

ASHBURTON DOMAIN DEVELOPMENT PLAN (DRAFT)

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This document has been prepared
for Ashburton District Council
by Canopy Landscape Architects



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INTRODUCTION

E anga whakamua ai – Me titoro Whakamuri
Connect to the past – prepare for the future

The Ashburton Domain has been - and remains to this day, an important and much loved open space for both residents and visitors alike. It is often referred to as “The Jewel in the Crown” of Ashburton and is the premier Council green space of the Ashburton District.

The Ashburton Domain was initially planned when the Ashburton Township was first laid out in 1864. Early records describe the area as approximately 100 acres. It was identified for the purpose of providing gardens and recreation. The land was subsequently designated a domain reserve, and was commonly known as ‘The Grange’.

Like the Ashburton Township, wider district and the community it serves, the Ashburton Domain has developed significantly over the last 150 years. As the needs and desires of Ashburton residents and visitors have changed, so too has the Domain. It has adapted and matured to reflect the district’s aspirations and character.

In December 2013, the Ashburton Domain and Gardens Reserve Management Plan (ADRMP) was prepared and adopted by Ashburton District Council. In preparing the ADRMP, it became apparent that consideration of the potential future development warranted its own separate design, consultation and planning process. Accordingly, this document the Ashburton Domain Development Plan has evolved with the sole purpose of considering how the Ashburton Domain will be developed and enhanced over the next 30 years.

At the Young Persons Forum in 2019, youth from across many schools in our district presented their ideas on what the Ashburton Domain could become - their vision was inspirational. Their ideas provided a refreshing and delightful insight into the vision of our younger generation and they will be considered alongside the submissions we receive.

Now we want to hear from you and we look forward to hearing your inspirational, bold and visionary ideas for the future of the Ashburton Domain.

Thank you for taking the time to read the Development Plan. Through this process, we hope the Domain will continue to remain a central and iconic open space for the people of our district, and that will provide wide appeal we can all be proud of for the next 150 years.

Neil Brown
Mayor
Ashburton District Council

INFORMING DOCUMENTS

- Ashburton Domain and Gardens Reserve Management Plan (adopted December 2013)
- Draft Ashburton Domain Development Plan (2015)
- Ashburton District Long Term Plan (2018 - 28)
- Ashburton District Plan
- Open Spaces Strategy (2016)
- Biodiversity Action Plan (2017)
- Climate Change Policy (2019)



HERITAGE GATES (WEST STREET) AND TREES

LOCATION AND CONTEXT

Ashburton Domain is located on West Street (State Highway 1) and is positioned to the north and west of the civic and retail hub of Ashburton. The State Highway (SH1) together with the Main Trunk Railway line create a physical disconnect between the Domain and the civic and retail areas.

The Domain provides Ashburton with open green space for active recreation (sportsfields and club facilities), and mature gardens for passive recreation and relaxation.

Additional separate sports fields and recreational facilities in proximity to the Domain are provided at the EA Networks Sports Centre and Argyle Park. Other green spaces nearby include Ashburton College (across Walnut Avenue from the Domain), Ashburton Cemetery, the A&P Showgrounds, the Allenton, Hampstead, and Collegiate Rugby Clubs and parts of Mill Creek. Further green recreational space is spread along the Ashburton River with multiple cycling and walking trails.

In future planning for the township green space corridors are planned to the north and east of the township with the long term aim of completing a ‘belt’ of recreational and open space on the town perimeter.

The possible development of the fields and facilities at the EA Networks Sports Centre may impact on the clubs and sporting codes which currently use the Domain.

The NZ Transport Agency has previously proposed a new traffic light intersection at the junction of SH1 and Walnut Ave, which will reduce the ease of access into the Domain. This proposal is currently on hold, but may be picked up again in the future. The potential impacts and opportunities created by this proposal are discussed further in this Development Plan.

The context of the Domain is further illustrated in the following two diagrams.



- A** ASHBURTON COLLEGE
 - Key user group for sports movement to / from College
 - Current lack of path network
- B** WALNUT AVENUE
 - Key feeder road
 - Opportunity to strengthen Domain edge & relationship with adjacent school, retirement villages & residential homes
- C** SH1 (WEST ST) & WALNUT AVENUE INTERSECTION
 - Opportunity for key landmark arrival element
 - Opportunity & constraints in possible intersection change
- D** RAILWAY BRIDGE
 - Opportunity to improve link between Domain and town
 - Connects to East St
 - Cycleway opportunity
 - Potential future extension into Domain
- E** POSSIBLE CYCLEWAY
- F** RAILWAY RESERVE
 - Divides town
 - Improved crossing points desirable
- G** EAST STREET WALKWAY / CYCLEWAY
- H** SOUTH ENTRY PLAZA
 - Opportunity to improve link to Gallery Precinct
 - Opportunity to improve link to Railway bridge
 - Domain pedestrian entry point closest to town CBD
 - Historic elements - waterway, gates, wall
- I** BARING SQUARE WEST
 - Historic memorial park
 - Stronger pedestrian link to Domain desirable
 - Opportunity to link this central green space with Domain through enhanced streetscape planting.
- J** BARING SQUARE EAST
 - Civic Plaza
 - Future council / civic building
 - Disconnected - improve crossing points
- K** TOWN CENTRE
 - Retail centre
 - Heart of the town
- L** BIG BOX RETAIL
- M** CYCLEWAY LINK TO TINWALD & LAKEHOOD / RIVER
- N** ASHBURTON RIVER
 - Opportunities for enhanced planting & ecology, extended cycle trail & mountain biking
- O** INDUSTRIAL PARK
- P** EA NETWORK SPORTS CENTRE & POOL
 - Facilities here accompany facilities at Domain
 - Opportunity to create stronger links down Oak Grove and to adjacent green spaces - for pedestrian & cyclists.
- Q** OAK GROVE
 - Green link between Domain and EA Network Sports.
 - Opportunity to improve pedestrian and cycling facilities
- R** ROAD TO ALLENTON & METHVEN
 - Community connections
 - Link to Argyle Park
- S** HOSPITAL
 - Mature trees
 - Boundary connections with domain
- T** SMALLBONE RESERVE
 - Connections to River and Oak Grove
- U** POSSIBLE FUTURE CYCLE & WALKWAY TRAIL



LEGEND

-  WATERWAY
-  PARK / WALKING TRAIL
-  CYCLE TRAIL / LANE
-  RETIREMENT HOME / VILLAGE
-  PLACE OF WORSHIP
-  SCHOOL / COLLEGE
-  PUBLIC TOILETS
-  SHOPS
-  HOSPITAL
-  DOMAIN MAIN ENTRY POINTS
-  DOMAIN CROSSING POINTS
-  PUBLIC BUILDINGS / AMENITIES
-  PUBLIC SPACE / PARKS

A HISTORY OF THE DOMAIN

The Ashburton Domain sits within the broader natural and cultural landscape of the Canterbury Plains. For mana whenua Māori Ngāi Tahu, the Plains were regularly traversed and occupied over many generations. The Canterbury Plains were a rich 'mahinga kai' resource of food and useful materials.

The Domain itself was planned when Ashburton was first laid out in 1864 with the area identified for the purpose of gardens and recreation. The land was designated a domain reserve and was known as 'The Grange'. Early records describe the area as approximately 100 acres of 'miserable wilderness' that was a jungle of scrubby broom, spear grass and tussock.

A Domain Board was established in 1874 to administer the land. Income from government and County Council grants, or earned from leasing areas to early settlers for stock grazing or cropping, was then used to plant trees and erect fences. Under the guidance of the Domain Board, and the Council, water was brought from a local waterway into a water race which then traversed the Domain. Two dams were subsequently built which formed a lake.

