

<p><b>2006 Public Consultation</b></p>	<p>90 out of a total of 597 submitters responded on this project. This was a strong submitter response (more than two times the average response of 41 submitters for all the master plan projects), with respect to the proposed enhancement of Rolleston Avenue. Of this response, there was a mixed reaction to the proposal in the written submissions, with a split in the level of support and non-support.</p> <p>Of the ‘quick responses’ to the three options posed in the consultation brochure (see Table 4, Page 131), there was prominent opposition to all by those who responded.</p>
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<p><b>Project Contact</b></p>	<p>City Environment Group.</p>
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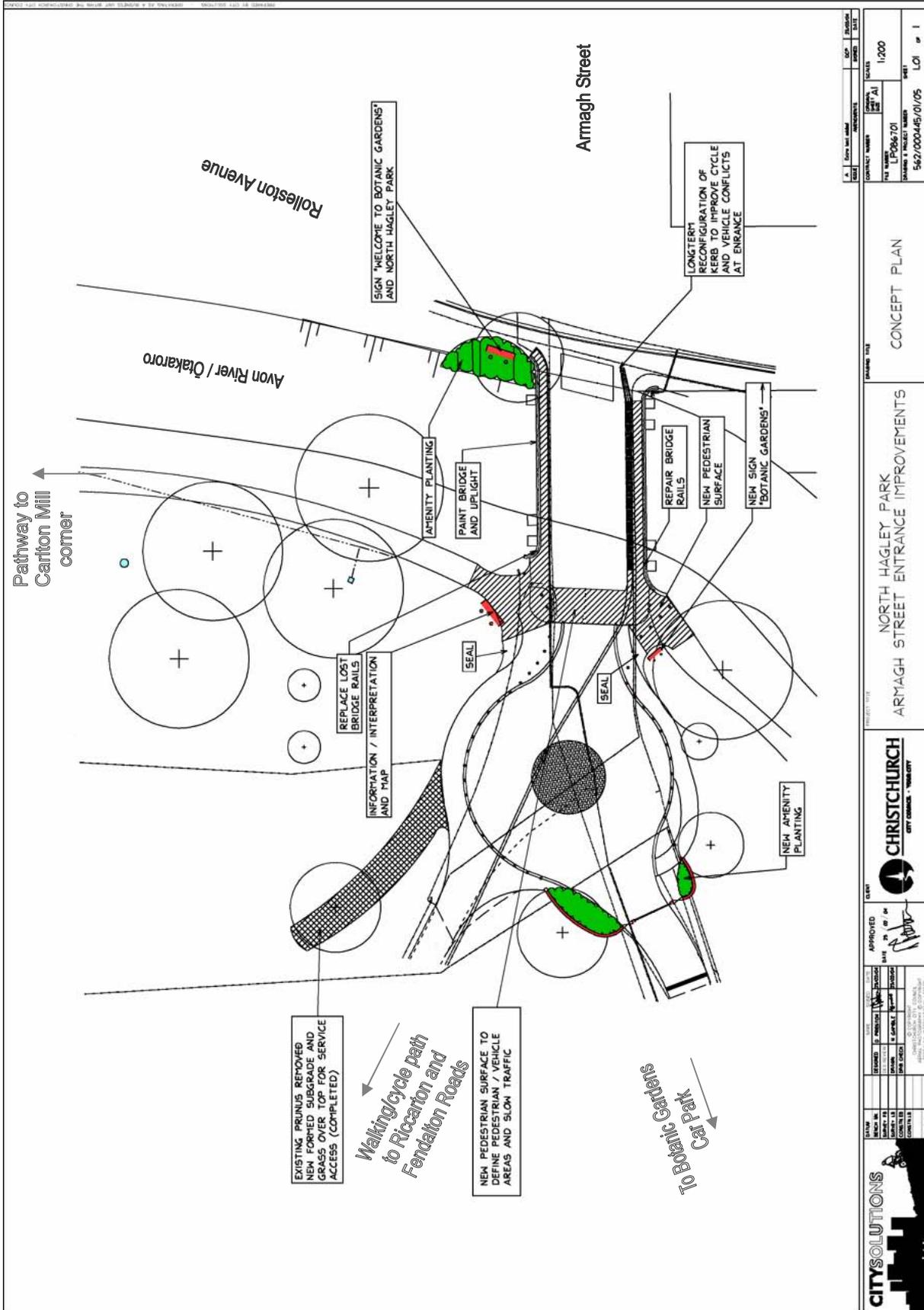
## Projects Affecting North Hagley Park



