Photo – simulations 2019

Landscape Assessment - Hagley Oval

Photo-simulations prepared by Virtual View Limited for Canterbury Cricket Trust
View Point 01 - 50mm Lens - Existing

NOTES:
The proposed is a 3D survey accurate photo simulation.

All photos were taken by Emma Pollard with a 50mm lens.

Photo positions and reference points surveyed Davis Ogilvie Ltd.

Refer to A1 Print for detailed resolution and correct viewing distance.
View Point 01 - 50mm Lens - Existing

View Point 02 - Proposed

NOTES:

The proposed is 3D survey accurate photo simulation.
All photos were taken by Emma Pollard with a 50mm lens.
Photo positions and reference points surveyed Davis Ogilvie Ltd.

Easting (Mt Pleasant 2000): 391028.45
Northing (Mt Pleasant 2000): 806318.992
Elevation: 16.493m
Height of Camera: 1.4m
Orientation of View: E
Date of Photography: 13 May 2019
Time of Photography: 12:41pm

REFER TO A1 PRINT FOR DETAILED RESOLUTION AND CORRECT VIEWING DISTANCE
Attachment 2

Photo – simulations 2013

Landscape Assessment - Hagley Oval

Photo-simulations prepared by Virtual View Limited for ‘Hands off Hagley’
The proposed is a 3D survey accurate photo simulation.

All photos were taken by Jason Blair with a 50mm lens.
Photo positions and reference points surveyed by Davis Ogilvie Ltd.

Easting (Mt Pleasant): 391281.487
Northing (Mt Pleasant): 806423.475
Elevation (MSL): 16.127
Height of Camera: 1.6
Orientation of View: S
Date of Photography: 18 April 2013
Time of Photography: 2:46pm

The proposed is a 3D survey accurate photo simulation. All photos were taken by Jason Blair with a 50mm lens. Photo positions and reference points surveyed by Davis Ogilvie Ltd.

**Photopoint 02 - 50mm Lens - Existing**

**Photopoint 02 - 50mm Lens - Proposed - Lighting Towers Extended**

Refer to A1 Print for detailed resolution and correct viewing distance.
The proposed is a 3D survey accurate photo simulation. All photos were taken by Jason Blair with a 50mm lens. Photo positions and reference points surveyed by Davis Ogilvie Ltd.

Easting (Mt Pleasant): 391246.47
Northing (Mt Pleasant): 806123.669
Elevation (MSL): 15.843
Height of Camera: 1.6
Orientation of View: NE
Date of Photography: 18 April 2013
Time of Photography: 16:33
The proposed is a 3D survey accurate photo simulation.
All photos were taken by Jason Blair with a 50mm lens. Photo positions and reference points surveyed by Davis Ogilvie Ltd.

Hands Off Hagley Incorporated
Canterbury Cricket Hagley Oval

VIEWPOINT 04

PHOTOPROJECT 04-50MM LENS - EXISTING

NOTES:

Refer to A1 Print for detailed resolution and correct viewing distance.
Hands Off Hagley Incoporated

Viewpoint 01 Night

Date Printed: 03-05-2013

Photopoint 01 Night - 50mm Lens - Existing

Photopoint 01 Night - 50mm Lens - Proposed - Lighting Towers Extended

NOTES:
The proposed is a 3D survey accurate photo simulation.
All photos were taken by Jason Blair with a 50mm lens.
Photo positions and reference points surveyed by Davis Ogilvie Ltd.

Easting (Mt Pleasant): 391281.487
Northing (Mt Pleasant): 806423.475
Elevation (MSL): 16.127
Height of Camera: 1.6
Orientation of View: S
Date of Photography: 29 April 2013
Time of Photography: 7:50pm

Hands Off Hagley Incoporated

REFER TO A1 PRINT FOR DETAILED RESOLUTION AND CORRECT VIEWING DISTANCE
Attachment 3

Boffa Miskell Landscape Assessment 2012

Landscape Assessment - Hagley Oval

Landscape Assessment prepared for Canterbury Cricket Association
Document Quality Assurance

This report has been prepared in accordance with Boffa Miskell quality assurance procedures, and has been reviewed and approved for release as set out below.

Bibliographic reference for citation:

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Cover photograph: [Hagley Park, © Boffa Miskell, 2012]
1.0 Introduction

This landscape assessment has been prepared by Boffa Miskell Ltd on behalf of the Canterbury Cricket Association. The assessment forms part of a resource consent application for the establishment of a redeveloped existing Senior Cricket Oval in Hagley Park, Riccarton Avenue, Christchurch. In brief, the proposal is to redevelop the existing Cricket Oval in Hagley Park to accommodate international matches with a new main pavilion building, lighting, and perimeter grass embankments for spectator viewing.

The scope of this assessment covers the following sections:

- Description of the Proposal
- Site and Context
- Statutory Context
- Assessment of Potential Landscape Effects
- Summary and Conclusions
- Appendix 1 - Graphic Supplement

The site was visited and photographed on Thursday 15th of November 2012 around midday. All photographs in the graphic supplement were taken using a 30mm digital lens setting with panoramas being created using ‘PTGui’ software. This assessment should be read in conjunction with the attached graphic supplement – Appendix 1.

