

# Operative Claudelands Park Management Plan

December 2007

**Draft Reviewed Claudelands Park Management Plan**

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## 1. INTRODUCTION

### 1.1 Claudelands Park

Claudelands Park comprises around 14 hectares of essentially flat open space with grass and some parkland trees. It is located next to the Claudelands Events Centre (at the southwest end) and Jubilee Park which forms the long north-east boundary of the site. Jubilee Park, also known as Claudelands, is a 5.2 ha kahikatea forest remnant. It is not part of Claudelands Park, but along with the events centre there are many linkages between the sites.

The remaining sides of Claudelands Park are fronted by busy roads. There is housing facing the site across the roads to the north and west.

### 1.2 Purpose of this Document

Section 41 of the Reserves Act 1977 ("the Act") requires the administering body (in this case Hamilton City Council) to prepare a Reserves Act Management Plan for any reserve under its control, management or administration.

Section 41 (3) of the Act states:

*"the management plan shall provide for and ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and, to the extent that the administering body's resources permit, the development, as appropriate, of the reserve for the purpose for which it is classified, and shall incorporate and ensure compliance with the principles set out in Section 17 ... of this Act for a reserve of that classification."*

A Management Plan for Claudelands Park was first prepared in 2001. This plan has guided the development and management of activities at Claudelands Park up until the present time pending the classification of the land necessary to allow preparation of a Reserves Act Management Plan.

This Draft Reviewed Claudelands Park Management Plan is Hamilton City Council's current view of the use, development and maintenance of the park. The design and use of the park are necessarily flexible and dynamic; the impetus for change may come from users or from advances in technology and management methods. Proposals for new facilities must be considered in relation to the District Plan, the Resource Management Act 1991 and the Reserves Act 1977 to determine what if any consents and consultative processes may be required. These processes allow for unforeseen developments as well as activities that may be required to maintain and improve the asset.

This management plan will be kept under continuous review as circumstances affecting the management of Claudelands Park change.

Section 41 (4) of the Act states:

*"the administering body of any reserve shall keep its management plan under continuous review, so that, subject to subsection (3) of this section, the plan is adapted to changing circumstances or in accordance with increased knowledge..."*

This is necessary to ensure the continued relevance of the plan to the management of the reserve. Minor adjustments can be made by publicly consulting on changes during the life of the plan but major changes to policy and objectives would require a complete

review. A complete plan review will generally be undertaken at approximately five to ten year intervals to ensure its continued relevance to reserve management and public requirements.

### 1.3 Reserve Classification

The Reserves Act 1977 (the Act) requires classification of all reserves (Part III) to ensure management and development appropriate to the principal purpose of the reserve.

Lot 1 DP 386843 (Claudelands Park) has been classified as Recreation Reserve pursuant to Section 16(2A) of the Act.

In the Act, Recreation Reserves are deemed as:

*"Land classified as providing areas for public recreation, sporting activity and physical welfare while also providing protection of the natural environment with an emphasis on the retention of open space, freedom of access and outdoor recreation activities."*

The main purpose of the reserve under this classification is to protect the natural environment, while providing for public access, outdoor recreation activities and open space. Accordingly this is the overriding philosophy contained in the Management Plan.

### 1.4 Strategic Framework for the City

Council has developed a strategic framework for Hamilton which builds on the components outlined in its vision for the city - Vibrant Hamilton.

The framework will:

- provide a focus for Council's planned direction for the city's development
- provide a mechanism to integrate Council's plans and policies;
- communicate Council's direction to other key stakeholders and enable them to align their strategic planning with Council's Vision.

#### Vibrant Hamilton

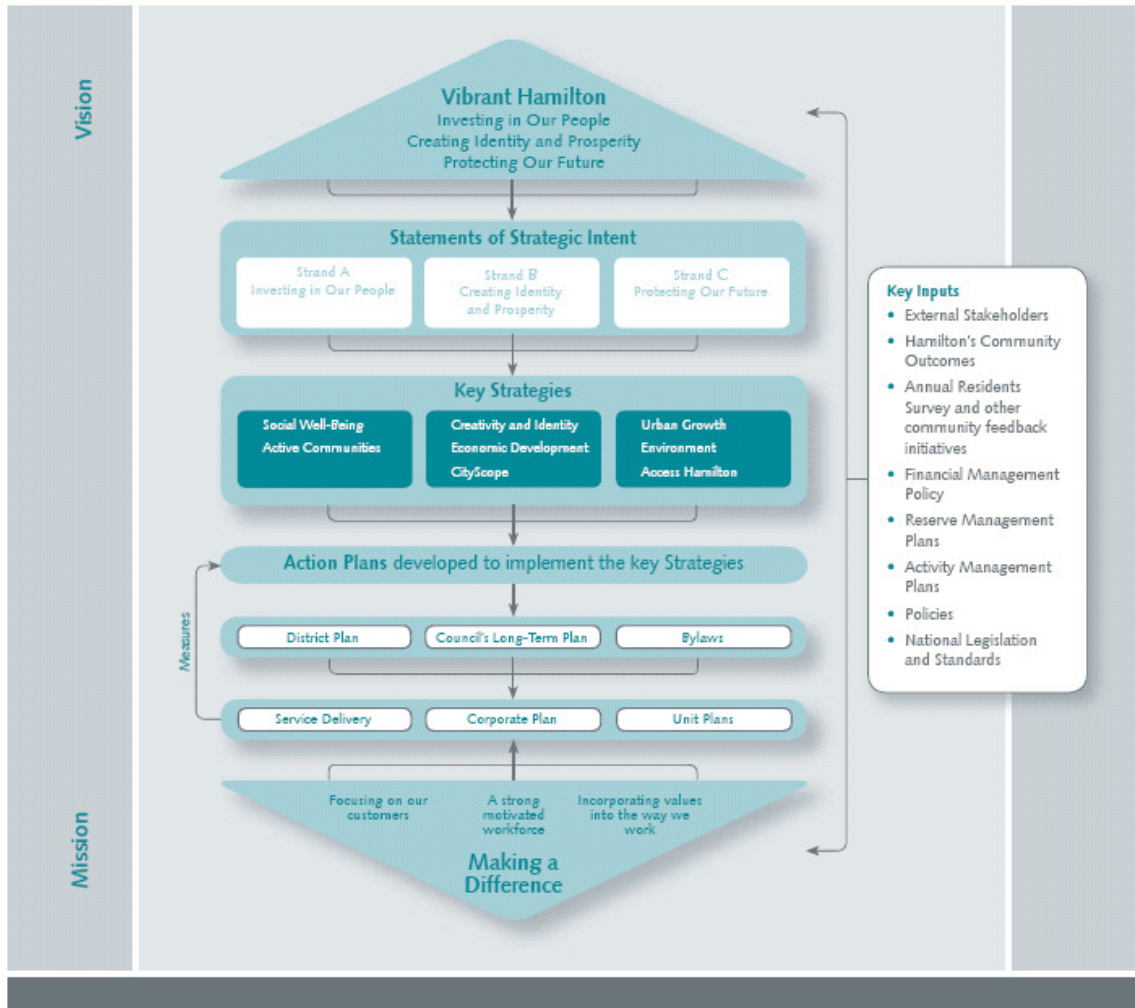
Our city's vision is expressed through the following strategic framework, comprising of three strands; 'Investing in Our People', 'Creating Identity and Prosperity' and 'Protecting Our Future'.