**18 ... Armagh Street entrance improvements**

<b>Location</b>	Entrance to Hagley Park off the intersection of Rolleston Avenue, Park Terrace and Armagh Street.
<b>Park Context</b>	Western entrance to North Hagley Park and the vehicle entrance to the Botanic Gardens Car Park.
<b>Description/ Action required</b>	In March 2004 the Greenspace Unit identified the need to upgrade the Armagh Street entrance to North Hagley Park to address concerns of public safety and the need for signage and improvement of the general features of the immediate landscape. The proposed improvements included re-siting the "Mickle Gates" 24 metres further back into the Park (see Plan 18). The Hagley/Ferrymead Community Board supported the proposed plan, subject to consultation being undertaken first with identified stakeholders. The Council's Parks, Gardens and Waterways Committee approved the plan in principle in May 2004, but recommended other options be investigated for the gates. Following an onsite inspection, the committee decided the Mickle Gates not be re-sited and made other recommendations for improvements and maintenance, including immediate ones to improve access and egress for public safety. It concluded the overall design of the entrance should be undertaken as part of the Botanic Gardens facilities redevelopment. More recently, there have been informal discussions with Christ's College over its plans to landscape the school frontage on the Avon River bank. It is desirable that this be linked to any new landscaping of the Armagh Street entrance to the Park. The bridge is a listed heritage item and the Gates have heritage value.
<b>Status</b>	Covered under the Christchurch Botanic Gardens redevelopment project process.
<b>Timeframe</b>	Same as for the Botanic Gardens facilities redevelopment.
<b>Benefits to the Park and Gardens</b>	A more effective and attractive entrance, befitting its role as the major Park and Botanic Gardens entrance.
<b>2006 Public Consultation</b>	36 out of a total of 597 submitters responded on this project. This was slightly below the average submitter response to the master plan projects. The majority of these submitters supported the improvements of this key entrance-way.
<b>Project Contact</b>	City Environment Group.
<b>Information Links</b>	Parks, Gardens and Waterways Committee decision: <a href="http://www.ccc.govt.nz/Council/proceedings/2004/May/ParksGardens/NorthHagleyPark.pdf">http://www.ccc.govt.nz/Council/proceedings/2004/May/ParksGardens/NorthHagleyPark.pdf</a>
<b>Other Information</b>	See the next page for a plan derived from the original concept plan.