This report is based on information provided by:

Athfield Architects (AAL) – Hagley Oval, Canterbury Cricket Association RESOURCE CONSENT DRAWINGS - 26 November 2012 10-22

Planz, Application for Resource Consent (draft) - International Cricket Venue, Hagley Oval, Riccarton Avenue, 26 November 2012.

2.0 Description of the Proposal

2.1 Hagley Oval Proposal

Refer to the architectural proposals - HAGLEY OVAL, CANTERBURY CRICKET ASSOCIATION, RESOURCE CONSENT DRAWINGS, NOVEMBER 2012 for plans, drawings and visualisations of the proposal.

The proposal is to sensitively integrate an international cricket venue into the landscape setting and character of Hagley Park. To achieve this, a traditional English “village-green” concept has been given a contemporary reinterpretation based on international precedents such as the Adelaide Cricket Ground and Lords Cricket ground in London. A ‘stadium’ type venue is not being proposed which accords with the policy of New Zealand Cricket to allocate test matches to smaller venues. This approach aims to emphasise the verdant and soft landscape aspects of the site while introducing a new contemporary cricket pavilion building which has an architectural typology directly associated with recreational activity i.e. cricket. Other key considerations of the proposal include: retention of existing trees and the historic Cricket Umpires’ Pavilion, maintenance of public access to the site, and the clustering and co-location of the proposed pavilion with existing buildings.

A full description of the proposal is contained within the Assessment of Environmental Effects (AEE) however key elements of the proposal that potentially affect the landscape character and quality of the site and surroundings are described as follows:

**Pavilion Building** to meet the requirements of a test cricket venue. This is proposed to have a ground floor footprint area of 775m² with a further permanent outdoor seating area in front of the pavilion comprising another 280m². The pavilion would have a total floor area of 1755m², and comprises four key components:

1. A building base level (inserted into and largely concealed by the proposed adjacent 2.5 metre high grassed embankments), which would house supporting uses such as storage, toilet and changing facilities.

2. A main pavilion level housing the match officials, media, player and function lounge viewing facilities. The combined height of the base and the main level would be 6.7 metres with a main level floor area of 980m².

3. A permanently installed floating tensioned fabric canopy of 1785m² in area over the base and main level to a height of 12.2 metres with slender supporting poles and tension wires extending to a maximum of 15.2m above ground level. This tensioned fabric
canopy roof is proposed to evoke the tent-like fabric marquees synonymous with games of cricket in a village green setting.

4 An outdoor seating area in front of the pavilion to accommodate 440 spectators.

The proposed colour for the building and canopy is off-white such as Resene ‘black white’ or similar.

**Temporary Structures** - During major fixtures (as defined in the resource consent application) there will be temporary structures, which could include temporary scaffolding for televised broadcasts and on the embankment itself, temporary grandstands and tents.

**Old Boys Collegians Pavilion** with a footprint area of 211m² will be demolished and the new pavilion located over Old Boys Collegians Pavilion footprint area.

**Storage Sheds** of 85m² on the south side of the Oval will also be demolished.

**Historic Umpires Pavilion** in the northeast corner of the Oval retained.

**Grass Embankments** are proposed to encircle the perimeter of the cricket oval boundary. These will have grassed surfaces and heights of between 2.05m to 2.5m (average height of 2.2m). This embankment height is similar in scale to the 2m high grass embankments currently within South Hagley Park adjacent to the netball centre. The base of the embankment would have a maximum width of 34m. Two openings in the embankment are proposed - one to allow for views from the Umpires Pavilion into the Oval, and the other to allow for groundsmen’s access into the Oval.

**Two moveable sight-screens** are proposed to be used around the inside edges of the grass embankment over the cricket season. These measure approximately 6.3 metres in width and 5.4 metres in height. There are existing sight-screens at the Hagley Oval which will be upgraded.

**White picket fence** of 1.1m in height would be installed around the Oval within the grass embankments and throughout the cricket season. This proposed new element is part of the proposed visual “ambience” and character associated with a traditional English cricket Oval. Openings are proposed in this fence to allow for access across the Oval when matches are not being played.

**Four Telescopic Light Towers** are proposed at equal centres around the oval, and set into the outside edge of the grass embankment. The heights of the proposed light towers are:

- 30.9m in height when retracted. This is the proposed situation for the winter and in summertime when the lights are not in use.

- 48.9 metres in height fully extended. This is the case for summertime evening games.
Lighting is required for a maximum of 20 evenings during a season, and would be switched off at 12pm. When the lighting is not in use, the lights will be retracted.

The proposed colour for the light towers is off-white such as Resene ‘black white’ or similar.

**Proposed Events** - refer to paragraphs 2.7 to 2.11 in the resource consent application for the proposed frequency of events.

The seating capacity will comprise 440 seats in front of the pavilion, and a capacity for a further 12,000 on the embankment (without temporary seating). The members lounge and bar can accommodate a further 150 seated patrons or 300 standing.

Public access will be available to the Hagley Oval except for 12 - 20 days during a typical season when major fixtures are being played and access will require payment of an entry fee. At these times, temporary open chain-link fences around the outer perimeter of the embankments, temporary seating and marquees along the top of the embankments, and crowds of people, are likely to be visible.

