park related recreation.
  - 3.7 Requests for replacement, extension, new buildings, or changes in use of existing buildings must be considered under the following criteria –
    - 1. The club must have changed in some way that significantly alters its needs for buildings; or in the case of reinstatement the club must demonstrate a continuing need for a building on the park.
    - 2. Such a change of use, internal alterations, extension or any new building should relate predominantly to outdoor recreation, and should necessarily occur on Burnside Park or be necessary to the proper functioning of the existing use. Such undertakings for the purpose of housing administration related to any park sport may be appropriate however, subject to Council approval.
    - 3. Any new building or major extension must be utilised for both summer and winter sporting codes.

4. The extent of the additions or alterations and associated use of outdoor space should still be appropriate in scale and intensity to Burnside Park and the adjoining residential environment.
5. The club must explore all possibilities of satisfying the change or increasing space needed in other club facilities on the park, or nearby facilities.
6. The building or additions should not significantly alter or detract from the heritage plantings in the wooded area or compromise any sporting codes ability to operate organised sport.
7. Any new building, additions or alterations should be sited to function with regard to existing site features, planting, current access, services, car parking and sight-lines.
8. No buildings or fixed facilities should be erected along the Memorial Avenue frontage.
9. Design, colour and materials should be consistent throughout the reserve and be subject to Council approval.
10. Any future proposal for a major reorganisation of club buildings, such as a multi-sport type facility, would need to be considered by Council staff based on its merits at the time and be approved by elected Council members.
11. New buildings and structures shall not be located within 20m of the high voltage transmission lines and must comply with the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001

## 2.4 Other Buildings

**OBJECTIVE: 4 Remove or modify buildings not necessary for park purposes or which are incompatible with other objectives**

- POLICIES:**
- 4.1** The old caretakers / nursery house shall be removed.
  - 4.2** Construct new toilet block within easy view of street for ease of access and improved site-lines. Final location to be determined in consultation with the Fendalton Waimairi Community Board.
  - 4.3** Upgrade existing toilet adjacent to soccer / cricket fields to enable passive surveillance and limit to hours of daylight for safety purposes.

## 2.5 Vegetation & Landscape Management

**OBJECTIVE: 5 To maintain and develop the planting programme to enhance the general environment of the park.**

- POLICIES: 5.1** Develop and implement a tree removal and replacement plan and a regular ongoing maintenance programme for the park. The plan will include details of how potential risks to public safety created by the state of any of the trees will be identified, and how these risks will be managed in accordance with Council's legal obligations, including the obligations in the Health and Safety in Employment Act 1992.

- 5.2** Regularly monitor the health and structural integrity of all trees in the park (when the Council's Tree Policy has been adopted, all monitoring should comply with the Policy). Where the monitoring identifies a risk to public safety due to the state of any tree, undertake any maintenance work required or remove the tree in order to mitigate this risk.
- 5.3** Ensure that any tree removal is carefully timed and managed so as not to make remaining trees, or stands of trees, vulnerable to structural failure (the failure of any part or the whole of a tree to support itself) from wind throw, storm damage, exposing weaknesses and the likes.
- 5.4** Ensure that any large trees which are identified as an immediate risk, due to over-maturity or the like, are isolated pending removal and replacement by an appropriate barrier and warning signs.
- 5.5** Management of day to day tree issues and any minor modifications to their management from that depicted in the tree removal and replacement plan shall be at the discretion of the City Arborist. Any major removal or replacement of trees will be undertaken in consultation with the community, unless immediate removal is required because of a risk to public safety. Any day to day general vegetation issues and any minor modifications to management of the parks vegetation (other than trees listed in the tree removal and replacement plan for Burnside Park) shall be at the discretion of the Parks Area Contracts Manger. In both cases that discretion shall have regard to the vegetation policies listed here.
- 5.6** Maintain the overall species diversity and numbers of trees within the park.
- 5.7** Species planted shall reflect soil and microclimatic conditions.
- 5.8** Schedule vegetation and tree clearance works outside the bird nesting season (late August to late January) where possible.
- 5.9** Sports field sidelines shall be planted to provide shelter for players and other park users.
- 5.10** Species choice shall be compatible with, and seek to achieve the objectives of, the City Council Biodiversity Strategy.
- 5.11** Species choice and location should be compatible with the recommendations of the CPTED (Crime Prevention Through Environmental Design) report for the park.
- 5.12** Tree and plant maintenance shall be implemented to assist park users to locate pathway routes and facilities and be create a recognisable character for each particular area of the park.
- 5.13** Notable trees shall be identified by label and no notable tree should be removed except where it is a threat to public safety or the effective management of the park, in the view of the City Arborist.
- 5.14** The trees and other plantings planted by the Boag family in the wooded area shall be maintained as close to the original plantings as possible.
- 5.15** Decisions regarding species choice and location, whether planting or removal, shall consider the potential impact on neighbours views and shading.
- 5.16** Planting choice shall seek to minimise the visual impact of buildings and utility structures, including the transmission lines and pylons, while avoiding actual or potential interference with those utilities.

- 5.17 Plantings along the Memorial Avenue frontage shall allow views into the park and be consistent with the planting plan for the avenue.
- 5.18 Waimairi Stream corridor shall be planted in accordance with the Council Waterways, Wetlands & Drainage Guide.
- 5.19 Investigations shall be undertaken, and a decision made, as to whether the length of Waimairi Stream within the park should have a permanent discharge of water to provide a continual base-flow.
- 5.20 Clubs wishing to remove tree roots from their leased area must do so in consultation with the Council and at their own cost.
- 5.21 Ensure that any trees and vegetation planted near the high voltage transmission line are selected and managed to comply (including when maturity is reached) with the Electrical (Hazards from Trees) Regulations 2003

## 2.6 Vehicular Access and Car-Parking

**OBJECTIVE:**     **6**     **To restrict vehicle access to minor roads, and to restrict car parking to that necessary for the effective use of open space. This is to ensure that roads and car parks are in character with the landscape.**

- POLICIES:**
- 6.1 The public car park located in the central area of the park shall be realigned to provide a greater number of car parks, improve parking angles and circulation, reduce opportunities for speeding and wheel spinning, and minimise intrusion onto green-space.
  - 6.2 Drainage shall take advantage of natural drainage where practical rather than formal kerb and channelling.
  - 6.3 Any additional parking should be of low impact in terms of intrusion into green-space and rain water run-off (such as gobi block, or grass for low use areas) and should be integrated with the park by appropriate planting.
  - 6.4 Car parks shall be fenced to prevent access onto the park. Refer to Boundaries & Fences, 2.9).
  - 6.5 Emergency vehicles must be able to gain access to all parts of the park.
  - 6.6 There will be no formed vehicular access from Memorial Avenue or Roydvale Avenue.
  - 6.7 Public shall be notified that access to the bowling club carpark is for members only. A sign be placed at club entrance to this effect by Council but at the clubs cost.