**Investing in Our People:** Hamilton is a diverse city of many cultures, ages and backgrounds. Our vision is to building a city that celebrates our diversity, building strong communities which excites us to achieve new things.

**Creating Identity and Prosperity:** Hamilton is a city that makes its mark on the political, social, cultural and economic maps of New Zealand. Our vision is for a place of entertainment, celebration and culture, enabled by a sharp and healthy economy built on the city's strategic advantages, innovation and entrepreneurial spirit.

**Protecting Our Future:** Hamilton is a city experiencing rapid and sustained growth. Our vision for the city is to see development achieved sustainably, efficiently and creatively. Good planning today will benefit the city of tomorrow.

## RELATIONSHIP OF THE CITY STRATEGIC FRAMEWORK TO COUNCIL'S KEY PLANS AND POLICIES



### 1.5 Policy Framework

This management plan should be understood as part of a hierarchy of legislation and policy.

The following documents<sup>1</sup> have been considered and shall be complied with in this management plan:

#### Council's Long Term Plan (Long Term Council Community Plan)

The Long Term Plan is a document prepared in consultation with the community, for the community. Council holds significant responsibility as the local authority to guide the development of the city to reach the goals identified in the community plan based on the principles of sustainable development. Another aspect of the Long Term Plan includes funding provisions over the long term for the development and upgrading of facilities.

<sup>1</sup> Documents detailed in this plan are correct as at February 2007. Amendments to these documents may affect the provisions of this plan and any necessary changes will be carried out at the time of review.

## Hamilton's Proposed District Plan

The Proposed District Plan has been prepared under the Resource Management Act 1991 (RMA). The District Plan defines the way in which the city's natural and physical resources will be managed to achieve the principles and purpose of the RMA. Within the Plan, Reserves Act Management Plans are recognised as an "other method" to implement the objectives and policies.

The District Plan groups land into zones of similar activity whose effects can be controlled by similar rules. While this management plan cannot override the provisions of the District Plan it can bring some specificity to the relevant rules by highlighting activities that are seen as compatible with the zoning of the land.

Two zones in the Proposed District Plan are relevant to the site.

Both Claudelands Park and Claudelands Events Centre come under the Major Facilities Zone. This zone provides for integrated development of the site including a wide range of buildings and activities, and includes controls on effects on adjoining areas. Under the proposed District Plan the organisation responsible for the management of Claudelands Park and Claudelands Events Centre must prepare a concept plan for the site as a guide to its development. This management plan constitutes a concept plan for Claudelands Park for the purposes of the District Plan. The Event Facilities Unit as the managers of the Events Centre have also prepared a concept plan for that area. The proposed Major Facilities Zone applies to the whole Claudelands site although the Plan identifies as a performance outcome that "*The open space character of the eastern part of the site should be maintained and in particular a suitable buffer must be provided adjoining Jubilee Park.*"

Jubilee Park comes under the Recreation Environment Zone which provides for parks of environmental value that also provide amenity and open space. Conservation values are paramount, but the zone provides for informal or passive activities, public access, and junior sports fields. Much of this zone is subject to the Environmental Protection Overlay, which recognises the fragile nature of much land in this zone and provides for limited development only.

## Hamilton's Recreation and Leisure Plan 2002-2012

This plan is Council's action plan for recreation and leisure. It was developed by a community advisory panel and identifies issues and options for recreation and leisure in Hamilton. It also includes strategies to meet the recreation needs of Hamilton's residents. Outcomes from the recreation and Leisure Plan that relate to Claudelands Park:

- Outcome 1.2(d): Existing parks and pathways are enhanced in ways that better meet the needs of the community.
- Outcome 1.3(e): Management of open spaces to satisfy the recreation and leisure needs of the people of Hamilton and its visitors.
- Outcome 1.3(f): Walkway linkages between Hamilton's residential and commercial nodes, open spaces and river corridor are provided.

## Other Documents

The legislation and policy outlined above set the framework, the philosophy and the process for this management plan. This plan is also compatible with other Hamilton City Council policy. The strategies, bylaws and policies that are explicitly relevant to this management plan include:

- **ACCESS Hamilton:** The Access Hamilton vision provides for the efficient and effective means for people to move around the whole city whatever their means of transport and to make that experience more pleasant.
- **CityScope** and any future design guidelines which may be relevant: The purpose of CityScope is to establish a framework to guide the city towards a sustainable, quality urban environment.
- **Parks, Domains and Reserves Bylaw 1999:** Aims to manage the use of and access to parks, domains and reserves by people, animals and vehicles.
- **Public Toilet Facilities and Services Policy:** Aims to ensure that the provision of public toilet facilities and services within Hamilton City meets the expectations of residents and visitors and promotes a positive city image.
- **Lighting on Parks Policy:** Aims to identify Hamilton City parks which will be lit to enable their safe night-time use and to specify the manner in which that lighting will be provided.
- **Park Furniture Policy:** Aims to provide park furniture that enables park users to rest, enjoy views, consume food and beverages and socialise.
- **Playground Policy:** Aims to ensure children and families have convenient access to safe and well resourced playgrounds.



## 2. CONTEXT & HISTORICAL DETAIL

### 2.1 Context within Hamilton

Claudelands is one of the larger open spaces east of the Waikato River in Hamilton. It is a similar order of scale to Hamilton Gardens and Hamilton Lake Domain.

The site is central to residential areas east of the river and also has good connections with the central city. There is good access to the site through the road network. There are arterial or feeder roads on three boundaries, and bridge access across the Waikato near the south-west and north-west corners of the land.

The fact that arterial roads ring the site means it has high visibility and good access.

Pedestrian access is mixed with direct connections along residential streets west and east of the site, but less direct access from suburban areas north and south of the site. The site is about 10 minutes walk from the city centre across Claudelands Bridge and connection between the east end of the bridge and Claudelands Park is being developed to become more obvious.