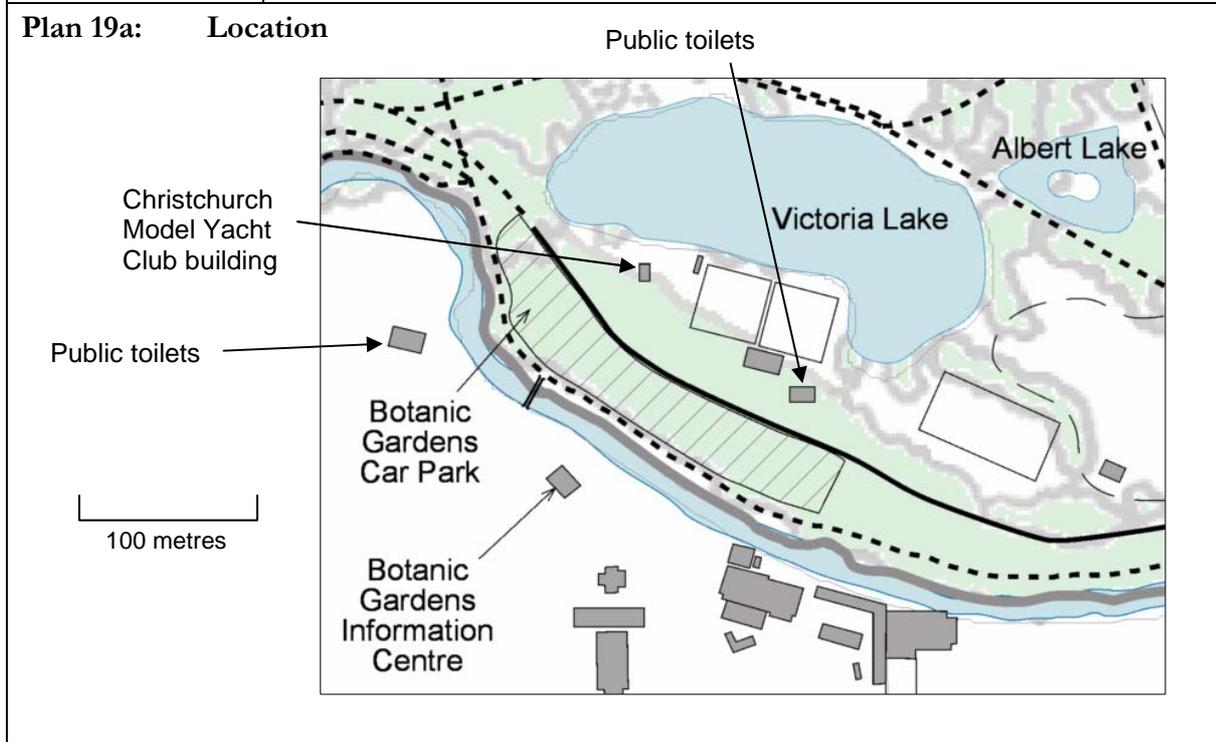
Plan 18



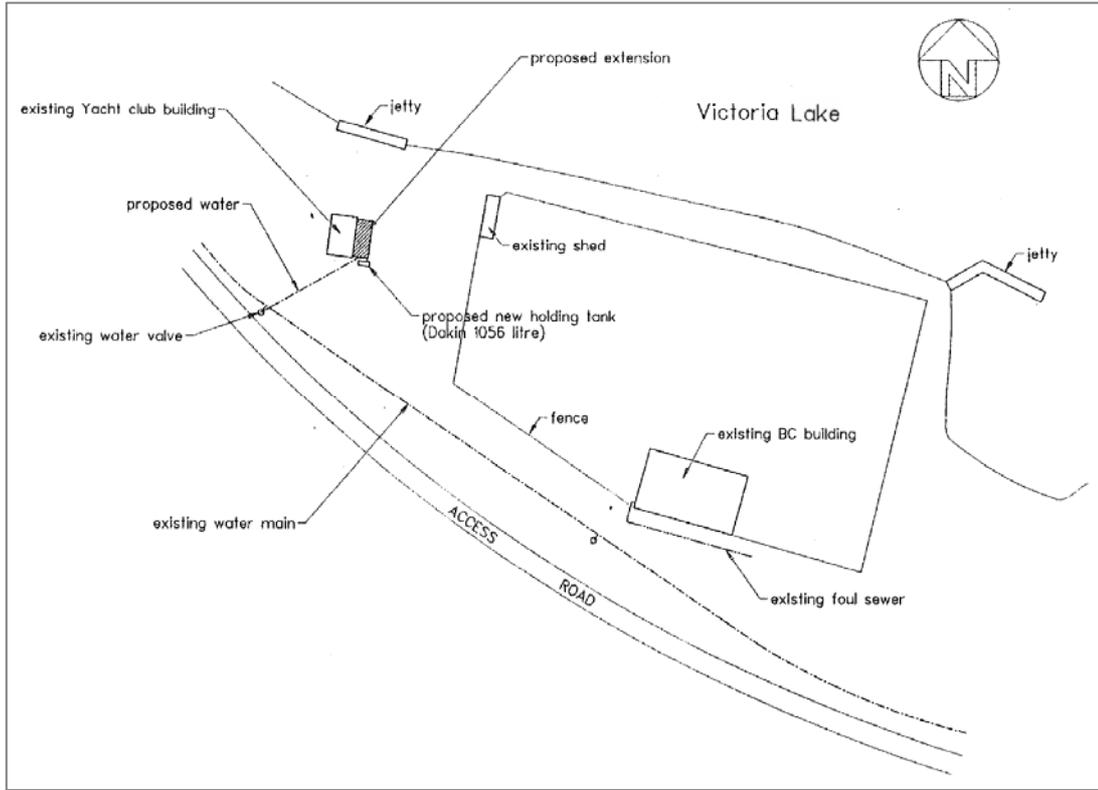
**19 ... Extension of Christchurch Model Yacht Club building**

<b>Location</b>	North of the Botanic Gardens Car Park, accessed from the western end of Armagh Street.
<b>Park Context</b>	On the southern shore of Victoria Lake in North Hagley Park.
<b>Description/ Action required</b>	<p>The Christchurch Model Yacht Club has had the use of Victoria Lake since 1898. It has a growing membership, numbering 50 members. Many are senior citizens, who find the location of the present public toilets, which are some distance away, unsuitable. The Club applied to the City Environment Group for consent to extend, at its cost, its existing Club building by Victoria Lake by approximately 24 square metres to accommodate a disabled accessible toilet*, bench and sink for tea making and extra model yacht storage space (see Plans 19b and 19c). The Club has an occupation agreement, which is an annual licence to occupy the 38 square metres of North Hagley Park on which the existing building is situated. Council approved the Club’s application for an enlarged area to occupy, subject to the required public consultation being undertaken as part of the Hagley Park Management Plan review process.</p> <p>With this now completed and, with majority support by the submitters that commented, the Hearings Subcommittee recommended that the extension proceed as part of the adopted master plan.</p> <p>A lease period of up to 33 years will be offered to the Club for the extended area occupied in place of the present licence. This will better reflect the Club’s interest in the land.</p> <p><i>(* As this will be located a long way from any grey water drainage system, the Club proposes to install an underground 1,056 litre holding tank which it can have pumped out periodically. This is acceptable to Council staff.)</i></p>
<b>Status</b>	<p>The Council has considered the Club’s application and has adopted the officer’s recommendation that the Council grants the new lease, subject to conditions outlined below:</p> <ul style="list-style-type: none"> <li>• The lease is granted for three terms of 11 years each, with the Club having the right to renew the lease for a second, and third term, if the Club is in a viable position and the land is not required for any greater community recreational need.</li> <li>• Public notification of the Council’s intention is by way of inclusion in the Hagley Park Management Plan review process.</li> <li>• The Club obtains all necessary resource and building consents before any development commences upon the site.</li> <li>• All costs associated with the development, and subsequent maintenance, of the building are met by the Club.</li> <li>• The colour scheme for the proposed extension to the building matches the existing building.</li> <li>• The Club submits a landscape plan for planting the east and south sides of the proposed extension to integrate it into the surrounding landscape, and to implement the approved plan at its cost.</li> </ul>