## 2.7 Foot and Cycle Access

**OBJECTIVE: 7 To ensure the public has safe and easy access to all areas of the park classified for recreation, where necessary by formed paths, while having regard to the rights of organisations occupying the grounds or buildings.**

- POLICIES:**
- 7.1** If and when the field layout is reconfigured, investigate the feasibility and desirability of constructing a pathway of either asphalt or compacted grit around the perimeter of the soccer fields. The renewal of the drain and swale should be considered as part of this investigation. An asphalt pathway shall be constructed around the remaining perimeter and central areas of the park to improve all weather access to the greater park and link in with the existing path network.
  - 7.2** Pathways shall be designed and constructed in order to provide the most direct route between facilities and to improve sight-lines.
  - 7.3** Planting should be used to provide interest along paths, particularly where they follow fence lines, but be of low height and not obscure sight lines or provide concealment opportunities.
  - 7.4** The central pathway is part of the city cycle network and shall be maintained as such.
  - 7.5** Park entrances will be enhanced for pedestrians and cyclists by improving sight-lines, width, signage and surfacing of access paths as necessary.
  - 7.6** Neighbours of the minor park entrances shall be encouraged to use see-through fencing when due for renewal.
  - 7.7** Where practicable, access for cyclists should be the same as that for pedestrians
  - 7.8** Some cycle stands may be provided at points of most intensive use, and where this is generated by clubs they will be encouraged to provide such stands
  - 7.9** Construct new footbridge across Waimairi Stream to improve access between carparks and to other areas of the park as shown on the landscape plans under section 4.
  - 7.10** Investigate the existing lighting within and around the perimeter of the park, particularly around high use areas such as buildings, car parks and footpaths. Where required upgrade existing lights and investigate the possibility of additional lighting along proposed footpaths. Ensure all lighting is consistent in terms of design and illumination levels and conforms to current lighting standards. No other areas should be lit unless a future CPTED recommendation is made to the contrary

## 2.8 Children's and Informal Play

**OBJECTIVE: 8 To provide safe, creative and diverse informal play opportunities for children and youth.**

- POLICIES:**
- 8.1** Planting and other park development should have regard to creating or maintaining opportunities for children's play
  - 8.2** Where practicable children's play areas should provide for diversity in play opportunities.
  - 8.3** The siting of play areas should have regard to orientation to the sun, shelter from the wind, and be in clear view of the public.
  - 8.4** The use and safety of the existing playground opposite the tennis courts shall be assessed when due for renewal.
  - 8.5** Playground adjacent to Avonhead Rd shall be upgraded when due for renewal to include a wider range of equipment, additional seating and shelter.
  - 8.6** Playground equipment should be designed for children of a varying age groups, for example, consideration of a flying fox
  - 8.7** Playground equipment should be designed to meet current playground standards in use by the Council.
  - 8.8** Playgrounds and playground equipment shall be located as recommended on the landscape plans in the Development Plan section of this plan. Any (minor) variations from this plan shall be in accordance with CPTED principles
  - 8.9** . Existing informal BMX area behind bowling club shall be contained to prevent its spread and monitored to enable an assessment of its impact on this area of the park and its users
  - 8.10** Construct full size basketball court between Avonhead Rd and area currently occupied by existing former caretakers house.
  - 8.11** Trial a nine-hole Frisbee-golf course adjacent to main Memorial Ave entrance.

## 2.9 Boundaries and Fences

- OBJECTIVE:**
- 9** **To physically define the boundaries of the park, reduce unauthorised access and reduce opportunities for concealment whilst maintaining sufficient privacy and minimising disturbance for neighbouring residents.**
- POLICIES:**
- 9.1** If adjacent property owners wish to demarcate their boundary with the park, Council staff should seek agreement to install see-through fences, low solid fences or low hedges to increase effective open-space and allow informal supervision of the park.
  - 9.2** Post and cable barriers shall be erected around park street boundary and periphery of remodelled car park, replacing solid fences / hedges where currently exist, to improve sight-lines, deter inappropriate vehicle access and achieve a consistent appearance. Bollard(s) shall be utilised as necessary to prevent unauthorised vehicle access onto the park. Barrier lengths shall be limited in order to provide easy wheelchair access.

## 2.10 Park Furniture

- OBJECTIVE: 10** To provide sufficient seats, picnic tables, rubbish receptacles, and signs, of a design appropriate to the park.
- POLICIES:**
- 10.1** Seating facilities should be placed in key locations and have regard to their orientation to the sun, shelter from the wind, and be in clear view of the public.
  - 10.2** New seats shall be placed around the periphery of the sports fields as indicated on the landscape plans in the Development Plan (Section 4).
  - 10.3** New picnic tables shall be located adjacent to the playground, stream and wooded areas of the park as indicated on the landscape plans in the Development Plan (Section 4).
  - 10.4** A signage plan shall be developed for the park based on, and compatible with, the City Council park signage manual, with signs appropriately placed in their surroundings.
  - 10.5** Signage displaying the layout of playing fields shall be installed at key locations.
  - 10.6** When due for renewal and upgrade, the number, type and location of bins will follow current Council policy, Policy for installation and removal of Litterbins in urban parks
  - 10.7** Proposed pathways and car parking shall be lit as shown on the landscape plans and be consistent in design and conform with current lighting standards. No other areas should be lit unless a future CPTED recommendation is made to the contrary.
  - 10.8** Investigate design and suitability for installation of outdoor exercise bars and machines located along a prescribed route or area.

## 2.11 Design Colour and Materials

- OBJECTIVE: 11** To ensure all alteration, additions, new buildings, and park furniture are in character with the park, relate to each other and are designed to minimise opportunities for vandalism.
- POLICIES:**
- 11.1** Colours, materials and design used for any maintenance work, alterations to existing buildings or improvements must be in character with the park, and approved by the Council.
  - 11.2** Design, materials and location should minimise opportunities for vandalism.
  - 11.3** Council shall develop a colour palette suitable for the park environment for use on any approved buildings and structures.

## 2.12 Historical Features

**OBJECTIVE: 12 To identify, maintain and enhance historical features and sites in the park including trees.**

- POLICIES:**
- 12.1** Investigate the location of the former Boag homestead.
  - 12.2** Retain and investigate the former purpose of the building foundations currently located in the eastern car-park area.
  - 12.3** Replace Waimairi Stream headwall at Avonhead Rd with current headwall railings and waterway signage.

## 2.13 Dogs

**OBJECTIVE: 13 To ensure dog owners have a suitable and safe area for exercising their dogs while ensuring the rights and enjoyment of other park users are not compromised.**

- POLICIES:**
- 13.1** Dog signage should be clear and consistent indicating what is permitted and where, be developed as part of the signage plan for the park. and outline the requirements of the Dog Control Bylaw 2008 as an Under Effective Control park.

## 2.14 Utility Services

**OBJECTIVE: 14 To minimise the visual impact of utility services**

- POLICIES:**
- 14.1** Where possible all utility services should be placed underground.
  - 14.2** All new utility services not for servicing the park shall be underground only, however, in the case of a request for any further telecommunications traneivers, they shall be located with the existing ones on the water tower, if possible.
  - 14.3** Enhance and maintain the appearance of the water supply pump house.
  - 14.4** In accordance with the lease agreements, the water tower is to be demolished by the telecommunications companies who currently use it for traneivers when, and if, they have no further use for it.

## 2.15 Commercial Activity

**OBJECTIVE: 15 To control commercial activity by organisations or individuals on Burnside Park.**

- POLICY:**
- 15.1** Any commercial activity on the park shall be subject to Council approval.

## 2.16 Leasing

**OBJECTIVE: 16 To control the use of land by clubs and organisations for buildings or fixed facilities.**

**POLICY: 16.1** The land occupied by any building or fixed facility will be subject to a lease or licence under the Reserves Act 1977. Any lease or licence granted shall have regard to this management plan and, in the case of land classified as recreation reserve, the First Schedule of the Act.

## 2.17 Liquor Licences

**OBJECTIVE: 17 To ensure that building facilities which have been granted Liquor Licences do not create a nuisance to the surrounding residential environment while recognising that Public Reserves are for the enjoyment of recreation including controlled social facilities.**

**POLICY: 17.1** The Council will object to further renewals for Liquor Licences where the conditions of the Licence have not been complied with or there is sufficient evidence of misuse of the privilege.

## 2.18 Administration

**OBJECTIVE: 18 To simplify future administration.**

**POLICY: 18.1** Investigate amalgamation of titles within the park.

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## 3 ISSUES

Issues of the park have been gathered from the public suggestions phase of the management plan review including stakeholder input, Council records and staff experience of the park, investigations, and existing literature relating to recreation in this part of the city. Issues have been used as the basis for the development of the Objectives & Policies and Development Plan sections of the plan.