Early records indicate that a donation from Council in 1878 allowed the local cricket club to sow a cricket field in the south east corner of the area, heralding the beginning of the use of the land for community sport and recreation. 1879 saw the Ashburton Hospital built on land that had been part of the west end of the Domain.

In 1889 the Domain was vested in the Ashburton Borough Council, due to the Board finances being insufficient to continue the desired level of maintenance of the grounds. At this stage the Domain included a curator's cottage located near the site of the present Domain office off West Street. One of the first tasks of the Borough Council's newly formed Domain Board was to develop a sketch plan of the area's layout, taking into account the needs of the cricket club, Caledonian Society, and bicycle club as well as provisions for a running track, paths, driveways and planted areas.

Swimming baths were also opened in 1889 in a dammed area of the Domain, which provided separate bathing opportunities for males and females. The first swimming race was held two years later in 1891. When winter conditions permitted the baths were used as an ice skating rink.

Applications from a multitude of sports clubs began to pour into the Board requesting different rental arrangements to use the Domain land. This resulted in cricket and football sharing a ground in the alternate seasons, tennis laying down an acre of courts, the swimming club taking control of the dressing sheds, the cycling clubs taking responsibility for the maintenance of the clay track, outdoor bowls and croquet clubs developing play areas, hockey building a pitch in front of the hospital and enlarging the sports pavilion on the sports ground. The rentals paid by the various sports clubs assisted the finances of the Domain Board. In 1899 a Sports Association was formed representing the collective voices of the sports located within the Domain and this enabled a more direct forum for communication between the sports organisations and the Domain Board.

Throughout the formative years, the Domain was beautified through donations of plants that were often planted by volunteer working bees. The use of unemployed labour was also a vital aspect to the maintenance and upkeep of the Domain in the early years. A waterwheel used for water reticulation was placed in the Domain in 1904. The direction of the various beautification projects was largely down to the drive of the park curators/superintendents of the time, or the managers as they are known today.

The Domain continued to be developed as a key asset for the local community and was often the venue of landmark community occasions. For example the King Edward Coronation Gates were gifted to the Domain from the Ashburton County Council in 1903, a tree planting ceremony was undertaken in the Domain to commemorate the Ashburton Borough's 50th Jubilee in 1928, and in 1939 the Woolston Brass Band gave a concert on the island.

Beautification projects in the Domain continued with a belt of cherry trees planted along West Street in 1939. These were replaced approximately nine years ago. When a call for donations of bulbs from the community was made around this time, over 14,000 were received, reflecting the community pride in the area. Despite not having a large paid workforce, the Domain utilised 'Scheme 13' (an unemployment scheme) workmen extensively throughout this period.

HISTORIC IMAGES SUPPLIED BY ASHBURTON MUSEUM



THE WATERWAY (c. 1910s)



MARCHING BAND WITH OLD BAND ROTUNDA IN BACKGROUND (1924)



SOUTHERN CORNER (c. 1910s)



LAWN TENNIS (c. 1930)



SWIMMING BATHS - THE UPPER POND (1911)



CRICKET OVAL & PAVILION (c. 1920s)

World War II impacted on the progress of the Ashburton Domain due to shortages of labour and resources; therefore the 1940s are largely considered as a 'mark-time' period for the Domain, with few new initiatives undertaken. Water sampled from the swimming pool in 1948 showed high bacteria levels and the pool was then closed at the end of the season, ending an era. The new curator's house, known as the Domain Lodge, was built in the Domain in 1949 on the corner of Elizabeth and Grigg Streets.

The 1950s saw a shift in focus for the Domain from the previous decade, with a number of celebrations taking place in and around the Domain. The Queen's coronation in 1952 was commemorated with a flowering cherry tree being planted in the Domain, with Queen Elizabeth II visiting the Domain in 1953 as part of her New Zealand coronation visit. The 75th anniversary of Ashburton was celebrated in September 1953 with an eight day calendar of events, including a children's afternoon in the Domain featuring a Punch and Judy show and free ice cream.

From a sporting perspective the 1950s saw an increase in leisure time in general with the introduction of the 40 hour working week and greater personal disposable income. This boded well for many sports based from the Domain and a significant event of the decade was when the Ashburton Women's Hockey Association hosted the first dominion championship ever staged in the town in 1957. This no doubt set a precedent for many other sports to host future championships in the Domain.

The 1950s saw a proposal made for a sports hall to be built near the Creek Road entrance to the Domain. Public outcry resulted with the proposal opposed due to the 'sanctity' of the Domain and subsequently the sports hall was located in Tancred Street. A similar situation arose some 60 years later following a proposal to locate the new Indoor Stadium and Pool in the Picnic Area of the Domain.

During the 1960s and 70s the Domain catered for all major weekend sport except rugby, and was utilised by primary and secondary schools mid-week. Notable sporting events held during this time included the Mid Canterbury Cricket Association hosting an international cricket game between the New Zealand Colts and Marylebone Cricket Club in 1964, the Mid Canterbury cricket team defeating the touring Fijian team on the oval in 1964, and a pre-Commonwealth Games athletics meeting held at the Domain in 1974 with visiting overseas athletes competing against the local athletics club. Local service clubs have had a long association with the Domain and through their endeavours have added to the range of features of the Domain. Projects have included the construction of a bird aviary by Rotary in 1965, a skateboard track gifted by the Kiwanis and the paddling pool built in 1978 was a Centennial Project for the Ashburton Rotary Club.

Strong wind on 1 August 1975 blew a number of trees down with some falling across the brick wall. A decision was made to create the lay-by which is still present today, enabling people to see into the Domain from the roadside.

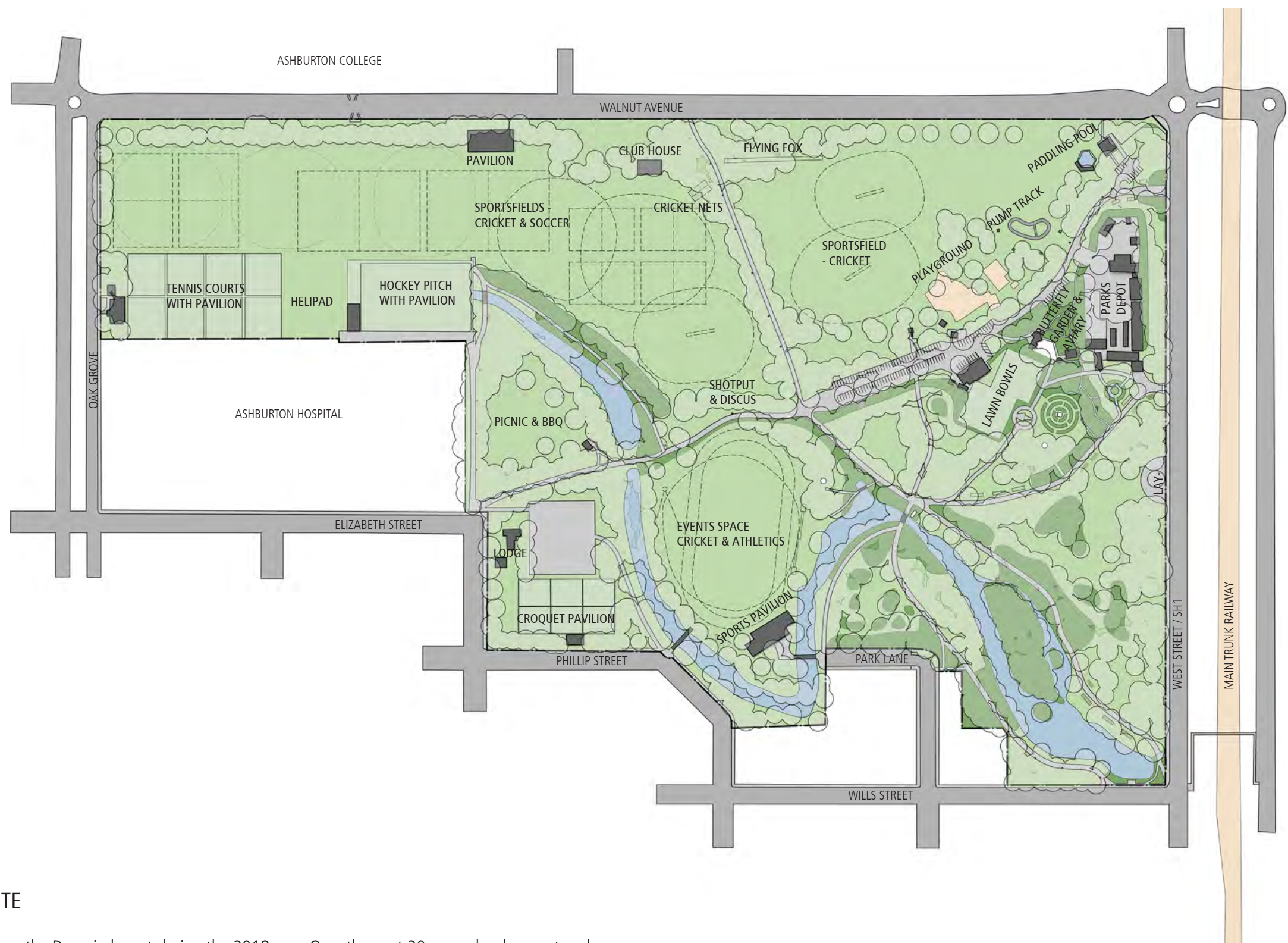
Despite challenging economic times in the 1980s sport continued to play a key role in leisure time activities in Ashburton. The Domain was considered to have a 'village green' atmosphere. During this time the Ashburton Cricket Association built a new pavilion on the Domain.