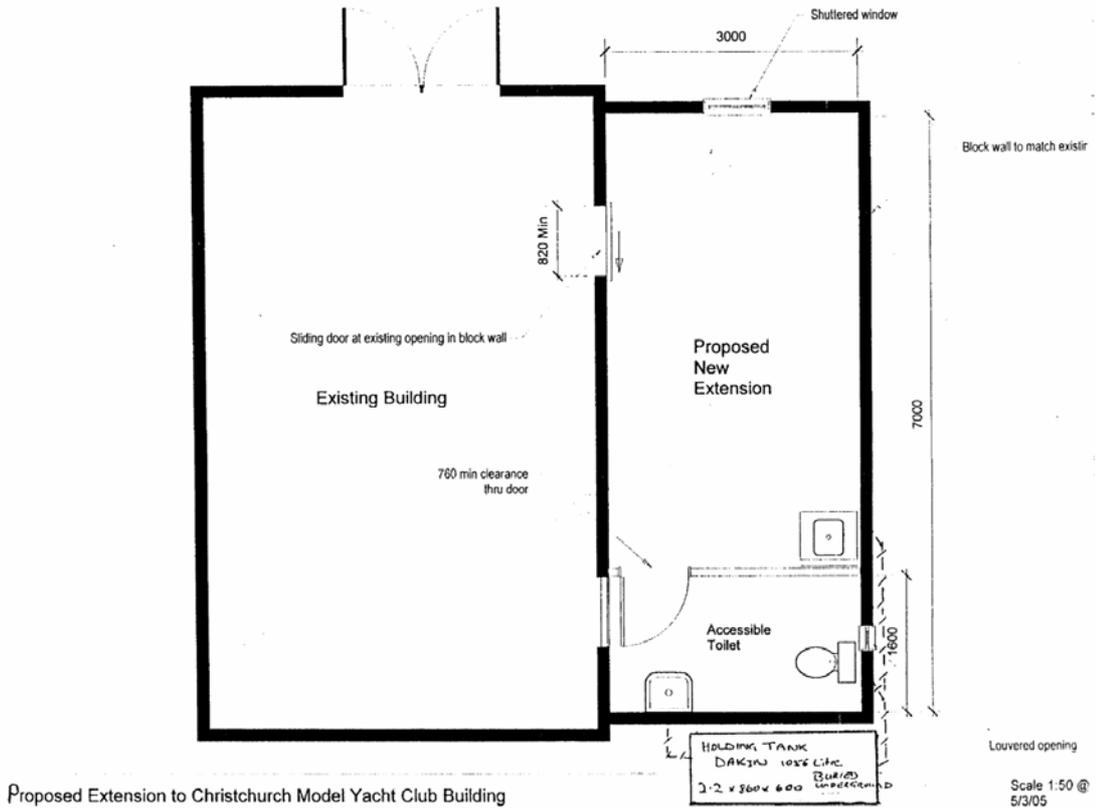
	<ul style="list-style-type: none"> <li>• If an underground tank grey water disposal system is installed, it is to be emptied only during the hours when the Botanic Gardens Car Park is closed during the evening hours.</li> <li>• The Club is allocated sole rights to use the lake through the Council's "sportsground allocation programme" on official club days (Wednesday from 10am to 3pm, and on the second, third and fourth Saturday of every month from 12.30pm to 3pm). During these times the Club is to have control, as far as is legally possible, over radio frequencies being used in the area, to ensure that the radio frequencies used to control the model yachts are not subject to outside interference.</li> </ul>
<b>Timeframe</b>	The building extension is now completed.
<b>Park Benefits</b>	The intended building expansion benefits the Club's members.
<b>2006 Public Consultation</b>	27 out of a total of 597 submitters responded on this project – a below average submitter response on this project compared to that for the other master plan projects. Two-thirds of these submitters supported the proposed extension of the club building proceeding.
<b>Project Contact</b>	Leasing and licensing staff, City Environment Group.
<b>Information Links</b>	Report of the Hagley/Ferrymead Community Board to the Council meeting of Thursday 6 April 2006: <a href="http://www.ccc.govt.nz/Council/proceedings/2006/April/HagleyFerrymead8th/ChChModelYachtClubPropLeaseExtension.pdf">http://www.ccc.govt.nz/Council/proceedings/2006/April/HagleyFerrymead8th/ChChModelYachtClubPropLeaseExtension.pdf</a>