Fencing associated with major events will be erected as close to the start of the events as possible, and removed as soon as practicable following the end of the event.

**Vehicular Access (to the new pavilion building)** is by way of the existing sealed driveway from Riccarton Avenue to the Horticultural Society building. No additional car parking is proposed. For fixtures (typically 12-20 per annum), additional temporary car parking will be located on the grassed ‘Polo Grounds’ with access from Deans Avenue.

**Landscape Treatment**

It is not proposed to remove any existing trees on the site. Some remediation landscaping will be provided immediately adjacent to the proposed Pavilion and associated carpark and access area. A landscape proposal for this has not been prepared as part of this application however remediation after construction disturbance with grass will be undertaken as well as the construction of access pathways.

### 3.0 Context and Site

Refer to Architectural Drawings ‘Location Plan’ and ‘Existing Site Plan’, and attached Appendix 1 - Figure 1 - Photographs A, B and C of Existing Hagley Oval, and Figure 2 - Photographic Viewpoints Plan’
3.1 The Context

Hagley Park is a large urban open space recreation reserve with a total area of approximately 165 hectares, and is a very important central landscape and recreation feature of Christchurch City. The park and Botanic Gardens were part of the original town plan for Christchurch prepared in 1850 by Edward Jollie. The broad landscape character and aesthetic of the park is that of English picturesque landscape with large areas of open grass and clusters and single specimens of predominantly deciduous trees reminiscent of the English pastoral countryside.

The Park is made up of three areas known as Little Hagley Park, and North Hagley Park and South Hagley Park. While Christchurch Botanic Gardens is not part of Hagley Park it is a contiguous open space and amenity landscape area of approximately 21 hectares. These combined recreation and amenity areas are framed and clearly defined in the urban fabric of the city by Deans Avenue to the west, Avon River/Otakaro to the North, Rolleston Avenue/Park Terrace and the Avon River/Otakaro to the East, and Hagley Avenue and Moorhouse Avenue to the South. Riccarton Avenue and Harper Avenue dissect the park creating the divisions between the three areas. A range of land uses including business, residential, educational, and medical front onto Hagley Park and the Botanic Gardens from the surrounding urban areas.

Hagley Park as a whole currently accommodates a wide range of active uses. These include; golf, cricket, netball, tennis, fitness tracks, special events area, model boat lake, soccer, range of rugby codes, horticultural events, softball, cycling, jogging, walking, school sports, marching and marching bands, horse shows and polo, croquet, frisbee, hockey, petanque, boating and a helipad (for hospital use). The design and management of the Park over time has accommodated many active uses with planting being used to define sports-allocated spaces, and create shelter and a pleasant environment for urban leisure activities.

Informal and passive recreation is primarily accommodated around the edges of sportsfields and boundary areas where established tree planting provides shade and prospect over the open sportsfields. There is a strong structure of established tree planting around the perimeters, which creates a sense of enclosure for activities within the park as well as creating an attractive urban treed backdrop to parts of the surrounding urban areas.

Existing tree planting was undertaken from the 1860s to the early 1900s and was predominantly arranged formally in lines around the perimeter of the park and in woodland blocks. These plantings consisted of a small number of deciduous European broadleaf species such as English Oak (Quercus robur), Limes (Tilia), Planes (Platanus), Ash (Fraxinus), Beech (Fagus), Birch (Betula), Sycamore (Acer pseudoplatanus) and Elms (Ulmus). Evergreen plantings of wellingtonias (Sequoiadendron giganteum), maritime pine (Pinus pinaster) and Eucalyptus spp. were also planted in parts of the park. Many of the existing trees are over 100 years old and require ongoing management and replacement.
Functional networks of pedestrian and cycle routes are present through the park. These linkages are valuable connections for access to the city centre from residential and commercial centres such as Addington, Riccarton and Fendalton/Merivale. The importance of Hagley Park as a conduit for urban cycling and walking is likely to increase in the future as earthquake reconstruction and development of the city and surrounding centres increases and with plans to increase these modes of movement in the Central City Recovery Plan.

3.2 The Site

Refer to Figure 1 - Photographs A, B and C - Existing Hagley Oval in the attached Graphic Supplement.

The existing Hagley Oval site has a long association with the current location near Riccarton Avenue in South Hagley Park. The Hagley Oval site comprises an area of 7.4 hectares and forms part of South Hagley Park which is approximately 70.5 hectares. The Cricket Oval was established on this site in 1866 after the Christchurch Cricket Club was granted a lease by the Provincial Council of the time. The existing established trees and the heritage listed 'Cricket Umpires' Pavilion' built in 1864 (group 3 heritage item under the City Plan), reflects this long tradition of cricket being played on the site. Over time, other buildings have been added around the perimeter of the Oval creating a mix of facilities of varying architectural character, quality and age.
Car parking associated with the Oval and Horticultural Hall is predominantly set within areas of tree planting and does not significantly visually impact on the amenity of the Park. A temporary hospital staff carpark to the south of the oval does currently impact adversely on the landscape quality Park however this is a temporary arrangement. The Riccarton Avenue Carpark has an informal landscape character with gravel surfacing, no line-marking, and planting of trees along the carpark edges. This character complements the Park landscape. The horticultural Hall car parking is located along the access road to the building. It has a hard chipseal surface with concrete kerb and channel edges. A mix of tree, hedge and groundcover planting has been incorporated into this roadway and parking area. This arrival route to the Horticultural Hall and other buildings from Riccarton Avenue currently has a rundown and untidy landscape appearance.