### 3.1 Club Function & Facilities

In order to maintain long term membership, clubs are under pressure to improve facilities which has implications for the wider park. Demand for sports field allocation is such that the area reserved has reached capacity.

- Pressure to expand onto greenspace with recreation and CPTED implications.
- Costs to clubs associated with operating as individual entities
- Decline in availability of volunteers for sport related activities.

- Opportunities for clubs to share costs by co-existing with other club / community organisations where lease agreements permit.
- Grassed area behind bowling club occasionally sees a conflict in demand between club practise and casual users.

### **3.2 Non-Park Related Structures**

Current use of some park buildings, structures and areas is not appropriate given the purpose of the park and raises some safety concerns.

- The former caretakers / nursery house no longer serves any use associated with park objectives. It obstructs site-lines, provides opportunities for vandalism and restricts recreation activity. The policy in the 1980 management plan was that the nursery area should revert to recreation if nursery operations ceased.
- High voltage electricity lines across park detract from visual appeal of landscape and limit activities and field layout of the park.
- Telecommunications reforms have increased pressure for cell phone towers on public land. Cell phone towers and other utilities have the potential to detract from the visual appeal of the landscape and limit activities of the park if placed inappropriately.
- Water supply tower no longer used as such and serves no purpose related to park objectives. Current licence agreements require telecommunications companies to demolish when no longer required for telecommunications purposes. Would be significant cost to Council to maintain indefinitely.

### **3.3 Trees and Other Vegetation**

There is a wide variety of tree types and the uses they serve within the park including as shelter, specimen trees and as a street landscape feature. A number of specimens are of botanical interest and 38 are listed as 'notable' tree specimens. The wooded area of the park is a notable point of difference for the sports park having being planted as part of the Boag family homestead. Other low vegetation and shrubbery function as 'room dividers' separating different adjacent uses within the park and adds to the visual appeal of the area. Both trees and other vegetation create opportunities for informal recreation.

- Lack of trimming and inappropriate placement resulting in unnecessary crime risk (as in 3.1 above) and potential interference to pylons
- Diseased or dying specimens ongoing need for replacement or pruning
- Maintenance and use of historic plantings from the Boag homestead
- Lack of shelter for players and other park users on field sidelines.
- Proximity of trees and their roots to club buildings and playing surfaces requires ongoing maintenance by clubs.

### **3.4 Potential for Criminal Activity**

Vandalism and incompatibility with crime prevention principles. A CPTED (Crime Prevention through Environmental Design) study has been undertaken for the park. Crime statistics indicate low levels of crime reported to police within the park but the study has highlighted potential areas of concern where

current park design is incompatible with current safety principles and has made recommendations for reducing the risk for park users in this respect.

- Vandalism to park assets including signs, club buildings.
- Access to fields out of hours by unauthorised vehicles enabling activities such as turf damage due to wheel spins and resulting in disturbance for neighbours
- Risk to park users due to inappropriate access routes and poor sight -lines
- Planting and buildings providing concealment opportunities and restriction of sight-lines.
- Prefabricated storage shed adjacent to soccer / cricket clubs building has been identified in a CPTED (Crime Prevention Through Environmental Design) study as creating poor sight-lines, attracting vandalism and reducing the visual appeal of this area of the park.
- Area behind cricket / football club rooms is used for informal storage but is untidy, ownership is not clear and has also been identified as a safety concern. It is a desire of the two clubs that all storage and facilities be contained within the main building.
- Orientation and design of public toilets adjacent to soccer / cricket fields and rugby club rooms results in poor sight-lines.
- Exposed walls, such as rugby club rooms, encourage tagging.





1. Existing unfenced car park allowing access onto fields.

2. Example of existing post & cable fencing to be extended.

3. Good example of existing residential fencing overlooking park.



Example showing Hadlow Place entrance where vegetation kept at appropriate size but no informal surveillance available from adjacent properties.

### 3.5 Access

Access and car-parking issues not covered elsewhere include –

- Foot access around field boundaries can be problematic during winter with wet ground turning to mud. Seating is also in short supply.
- Not all existing pathways provide a quick logical route from entrances to facilities resulting in safety issues, informal track creation and inconvenience.
- Car parking pressure at peak times results in inappropriate parking.
- The central pathway is part of the city cycle network.
- There is no vehicle access from Memorial Avenue because of traffic issues.
- The bowling club has issues with non-bowlers using their private car park.

### **3.6 Signage**

Inadequate and inconsistent park signage results in lack of information to assist in route planning and facility location resulting in:

- Crime prevention implications of a lack of knowledge of escape routes
- Difficulty for irregular users to locate facilities.
- Difficulty for players of organised sport to locate correct playing field.

### **3.7 Demand for Informal Recreation**

Increasing youth and Asian demographic in the area coupled with lack of facilities in the area have created unsatisfied demand for certain informal activities. In some cases this has resulted in park user conflict and inappropriate location of activities.

- User created informal BMX jump area behind bowling club has caused dust problems for the bowling club and resulted in other complaints relating to rubbish disposal, inappropriate behaviour and park vandalism.
- Demand for basketball. Shortage of full courts and suitable alternative sites in the area.
- Demand for Frisbee-golf. No other public courses in the city. Lack of suitable alternative sites in area.

### **3.8 Historic Features and Areas**

How to recognise and utilise structures and areas with an historical significance.

- Historic Boag homestead plantings, foundations and memorial. There is some uncertainty over exact location of former homestead and the history of the remaining foundations in car park area. Currently being investigated.
- A number of the trees and plantings from the homestead era remain. How can they be maintained and interpreted to retain their context?

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## **4 DEVELOPMENT PLAN**

The Development Plan section includes a prioritised list of proposed work with cost estimates for the park depicted in a series of landscape plans. These relate to and are designed to be compatible with park objectives and policies.

### **4.1 Long-Term Council Community Plan (LTCCP) Disclaimer**

No project recommended on the indicative development plan will be implemented unless the expenditure is provided for through the Long Tem Council Community Plan. Some of the

recommendations may be funded through bulk sums allocated for generic park operational and capital expenditure items within the LTCCP.

## 4.2 Indicative Development Plan and Programme Plan

The following landscape plans and indicative programme of works have been developed based on the recommendations of a CPTED (Crime Prevention Through Environmental Design) report produced for the park, other relevant policies and plans, staff knowledge and public issues received.

Cost estimates for tree removal, maintenance and tree planting are indicated in the cost sheet below. Tree planting will be funded from the Tree Replacement Programme budget which will be apportioned over the next 10 year period. Priority areas for tree removal and maintenance by area are indicated on the Development Plan, landscape sheet 1 (LP218401).

The only other item of proposed works shown in the Development Plan that is currently budgeted for is playground renewal of \$10,000 for 2013/14 and \$80,000 for 2014/15.

Maintenance has been estimated at 10% of capital costs per annum.

The following cost table relates directly to the proposals as depicted in the landscape plans. Landscape plans are included as Appendix 7.6. **Priorities indicated in blue (A, B or C).**

### **Sheet 1. Tree Removal and Maintenance Plan (Lp218401).**

(For Tree replacement see Sheet 3 below. For Tree priorities, see landscape plan.)

Tree removal and maintenance are ongoing activities and the general area priorities shown in the landscape plan are based on a needs assessment taking into account factors including age, condition, site-lines and use of the area.