The last twenty years have seen the Domain maintain its position as the premier open space, botanical and sports venue facility of the District.

The high regard in which the Domain is held is reflected in the fact that it has only had ten curators/superintendents over the last 155 years. The Ashburton Domain is highly regarded by both locals and visitors to the area as a key asset of the District, and this is certain to continue for future generations.

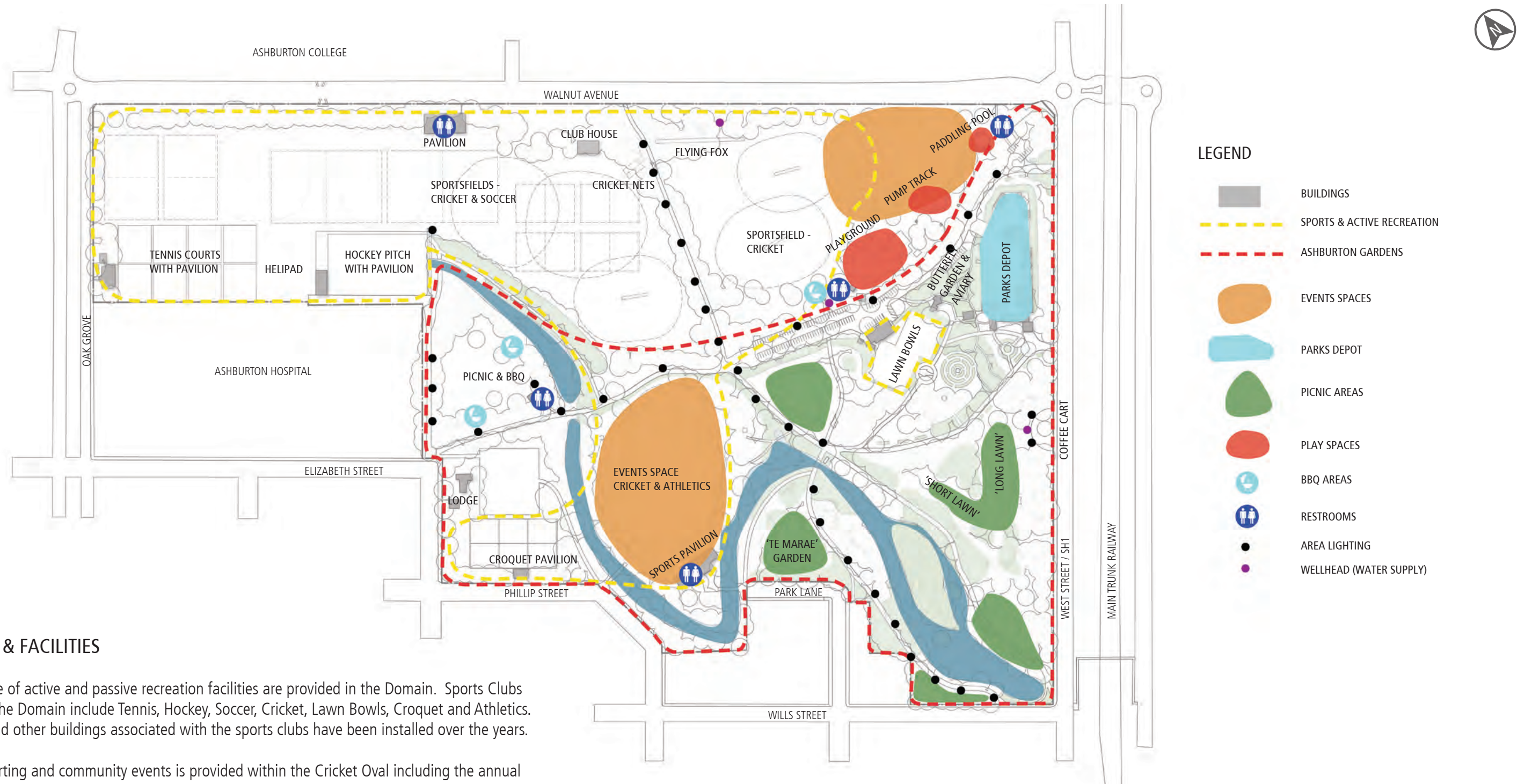
The Domain celebrated its 150th birthday in 2014 and had a month of programmed activities which were held in the Domain. One of the major activities was a Sculpture Symposium, which has been held biennially since.

HISTORIC IMAGES SUPPLIED BY ASHBURTON MUSEUM



EXISTING SITE

This plan outlines the Domain layout during the 2018 year. Over the next 30 years development and enhancement is proposed to work toward the vision, values and goals identified on page 14.



ACTIVITIES & FACILITIES

A broad range of active and passive recreation facilities are provided in the Domain. Sports Clubs operating in the Domain include Tennis, Hockey, Soccer, Cricket, Lawn Bowls, Croquet and Athletics. Clubrooms and other buildings associated with the sports clubs have been installed over the years.

Space for sporting and community events is provided within the Cricket Oval including the annual Christmas in the Park. Circuses, Fairs and other itinerant events are held in the northeast corner of the Domain close to Walnut Avenue. Weddings can be held in the Te Marae Garden area. On site barbecue facilities are available to the general public, and the ‘Picnic Area’ within the Domain is available to book for larger community or corporate events. The lawn areas within the gardens are also used informally for picnicking. Five public toilet facilities are provided.

Children’s play elements are spread out across the northeastern corner of the Domain with the Paddling Pool positioned close to Walnut Avenue.

The Open Spaces Department of the Ashburton District Council operates out of the Parks Depot

on the eastern side of the Domain to service the domain and other greenspace areas within the Ashburton District. The Parks Depot facility includes space for staff, equipment and machinery storage and facilities for growing plant material including glasshouses.

A good level of lighting is provided along the shared central cycle and pedestrian path and West Street layby, however elsewhere lighting is sporadic or non-existent.

There is currently a lack of an obvious central focus or visitor centre that is the starting point for Domain visitors and locals. There is opportunity to better cluster the children’s playground elements including wet play & paddling pool.