A variety of landscape treatments around these buildings (and the associated carparks) contribute to an existing degree of visual incoherence around the Oval. However, existing large deciduous and some evergreen trees around the Oval, and large areas of grassed open sportsfields, provide a strong sense of broad coherence to the site as part of South Hagley Park.

4.0 Statutory Context

The following Planning documents have been considered as part of this assessment:

4.1 Earthquake Recovery Act – City Blueprint Plan

The Recovery Plan and its associated "Blueprint Plan" is a statutory document. The Blueprint Plan identifies the Hagley Oval, embankment and the outline of a pavilion building as "Item 12". This signals that the use of the site as a cricket oval in association
with an embankment and pavilion building is consistent with the Central City Recovery Plan.

4.2 Resource Management Act

Resource Management Act (RMA), particularly Section 7(c) maintenance and enhancement of amenity values - those natural and physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

4.3 The Christchurch City Plan

The planning framework is described in detail in the resource consent application. However, set out below of those matters which have particular relevance to this landscape assessment. The application site is zoned Open Space 2 in the Christchurch City District Plan. This zone is described as the "District Recreation and Open Space Zone". The relevant "Environmental results anticipated" for this Zone include the following:

(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 or 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 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".

**Objective 14.3 - Design and Appearance** in Part 14 of Volume 2 of the City Plan is of particular relevance to this assessment. Objective 14.3 states:
“Open spaces and recreational facilities that are designed to be sympathetic to the scale and character of the surrounding environment, and to the particular characteristics of the area itself”.

The “Reasons” for this objective state that “there can be adverse effects associated with structures and recreational activities on the surrounding environment, particularly living areas; secondly the quality of the environment within which recreation may be undertaken; and thirdly assisting the conservation of natural values that may be associated with areas of high ecological or landscape values”.

This Zone contains a range of Standards relating to heights, building area, site coverage, fill and excavation, heritage and amenity, impervious surface areas, and assessment matters for restricted discretionary and discretionary activities.

4.4 The Reserves Act

Hagley Park is classified as Recreation Reserve under the Reserves Act 1977, “for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”.

4.5 Hagley Park Management Plan 2007

The Hagley Park Management Plan is a statutory document and in considering this application for consent the policy guidance and intent of the Management Plan must be had regard to.

5.0 Assessment of Potential Landscape Effects

The following section assesses the anticipated visual effects on landscape amenity values of the proposal from within the Hagley Park, the Botanic Gardens and surrounding areas. The City Plan contains “Assessment matters” which assist in assessing the effect of non-compliances relating to restricted discretionary and discretionary activities. Relevant matters have been considered as part of the visual effects assessment.
To illustrate this assessment, photographic viewpoints have been taken and used. Refer to Figure 2 - Photographic Viewpoints location Plan, and Photographic Viewpoints 1-11 in Appendix 1. An approximate horizontal extent of the proposal has been indicated on some photographs.

5.1 Views from Riccarton Avenue

**Photographic Viewpoints 1 and 2**

These photographs show the views towards the proposal from Riccarton Avenue when approaching from the east and the Central City area. From these images it is apparent that existing established tree planting during summertime would screen views of the proposed pavilion, retracted light towers and grass embankments. The heights of these trees are between approximately 15 – 30 metres. It is possible that the fully extended light towers may be visible above small parts of tree canopy areas along this route. When the lights are on, partial illumination of the tree canopy tops is likely with glimpses of the lights being visible through the foliage and branches.

In winter, the pavilion and lights will be partially visible between tree trunks, branches, lower canopy planting and as part of the cluster of existing buildings and associated lower-level landscaping. These structures will be setback from the road by approximately 50 metres with a strong landscape buffer of established trees and grassed areas that would maintain the parkland amenity when viewed from the Riccarton Avenue.

From the nearby Hospital buildings the application site would be approximately 250 metres away at the closest point. In summertime, from some elevated views in the building the tops of some light towers are likely to be visible or partly visible above the trees. In winter time, the pavilion and light towers are likely to be partly visible though the tree trunks and branches. The embankment is likely to be partly visible and appear as part of the grass areas of the broader park from this distance. From this viewing distance with intervening tree planting the visual impact of the proposal is not likely to adversely affect the outlook onto Hagley from the hospital.

It is not intended that the lights will be fully extended with the lights on in winter. The light towers will be retracted. This will reduce the visibility of these structures through the leafless winter period.