1. Prune trees to approximately 1m up above ground level to retain views in and out of the park (this may also include the removal of species not doing well). Thin large groups of trees as required. **(Refer to Sheet 1 total)**

2. Remove the entire shrub bed and reinstate grass. **(Refer to Sheet 1 total)**

3. Trees around the perimeter of the Tennis Club are to be retained. If any removal is required at any stage consult with the Tennis Club. **(Refer to Sheet 1 total)**

4. Trees in front of the tennis courts require thinning and pruning to approximately 1m up above ground level to retain views in and out of the park. Consult with the Tennis Club on all work in this area. **(Refer to Sheet 1 total)**

5. The existing wooded area contains a mix of trees which includes 38 notable trees. Species include Ash, Cedar, Cypress, Douglas Fir, Elm, European Beech, Lime, Oak, Redwood, Sycamore and Yew. All the trees are to be retained and regular maintenance undertaken as required. **(Refer to Sheet 1 total)**

6. All trees and planting adjacent to and along Waimairi Stream will need maintenance, this is to include:

- Thinning;
- The removal of small shrubby trees;
- The removal of undergrowth; and
- The removal of any trees not doing well –large specimen trees are to be retained. This will improve sightlines through the central area of the park. **(Refer to Sheet 1 total)**

7. The area around the old council nursery house will need extensive maintenance (including removal). **(Refer to Sheet 1 total)**

8. All trees and planting around the existing playground area and Lions Club will need maintenance. **(Refer to Sheet 1 total)**

9. When the existing macrocarpa hedge is due for renewal, replace with a lower growing hedge , possibly alternating with pool fence sections to improve sightlines to / from playground while retaining some shelter. **(Refer to Sheet 1 total)**

**Total Estimate Sheet 1 \$150,000.00**

## **Sheet 2. Landscape Plan (Lp218402).**

### **Entrances**

1. The existing open pedestrian entrances to the park are to be enhanced. This is to include low planting (of a similar nature at each location). Any signage will be installed consistent with that developed for the site in the signage plan for the park which is to be produced based on the council's Greenspace Signage Manual. These signs are to be clear and consistent. **\$60,000.00**

**Priority A**

2. The existing narrow pedestrian entrances to the park from Memorial Avenue, Hadlow Place, Guinness Crescent and Avonhead Road are to be enhanced. This is to include low planting and signage as well as improvements to access paths and the removal of any low planting as required. Where possible recommend visually permeable or low fencing to adjacent landowners which will provide more opportunities for passive surveillance into these areas. **\$20,000.00**

**Priority C**

3. The existing vehicle entrance to the park is to be enhanced including low planting (to match pedestrian entrances), a new gate and signage. **(Refer to Sheet 4)**

4. The existing entrance to the private Bowling Club car park. Erect a new sign at the entrance to the car park to clearly show that it is a private car park and not part of the council public car park. Design and placement shall be undertaken as part of the Council's Signage Plan for the park. **(Refer to Sheet 4)**

### **Perimeter of the Park**

5. If and when the field layout is reconfigured, investigate the feasibility and desirability of constructing a pathway of either asphalt or compacted grit around the perimeter of the soccer fields. The renewal of the drain and swale should be considered as part of this investigation. An asphalt pathway shall be constructed around the remaining perimeter and central areas of the park to improve all weather access to the greater park and to link in with the existing path network. **\$177,000.00 + \$53,000.00 for Memorial Ave length.**

**Priority A**

6. Proposed post and cable barrier along the Memorial Avenue frontage with bollards at the sealed entrance way. **\$20,000.00**

**Priority A**

### **Toilets**

7. Upgrade the existing public toilet. Clearly define and limit the hours of use which should include closure during the hours of darkness. **\$20,000.00**

**Priority A**

8. Improve signage and visibility of toilet block adjacent to the Rugby Club. **\$10,000.00**

**Priority A**

9. Proposed location for a new toilet block in the future. **\$110,000.00**

**Priority B**

### **Wooded Area**

10. Existing children's playground (including slide, swings and see – saw). Assess the use and safety of playground when due for renewal. . **\$10,000.00**

**Priority C**

11. Attach name plates to all 38 notable trees. **\$7,600.00**

**Priority C**

12. Proposed trial location for a Frisbee-Golf course in the wooded area and the area between the tennis courts and Memorial Avenue. Estimate **\$12,000.** **Priority A**

### Central Area

13. The existing car park. Recommend that the layout of the car park is modified to include a larger number of car parks and a general enhancement including post and cable barriers and low amenity planting. The car park will require further investigation and detailed design including consideration of speed humps and a one – way system. **(Refer to Sheet 4)**

14. The existing pump house is to be retained (still in use). The exterior is to be enhanced including painting. **(Refer to Sheet 4)**

15. The existing water tower is to be demolished by telecommunication companies if and when no longer required for telecommunication purposes as per current licence agreements.

16. Investigate the former use of foundations and existence of a driveway to the former Boag homestead. Retain and interpret accordingly. **\$15,000.00** **Priority C**

17. Existing Waimairi Stream margins are to be enhanced with low stream – side planting. This will create a cohesive network through the park and maintain key sightlines from car parking areas to club facilities and sports fields. Also investigate stream flow augmentation. **(Refer to Sheet 4)**

18. Proposed new footbridge over Waimairi Stream. **(Refer to Sheet 4)**

19. Existing bridge access over Waimairi Stream to be enhanced. **(Refer to Sheet 4)**

20. Existing Waimairi Stream headwall to be enhanced. **(Refer to Sheet 4)**

21. In order to reduce concealment (crime prevention) possibilities and to tidy the area, Soccer and Cricket Clubs shall be actively encouraged to store all equipment within the main clubroom building and to remove the pre – fab shed. \$10,000. In the interim, a secure fenced area shall be created on the north – west side of the prefab for all equipment not stored within the main clubroom building or the pre – fab. \$5,000**(Refer to Sheet 4)**

22. The existing informal BMX area behind the Bowling Club shall be contained to prevent it's spread and monitored to enable an assessment of its impact on this area of the park and it's users. . **(Refer to Sheet 4)**

23. Remove the former council nursery house and garage. **\$30,000.00** **Priority A**

24. Replace the wire mesh fence on Avonhead Road adjacent to the playground with a pool style fence. Replace the brick wall adjacent to the Bowling Club with a post and cable barrier.. **\$53,500.00** **Priority A**

25. The existing children's Playground. Recommend the upgrade of the playground when up for renewal to include a wider range of equipment as well as additional seating and BBQ facilities. Ensure appropriate shelter is provided. **(Refer to Sheet 4)**

26. Proposed future full – sized basketball court to be an extension of the children's playground. **(Refer to Sheet 4)**

### Lighting

27. Investigate the existing lighting within and around the park, particularly around high use areas such as buildings, car parks and footpaths. Where required upgrade lights and investigate the possibility of additional lighting along proposed footpaths. Ensure all lighting is consistent in terms of design and illumination levels and conforms to current lighting standards. No other areas should be lit unless a future CPTED recommendation is made to the contrary. **\$100,000.00** **Priority B**

**Total Estimate Sheet 2 \$698,100.00****Sheet 3. Tree Planting Plan - LP 218403 (and LP 218404)**

**Total Estimate Sheet 3 \$150,000.00.** To be funded from Tree Replacement Programme budget over the period 2010 - 2020. For general tree replacement [priority areas](#) refer to LP218401 (sheet 1). Most of the tree planting for Burnside will be replacement planting for some of the trees removed in Section 1.