Claudelands Park does not have good green connections with the Waikato River corridor or other parks apart from the adjacent Jubilee Park bush.

### 2.2 History

Hamilton City Council bought Claudelands Showgrounds from the Waikato Show Trust Board in March 1999 with the intention that it be developed as a public park.

It was originally a privately owned sports ground used for horse racing and other sports in the late 1800s. By 1902 the Waikato A&P Society was also holding its annual show on the site. In the early 1900s there was competition between Cambridge and Hamilton over the venue for this show. In order to secure the event for Hamilton the owners of the showgrounds<sup>2</sup> either donated or sold their interest to the Waikato A & P Association and Hamilton residents made further donations to complete the deal<sup>3</sup>.

The A&P Show was an important annual event in the Waikato's calendar, providing entertainment and social activities, reinforcing farming and commerce, and strengthening the connections between town and country.

In the 1960s the Waikato Winter Show also shifted from its city site to the Claudelands Showgrounds and in 1964 the A&P and Winter Shows amalgamated their assets to form the Waikato Show Trust.

By the 1990s, however, both shows found it difficult to attract the large crowds of the past. In part this was due to changes in the rural economy and competition from other leisure activities. In 1998 the other main user of the site, harness racing, ceased operation and the site became under-utilised.

In 1998 the Trust agreed to sell the site to Council with a number of conditions. The main condition requires Council to maintain facilities to be available for shows.

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<sup>2</sup> A small group of Hamilton people including Isaac Coates, Thomas Slade, George Edgecumbe and W A Graham.

<sup>3</sup> "Astride the River" P J Gibbons, Whitcoulls 1977; p. 104

### 3. VISION & KEY OBJECTIVES

#### 3.1 Vision

To develop Claudelands Park as a landmark park that provides opportunities for informal recreation, provides connections with the facilities located at Claudelands Events Centre and helps to protect and develop the natural values of Jubilee Park.

#### 3.2 Key Objectives

1. To retain and promote the parkland character in a manner that achieves complementarity between the passive recreational activities, commercial events and entertainment.
2. To provide recreational and educational opportunities for the people of the Claudelands area and of Hamilton generally.
3. To provide a path network that encourages people to explore the park and provides connectivity between the parkland area, open events areas and Jubilee Bush.
4. To provide facilities that enhance the enjoyment of the park, including playgrounds, toilets, tearooms and park furniture.
5. To promote the history of the Claudelands Park in association with Jubilee Park and raise the community's awareness of the cultural and ecological heritage of the area.



View of 'The Common' from Heaphy Terrace

#### **4. CLAUDELANDS PARK**

##### **4.1 Recreation Reserve Classification**

###### **Objective:**

1. That Claudelands Park is managed, used and developed in accordance with its Recreation Reserve classification under the Reserves Act 1977.

###### **Policy:**

1. Claudelands Park will provide opportunities to the public for informal recreation.
2. Claudelands Park will be developed with consideration of the natural environment specifically the adjacent Jubilee Park.
3. Claudelands Park will be developed in a manner that retains its open space character.

###### **Discussion:**

Historically Claudelands Park and Claudelands Event Centre comprised two parcels of land.

To better distinguish the areas of land for management purposes, a boundary adjustment has been undertaken. The new parcels of land are shown in Figure 1.1.

The boundary adjustment has allowed Lot 1 DP 386843 (Claudelands Park) to be classified as Recreation Reserve under Section 16(2A) of the Reserves Act 1977. Recreation Reserves are "*Land classified as providing areas for public recreation, sporting activity and physical welfare while also providing protection of the natural environment with an emphasis on the retention of open space, freedom of access and outdoor recreation activities.*" Accordingly this is the overriding philosophy contained in this Management Plan.

Claudelands Events Centre will continue to be held as municipal land and will not be subject to the Reserves Act 1977, as resolved by Council on 1 November 2006.

Figure 1.1 Aerial Photo: Claudelands Park



FIGURE 1.1

**AERIAL PHOTO  
CLAUDELANDS PARK**

0 25 50 100 150  
SCALE (m)

12

## 4.2 Parkland Management

### Objective:

1. That Claudelands Park continues to be managed as a parkland area that provides opportunities for informal recreation.

### Policies:

1. The parkland area will continue to be developed around the following main elements:
  - open grass fields defined by trees and the Jubilee Park bush extension
  - high quality naturalistic wetland area adjacent to Jubilee Park bush (see Section 4.6)
  - contoured mounds around the playground area
  - planting of feature trees to provide shade and soften extensive seal in car park areas
2. Facilities and design elements already in place at Claudelands Park will be maintained to a high standard so that they continue to enhance the park's use, enjoyment and parkland character.
3. The perimeter landscape of the park will continue to be developed to soften the edges of the park and enhance views into the park, taking into account the need to integrate with existing trees, promote pedestrian and cyclist safety and provide minimum maintenance of services.
4. Emphasis will be put on park entrances to create a sense of arrival for visitors.
5. The Common and Open Space Areas will be available to the Waikato Show Trust as provided for in the Sale and Purchase Agreement.
6. The Common area will provide opportunities for casual events including semi recreational/commercial events and activities such as shows, twilight movies, circuses and gypsy fairs.
7. The Open Space Area off Boundary Road (see Figure 1.2) will be available as a Dog Exercise Area unless it is required by the Waikato Show Trust for their events.

### Discussion:

Since Claudelands Park was purchased by Council extensive work as been done to remove barriers to developing the park and to make it a desirable location to visit, including the removal of boundary fences, relocation of sports clubs to other parks in the city, extensive tree planting, pathway developments, playground development and improving access to the park including car parking.

Claudelands Park comprises a number of different areas (See Figure 1.2).

The Common provides both open space and provision for casual events such as shows, gypsy fairs and circuses, as well as overflow parking.

The Open Space area off Boundary Road is available for use by the Waikato Show Trust (A&P Association and Winter Show Association) as required by the Sale and Purchase

Agreement 1999.

It is also the park's designated Dog Exercise Area. Dog exercise can be carried out in this area except on show event days which can be up to 28 days per annum. When an event is scheduled to take place in this area a public notice will be given two weeks prior to the event to inform dog owners that the area is not available for use. Signs will also be erected to inform users.

Dogs will be restricted to this area and should not be allowed near the children's playground. Dog's faeces are a particular health hazard in play areas. Dogs can also cause children to be afraid and ruin the play experience for them. Dogs may also become excited and boisterous in play environments.

The playground area provides recreational opportunities for a wide age range of children as there is a variety of different play equipment provided as well as extensive areas of grass and topographical features such as mounding for informal play spaces.