**Photographic Viewpoint 3 and 4**

These two viewpoints illustrate the western approach to the site along Riccarton Avenue. Many of the visual and landscape effects are likely to be similar to those described above relating to Photographs 1 and 2, however viewpoint 4 illustrates that at close proximity from the road, views through and beneath the tree canopies are apparent.
From this viewpoint the rear of the embankment would be partially visible above the existing hedge around the Oval. The canopy and upper floor of the proposed pavilion would be visible behind the embankment along with the upper parts of other existing buildings and the sight screens (over the cricket season). The proposed picket fence would not be visible behind the grass embankment. The partial appearance of the grass embankment amongst the other elements of the Oval would not be visually inappropriate or unattractive given the visual clarity of the current and proposed intended use and peoples’ expectations associated with this.

In this view, the existing pavilions and Horticultural Hall are currently visible. The new building would form part of this cluster and would partially and completely obscure the current view of the Hall as a viewer moved along Riccarton Avenue, and would remove the Old Boys’ Pavilion. The embankment would also partially obscure the existing Horticultural Hall from this viewpoint.

Viewpoints 1-4 show the eastern and western approaches to the Hagley Cricket Oval as a destination. The Riccarton Avenue approach is the front door and “address” for the Oval and as such should provide a degree of profile for the venue as an important destination. This should also be balanced with the existing and future park amenity. The partial visibility of the pavilion, lights and embankment is a positive feature of the proposal as it expresses a recreational activity in an attractive parkland setting, and provides some urban legibility and way-finding as part of the City’s key destinations. This is consistent with the intended profile and role of other proposed Blueprint developments such as the ‘Avon River/Papa o Otakaro’, the ‘Health Precinct’ and the ‘Metro Sports Facility,’ which are in close proximity. A degree of visibility of the pavilion canopy and light towers would function as recreation activity signifiers reducing the need for large explicit signage.

5.2 Views from the Surrounding Area

Photographic Viewpoints 5

Viewpoint 5 was taken from the boundary of the Living 4b Zone and Cultural 3 Zone at the intersection Selwyn Street and Hagley Avenue. The closest new structure of the application proposal – the pavilion and embankment, is approximately 330 metres from this viewpoint. Between is a 60 metre (approx.) wide boundary planting of large established deciduous trees, a 200 metre (approx.) wide open area of sports fields, and a row of trimmed lombardy poplars screening the existing Horticultural Hall and carpark area. Some tree planting is also present in this carpark area. Any perceived adverse visual effects of the proposed new structures from this viewpoint and along Hagley Avenue in summertime are likely to be very minimal.

When the light poles are extended it would be night-time (or late in the afternoon or early evening, or in dull weather days) and this would occur only on a temporary basis. Any adverse visual effects of the light tower structures would be minor and only occur temporarily, and in
summertime light spill would be largely screened and filtered by vegetation foliage from this viewpoint. It is noted that the illuminance overspill level at ground level would be 2 lux or less at this location. This lux level would be further reduced by the presence of existing tree canopy cover.

During winter when leaves have fallen from the trees, the separation distance of 330 metres, the intervening tree trunks and branches, and the existing Horticultural Hall would partially screen and visually obscure the proposed new structures to the extent that any adverse visual effects would be minimal.

The light towers are between approximately 360m – 550m from this viewpoint. The trees surrounding the Oval are approximately 15 – 30m in height with one particularly large poplar specimen between the southern and eastern light towers. When the lights are at the retracted height they would be visually well screened by the surrounding trees from this viewpoint, and if partially visible would be well absorbed into the tree setting surrounding the Oval.

It should be noted that this area of the park presently contains eight approximately 20 metre high lighting towers for rugby practise as well as netball lighting poles. These existing lights are in closer proximity to the residential properties along Hagley Avenue being approximately 70 metres away at the closest point. These existing structures and the proposed light towers would not visually detract from the broader landscape qualities of the park as they are consistent with the use and activities undertaken in this area.

From within the South Hagley Park, along the pathways within the trees or playing on the sportfields or courts, views of the proposed Hagley Oval facilities would be consistent with the existing landscape character and recreational functions of this part of Hagley Park.

**Photographic Viewpoint 6**

This viewpoint shows the density of tree planting around the southern edge of South Hagley Park. The photograph was taken approximately 600 metres from the closest edge of the application site from Grove Road. With the extent of tree planting and long separation distances there would be no adverse visual effects from the proposal when viewed from this location or immediately nearby.

**Photographic Viewpoint 7**

Photographic Viewpoint 7 was taken from within South Hagley Park on the inner edge of the boundary tree planting. This viewpoint illustrates the sportfield character of the of South Hagley Park with existing lighting towers, open well-managed sportfields, and a backdrop of large trees. The Horticultural Hall is visible from this viewpoint (along with the temporary hospital parking) however the view is predominantly of a parkland landscape. The proposed pavilion would be clustered with the Hall minimising the potential visual effect of buildings being dispersed.
throughout the park which could potentially reduce a visual sense of the large scale of surrounding open parkland.

Some landscape treatment at the southern end of the Horticultural Hall through the use of evergreen small to medium scale trees (and shrubs) would further improve the integration of the existing building into the park setting particularly in winter time. The need to better integrate the Hall building has already been identified as a priority in the Hagley Park Management Plan and it is anticipated that this would occur as part of future park management. The southern end of the proposed pavilion would be partially obscured by the adjoining proposed grass embankment and existing trees around the Oval edge. This would reduce the visual impact of the building from southern views and would integrate the building into the landscape setting.