**Sheet 4. Central Landscape Plan (Lp218404)**

1. The existing pedestrian entrances to the park are to be enhanced. This is to include low planting (of a similar nature at each location). Any signage will be installed consistent with that developed for the site in the signage plan for the park which is to be produced based on the council's Greenspace Signage Manual. These signs are to be clear and consistent. **(Refer to Sheet 2)**

2. The existing vehicle entrance to the park is to be enhanced including low planting (to match pedestrian entrances), a new gate and signage. **\$20,000.00** **Priority B**

3. The existing entrance to the private Bowling Club car park. Recommend a new sign is erected at the entrance to the car park to clearly show that it is a private car park and not part of the council public car park. Design and placement shall be undertaken as part of the Council's Signage Plan for the park. **\$5,000.00** **Priority C**

4. An asphalt and a chip footpath are proposed to link in with the existing path network. **(Refer to Sheet 2)**

5. Upgrade the existing public toilet. Clearly define and limit the hours of use which should include closure during the hours of darkness. **(Refer to Sheet 2)**

6. Proposed location for a new toilet block in the future. **(Refer to Sheet 2)**

7. The existing car park. Recommend that the layout of the car park is modified to include a larger number of car parks and a general enhancement including post and cable barriers and low amenity planting. The car park will require further investigation and detailed design including consideration of speed humps and a one-way system. **\$100,000.00 (Including seating)** **Priority A**

8. The existing pump house is to be retained (still in use). The exterior is to be enhanced including painting. **Priority C**

9. The existing water tower is to be demolished by telecommunication companies if and when no longer required for telecommunication purposes as per current licence agreements.

10. Investigate the former use of foundations and existence of a driveway to the former Boag homestead Retain and interpret accordingly. **(Refer to Sheet 2)**

11. Existing Waimairi Stream margins are to be enhanced with low stream – side planting.. This will create a cohesive network through the park and maintain key sightlines from car parking areas to club facilities and sports fields. Also, investigate stream flow augmentation. **\$150,000.00** **Priority C**

12. Proposed new footbridge over Waimairi Stream. **\$5,000.00** **Priority C**

13. Existing bridge access over Waimairi Stream to be enhanced. **\$5,000.00** **Priority C**

14. Existing Waimairi Stream headwall to be enhanced. **\$10,000.00** **Priority C**

15. In order to reduce concealment (crime prevention) possibilities and to tidy the area, Soccer and Cricket Clubs shall be actively encouraged to store all equipment within the main clubroom building and to remove the pre – fab shed. **\$10,000**. In the interim, a secure fenced area shall be created on the north – west side of the prefab for all equipment not stored within the main clubroom building or the pre – fab. **\$5,000**  
**Consider cost sharing options.** **Priority B**

16. The existing informal play area behind the Bowling Club, currently mostly used by BMX riders, shall be contained to prevent it's spread and monitored to enable an assessment of its impact on this area of the park and it's users. **\$5,000.00** **Priority B**

17. The existing children's Playground. Recommend the upgrade of the playground when up for renewal to include a wider range of equipment as well as additional seating and BBQ facilities. Ensure appropriate shelter is provided. **\$100,000.00** **Priority C**

18. Proposed future full – sized basketball court to be an extension of the children's playground. **\$60,000.00** **Priority A**

19. Replace the wire mesh fence on Avonhead Road adjacent to the playground with a pool style fence. Replace brick wall adjacent to the Bowling Club with a post and cable barrier.

20. Investigate the existing lighting within and around the park, particularly around high use areas such as buildings, car parks and footpaths. Where required upgrade lights and investigate the possibility of additional lighting along proposed footpaths. Ensure all lighting is consistent in terms of design and illumination levels and conforms to current lighting standards. No other areas should be lit unless a future CPTED recommendation is made to the contrary. **(Refer to Sheet 2)**

**Total Estimate Sheet 4 \$530,000.00**

## 5 RESOURCE INFORMATION

### 5.1 Purpose of the Park

The principal purpose of the park is as a district sports park. District Sports Parks are multifunctional open spaces with associated local neighbourhood park values. They serve urban containment functions, provide green linkages across the city, and serve as a base for recreation, sports and community facilities. Burnside Park fulfils all of these functions as well as the expectations of the Open Space 2 zoning (see Overview, Section 1).

The main fields are provided and maintained specifically, but not exclusively, for the use by rugby, soccer, cricket, touch rugby and softball clubs. Bowls, squash and tennis are also provided for as is casual recreation. The park also serves the purpose of a green landscape feature for the area, particularly Memorial Avenue, being the main route from the airport. The bowling greens are a significant bowling venue for the city and were the main venue for the World Bowls Championships held in January 2008.

### 5.1.1 Land tenure

The park is under the ownership of the Christchurch City Council. Responsibility for the management of the park rests with the Transport & Greenspace Unit manager.

### 5.1.2 Classification

The majority of the park is classified as Recreation Reserve under the Reserves Act 1977. The Lions club rooms and the playground area on Avonhead Road are in an area classified as Local Purpose Reserve (Community Buildings); the water tower and water supply facilities are classified as Local Purpose Reserve (Utility).

In 1989 the Waimairi District Council by resolution, under S16 (2A) of the R A classified the following lots as Recreation Reserve,: RS 4005, Lot 232 DP 17066, Lot 1 DP 16376, Lot 1 DP 18398, Lot 30 DP 18837, Res 4930, Pt Lot 1 DP 14686.

In 2004, the City Council changed the classification of the lots set out below for the following purposes:

- (i) Local Purpose (Community Buildings) Reserve to allow for the use of the former Council nursery building as a community facility which is leased to the Waimari Lions Club being Part Lot 232 DP 17066, and Part Lot 1 DP 16376, totalling 7205 square metres in area, and,
- (ii) Local Purpose (Utility) Reserve to enable the use of the former water tower as a telecommunications facility, and to reflect the existing use of part of the park for a council pumping station, being Part Lot 1 DP 16376, and Part Lot 232 DP 17066 totalling 3429m<sup>2</sup> in area.

The balance of Part Lot 1 DP 16376, and Part Lot 232 DP17066, which total 3.4437 hectares in area are classified as Recreation Reserve. At the time it was noted that another lot in the park needed to be classified under the Reserves Act.

Lot 30 DP 24410 of 9626 square metres contained in certificate of title CB5D/181. Part of Lot 30 DP 24410 is leased to the Burnside Bowling Club, the balance being used for casual recreation. The lot was vested in the Council for Recreation Purposes under the Reserves and Domains Act, 1953, prior to the current RA 1977

In order to produce a reviewed management plan which is a legally enforceable document under section 41 of the RA. sub-section 3 indicates that all the land parcels making up the reserve need to be classified for the purposes that the reserve is held, before the draft management plan is advertised. Lot 30 DP 24410 was vested in the Council as recreation reserve on the 17 March 1966. This lot was classified by Council resolution on 13 March 2008 as Recreation Reserve as required under section 16 of the Act.



### 5.1.3 Legal status

Map ref	Legal Description	Cert of Title	Status	Area (ha)	Use	Gazette
1	Rural Section 4005	12A/978	Recreation reserve, subject to the Reserves Act 1977, classified by resolution of Waimairi County Council on 27 September 1989.	14.7017	Sports fields	1972/674
2	Pt Lot 232 DP17066 (Sec 6 SO 316071)	12A/979	As above.	1.2338	Tennis courts, general recreation	2004/3430
3	Pt Lot 1 DP16376 (Sec 5 SO 316071)	12A/980	As above.	1.6739	Treed recreation area	2004/3430
4	Pt Lot 232 DP17066 (Sec 4 SO 316071)	12A/979	As above.	0.5360	Car parking and entrance driveway	2004/3430
5	Pt Lot 1 DP16376 (Sec 3 SO 316071)	12A/980	Classification changed by DoC upon gazettal following CCC resolution in Oct 2004 to LP Utility	0.3429	Utilities, car parking	2004/3430
6	Pt Lot 1 DP16376 (Sec 2 SO 316071)	12A/980	Classification changed by DoC upon gazettal following CCC resolution in Oct 2004 to LP Community Buildings	0.0875	Car parking	2004/3430