FEATURES & VIEWS

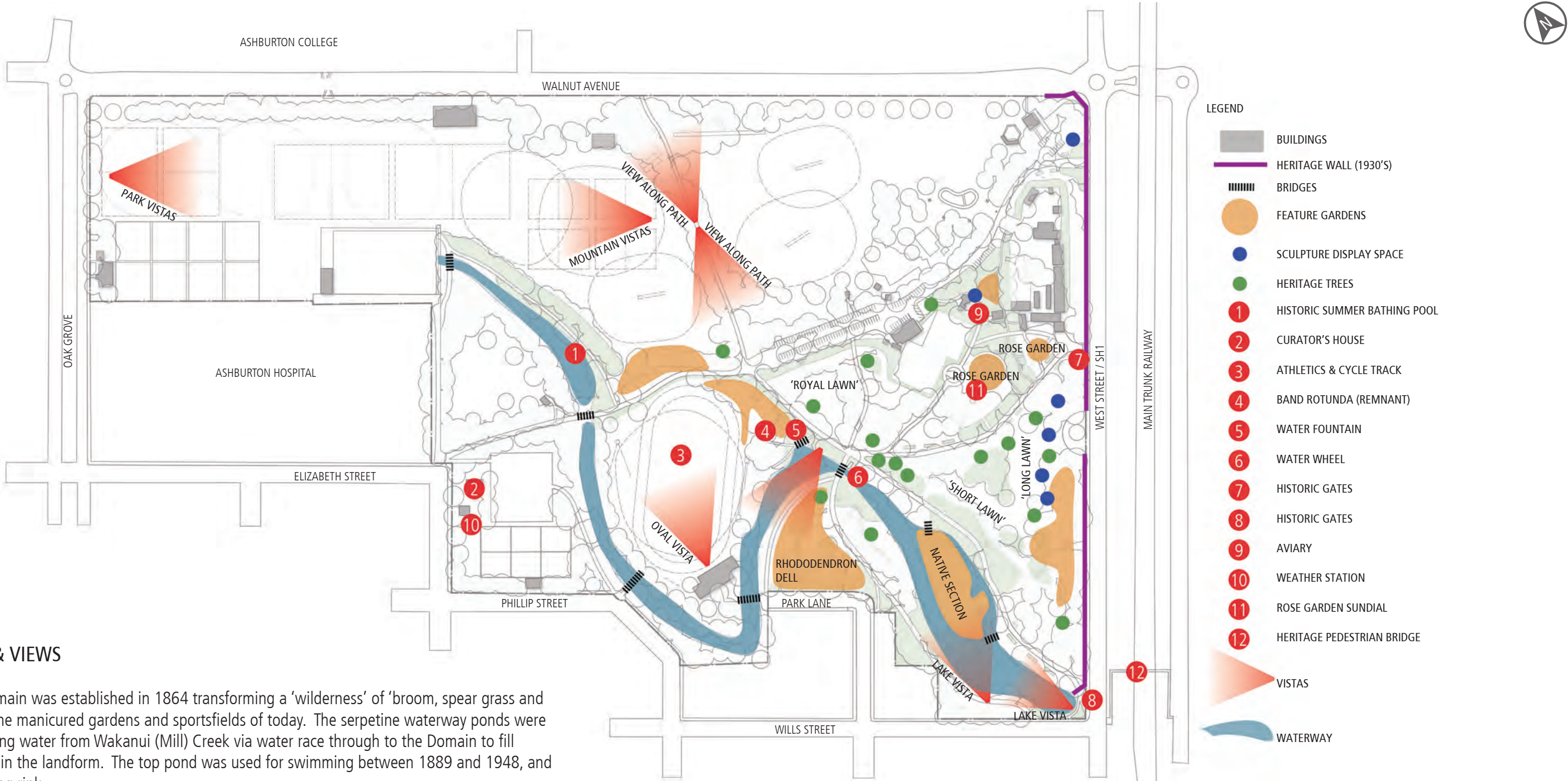
Ashburton Domain was established in 1864 transforming a ‘wilderness’ of ‘broom, spear grass and tussock’ into the manicured gardens and sportsfields of today. The serpentine waterway ponds were formed by taking water from Wakanui (Mill) Creek via water race through to the Domain to fill natural gullies in the landform. The top pond was used for swimming between 1889 and 1948, and as an ice skating rink.

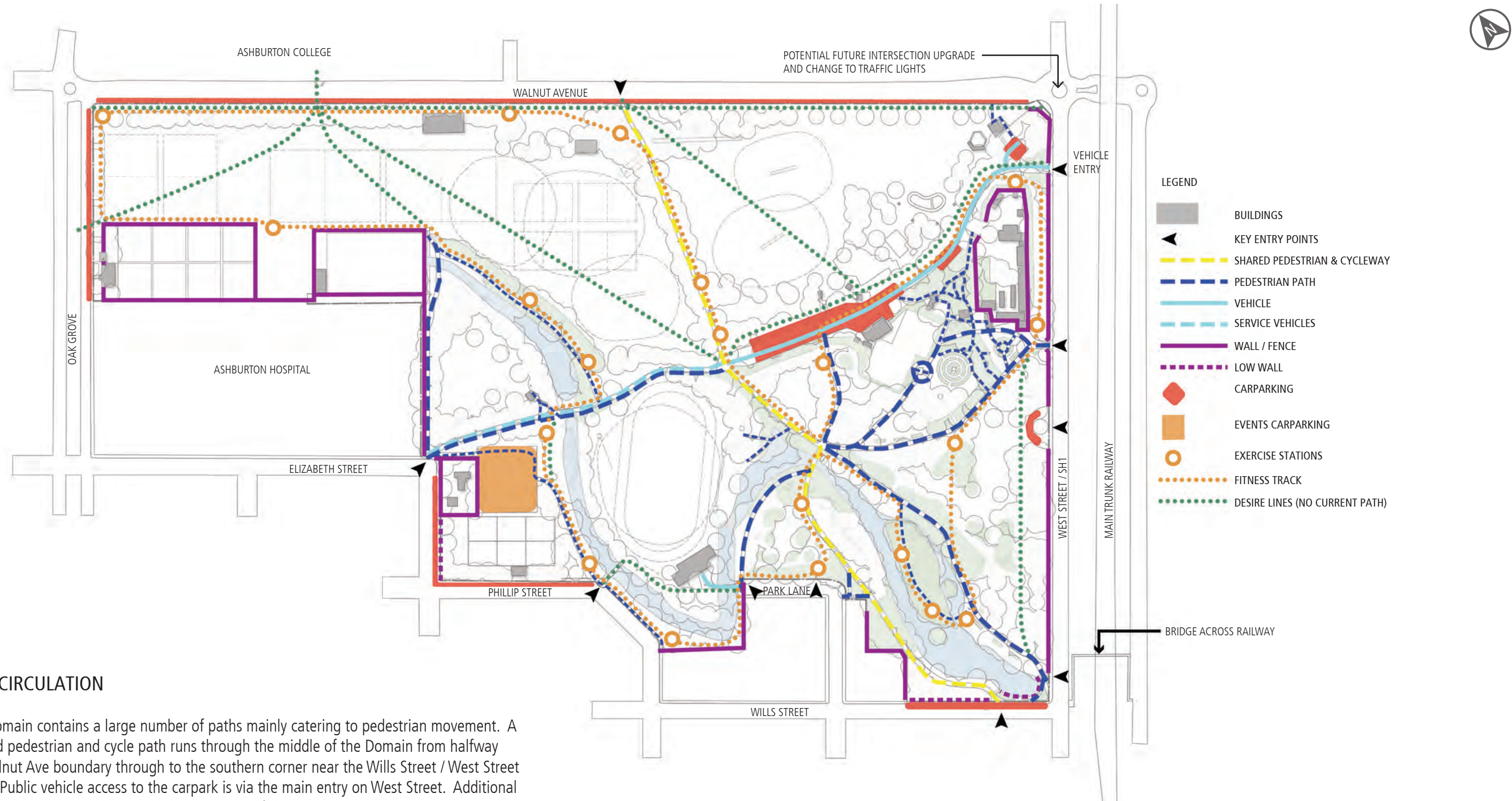
Multiple community sporting clubs have a base at the Domain. The cricket oval dates from 1878 and has been host to significant athletics and cycling events over the years.