**Photographic Viewpoint 8**

From this location on Deans Avenue looking east towards the application site. The closest outer edge of the proposed grass embankment is 440 metres away with the pavilion being approximately 650m away beyond the raised embankment. From these viewing distances through existing established trees, across very well maintained sports fields, and with existing trees around the perimeter of the Oval area, neither of these proposed elements (and including the lighting towers) would adversely affect the parkland outlook from residential properties along Deans Avenue.

5.3 **Views from the Botanic Gardens**

Internal views from within the Botanic Gardens are predominantly screened by large, dense and mixed evergreen and deciduous vegetation. The following photographs have been taken to illustrate the dense planting character along the river and the likely visual effects that the proposed Hagley Oval redevelopment would have on the nearby edges of the Botanic Gardens.

**Photographic Viewpoint 9**

This photograph was taken from the ‘West Bridge’ – a main entry point into the Gardens from Hagley Park. The bridge provides a vantage point from which to view down the river towards the application site to the south. The site is approximately 430 metres from this location. As is shown in the photograph the application site is well screened from view by a mix of evergreen and deciduous exotic and native plantings along the river.

**Photographic Viewpoint 10**

Further south along the Botanic Gardens riverside pathway closer to the application site is the location of photographic viewpoint 10. This location is approximately 150 metres from the outer edge of the proposed grass embankments and approximately 200 metres to the nearest light.
tower. From this viewpoint it is possible that the northern-most light tower 1 (refer to Architect’s ‘Proposed Site Plan’) may be visible above the canopies of the existing large trees when retracted and extended.

Along this stretch of the river native vegetation predominantly lines the bank of the river screening many views to Hagley Park across the river. There are however small openings in the vegetation in places that allow for some views to the river and Hagley Park. These are relatively infrequent compared to the density of native riparian vegetation. Visibility of the northern light tower 1 may be possible to a small degree through these gaps however the extent and duration of viewing when walking along this path is minimal. If the light tower were seen from this location it would not necessarily detract from the amenity of the Gardens or river environment due to the minimal visibility, and may in fact add a point of interest for some people.

Photographic Viewpoint 11

From the ‘Woodland Bridge’ on the southern side of the Botanic Gardens, large deciduous trees in the ‘Woodland Gardens’ densely screen the application site. This viewpoint is approximately 250 metres from the edge of the application site. During the summer season, these trees would effectively conceal the proposed light tower structures and new pavilion building to the extent that these would not be obtrusive or adversely affect the amenity of this part of the Gardens or River. In winter when leaves are not present on the trees, the retracted light tower structures may be very partially visible through a dense canopy of branches and tree trunks.

The ‘Illuminance Overspill Plan’ shows that this area would receive a lux level ranging from 25 – 2 lux at ground level. However this plan does not take into account the screening of lighting by the existing woodland area of large trees. The presence of this woodland area of trees will significantly reduce the light overspill effect in this area during the summer evening period when the lights are being used.

It is noted that there are some openings in the tree canopies in this part of the Botanic Gardens Woodland, which would receive the light levels indicated. Should this be perceived as an adverse visual effect in the future, screening tree planting could be added to this area to mitigate this effect.

It is further noted that the opening hours of the Botanic Gardens grounds are daily from 7 am until one hour before sunset. Users of the gardens are not likely to be in Botanic Gardens after dark.

5.4 Hagley Park Management Plan 2007

The current version of the Hagley Park Management Plan (HPMP) has been prepared in accordance with the Reserves Act and was adopted by the Christchurch City Council as the operative plan in 2007. The plan is in two parts. Firstly, background descriptions of the Park's
character and management issues; and secondly, a policies section that addresses the issues and actions to be undertaken in the management of the Park. The Hagley Park/Botanic Gardens Master Plan also forms part of the HPMP.

The vision for Hagley Park as stated in the HPMP is; for it to be an iconic inner-city open space area for the city of Christchurch and to be a place for present and future residents and visitors to the city to visit, recreate in and appreciate. Key elements of this vision are:

- The Park retains a landscape character that reflects the central city’s open space heritage but also is in harmony with the contemporary urban environment.
- The form of the Park, with its long vistas and margins and avenues of trees, is continued into the future.
- The present physical extent of the Park is fully and permanently conserved.
- The Park is a space that is managed effectively for a variety of public recreational uses, with access and facilities provided to a level that is acceptable in terms of impact on the Park’s environment.
- The Park is managed to enhance indigenous wildlife values and provide habitat for indigenous biodiversity.

Under the ‘Landscape’ heading of the ‘Values, Issues and Needs’ section, it is identified that the park needs “to reflect contemporary values, but still retain its valued historical form. And, that a comprehensive ‘Design Specification’ shall be prepared for Hagley Park. This specification shall form the blueprint for future design and maintenance works (for landscaping, circulation facilities layout and built structures) in the Park. Under the ‘Vegetation’ heading of the same section it is identified that “the Canterbury Horticultural Society Building shall be screened with appropriate planting”. Under ‘Structures’ it is stated; “the Hagley Park buildings shall be coordinated and integrated into the Park by way of specifically prepared colour schemes.