The Bush and Wetland Area links Claudelands Park with Jubilee Bush. Extension of the bush into Claudelands Park is proposed in conjunction with the development of a wetland area which will help to deal with storm water from the development of the large car park in the Events Centre Area. The development of the wetland area is discussed further in Section 4.6.

The park should cater for users with a range of different experiences and activities. This includes physical activity (walking, jogging circuits); different landscape experiences (open space, bush); educational experiences (understanding the natural aspects of Jubilee Park bush and the history of the showgrounds); and social experiences (places for picnics, informal games, walking groups and children's playgrounds).

Facilities provided to enhance the use of the park should be maintained and developed further. This includes maintenance and further development of:

- the destination playground located in the centre of the park,
- the relocated Claudelands Grandstand (formerly the Tote Stand) which will incorporate public toilets and a café and reception centre,
- park furniture such as picnic tables, park benches and rubbish bins.



Claudelands Park Destination Playground

### 4.3 Buildings & Structures

#### Objectives:

1. That new buildings and structures are only developed in Claudelands Park if necessary for the use and enjoyment of the park.
2. That any existing buildings and structures within Claudelands Park are maintained to a high standard and removed if they become redundant.

#### Policies:

1. Development of buildings and major structures will be restricted within the parkland environment.
2. Proposals for buildings or structures will be assessed against the following criteria in addition to provisions and criteria in the District Plan:
  - That any buildings or structure is needed to facilitate public enjoyment of the parkland.
  - That it positively responds to and enhances the parkland setting.
3. Photographic records of existing redundant buildings and structures will be taken prior and during removal.
4. The Claudelands Grandstand will be relocated and redeveloped by Claudelands Events Centre to incorporate café and private function facilities. These will offer park users food and beverages (ice creams, drinks and light lunches) and will include the combined public toilet facilities.
5. Historic buildings such as the Claudelands Grandstand will be upgraded and maintained in a manner that maintains their historical integrity.
6. Any further leases on park buildings (specifically the former Marist RFC Clubrooms) will be negotiated with organisations in accordance with Section 54 and Schedule One of the Reserves Act 1977.

#### Discussion:

During its development as an informal parkland area a number of buildings and structures have been removed from Claudelands Park.

Currently the major buildings and structures on the park consist of the former Marist RFC Clubrooms, which are leased to a community organisation, the viewing platform located next to Jubilee Park, the destination playground equipment and play structures and the public toilets located next to the playground car park.

The former Marist RFC Clubrooms are currently leased to the Hamilton Multicultural Services Trust (Waikato Migrant Centre) with expiry of the lease scheduled for September 2019. The term of the lease is for a 5+5+5 year period. A review is conducted at each 5 year interval with any changes subject to the agreement of both parties.

Any further lease of this building should take into consideration its existing use and the potential impact on the general public's enjoyment of the area.

The viewing platform has been developed to facilitate environmental education relating

to the Jubilee Park bush environment. Many groups involved in the bush development and maintenance (pest removal, rubbish collection) use the platform as a starting point for their expeditions into the bush. It allows views both into the bush and also to the urban area, providing an interesting contrast in environments. It is proposed to extend the bush into Claudelands Park, especially around the platform to create a better transition zone between bush and parkland and particularly to minimise the effects of wind.

The playground has been developed as a destination playground serving a wide catchment area of Hamilton City. It has a variety of equipment and structures to cater for the wide age range of children who use the playground.

Claudelands Events Centre, as managers of the Claudelands Grandstand, propose to move the stand from its current location to the other side of the oval near the playground car park (Figure 1.2). Once moved the stand will be refurbished in a sympathetic manner and will include café and private function facilities as well as incorporate new public toilets for park users. The current public toilets are likely to be relocated to another location within the events centre area.



#### **4.4 Path Networks**

##### **Objective:**

1. To build a path network that encourages people to explore and enjoy the park.

##### **Policies:**

1. Walkways within Claudelands Park will be walkway only.
2. The perimeter walkway that currently runs north of the Heaphy Terrace - Brooklyn Road intersection around the park towards Boundary Road will be a shared use walkway/cycleway. This walkway/cycleway will be continued to the east along Brooklyn Road when the Claudelands Events Centre redevelopment is carried out.
3. Cyclists will be able to cross the park from Heaphy Terrace to Brooklyn Road using the access way within the park.
4. Bike racks will be provided in high use areas such as the children's playground.
5. Walkways will be maintained to a high standard to encourage use and provide safe and easy access to the park.
6. All walkways and access points will be made accessible for people with disabilities or people who have restricted access (e.g. elderly, people with push chairs).
7. In particular when designing any new walkway linkages the following principles will be taken into account:
  - Maintenance of open sight-lines along main routes (for instance clear trunk trees).
  - Design of paths to ensure alternative escape routes.
  - Lighting of paths where night-time use is encouraged - such as the redeveloped Claudelands Grandstand and specific areas of Claudelands Events Centre.

##### **Discussion:**

Pathways have been developed at Claudelands Park to connect different areas of the park to each other and to connect the surrounding road network with destinations within the park such as the playground and boardwalks in Jubilee Park. The pathways create loops allowing options for people who want to go round the park.

The perimeter paths are shared use walkway/cycleway and follow a meandering line helping to integrate the park and streetscape. The perimeter path will be continued along Brooklyn Road when the Events Centre is redeveloped and cyclists will be able to use the roadway within the park to get between Heaphy Terrace and Brooklyn Road.

As set out in the Lighting on Parks Policy Council will only provide lighting where it wishes to encourage night-time use. In the hours of darkness the road network is usually safer for pedestrians than walkways through parks. To provide lighting on any parks other than those where Council wishes to encourage night time use could encourage people to put themselves at risk.

## 4.5 Access & Car Parking

### Objective:

1. To provide access roads and car parks that meet the needs associated with normal use levels of Claudelands Park while avoiding loss of open space values and adverse affects on neighbours and traffic flows.

### Policies:

1. Access and parking will be developed in a manner that minimises detractions from the park's amenity.
2. Vehicular access will be provided to service each of the distinct activity areas.
3. Peak parking demands associated with major events will be accommodated on over flow grass areas including The Common.
4. During large scale events Claudelands Events Centre will use the Heaphy Terrace entrance to Claudelands Park to help with car park access.
5. A steel barrier gate will be installed at the Heaphy Terrace entrance to Claudelands Park to enable night closure of the car park and limit undesirable access to associated facilities such as the playground and public toilets.

### Discussion:

Currently Claudelands Park has two public parking areas, the playground car park accessed off Heaphy Terrace and the car park off Boundary Road next to the former Marist RFC Clubrooms building. These car parks provide for people using the playground, walking around the park, exercising dogs, visiting Jubilee Bush and conducting business with the organisation that leases the building.