There are many impressive and notable trees of botanical importance growing in the Domain, together with a large number of commemorative trees planted by members of the Ashburton community to mark significant events, milestones and people of note. The Gardens contain both formal and informal areas, with a broad range of horticultural and garden interest provided throughout the seasons via floral and leaf colour. There is opportunity to further develop the garden plantings and highlight particular areas of interest via interpretative signs, leaflets and digital media.

The layout of the gardens and Domain creates many vistas - both glimpsed and broad. The serpentine shape of the pond sets up a range of different views along and across the water, and the large mature trees create views along planted avenues and paths. The broad open sportsfields offer views to the Southern Alps over the trees.

Some areas of existing planting around the upper ponds and the Picnic Area are very dense which has isolated these areas from other parts of the gardens. Consideration could be given to selective pruning and removal to open these areas up more.





ACCESS & CIRCULATION

Ashburton Domain contains a large number of paths mainly catering to pedestrian movement. A central shared pedestrian and cycle path runs through the middle of the Domain from halfway along the Walnut Ave boundary through to the southern corner near the Wills Street / West Street intersection. Public vehicle access to the carpark is via the main entry on West Street. Additional on-street carparking is provided around the perimeter of the Domain, with Walnut Avenue parking particularly busy during weekend sports activities. Temporary parking for events within the domain is provided on the old netball courts and in the BBQ / Picnic area.

A fitness trail with regular exercise stations has been established through the Domain. Runners also use the Domain boundary and pathways for running loops.

There is currently limited pedestrian facilities adjacent on either side of the carpark and connecting through to the main entry on West Street. Other potential 'gaps' in the path network include

between the southern entry and the layby / rose garden area, behind the cricket pavilion, and in some areas along the length of the ponds. Students of Ashburton College track a 'desire line' across the sportsfields through to the end of the top pond, however this is limited to times before and after school. There is opportunity to improve usage along the Walnut Avenue boundary, where no path currently exists.

The future potential upgrade of the Walnut Ave / West Street (SH1) intersection by NZTA may impact on the ability to maintain the current vehicle entrance on West Street as the main entry. New access options are considered as part of this Development Plan.

DEVELOPMENT PLAN - OVERVIEW

VISION

The proposed vision for Ashburton Domain Development Plan is to:

Maintain and enhance the Domain as the 'jewel in the crown' of Ashburton township, providing a diverse recreation and amenity green space for locals and visitors.

VALUES

The key values that inform the vision are:

- **People** – the Domain is a community hub for local residents to gather and be involved in the Domain, and an attractive place to visit for those outside the district.
- **Recreation** – the Domain provides a wide variety of amenities and facilities for people of all ages and abilities to enjoy year round.
- **Plants** – the Domain connects people to plants, celebrating the diversity of the exotic plant collection and New Zealand native flora.
- **Heritage** - the Domain is a product of the natural and cultural events and processes that have shaped it over time, and will continue to shape it in the future.

GOALS

The long term goals for the Ashburton Domain Development Plan are to:

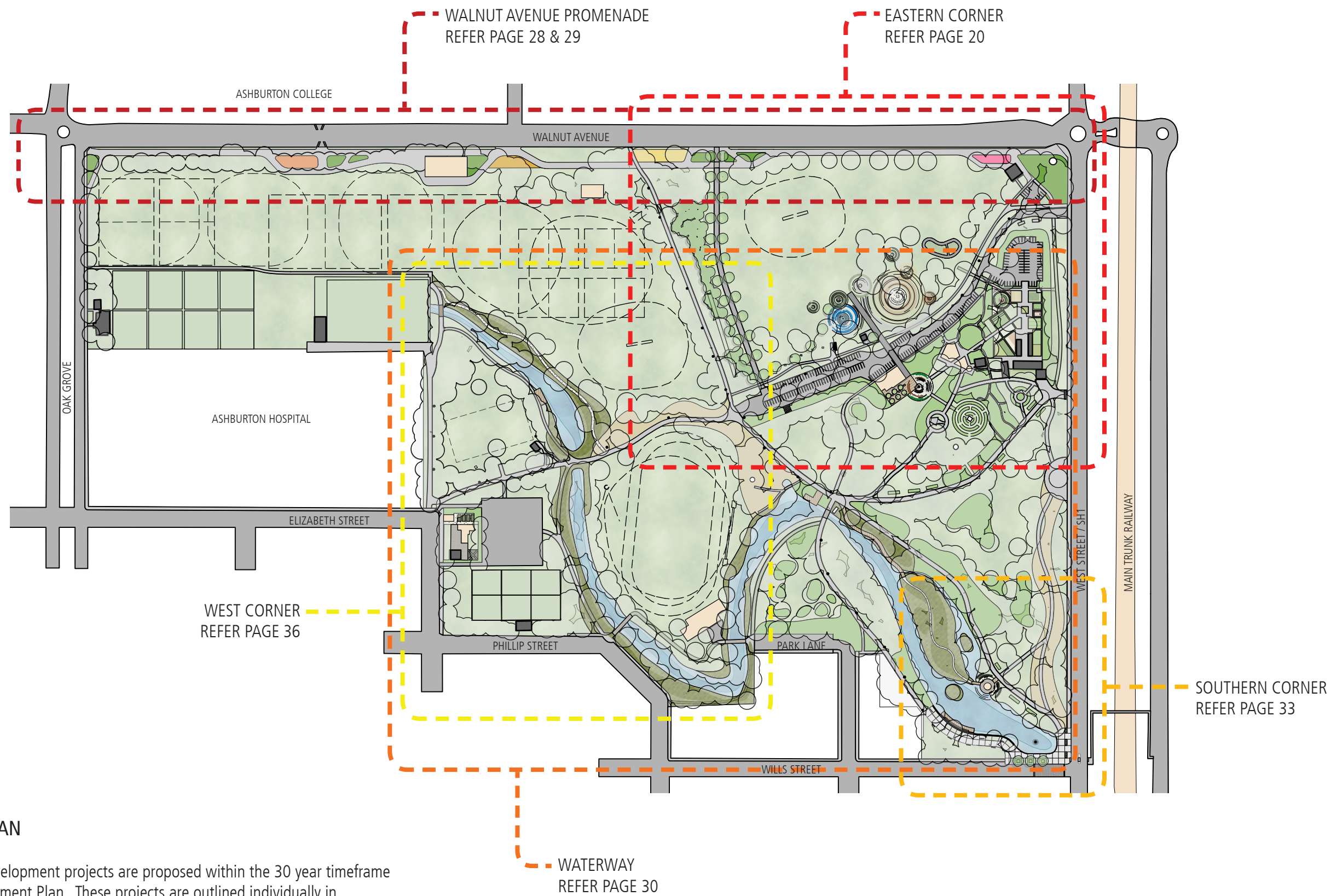
- **Celebrate the waterway** - celebrate and enhance this unique element of the Domain, by repairing pond edges, improving access out to the waterside, providing a continuous walkway along its length, maintaining key views, and highlighting a diverse native and exotic plant collection.
- **Create a cohesive play environment** for all ages and abilities.
- **Strengthen connections** - from the Domain out to Ashburton township by enhancing the entry points, and internally by improving pathways throughout the Domain for pedestrians, cyclists and vehicle users.
- **Establish a new hub focal point** for the Domain