7	Pt Lot 232 DP17066 (Sec 1 SO 316071)	12A/979	Classification changed by DoC upon gazettal following CCC resolution in Oct 2004 to LP Community Buildings	0.6330	Community building, playground	2004/3430
8	Pt Lot1 DP 14686	527/166	Recreation reserve, subject to the Reserves Act 1977, classified by resolution of Waimairi County Council on 27 September 1989.	0.5857	Organised sport	-
9	Lot 1 DP18398	12A/981	As above	7.0542	Organised sport	1972/674
10	Res 4930 (Lot 23 DP19118)	-	As above	0.8600	Bowling club, casual recreation	1957/2327
11	Lot 30 DP24410	5D/181	Classified as recreation reserve by CCC 13 March 2008	0.9626	Bowling club, casual recreation	Vested in CCC
12	Lot 30 DP18837	12A/982	Recreation reserve, subject to the Reserves Act 1977, classified by resolution of Waimairi County Council on 27 September 1989	0.0235	Access to park	1972/674

## 5.2 Physical Description

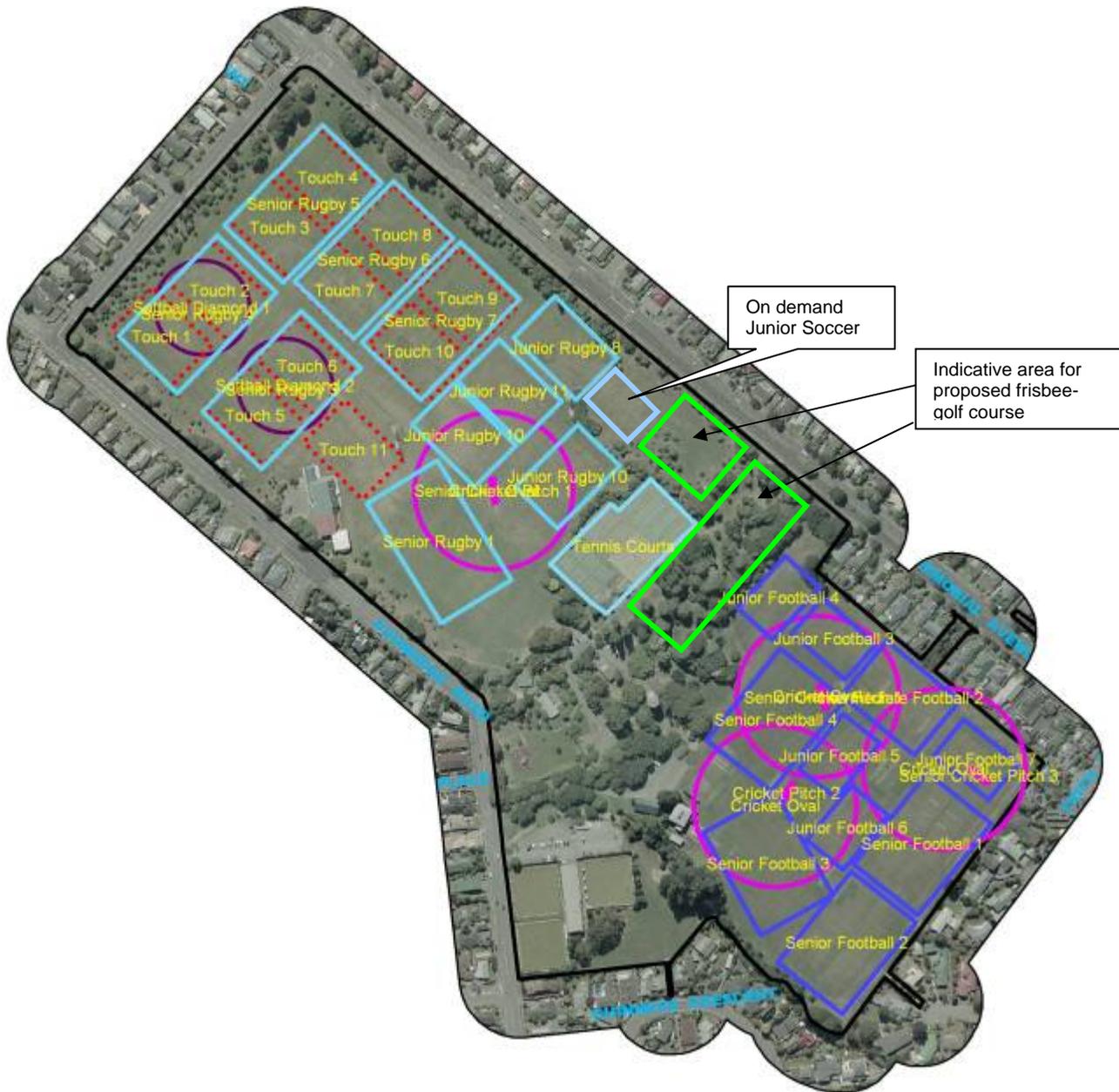
The City Plan zoning of Open Space 2, (see Appendix 1), provides for a high level of public use of the open space providing for organised and informal recreation. Recreation activities and facilities to enable those recreation activities to take place are expected but, at the same time, should not compromise the open space or impact significantly on neighbours.

At 29 hectares Burnside Park is a significant district sports park serving organised sport in the north-western city area. At the same time a variety of vegetated landscapes provide for local casual recreation requirements. A notable feature of this sport park are the 38 'notable' trees and the wooded area remaining from the original homestead. See also Purpose of the Park, Section 5.1.

There is a brief description of clubs in the History section (5.2.1), but sporting activities provided for at the park include: football, rugby, touch, squash, cricket, bowling, tennis and softball. Other organised activities include scouts, Lions club, joggers & walkers club and as meeting venue for netball. The park also provides for casual users including children's play, walkers and runners. The city cycle route passes through the middle of the park along a paved track.

Organised sport fields currently provided are shown in section 1.2 and are as follows: Cricket Outfield (4), Rugby - Junior (4), Rugby - Senior (6), Soccer - Intermediate (1), Soccer - Junior (5), Soccer - Senior (4), Touch (11), softball diamonds (2).

The layout of park is shown in the landscape plans in the Development Plan (section 4). Current park assets are itemised in Appendix. The present sports field layout is shown below.



# Burnside Park

## 5.2.1 History and Description of Clubs

Burnside Park was once the nucleus of 'Burnside Farm', Fendalton, owned and run by William Boag, a prominent early colonist. Boag arrived in New Zealand in 1851 and eventually purchased an area of land on Memorial Avenue in 1858. Subsequent land purchases extended the farm to Avonhead encompassing 688 hectares. The main homestead for the farm was located in what is now Burnside Park and the lineal wooded area leading from Burnside Road (now Memorial Avenue) into the park was the drive into the homestead. 'Burnside' aptly named after the 'burns' that run through that part of Burnside Park, was built in the 1870's and William Boag and his wife raised twelve children in the house that boasted a drawing room for the ladies, smoking room for the men, maids quarters and "beautifully tree-planted grounds, wide lawns on which strutted peacocks and guinea fowl, and a conservatory well stocked with exotic plants". (Penny 1977.) Following the death of William Boag in 1904, Burnside Farm was slowly broken up, some being sold, some being held in a family estate. The house and wooded area remained in the family until 1914 when the land and homestead were

leased to the Army as a military camp. The house burnt down during this period, the gardens left neglected and only the trees remain as gracious reminders of 'Burnside'.

During the Second World War part of the park was used as a camp for the Airforce. The County slowly acquired areas of land to form Burnside Park. In 1951 part of the wooded area was purchased. At this stage the reserve was a half a mile outside the area zoned for urban development and the nearest recreation reserve was Fendalton Domain. In 1953 the other lot making up the wooded area was acquired on subdivision of land along Burnside Road (now Memorial Avenue). The area of the soccer fields and cricket wickets was purchased in 1955 after much negotiation, and with this purchase the newly named 'Burnside Park' changed emphasis from a small local reserve to a County Reserve. The main area of playing fields was purchased by the Crown in 1955 to avoid lengthy and expensive compensation negotiations over the transmission lines crossing over this land. This area of land was originally set aside for State Housing but the County took the opportunity to extend Burnside Park so in 1958 the land was gazetted reserve and added to Burnside Park. The area now occupied by the bowling greens was acquired on subdivision in 1966.