These car parks cater for the day to day use of the park and surrounds but due to the nature of some activities that are accommodated on the park, car parking requirements often exceed Proposed District Plan requirements. An assessment is required of the extent to which vehicular traffic and related parking generated by the activity can be accommodated without loss of amenity, safety or causing traffic congestion.

It may prove impossible to accommodate parking for some activities and events entirely within the park boundaries. Where this is the case the event centres car parks facilities will be used. Equally when large scale events are being held at the Events Centre traffic management will be important. Use of the Heaphy Terrace entrance to the park and overflow parking on The Common area will be permitted.

Event organisers will be required to develop a Traffic Management Plan for their event. The Traffic Management Plan will provide information on the management of increased traffic volume during short-term events and is required to be submitted to Council for approval before any event takes place.

It is proposed to install a barrier arm at the Heaphy Terrace entrance to the playground car park as a response to problems regarding security and unlawful behaviour. This will be locked at night restricting entrance to the car park. In the case of special events or activities and in the day to day running of the Claudelands Grandstand reception facilities, permission will be granted for the barrier to remain open for the duration of use.

## 4.6 Wetland Development

### Objective:

1. To develop a wetland feature in Claudelands Park that adds to the biodiversity and amenity of the park and complements Jubilee Park bush.

### Polices:

1. The wetland will be planted with suitable ecosourced wetland plant species representative of the Waikato.
2. The wetland will be sized to take advantage of available water sources including car parks and buildings at Claudelands Events Centre.
3. Design of the wetland will allow the charging of ground water and overflow into Jubilee Park. Any surplus water not required for these purposes will be released into the main storm water lines once peak flows recede.
4. To a degree practicable water discharged into the wetland will be treated at source to optimise water quality.

### Discussion:

The development of a wetland at Claudelands Park will add to the amenity and biodiversity of the park (see Figure 1.2 for a typical cross-section of the wetland).

The source of water for the wetland will be direct rainfall and runoff from the large car park and buildings that will be developed at Claudelands Events Centre. An incidental benefit is that the existing stormwater system that runs through Claudelands Park is currently surcharging during peak flows and there is little capacity for accepting additional flows directly from the proposed car park or events centre buildings.

Jubilee Park bush will benefit from the development of the wetland as it was once semi-swamp lowland forest subject to occasional floods. Runoff from the car park can be held in the wetland and used to charge ground water and be allowed to overflow into the bush to provide irrigation.

The flows received by the bush would be variable depending on the season but it is likely that direct flows into the bush would be minimal with most benefit to the bush deriving from ground water recharge.

The wetland will be planted with a range of wetland species characteristic of the Waikato that will tolerate the likely range of conditions from occasional inundation to relatively dry in summer.

The water discharged into the wetland will be treated at its source and enter the wetland through additional vegetation, achieving a good standard of filtration before it enters the ground water or bush.

## 4.7 Vegetation Management

### Objective:

1. To develop and manage vegetation at Claudelands Park so as to strengthen the parkland character of some areas and promote re-vegetation of other areas such as Jubilee Park bush with eco-sourced native plant species characteristic of the areas.
2. To establish and maintain planting to create a parkland environment that encourages use and enjoyment of Claudelands Park, and contributes to the amenity and the indigenous biodiversity of the city and local neighbourhoods.

### Policies:

1. Vegetation within the park will be maintained to a standard consistent with a quality parkland landscape.
2. Parkland trees within Claudelands Park will be maintained to reduce wind speed across the park and to create shaded and sheltered areas.
3. Existing mature vegetation, including both exotic and native species, will be maintained to enhance the historical and cultural heritage of Claudelands Park.
4. Cutting and removal of trees at Claudelands Park will be carried out under Section 42 of the Reserves Act 1977. Unless impracticable for safety reasons, removal of significant trees will be delayed until replacement trees are established.
5. Jubilee Park bush will be extended to establish an ecotone (transition) between Claudelands Park and Jubilee Park (see Section 6.1).
6. The stand of Kahikatea trees located at Claudelands Events Centre should be protected and managed as part of the Claudelands Park landscape and included in Hamilton's Proposed District Plan — Significant Trees Overlay.

### Discussion:

At Claudelands Park different types of vegetation create varied environments that contribute to the wider city landscape and ecological enhancement of the urban area. Vegetation is one of the most important vehicles for creating ecological and amenity value at a park.

Planting will be integrated with neighbourhood planting themes, including the streetscape. Vegetation in Claudelands Park should recognise the balance between amenity planting and the provision of open space, aim to enhance natural features, provide opportunities for sight lines into parks for user safety, establish planted screens or buffers between different uses, conserve historic, cultural, or natural significant features and minimise maintenance costs while meeting development and landscaping objectives.

When choosing appropriate plants to be used in the park there will be a balance between slow growing long-life specimen trees and quick growing impact trees and between evergreen and deciduous specimen trees to sustain park amenity during winter months. Consideration will be given to the development of shaded and sheltered areas

near play areas.

Where appropriate the original vegetation patterns will be restored, using eco-sourced plants and community involvement will be encouraged as part of the Community Environmental Tree Planting Programme.

Under Section 42 of the Reserves Act 1977, trees or bush on any Recreation Reserve may not be cut or destroyed unless the administering authority (Hamilton City Council) is satisfied that removal is necessary for "the proper management or maintenance of the reserve, for the management or preservation of other trees or bush, in the interests of the safety of properties adjoining the reserve or that the cutting is necessary to harvest trees planted for revenue producing purposes" (Guide to the Reserves Act 1977 and Amendments, Department of Conservation 1990).

Where trees are to be removed for the reasons mentioned, the Act requires Council to carry out the work in a manner which will have minimal impact on the reserve and only when provision has been made for replacement planting and restoration. In all cases, replanting will be consistent with the policies in this Management Plan.

## **4.8 Park History**

### **Objective:**

1. To promote awareness of the history of Claudelands Park and surrounding areas.

### **Policies:**

1. The Waikato Show Trust, Waikato Museum of Art and History and the New Zealand Historic Places Trust will be consulted regarding the history of the Park.
2. The history of Claudelands Park will be integrated into the facilities and overall design elements.
3. Historic buildings such as the Claudelands Grandstand will be upgraded and maintained in a manner that complements their historical integrity (See also Section 4.3).
4. Appropriate elements of the history of Claudelands Park, Claudelands Events Centre and Jubilee Park will be recorded in the development of interpretation signage located in strategic locations around the park as well as in the Claudelands Grandstand redevelopment.
5. An interpretation board and carved Tuata will be located at the Claudelands Park entrance to Jubilee Park (at the education platform) to show the history of the site and the relationship ancient Maori have with the area.