DESIGN THEMES

Key design themes to inform the development plan and ongoing design work include:

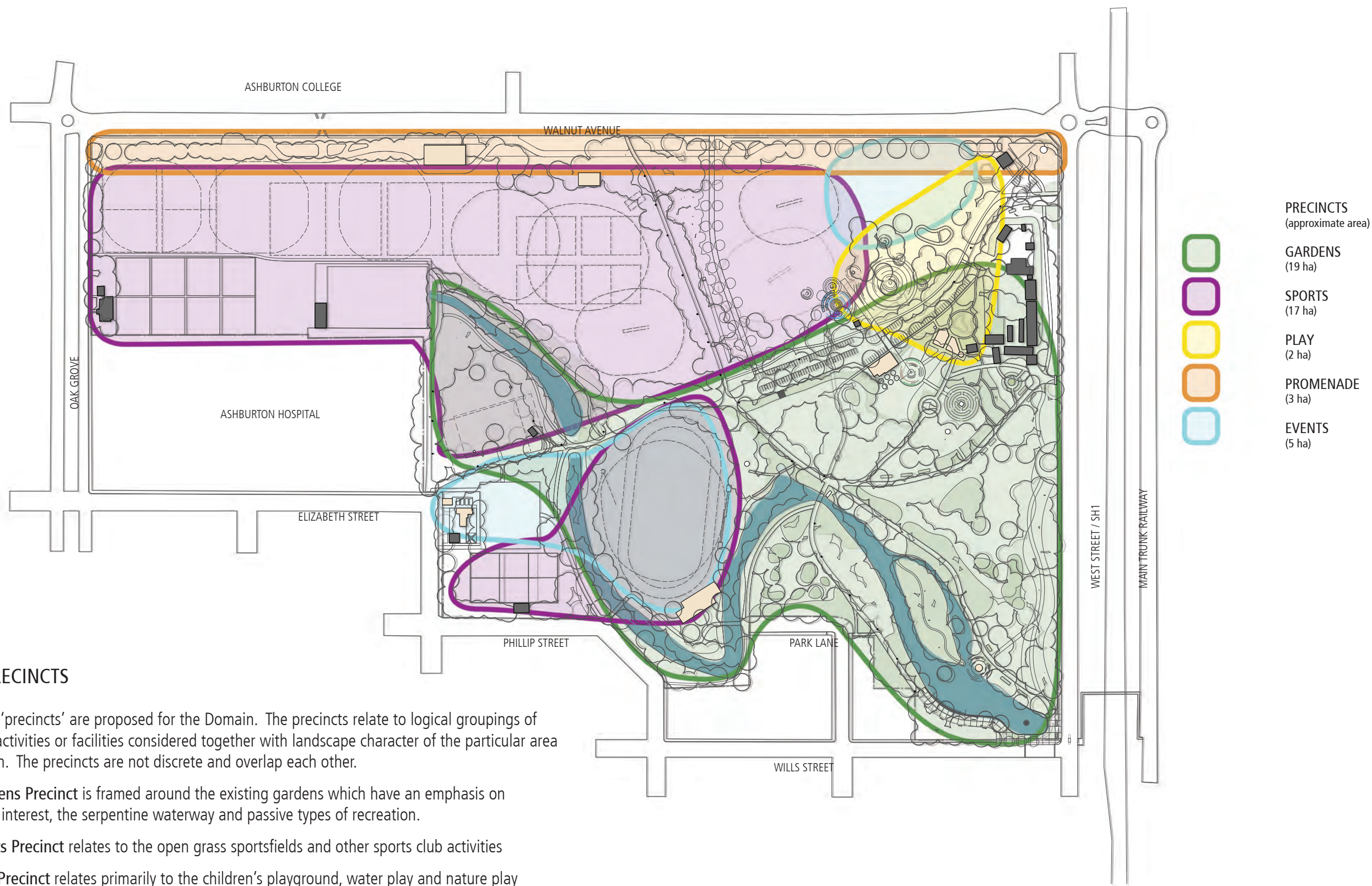
- **Nature** - cultivated (botanical collection and display) and wild (native, biodiversity).
- **Learning through play** - education opportunities through play.
- **Heritage** - celebrate the established heritage plantings and Domain features, while continuing to add future heritage.
- **Diversity** - reflect and represent the community of Ashburton including Mana whenua





30 YEAR PLAN

A range of development projects are proposed within the 30 year timeframe of the Development Plan. These projects are outlined individually in more detail on the following pages. Refer to the indicated pages for plan enlargements and further detail.



FUTURE PRECINCTS

Five different ‘precincts’ are proposed for the Domain. The precincts relate to logical groupings of similar uses, activities or facilities considered together with landscape character of the particular area of the Domain. The precincts are not discrete and overlap each other.

The Gardens Precinct is framed around the existing gardens which have an emphasis on botanical interest, the serpentine waterway and passive types of recreation.

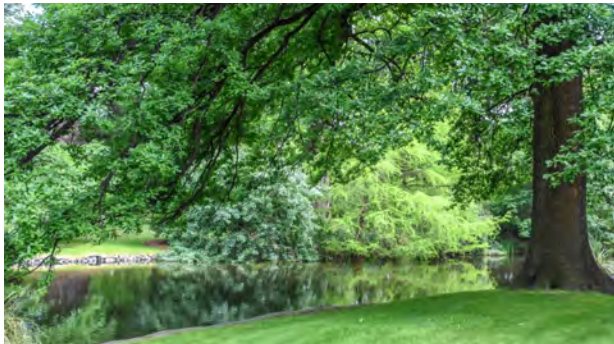
The Sports Precinct relates to the open grass sportsfields and other sports club activities

The Play Precinct relates primarily to the children’s playground, water play and nature play activities proposed in the eastern corner of the Domain.

The Promenade Precinct relates a new linear park proposed for the Walnut Avenue boundary which includes potential for gardens, recreation and play activities.

The Events Precinct is focused around the Cricket Oval, Picnic area and Eastern corner field which all host particular events throughout the calendar year.