The Park slowly developed, and clubs formed to use the extensive areas of open space for organised sport.

Burnside Rugby Football Club is the oldest occupant of the park. The club formed in 1958 and originally the fields were located on the area of park now used by soccer in winter and cricket in summer. A pavilion was built for the rugby club in 1960. That year the club fielded nine schoolboys' teams and had a membership of 160. The club has since shifted its focus to the main area of playing fields, and built substantial changing rooms and club facilities.

Touch rugby on the park started at Burnside Park in 1978 and is catered for during the spring-summer season. In 2009, 180 teams are registered which is about the capacity of field and referee availability. Approximately 70% of players are male and the over 35's comprise a significant proportion of players.

The Burnside Squash Rackets Club was formed when the Rugby Club's present premises were opened, with the objective of fostering and promoting the playing of the game of Squash Rackets, in conjunction with the activities of the Rugby Club.

The Burnside Squash Rackets Club was incorporated in September 1977 having previously been combined with the Burnside Rugby Club, but having exercised its own autonomous management. The Squash Courts are in constant demand all year round although peak demand occurs during the winter months during interclub competitions. The club makes its facilities available to neighbouring secondary schools on an application basis during the school year.

The history of the Burnside West Christchurch – University Cricket Club Inc., dates from September 1972, as a result of a merger between the West Christchurch-University Cricket Club based at Hagley Park (founded 1905) and the Burnside Club based at Burnside Park (founded 1958). Both clubs were committed to encouraging and strengthening the interest in cricket in a suburban area, particularly in the schoolboy section. Two pitches had been used since 1958 but the merged club with the help of the Waimairi County Council laid two new blocks, a practice block and enlarged the two existing blocks.

Burnside Bowling Club was formed in 1964 and developed two bowling greens and a pavilion in that year. Since then the club has added a second storey with social facilities to the pavilion and a third bowling green. Burnside Bowling Club successfully hosted the World Bowls Championships in January 2008.

The Burnside Park Tennis Club has a long history dating back to 1926 when it was established on Memorial Avenue near the Clyde Road corner as the Fendalton Tennis Club. The club has steadily grown and by the early 1970's the six courts on this site, and the building, were no longer adequate for the club's needs. In 1976 the club moved to Burnside Park where it has established four all-weather courts and 6 hard courts, and a club pavilion.

Burnside Football Club was formed in 1967, initially as the Burndale United Association Football Club, to serve the Burnside and Bishopdale areas.

The Gordon Scout Group was formed in the early 1960's and by 1965 had erected the den in the middle of Burnside Park. This group now has Scout, Cub and Kea sections.

The Park and its club buildings are also home to other groups such as the Waimairi Lions Club, Burnside Joggers & Walkers, Burnside Netball and Albion Softball clubs.

## **5.2.2 Climate**

No significant departures from the climate of the plains part of Christchurch. Historical records (indicating the climate) of Christchurch International Airport will be very similar to Burnside Park. Localised areas of the park will have slight variations, or microclimates, due to the presence of many large trees on the park.

## **5.2.3 Soil**

The soils of the majority of the park are deep Waimakariri soils consisting of alternating silt and sand (minor clay) over greywacke river stones on sand and over more stones. The majority of the wooded area and the soccer fields are deep Kaiapoi soils consisting of alternating silt, sand and clay on greywacke river stones.

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# **6 POLICY FRAMEWORK**

The jurisdiction of the Draft Burnside Park Management Plan 2010 relates to existing and proposed management policy for a defined area, as described in Section 1.

The draft plan, though, exists in a frame work of other plans, strategies and documents that cover specific matters over the wider geographical area that includes the Burnside Park area. These include those listed below.

## **6.1 Relevant Policies, Strategies and References**

- Draft Greenspace Sign Manual – sets format for signage in park
- Draft CCC Community Facilities Network Vision – park context with city facilities
- Christchurch Active Living Strategy 2004
- Cycling Strategy 2004 – cycle route through park, encourage cycling
- Public Open Space Strategy 2010 – 2040 – park role in contributing to city open space including provision of sports parks
- Safer Christchurch Strategy 2005 – CPTED promotion in park design
- Parks and Waterways Access Policy 2002 – provide for users with different abilities as appropriate
- Christchurch Biodiversity Strategy 2008 – plant and retain indigenous vegetation and exotics which provide habitat for native species.

- Waterways and Wetlands Natural Asset Management Strategy 1999 – objectives for waterway treatment
- Physical Recreation & Sports strategy 2002 – objectives relating to provision of sport and recreation facilities
- Greater Christchurch Urban Development Strategy 2007 – provision of green-space within the city and periphery
- Parks & Reserves Bylaw 2008 – implications include acceptable behaviour and activities
- Dog Control Bylaw 2008, Dog Control Policy 2008 – control of dogs in public places, playgrounds, etc.
  
- City Plan – open space 2 expectations – provision of sports facilities. Refer to Appendix 7.4
- Long Term Council Community Plan – provide network of safe, accessible and attractive multi-purpose sports parks
- Waterways, Wetlands & Drainage Guide - appropriate treatment for Waimairi Steam
- Indigenous Ecosystems of Otautahi Christchurch – set 3, 1996, Lucas & Assoc. – planting guide for native plants
- Burnside Park CPTED Study (Opus consultants), 2008 – crime prevention recommendations for park
- Avonhead sport, recreation and art study, July 2000, Strategic Leisure (NZ) Ltd – demographics and recreation trends in the area
- Fendalton / Waimairi – Leisure, Parks & Waterway Study, January 2002, Global Leisure Group- demographics and recreation trends in the area
- Draft Christchurch District Sports parks management plan, 2006 – park to be compatible with
- Burnside Park, its history, people and sports, Arthur Grayburn, 1994.
  
- Reserves Act 1977
- Resource Management Act 1991
- Building Act 1991
- Crimes Act 1961, Summary Offences Act 1981 – implications include acceptable behaviour and activities.

## **6.2 Purpose of this Plan**

To replace the existing management plan for Burnside Park for the purpose of enabling the Christchurch City Council, as the administering body for Burnside Park recreation reserves classified under the Reserves Act 1977, to have in place an up-to-date management plan prepared according to Section 41 of that Act.

This draft plan is therefore part of the review of the existing 1980 management plan. Any future comprehensive review of the finalised version of this management plan shall be in accordance with Section 41 of the Reserves Act 1977. A review comprising any significant variations from this plan confined to a particular area(s) of the park, or section(s) of the management plan, shall also be the subject to Section 41 of the Reserves Act 1977, but be confined to that part(s) of the plan to which the particular area(s) or plan section(s) relate.

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## **7 APPENDICES**

### **7.1 Hearing Panel Report and Council Resolution on Plan Adoption**

#### **7.1.1 Hearings panel report**

**REPORT OF THE HEARINGS PANEL ON THE BURNSIDE PARK MANAGEMENT PLAN**

<b>General Manager responsible:</b>	Jane Parfitt, General Manager City Environment Group, DDI 941-8608
<b>Officer responsible:</b>	Terry Howes, Asset and Network Planning Unit Manager, DDI 941-8987
<b>Author:</b>	Eric Banks, Planner, DDI 941-8285

**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval from the Council for the revised Burnside Park Management Plan to be adopted as the operative plan.