Plan 19b: Site Plan



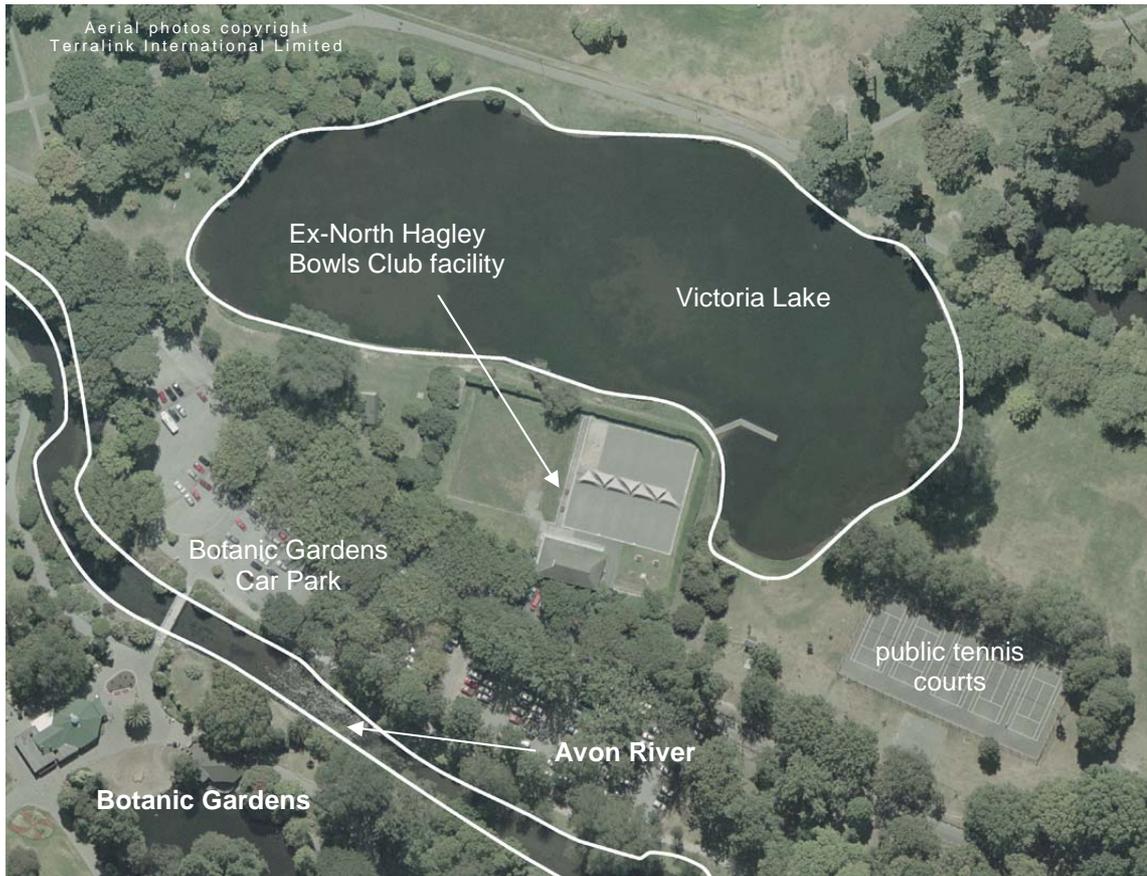
Plan 19c Floor Plan



**20 ... Ex-North Hagley Bowls Club Facilities**

<b>Location</b>	Between Victoria Lake and the Botanic Gardens Car Park.
<b>Park Context</b>	North Hagley Park.
<b>Description/ Action required</b>	<p>The North Hagley Bowls Club's application to surrender its lease for the facility by Victoria Lake was accepted by Council in March 1999. Since then, the Christchurch Petanque Club, whose members were social members of the Bowls Club, has operated on the site, utilising one green and surrounds and approximately three quarters of the ground floor of the existing building. The total area occupied is approximately 2,150 square metres. Other uses of the building are precluded because of the large cost required for earthquake strengthening and to bring it up to the public building standard.</p> <p>Following public consultation on the draft plan in 2006, in which most of the submitters that commented on this project (consisting of 32 out of a total of 597 submitters for the whole consultation) supported removal of the building, the Hagley Park/Botanic Gardens Hearings Subcommittee chose to recommend to Council that:</p> <ol style="list-style-type: none"> <li>1. Options and costs for restoration of the building be investigated;</li> <li>2. Part of the boundary hedge be removed and part of the grounds reinstated as Park open space, in consultation with the grounds' users, and;</li> <li>3. Change to the configuration of the petanque terrain be considered.</li> </ol> <p>These recommendations are adopted by Council as part of the adopted master plan.</p>
<b>Status</b>	<p>The building has no identified heritage value, although specialised advice will need to be obtained in order to determine if, in fact, there are any heritage values associated with it. The Petanque Club has expressed the wish to remain at the site.</p> <p>The issue of the building's condition and the measures needed to bring it up to the necessary standard for earthquake strengthening for the intended purpose will require further investigation.</p>
<b>Timeframe</b>	Investigations to 2009.
<b>Benefits to Hagley Park</b>	With the possible removal of part of the boundary hedge and realignment of the area used for petanque, it will enable this part of the Park to be opened up for appreciation of views.
<b>2006 Public Consultation</b>	32 out of a total of 597 submitters responded on this project. This was slightly below the average submitter response for all the master plan projects. Most of these supported removal of the building.
<b>Project Contact</b>	Leasing and licensing staff, City Environment Group.