### **Discussion:**

Claudelands Park has a long history in Hamilton City providing a variety of activities and events during its days as a privately owned sports ground. Today Claudelands Park is a passive space which complements the event activities taking place at the Claudelands Events Centre and the natural bush area of Jubilee Park.

To recognise the history of the park and surrounds work will be done with organisations such as Waikato Show Trust, Waikato Museum, Nga Mana Toopu O Kirikiriroa and the New Zealand Historic Places Trust to develop interpretation boards to be located within the park environment as well as in the new Claudelands Grandstand development.

The Claudelands Grandstand development to be carried out by Claudelands Events Centre is recognition of the history of the park in itself. The relocation will assist in creating space for the event centre redevelopment but will also refurbish the stand to its former glory preserving its historical integrity for generations of Hamilton City residents and creating space for historic displays.

*The objectives and policies in Sections 5 and 6 of this management plan relate to how Council has agreed to manage Claudelands Events Centre and Jubilee Park in a way that is complementary to Claudelands Park.*

## **5. CLAUDELANDS EVENT CENTRE**

### **5.1 Claudelands Events Centre: Linkages with Claudelands Park**

#### **Objective:**

1. Integrate Claudelands Events Centre grounds into the parkland character of the Claudelands Park and ensure that design aspects of the Events Centre are in keeping with the parkland theme.

#### **Policies:**

1. Strong pedestrian connections between the Events Centre precinct and Claudelands Park will be provided.
2. When no events are scheduled pedestrian gateways between Claudelands Park and Events Centre will be open allowing for pedestrian links between the 'Common' and the 'Oval'.
3. Shared use of the car park nodes between the Events Centre and Claudelands Park will be promoted.
4. Modular landscaped car parking nodes will be designed to integrate car parks into the parkland environment.
5. Access ways through the Park will be managed to ease egress/ingress of traffic on the boundary of the Events Centre and Claudelands Park.
6. Use of the parkland area by events (e.g. for parking associated with major events) will be permitted so long as it is consistent with the Park's objectives as set out in this management plan. Such use should be charged for in accordance with Council's fees and charges policy.
7. Public access to the Events Centre area will be restricted only to the extent necessary to provide for the security of the Events Centre and for charge events.
8. A framework of specimen trees will be created through the Events Centre area to soften buildings and car parks, and to help integrate the Events Centre with the adjacent parkland.
9. Shared use of the Events Centre and Claudelands Park will be permitted as required by the park's sale and purchase agreement with Waikato Show Trust.
10. The Claudelands Grandstand will be conserved and protected by relocating the building to the boundary of Claudelands Events Centre and Claudelands Park, refurbishing it to its historical significance and allowing the community to access and use the stand for activity viewing on the Oval and café dining underneath.

#### **Discussion:**

Claudelands Events Centre is a multi-functional event facility that provides a national

and international profile for Hamilton City by hosting conferences/conventions, exhibitions and events, indoor sports and live performances to achieve:

- Exposure and promotion for the city;
- Direct and indirect economic benefits to business; and
- Enhanced pride and sense of identity for residents.

Its urban parkland setting and its proximity to Hamilton CBD makes it an excellent venue suitable for a wide range of events.

Extensive redevelopment of the events centre is planned. During the redevelopment the relationship with the open space of Claudelands Park needs to be considered. Maintenance of the parkland setting through the sympathetic design and location of buildings with open space buffers and landscape treatments will ensure that the values of Claudelands Park are retained and enhanced.

Linkages between the two spaces are important. Wherever possible the public should be able to move freely between the park and the events centre, specifically the "Oval" area. It is recognised though that during charge events general public access will not be possible.

Access and car parking are important at a site that will attract a large number of visitors. Wherever possible a reciprocal relationship for use of car parking and access ways will be promoted. In some cases this will provide event centre patrons with easier access to the event centre area using park access ways.

The Sale and Purchase Agreement originally entered into in 1999 requires Council to maintain Claudelands Events Centre as a "Show-ground" and make it available once a year for 14 working days to each of the two show associations that still run shows at the park. It also includes the requirement to honour existing leases and a number of minor requirements. The shows require the use of the 'The Common' area and the open space adjacent to Jubilee Bush for some events, limiting public access. The public will be notified before an event that their access to the park may be restricted for the duration of the event.



Claudelands Grandstand



## **6. JUBILEE PARK**

### **6.1 Jubilee Park: Linkages with Claudelands Park**

#### **Objective**

1. To protect and extend Jubilee Park bush and integrate it with Claudelands Park through re-vegetation of the bush edge and maintenance of existing pathway connections.

#### **Policy**

1. Planning and development of Claudelands Park will have regard to the Jubilee Park Management Plan.
2. Conditions for plants previously characteristic of the bush will be improved by providing irrigation from the wetland in Claudelands Park and improving wind shelter on Claudelands Park adjacent to Jubilee Park.
3. A buffer strip will be planted adjacent to Jubilee Park bush to reduce wind speed in the lower storey of bush.
4. The cloth screen along the bush edge will be maintained until planting is established.
5. Jubilee Park bush will be extended to re-establish an ecotone (transition) between Claudelands Park and Jubilee Park.
6. Interpretative aids will be developed in Jubilee Park to provide information on the biological heritage values of the bush.
7. Pedestrian access between Claudelands Park and Jubilee Park will continue.

#### **Discussion**

Development of Claudelands Park needs to consider Jubilee Park bush for the following reasons:

- The bush adjoins the site and forms its key backdrop.
- Development of Claudelands Park has the potential to further compromise the future of the bush or to help assure its future.
- There are opportunities to integrate the bush with the site.

“Claudelands Bush” was gifted to Hamilton by the Waikato A&P Association in 1928. It is one of the last remnants<sup>4</sup> of the type of lowland semi-swamp kahikatea forest that once covered much of the Hamilton Basin. However its nature has been substantially changed by past impacts and changes in the site conditions.

The forest was selectively logged about 130 years ago with most of the rimu, matai and larger kahikatea being removed. The canopy is now dominated by regenerating kahikatea. The canopy is relatively stable. However the internal structure of the forest has changed as a result of cattle grazing until 1927, competition from weeds (particularly since 1927), and changes to the water table because of drainage, and the effects of prevailing wind through the open edge.

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<sup>4</sup> It is a 5.2 ha remnant of a 320 ha stand once known as Claudes Bush.