**EXECUTIVE SUMMARY**

2. A draft Burnside Park Management Plan was prepared in 2010 with public consultation. The Fendalton Waimairi Community Board approved the public release of the draft plan at their meeting on 22 February 2010. The draft plan was available for public consultation from 27 February 2010 to 29 April 2010. A total of 19 submissions were received.
3. A hearing was held on 24 May 2010 where 5 submitters made oral submissions. The Hearings Panel visited the reserve on 3 June 2010 to further investigate some issues. They reconvened on 3 August 2010 to deliberate and decide on the extent to which submitters' objections and comments will be allowed or accepted or disallowed or not accepted.
4. The decisions of the Hearings Panel have been incorporated in to the revised management plan, attached both in tracked changes format and clean copy,

**FINANCIAL IMPLICATIONS**

5. The management plan contains a number of projects that will be put forward for consideration in the 2012-22 LTCCP. The plan clearly states that the projects are subject to approval through the LTCCP process.

**Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?**

6. Yes, as above.

**LEGAL CONSIDERATIONS**

7. The management plan has been prepared in accordance with the requirements of the Reserves Act 1977.

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

8. Yes, as above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

9. The Burnside Park Management Plan comes under the activity of Sports Parks in the LTCCP and Activity Management Plans. Funding is available in the current LTCCP for playground renewal of \$10,000 for 2013/14 and \$80,000 for 2014/15; \$150,000 has been set aside for tree removal and replacement in the park and will be apportioned over the next 10 years.

**Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?**

10. Yes, as above.

**ALIGNMENT WITH STRATEGIES**

11. Council strategies relevant to the management plan include Biodiversity Strategy 2008, Christchurch Active Living Strategy 2004, Climate Change Policy 1995, Draft Climate Smart Strategy 2010-2025, Parks and Waterways Access Policy 2002, Physical Recreation and Sport Strategy 2002, Recreation and Sport Policy 1996, Safer Christchurch Strategy 2005, Safer Canterbury Creating Safer Communities Design Guide 2005, Christchurch City Council Dog Control Bylaw 2008, Draft Public Open Space Strategy 2010-2040.

**Do the recommendations align with the Council's strategies?**

12. Yes.

**CONSULTATION FULFILMENT**

13. Yes, consultation has exceeded the requirements of the Reserves Act 1977.

**RESERVE HEARINGS PANEL RECOMMENDATION**

With the powers of Council delegated to the Burnside Park Management Plan Hearings Panel to hear and determine submissions and objections in relation to the preparation, review and change of management plans for reserves pursuant to the Reserves Act 1977, it is recommended that:

- (a) The Council approves the Burnside Park Management Plan, with the changes shown as tracked changes in the draft plan and incorporated in the final version of the plan, as the operative plan.

## **7.1.2 Council meeting of 26. 8. 2010 –**

### **10. REPORT OF THE HEARINGS PANEL ON THE BURNSIDE PARK MANAGEMENT PLAN**

It was **resolved** on the motion of Councillor Buck, seconded by Councillor Wells, that the Council approves the Burnside Park Management Plan, with the changes shown as tracked changes in the draft plan and incorporated in the final version of the plan, as the operative plan. Councillor Johanson declared an interest and took no part in the discussion of this item or voting thereon.

## **7.2 Foundation and Previous Documents**

The Burnside Park Management Plan, 1980, prepared by the Waimairi District Council (the district council area was merged with that of the Christchurch City Council in 1989).

## **7.3 Community Input**

The draft plan was prepared with input from the sports and community groups who regularly use the park. A stakeholders meeting was held 23 May 2007 and attended by park sports clubs and community groups who contributed issues and ideas for the review. Other organisations with interests in the park, including utility companies were also contacted.

A public notice was placed in the Press 2 June 2007 and a Public Information Leaflet distributed to local neighbours and stakeholders calling for issues and suggestions. 90 suggestions were received and used in the preparation of the draft plan.

The draft plan was available for comment between 26 February and 29 April 2010. 19 submission were received. A public hearing was held on 24 May 2010.

## 7.4 Open Space Description Extract from City Plan.

### 1.3 Open Space 2 (District Recreation and Open Space) Zone

Updated 16 September 2009

#### Zone description and purpose

Many parks in the Open Space 2 Zone have substantial physical resources within them such as clubrooms, changing sheds and toilet facilities. As well as these, recreation facilities such as tennis courts, goal posts, cycle and walkways, are common in this zone. Some parks also contain community facilities of value to the local neighbourhood or district e.g. the library at New Brighton.

It is important that a high level of open space is maintained in these areas, as they will often serve both district and local functions. The level of private use of public recreation space is therefore subject to assessment where general public use may be excluded. (A417)

As these areas often have high levels of public use on weekends and weekday evenings, provisions are included to protect the surrounding community from the adverse environmental effects of public use. This includes factors such as lighting, noise, increased traffic and safety issues. These areas may also contain sites with natural, ecological and/or historic values. The pressure of high public use on any natural, ecological and historic values must therefore be taken into account in management of areas in the zone. Three sites within the zone have been identified for their ecological heritage values (refer Part 4, Appendix 2).

As with the Open Space 1 Zone, land in this zone is important in terms of visual open space and for trees.

#### Environmental results anticipated

- (a) Provision for a high level of public use of open spaces and recreation areas within the zone.
- (b) The provision of buildings and facilities necessary to facilitate both formal and informal recreation, consistent with overall maintenance of an open space character which is not dominated by buildings and hard surfacing.
- (c) The maintenance of a system of large areas of public open space for recreation throughout the city, which are well distributed and readily accessible to people in all parts of the urban area.
- (d) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.
- (e) The exclusion or mitigation of activities and buildings which cause adverse environmental effects in terms of the Environmental results anticipated in the surrounding living zones.
- (f) Maintenance and enhancement of the ecological heritage sites identified within the zone.
- (g) In central New Brighton the maintenance of a low scale of buildings with an emphasis on community and recreational activities and a higher than normal amount of impervious surfacing in recognition of its role as an intensively used beachfront area.

## 7.5 Current Park Assets

Memorial Avenue	
Ward Area: Fendalton/Waimairi	
<b>Assets/Features</b>	
Total Area	289,698 m <sup>2</sup>
Sports Turf	220,290 m <sup>2</sup>
Amenity Turf	16,521 m <sup>2</sup>
Asphalt Drive	8,765 m <sup>2</sup>
Car Parks	Approx. 100 on site and Approx. 150 on Avonhead Road
Pathways	2,907 m
Casual Use Area	
Playground Area	488 m <sup>2</sup>
Playground Equipment	Multi-Play Structure, See – Saw, Slides (Stand Alone) , Swing (Stand Alone)

<b>Other Features:</b>	
Fitness Equipment	4
Picnic Tables	2
Company Kiosk	3
Scrum Machine	1
Litter Bins	15
Seats	15
Drinking Fountain	1
<b>Sports Fields</b>	Cricket Outfield (4), Rugby - Junior (4), Rugby - Senior (6), Soccer - Intermediate (1), Soccer - Junior (5), Soccer - Senior (4), Touch (11), softball diamonds (2).
<b>Lessees</b>	Burnside Rugby Football Club - Land (1,454 m2) Scout Association of NZ - Gordon Troup (260 m2) Burnside United AFC (84 m2 land including shed + share of cricket building - 329m2) Burnside Park Tennis Club (6870m2 total) Burnside West Christchurch United Cricket Club 319 m2 (due for renewal) Burnside Squash Club – Land (750 m2) Lions Club of Waimari - Building footprint 190m2 approx. Burnside Bowling Club – Land (1.024ha)
Floodlights	20
Park Lights	19
Changing Rooms	0
Toilets	2
Pavilion	2
<b>Public Transport</b>	Bus Route No. 23: Merrin Withells Road Bus Stop No.: 713
<b>General Comments</b>	
<ul style="list-style-type: none"> <li>Estimated 50/50 sports and recreation use</li> </ul>	

## 7.6 Landscape Plans

Landscape plan number labels refer to cost sheets in Development Plan, section 4.