**Plan 20**



**21 ... House and Grounds – 6 Riccarton Avenue**

<b>Location</b>	In Hagley Park on the north side of Hagley Avenue and adjacent to the old Nurses' Home building.
<b>Park Context</b>	Southern end of North Hagley Park between the Christchurch Botanic Gardens and Riccarton Avenue.
<b>Description/ Action required</b>	<p>The building and grounds at 6 Riccarton Avenue were originally the caretaker's residence and space allocated for trial planting plots. The building is in poor condition. The exterior is particularly deteriorated. Considerable expenditure would be required to bring it up to a standard suitable for future tenancy.</p> <p>Options that have been posed for the building's future utilisation include:</p> <ul style="list-style-type: none"> <li>• Continued tenancy (at the time of completion of this master plan, the building was used as a City Housing property).</li> <li>• Lease to an organisation for a specialised use. A number of parties have expressed an interest in using it, including the Friends of Christchurch Botanic Gardens, Christchurch Garden City Trust, Canterbury Horticultural Society and New Zealand Alpine Club.</li> <li>• Removal, with the area opened up as park open space.</li> <li>• The area exchanged for the Canterbury District Health Board's Hospital Riverside grounds.</li> </ul> <p>The Council resolution on 16 August 2007 is for assessment of the prospects of this building, and its grounds, to be used as a facility/garden/orchard for public demonstration/teaching purposes by the Canterbury Horticultural Society. This includes 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.</p>
<b>Status</b>	A building condition report has been prepared.
<b>Timeframe</b>	2007/2008.
<b>Benefits to Hagley Park</b>	Current use is a low value use for the Park and not an appropriate use for a building on a recreation reserve. Better uses of the site would be to open it up as further Park area, or for it to be put to a use compatible with the land's classification under the Reserves Act 1977 as a Recreation Reserve.
<b>2006 Public Consultation</b>	28 out of a total of 597 submitters responded on this project. This was a below average submitter response on this project compared to the other master plan projects. Most of these supported removal of the building(s).
<b>Project Contact</b>	City Environment Group.