A Management Plan was prepared for Jubilee Park in 1993<sup>5</sup>, and the following actions taken since then have improved the health of the bush:

- Fencing and building boardwalks to control access.
- Removing weeds.
- Managing possum numbers.
- Erecting a windbreak on the southwest boundary.
- Enhancement planting in the shrub and groundcover layers.

As a result of the actions listed above there has been substantial regeneration in the groundcover and shrub layers.

The bush in Jubilee Park was semi-swamp lowland forest subject to occasional floods. The kahikatea canopy trees do not depend on wet conditions for survival. However many of the understorey plants previously characteristic of the bush depended on semi-swamp conditions resulting from periodic flooding. The development of a wetland to receive stormwater from the large Claudelands Events Centre car park may make it possible to irrigate parts of Jubilee Park bush through the charging of ground water and overflow into the bush to provide irrigation.

Plans to extend the bush into Claudelands Park by re-planting along the lines illustrated in Figure 1.2 will help to re-establish an ecotone between kahikatea forest and a cabbage tree/flax association formerly characteristic of this site. Plants to be used should be eco-sourced from Jubilee Park bush or from the Hamilton ecological district.

Further integration of the bush into the parkland environment is achieved through connecting the boardwalks within Jubilee Park bush with Claudelands Park pathways in two locations, one near the viewing platform and the other off the path that leads to Brooklyn Road.



Entrance to Jubilee Park Bush from Claudelands Park

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<sup>5</sup> Hamilton City Council, Jubilee Park Management Plan, operative August 1993

## 7. FUTURE DEVELOPMENTS

Proposed developments at Claudelands Park are shown in Figure 1.2.

### 7.1 Funding & Timing

Council initiated developments such as the wetland, bush extension and the Claudelands Events Centre redevelopments are subject to timing and funding decisions made by Hamilton City Council through the Long Term Plan process.

### 7.2 Key Implementation Actions

Key Implementation Actions set out developments that will be required to meet the objectives and policies within this management plan.

Key Implementation Action	Section of Management Plan
The Claudelands Grandstand will be relocated and redeveloped by Claudelands Events Centre to incorporate café and private function facilities, which will be used by park users for food and beverages (ice creams, drinks and light lunches) and also for the combined public toilet facilities.	Section 4.3
A barrier gate will be installed at the Heaphy Terrace entrance to the playground car park.	Section 4.5
A wetland feature will be developed in Claudelands Park that will receive storm water runoff from the large Claudelands Events Centre car park with the potential to provide irrigation to Jubilee Park bush.	Section 4.6
Jubilee Park bush will be extended to re-establish an ecotone (transition) between Claudelands Park and Jubilee Park.	Sections 4.7 and 6.1
The stand of Kahikatea tress located at Claudelands Events Centre should be protected and managed as part of the Claudelands Park landscape and included in Hamilton's Proposed District Plan — Significant Trees Overlay.	Sections 4.7
Reference to the history of Claudelands Park, Claudelands Events Centre and Jubilee Park will be recorded in the development of interpretation signage located in strategic locations around the park as well as in the Claudelands Grandstand redevelopment.	Section 4.8
An interpretation board and carved Tuata will be located at the Claudelands Park entrance to Jubilee Park (at the education platform) to show the history of the site and the relationship ancient Maori have with the area.	Section 4.8

Figure 1.2 Proposed Developments & Linkages: Claudelands Park, Claudelands Events Centre & Jubilee Park