The identification of these values and proposed subsequent actions would assist the integration of the Hagley Oval redevelopment proposal to integrate with the park. It is anticipated that as these HPMP proposals are implemented overtime, the landscape setting of the Hagley Oval will be further enhanced and the proposed elements further integrated into the Park.

The following are objectives identified in the HPMP that relate to landscape outcomes.

**Objective 1:**
(a) To protect the English heritage style landscape character, atmosphere and scenic amenity of Hagley Park and promote this as a major objective of the plan.
(b) To also develop, where appropriate, features that represent New Zealand landscapes.
The traditional English cricket green concept underpinning the design development of the Hagley Cricket Oval proposal is consistent with this objective. This concept is both part of New Zealand colonial cultural heritage of the site as an historic cricket oval, and it is consistent with the broader English parkland aesthetic on which the Park was originally designed.

Also identified under this objective is that “opportunities for additional planting exist in the vicinity of Hagley Oval, Addington Brook and the netball courts”. Additional planting as proposed in the Management Plan could enhance the Oval and further integrate the proposal into the landscape setting.

**OBJECTIVE 2: To protect the open spaces of Hagley Park and the visual amenity of the road users.**

To promote Hagley Park as a major feature of the open space system of the inner city.

Due to the viewing distances from most roads around Hagley Park and the boundary large-scale tree planting the proposal would not adversely affect road users’ views. The design minimises built development through the use of embankments and confining built development spatially and in height. The embankments are also low (consistent to existing embankments which are already part of the landscape values of Hagley Park). Accordingly the design of the proposal has considered and responded to this objective.

**OBJECTIVE 4: To preserve and enhance knowledge of the historical values of the Park.**

The proposal would not remove any existing trees and retains the historic Cricket Umpires’ Building. The proposal also retains the historic use of the site for cricket matches.

**OBJECTIVE 13: To maximise the recreational potential of Hagley Park but limit ancillary developments such as buildings and car parking which detract from the park’s landscape value.**

The proposal would not detract from the landscape value of Hagley Park due to the proposed elements being consistent with the recreational activities found in landscapes with an English parkland character and with existing elements found in South Hagley Park such as sportsfields, lighting and spectator embankments. The retention of existing trees and the integration of the pavilion with the grass embankment would retain the dominance of landscape character and values in the park. The cricket oval itself is also an open space facility. No new car parks are proposed as part of this proposal.

**OBJECTIVE 17: To keep to a minimum the number of new buildings and structures on Hagley Park and to coordinate and integrate the existing Park buildings and structures into the Park environment. To protect historic buildings and structures within the Park.**

There would be no significant reduction in the overall open space landscape character and natural environment of Hagley Park from the proposal. The Oval area is already contained by trees and buildings, which provide enclosure. The location and dimensions of the proposed grass embankments would read from the broader landscape through trees as a continuation of the open grass character. The clustering of the new pavilion with the Horticultural Hall (and other smaller buildings) and the removal of two existing buildings avoids the appearance of any
The proposed design of the building expresses its purpose as a cricket pavilion. It is not intended to be a building hidden as a dark structure behind vegetation. This approach is consistent with the South Hagley Park as a predominantly active recreation environment. The appearance of the proposed purpose built cricket pavilion would add to the aesthetic appreciation of the park from the perspective of recreation. From a formal aesthetic perspective, the proposed pavilion, grass embankment, and light towers would be visually coherent new elements in the context of this part of Hagley Park.

This objective also requires that “a review of the colour schemes of all of the buildings and structures in Hagley Park shall be undertaken”. As far as the applicant is aware this colour scheme review has not been undertaken. In principle, this exercise would be very worthwhile as many buildings in Hagley Park have a disjointed appearance and would benefit from colour coordination. The proposed off-white colour for the new cricket pavilion and light towers is consistent with the existing historic Cricket Umpires’ Building, and the St Alban’s and Riccarton’s Clubs pavilions around the Oval. This is an appropriate colour for the new pavilion in this location.

**OBJECTIVE 26: To develop a comprehensive and user-friendly signage system in Hagley Park that unifies and creates an identity for the Park.**

It is recommended that any signage associated with the new Hagley Oval Cricket Pavilion is co-ordinated with the proposed signage system to be developed as part of Objective 26 above.

**OBJECTIVE 27: To co-ordinate the provision and upkeep of Park furniture and reinforce the Hagley Park character and identity.**

It is recommended that any Park furniture associated with the new Hagley Oval Cricket Pavilion is co-ordinated with the proposed design specification for furniture to be developed as part of Objective 27.

**OBJECTIVE 31: To provide adequate utility services for the necessary servicing of Hagley Park and minimise the visual and physical impact of the services in the Park.**

It is recommended that utility areas associated with the new pavilion are integrated into the design of the new building and are screened by attractive fencing and/or vegetation.
6.0 Summary and Conclusion

In summary, for the following reasons the proposal for the redevelopment of the Hagley Cricket Oval as an international cricket venue is an appropriate design response to the recreational and amenity landscape context of South Hagley Park:

- The proposed architectural typology of a contemporary interpretation of traditional cricket pavilions will express a clear association between the historic and current recreation use for cricket, and the purpose and appearance of the building as part of this active landscape.