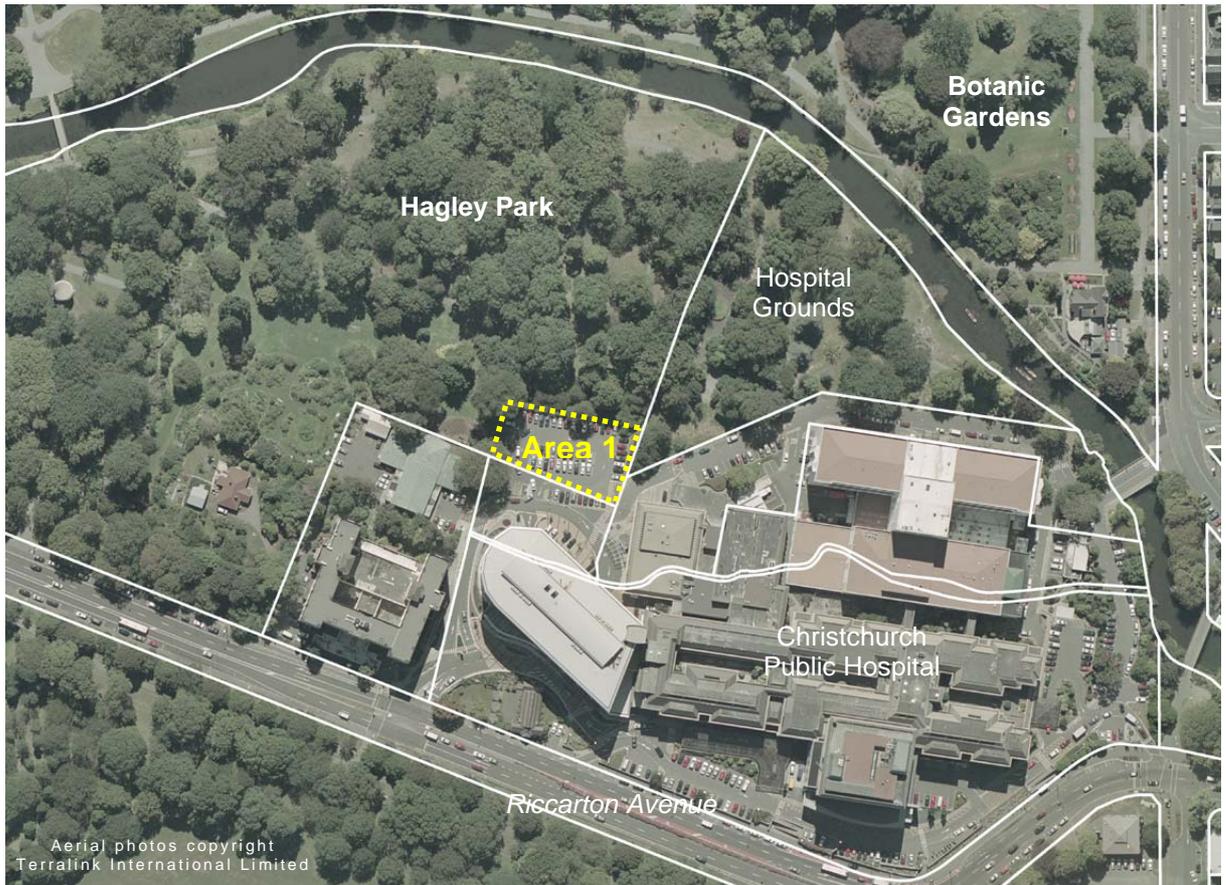
**Plan 21**



**22 ... Hospital parking on Hagley Park**

<b>Location</b>	An area of land adjacent to, and another within, the Christchurch Public / Women's Hospital complex and lying between the Christchurch Botanic Gardens and Riccarton Avenue.
<b>Park Context</b>	Southern end of North Hagley Park, located between the Christchurch Botanic Gardens and Riccarton Avenue.
<b>Description/ Action required</b>	<p>The Canterbury District Health Board (CDHB) occupies an area of 1,520 square metres of North Hagley Park adjacent to the Christchurch Public Hospital for the purpose of car parking (see Area 1 on Plan 22 below). It has been used for about 75 years by the hospital, including, in recent years, as a tennis court for hospital staff. There is no formal agreement in place for this occupation.</p> <p>There had previously been a proposal to exchange this area of land with that under the Nurses' Memorial Hospital Chapel alongside Riccarton Avenue. Both areas of land are of similar area and value. This proposal was put on hold in 2000 with the Council deferring a decision to support a local bill to amend the Christchurch City (Reserves) Empowering Act 1971, which will be a required step to dispose of any Hagley Park land.</p> <p>Council has resolved that the CDHB be notified of the Council's wish to reclaim Area 1 for Park outdoor recreation purposes. It has been requested that discussions be held with the CDHB on feasible win-win solutions for the Park and the Hospital, including land exchange options.</p>
<b>Status</b>	To action as a priority by Council management.
<b>Timeframe</b>	To implement by 2007/2008.
<b>Benefits to Hagley Park</b>	This has been a long standing use of what is legally part of Hagley Park. This use has no direct benefit to Park users.
<b>2006 Public Consultation</b>	22 out of a total of 597 submitters responded on this project. The submitter response to the project in the draft master plan in 2006, which promoted an exchange of the Park land used for hospital car parking with the land under the Nurses' Memorial Hospital Chapel, was half the average response for all the master plan projects. Sixty percent of these submitters were in support of the proposed land exchange and thirty percent were not.
<b>Project Contact</b>	City Environment Group.
<b>Other Information</b>	Any land exchange option would require the Minister of Conservation's consent under the Reserves Act 1977 for disposal of the identified part of the Park, even if it is to be exchanged for a similar area. The continued use of this area of land as hospital car parking is contrary to the intended use of a Recreation Reserve classified under the Reserves Act 1977.

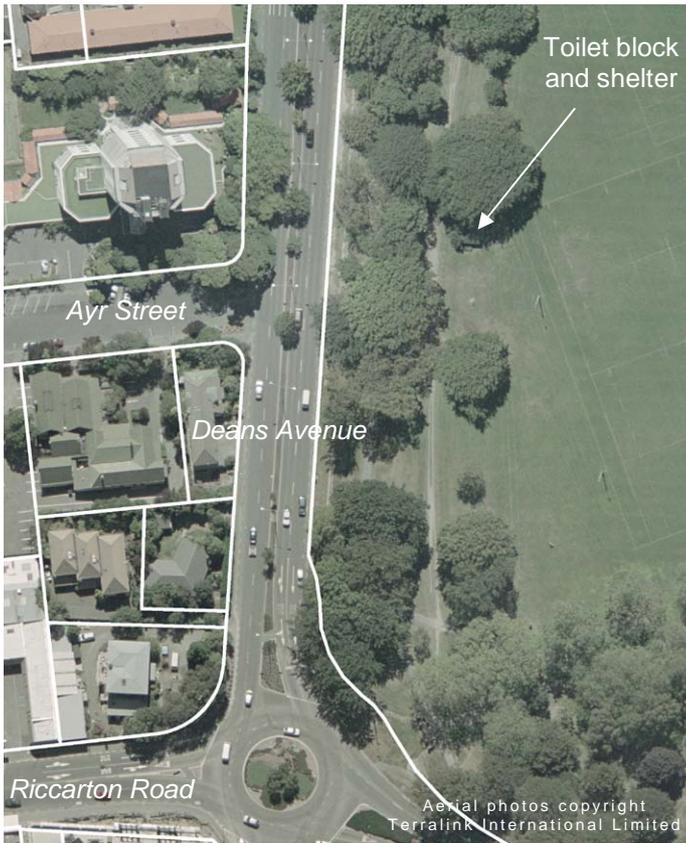
Plan 22 (all boundaries are approximate)