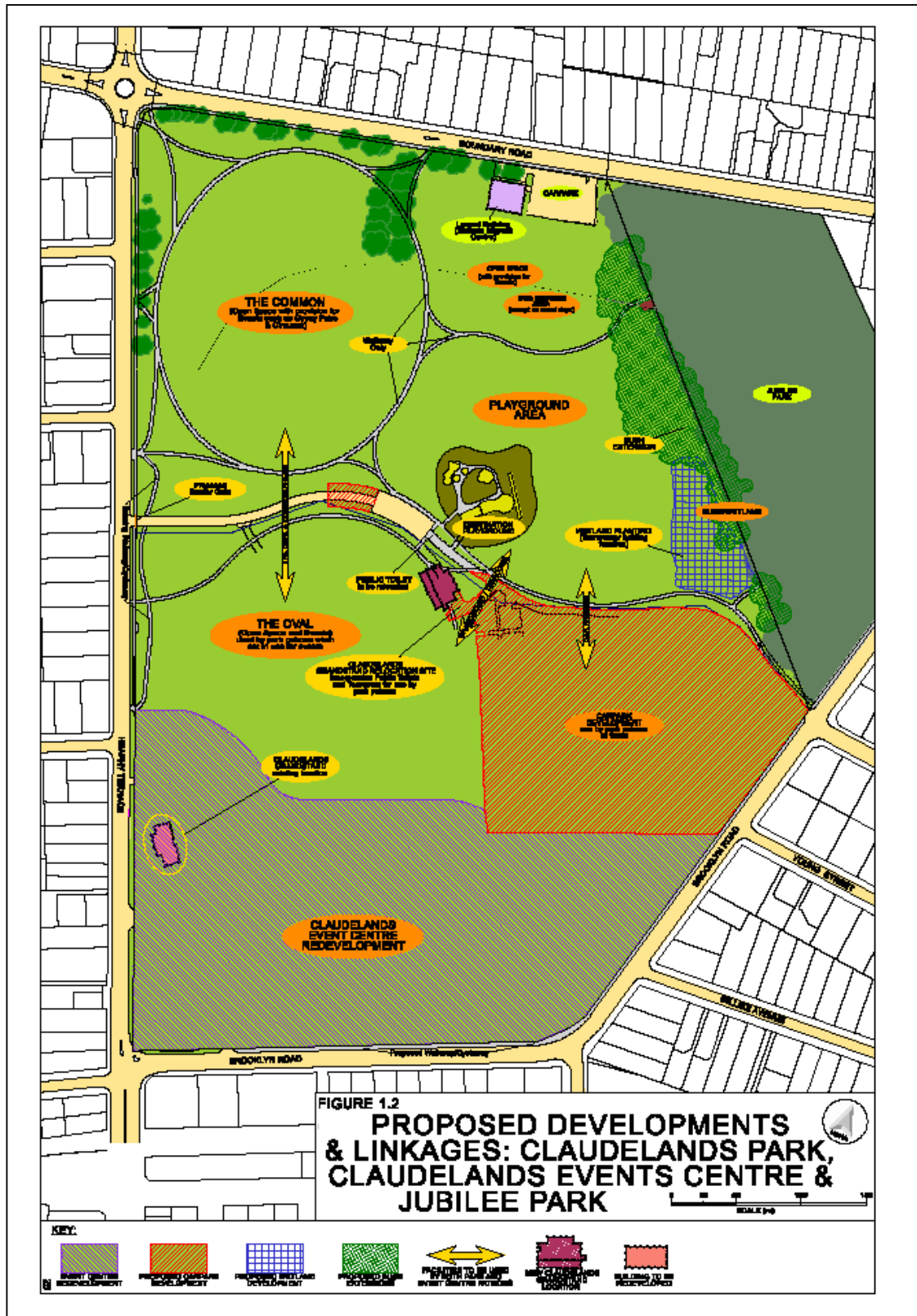
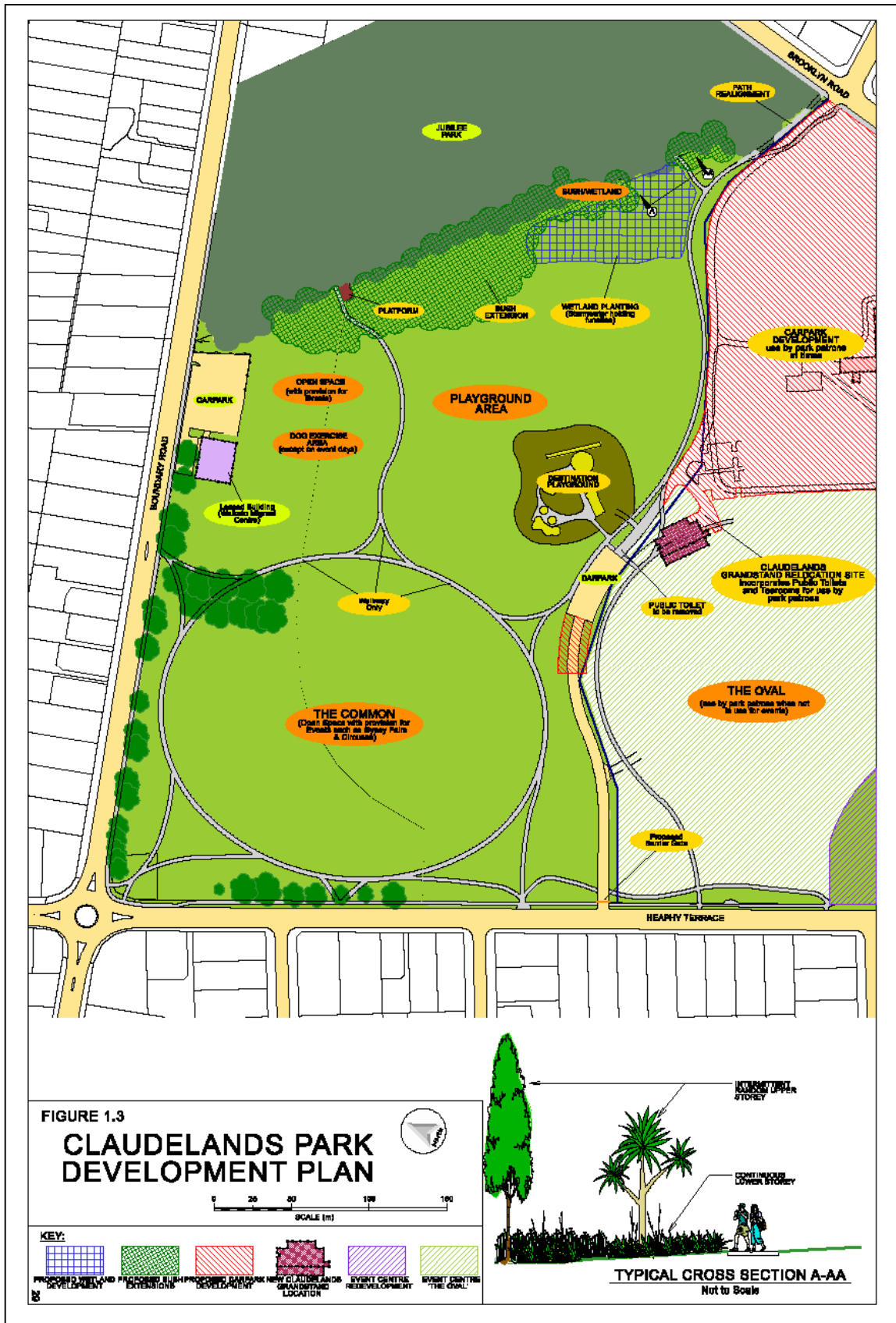
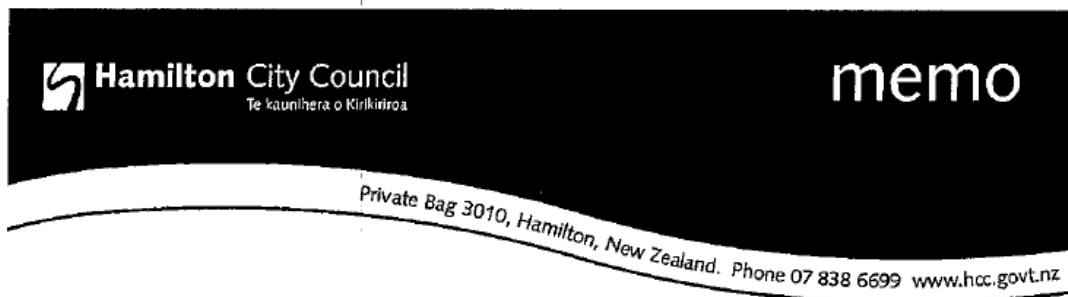


Figure 1.3 Claudelands Park Development Plan





## Democratic Support Services

To: General Manager Community Services  
From: Fleur Yates  
Subject: Draft Reviewed Claudelands Park Management Plan  
Date: 6 December 2007 File: 33/107-1 036/CLA/2

<sup>29.10.07</sup>  
Your report relating to the above refers.

At its meeting held on 5 December 2007, Council resolved as follows:

That:

- a) *the report and attached Submissions Analysis Report as circulated be received,*
- b) *the Draft Reviewed Claudelands Park Management Plan be adopted as the Operative Claudelands Park Management Plan 2007 and that submitters be advised of the adopted plan and thanked for their submissions,*
- c) *it be noted the adopted Operative Claudelands Park Management 2007 will supersede the previous Claudelands Park Management Plan 2001, and*
- d) *the renaming of Jubilee Park (Te Papanui) be considered during 2008/2009 review of the Jubilee Park Management Plan.*

Please note the foregoing and action accordingly.

A handwritten signature in black ink, appearing to read 'Fleur Yates', is written above the typed name.

Fleur Yates  
Committee Secretary

Copy to: Parks & Gardens Manager