- The broad setting of Hagley Park and the Botanic Gardens provides for adequate established tree planting to visually absorb and integrate the proposed structures into the open space and surrounding urban landscape.

- The location of the Hagley Oval near the centre of Hagley Park provides for viewing separation distances from surrounding residential areas and businesses that would avoid any perceived adverse visual impact of the proposed structures.

- The clustering of the proposed pavilion with the existing Horticultural Hall and other smaller buildings is an appropriate mechanism for avoiding potential adverse effects of structures proliferating in the open space character of the park. Furthermore, the integration of the proposed grass embankment into the building design minimises the visibility of the building in the proposed location.

- The existing tree planting and the proposed grass embankment around the Oval will screen and visually absorb the activities, and the proposed and existing permanent and temporary structures around the Oval area from the surrounding park.

Identified in this assessment is the need for enhancement of the landscape amenity immediately around the proposed pavilion, existing Horticultural Hall and other smaller buildings, and the entry accessway and carparks. The Hagley Park Management Plan acknowledges this too, and it is anticipated that overtime through the implementation design guidelines and specifications, and additional planting within the application area this will occur. This is not considered necessary at this stage to mitigate adverse landscape effects of the proposal except where remediation after construction and the integration of landscape treatment with existing surrounding areas is required.

To conclude, the application proposal sensitively integrates a high quality international cricket venue into the landscape setting and character of South Hagley Park. This attractive venue would provide the people of Christchurch, Canterbury and New Zealand, and international
spectators and players, with a very pleasant and memorable experience of matches played in the Christchurch’s Hagley Park setting.

For the reasons bullet-pointed above, it is concluded that the proposal would not have any significant adverse effects on the other users of Hagley Park or the Botanic Gardens, or from surrounding areas.
Appendix 1: Graphic Supplement
These plans and drawings have been produced as a result of information provided by the client and/or sourced by or provided to Boffa Miskell Limited by a third party for the purposes of providing the services. No responsibility is taken by Boffa Miskell Limited for any liability or action arising from any incomplete or inaccurate information provided to Boffa Miskell Limited (whether from the client or a third party). These plans/drawings are provided to the client for the benefit and use by the client and for the purpose for which it is intended. © Boffa Miskell Limited 2012

PHOTOGRAPH A - looking south from the edge of the existing Oval

PHOTOGRAPH B - looking north from the edge of the existing Oval

PHOTOGRAPH C - looking east from the edge of the existing Oval
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These indicative proposal outlines have been put together based on a combination of using our 3D computer model and reviewing against visual reference points where possible (prepared by Athfield Architects 2012)

PHOTOGRAPHIC VIEWPOINTS 1 AND 2 WITH INDICATIVE PROPOSAL OUTLINES

Approx. horizontal and vertical extent of the outer edges of proposed embankments, lights and pavilion

White = approx. height of 31 metres
Yellow = approx. extension to 49 metres

PHOTOGRAPHIC VIEWPOINT 1

PHOTOGRAPHIC VIEWPOINT 2
These indicative proposal outlines have been put together based on a combination of using our 3d computer model and reviewing against visual reference points where possible (prepared by Athfield Architects 2012).

PHOTOGRAPHIC VIEWPOINTS 3 AND 4 WITH INDICATIVE PROPOSAL OUTLINES

Approx. horizontal and vertical extent of the outer edges of proposed embankments, lights and pavilion.

White = approx. height of 31 metres
Yellow = approx. extension to 49 metres
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PHOTOGRAPHIC VIEWPOINTS 5 AND 6 WITH INDICATIVE PROPOSAL OUTLINES

Approx. horizontal and vertical extent of the outer edges of proposed embankments, lights and pavilion.
White – approx. height of 31 metres
Yellow – approx. extension to 49 metres
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**PHOTOGRAPHIC VIEWPOINT 7**

Approx. horizontal and vertical extent of the outer edges of proposed embankments, lights and pavilion.

White = approx. height of 31 metres

Yellow = approx. extension to 49 metres

**PHOTOGRAPHIC VIEWPOINT 8**

PHOTOGRAPHIC VIEWPOINTS 7 AND 8 WITH INDICATIVE PROPOSAL OUTLINES

Plan prepared for Canterbury Cricket Association by Boffa Miskell Limited

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These indicative proposal outlines have been put together based on a combination of using our 3D computer model and reviewing against visual reference points where possible (prepared by Athfield Architects 2012).

**PHOTOGRAPHIC VIEWPOINTS 9 AND 10 WITH INDICATIVE PROPOSAL OUTLINES**

Approx. horizontal and vertical extent of the outer edges of proposed embankments, lights and pavilion.

- White = approx. height of 31 metres
- Yellow = approx. extension to 49 metres
These indicative proposal outlines have been put together based on a combination of using our 3d computer model and reviewing against visual reference points where possible (prepared by Athfield Architects 2012).

**PHOTOGRAPHIC VIEWPOINT 11 WITH INDICATIVE PROPOSAL OUTLINES**

Approx. horizontal and vertical extent of the outer edges of proposed embankments, lights and pavilion.

- **White** = approx. height of 31 metres
- **Yellow** = approx. extension to 49 metres