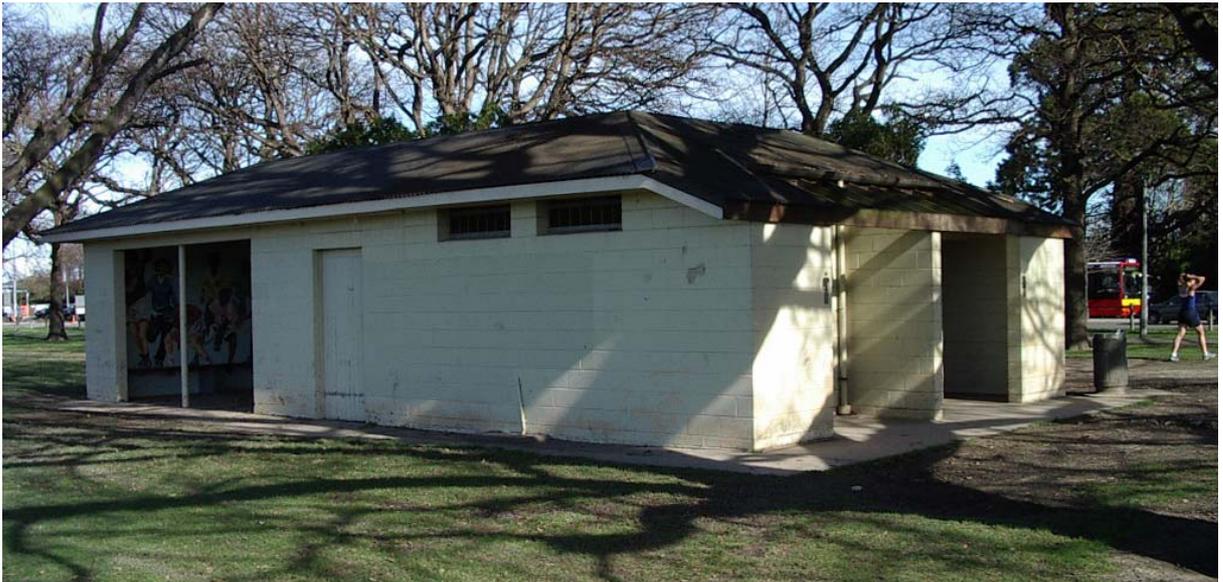
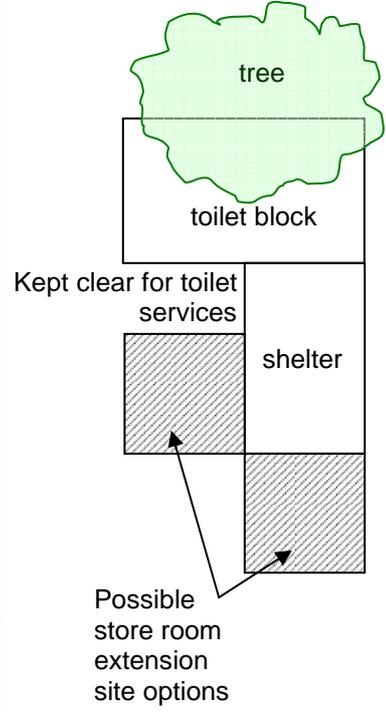
**23 ... Rugby club use of storage building**

<b>Location</b>	In North Hagley Park near the Riccarton Avenue/Deans Avenue intersection.
<b>Park Context</b>	Located at the western edge of the Northern Triangle in North Hagley Park.
<b>Description/ Action required</b>	<p>The High School Old Boys' Rugby Football Club, which has its club rooms in Ayr Street, has requested Council's consideration of the prospect of the Club developing and utilising the existing toilet and shelter block situated near the southwestern corner of the Northern Triangle in North Hagley Park. The purpose of this proposed use is for storage of play equipment, to avoid the need to carry this equipment across busy roads each time it is used.</p> <p>The development would entail an extension to the existing shelter wing, with two options indicated in Plan 23.</p> <p>With Council's adoption of the master plan, the requirement for this project is for the assessment of the necessity and appropriateness of the proposed development of the existing toilet and shelter block before any decision can be made by Council on whether or not it can proceed. This consideration is 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.</p> <p>The Club has also submitted (<i>see 26. Shift of High School Old Boys Rugby Club rooms to Hagley Oval (Page 68)</i>) a request to relocate their club rooms to the Hagley Oval area. If this eventuates, the Club will still wish to develop and use this toilet/shelter facility.</p>
<b>Status</b>	Further assessment required.
<b>Timeframe</b>	2007/2008.
<b>Park Benefits</b>	Potentially no dis-benefits to the Park and public users as long as the public toilets and shelter are still available in that capacity.
<b>2006 Public Consultation</b>	32 out of a total of 597 submitters responded on this project. This was a submitter response slightly below the average submitter response for all the master plan projects. There was nearly a 50/50 split in support/non-support for the proposed development and use of the existing toilet block/shelter building in North Hagley Park, with slightly more support than not.
<b>Project Contact</b>	High School Old Boys' Rugby Football Club, City Environment Group leasing and licensing staff.

**Plan 23**



**Schematic of proposed development (not to scale)**



## Projects Affecting South Hagley Park



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