GARDENS



SPORTS



PLAY

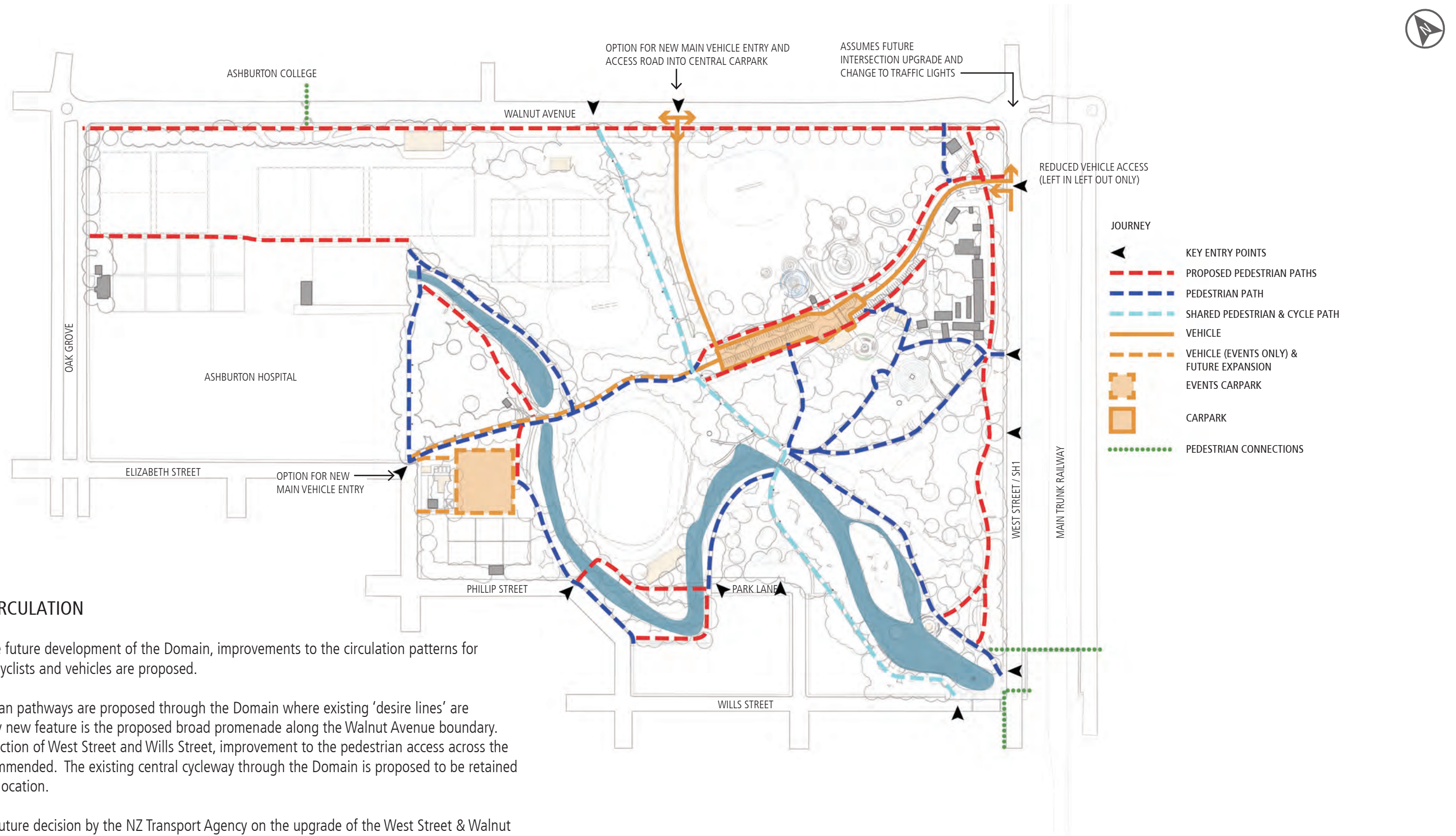


PROMENADE



EVENTS





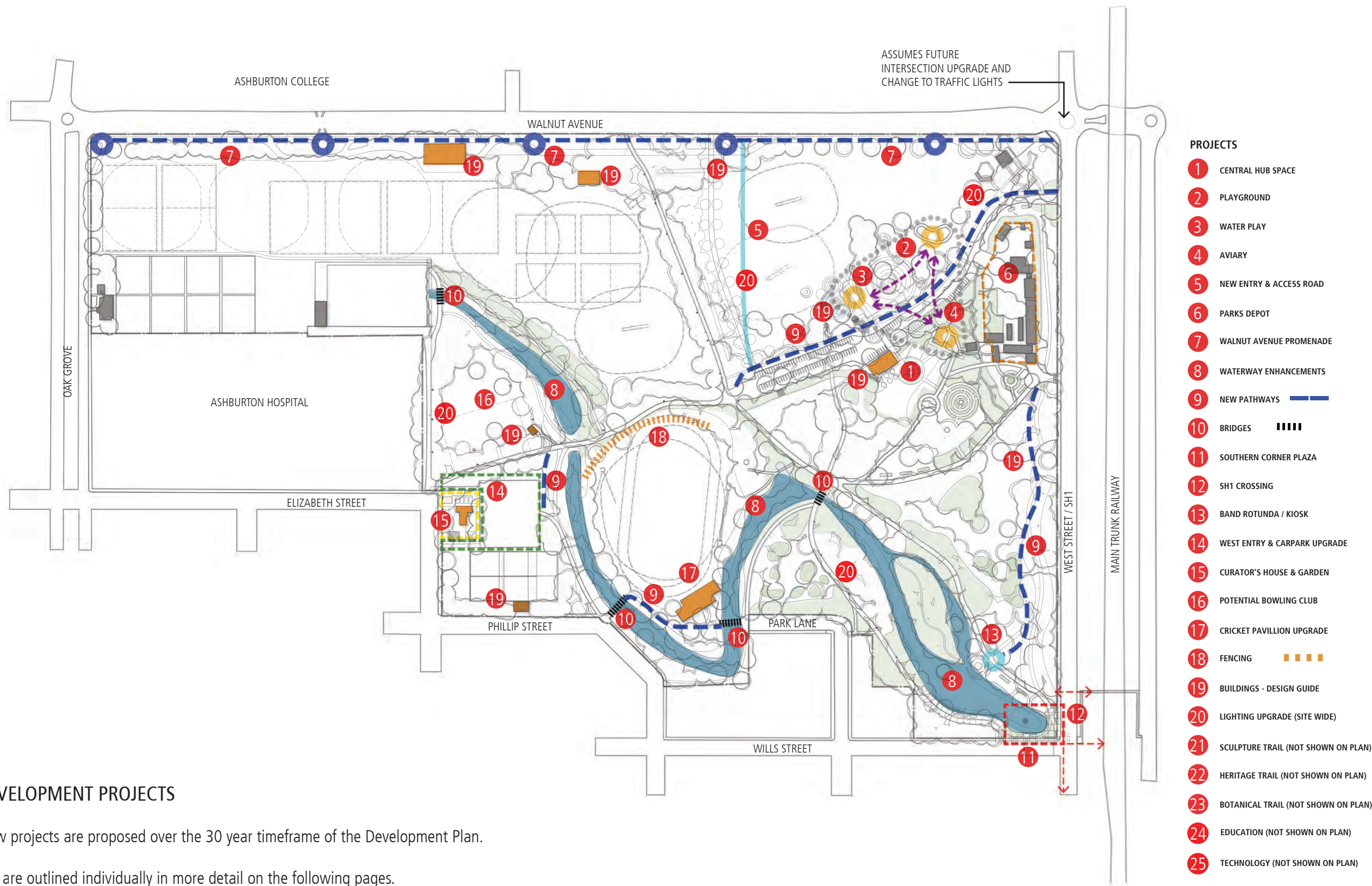
FUTURE CIRCULATION

As part of the future development of the Domain, improvements to the circulation patterns for pedestrians, cyclists and vehicles are proposed.

New pedestrian pathways are proposed through the Domain where existing 'desire lines' are evident. A key new feature is the proposed broad promenade along the Walnut Avenue boundary. At the intersection of West Street and Wills Street, improvement to the pedestrian access across the roads is recommended. The existing central cycleway through the Domain is proposed to be retained in its current location.

Subject to a future decision by the NZ Transport Agency on the upgrade of the West Street & Walnut Avenue intersection a new vehicle access road into the Domain is proposed off Walnut Avenue. An upgrade to the western garden entry off Grigg Street and conversion of the existing netball courts to carparking is also proposed.

Further detail is outlined in the following pages.



FUTURE DEVELOPMENT PROJECTS

A range of new projects are proposed over the 30 year timeframe of the Development Plan.

These projects are outlined individually in more detail on the following pages.



1

CENTRAL HUB SPACE

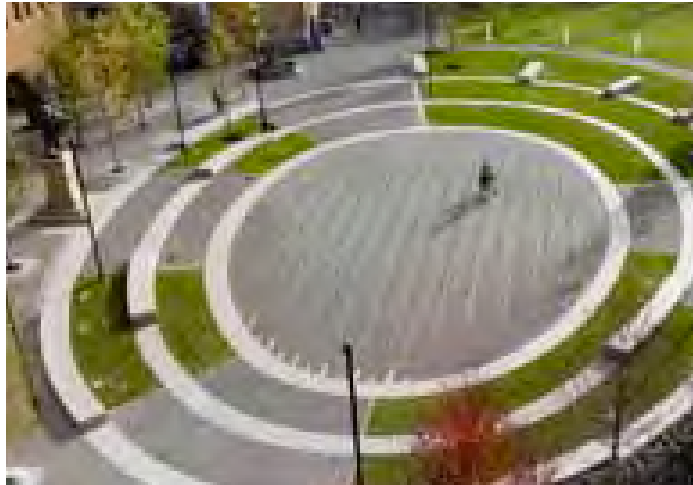
Within the 30 year timeframe of this long term Development Plan it is recommended that a new ‘hub’ for activity and information is established at the heart of the Domain. The hub would become the starting point for people visiting the Domain, and the ‘go-to’ place for information, refreshments and a space for community activity, education and display.

The area of the Domain currently leased by the Ashburton Bowling Club is located at the heart of the gardens. It is located in close proximity to many of the key facilities and activities that are proposed to be enhanced over the next 30 years. The location is ideally located next to the historic core of the gardens, adjacent to the main carpark area and redeveloped playground, water play, aviary and wildlife spaces. It sits at a junction of the gardens, sports and play precincts.

It is suggested that following the end of the existing lease agreement, the Bowling Club could be relocated to the existing Picnic Area within the Domain or to the EA Networks Centre area and the space currently leased be redeveloped as the Central Hub space.

It is envisaged that the Central Hub could contain a café space with associated outdoor dining area, an information and interpretation centre profiling the Domain gardens, and a flexible gallery and education space that can be used by Council and community for display, meetings and teaching classes. In association with the building it is proposed that a new outdoor gathering and garden space is developed that is well connected to the other formal gardens and activities including the redeveloped Aviary area (Project 4). A new pedestrian ‘spine’ path across the carpark would be established to provide a defined and safe crossing point for pedestrians moving between the central hub and playground and water play areas.

Natural and botanical motifs are proposed to inform further conceptual design of the central hub building and exterior space. Examples include tree rings, tree branches, leaves and the local flora and fauna of the Ashburton District.



HUB - BENCHMARK EXAMPLES



DESIGN MOTIFS TO INFORM FUTURE CONCEPTS - WATER RIPPLES / TREE RINGS

2

PLAYGROUND

The existing children’s playground area is well equipped, of a substantial size and can accommodate a large number of children at any given time. There is a wide variation of playground equipment providing an excellent combination of older more traditional play structures such as the elephant climbing frame, and new modern features such as the mouse wheel.

It is not considered that the playground area needs to be greatly expanded and instead regular refreshment and enhancement of existing playground equipment is considered appropriate as items become out of date or past their best.

It is proposed that as the playground is redeveloped over time it is given a more themed appearance. A natural and botanical theme is proposed suiting its garden setting. Suggested motifs include tree rings, tree branches, leaves and local flora and fauna. The addition of ‘nature play’ elements and timber based play structures is proposed. Integrating strategic planting within the playground will help to blend the playground into the garden setting and create a more interesting play experience.

The addition of shade structures within the playground is proposed to provide sun protection and encourage family time including picnics. There is potential for these shade structures to have a unique and fun appearance consistent with the natural and botanical theme proposed. Suggestions for shade structures are included within Appendix A.

In 2018 the old toilet block adjacent to the playground was replaced with a new toilet facility close by. With the proposed future relocation of the water play area adjacent to the playground (refer to Project 3), the addition of family changing room facilities would be advantageous.



PLAYGROUND - BENCHMARK EXAMPLES

3

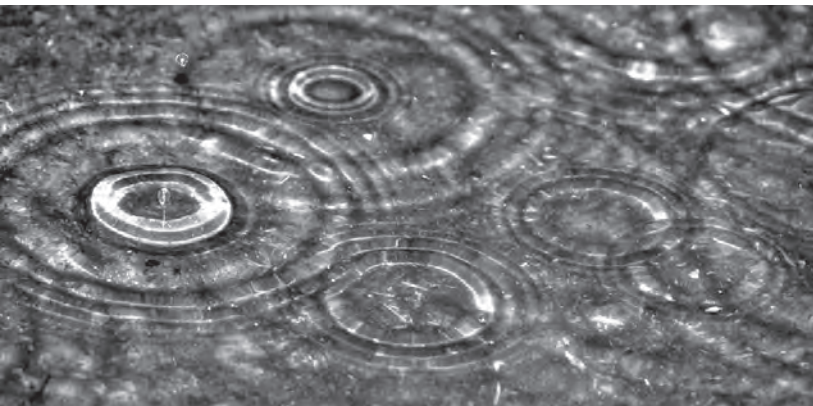
WATER PLAY & PADDLING POOL

An existing children’s paddling pool is provided in the north-eastern corner of the Domain close to the eastern vehicle entry. The pool adjoins an existing toilet block which is a popular rest point for travelers passing through Ashburton. The paddling pool is reaching an age where significant work is required in order for it to remain operational, including some significant cracking and leakage occurring. It is also recognised that the paddling pool is a significant distance away from the children’s play area.

In time it is proposed to replace the existing paddling pool with a new water play & paddling pool facility co-located with the children’s playground area. The future water play & pool area will be attractive and playful but also relatively simple in order to ensure ongoing operational costs are well managed. Features within the pool area could include a splash pad, bridge, waterfall and water cannons. Shade structures will be incorporated into the design of the water play area.

Motifs to inform the design for the water play area include water droplets & ripples which also relate to the concentric circles of the botanical tree ring motif proposed for the adjacent playground. The historic Ashburton stockwater water race system could also inform the design.

It is proposed that the area currently occupied by the existing paddling pool could be converted into a simple picnic space utilising the existing shade structures and toddler play equipment where possible. The adjacent toilets are frequented by a number of persons calling into the domain for a short period of time. It would be conducive to encourage those people to stay a bit longer in the Domain by developing the picnic space and providing information on the Domain facilities and wider Ashburton area.



WATER PLAY - BENCHMARK EXAMPLES

4

AVIARY & WILDLIFE GARDEN

The Domain Aviary has been partially replaced in recent times and options for the redevelopment of the older original aviary are being explored. The adjoining shade house has been successfully converted into a large aviary for native birds. A butterfly & invertebrate friendly garden has also been established north of the aviary buildings with a range of nectar providing plants and ‘bug habitats’.

During the timeframe of the Development Plan it is proposed to further enhance the aviary and butterfly gardens areas. It is envisaged that this area could be developed more fully as a wildlife garden with birds, lizards and invertebrates. Informal ‘nature play’ elements could be incorporated into the design to create ‘education through play’ opportunities. Further educational benefits are possible through utilising technology and interactive design features.

Improved linkages between the aviary / wildlife gardens and adjacent central hub and playground areas would improve the visibility of this space and encourage interaction of people with birds and other wildlife. The opportunity for people to be more amongst animals is seen as an attractive asset for the Domain and community. The introduction of native plant species into this area would help illustrate to the public the opportunities for improving native biodiversity at home. In addition, an exploration of the significance of native flora and fauna to mana whenua adds a further layer of interest and education.

Future aviary redevelopment could include an open walk through area and provision of birdlife that can free range through the picnic area without cages. This could include some species of doves, pheasants and possibly poultry. A fenced area of interesting design, would be established to semi confine birdlife and also create an area of control which can be locked during evening hours.



AVIARY / NATURE PLAY - BENCHMARK EXAMPLES

5

NEW ENTRY AND ACCESS ROAD

The eastern entrance to the Domain off West Street is the primary vehicle entrance into the central parking area which serves the playground, aviary, Lawn Bowls Club and general Domain users. The NZ Transport Agency has in recent years investigated establishing traffic lights at the intersection of West Street (SH1) and Walnut Avenue. The effect of this intersection upgrade is that there will be restrictions on the ability for vehicles to gain access to the Domain at this entrance. After the intersection upgrade only vehicles traveling north will be able to access the Domain and vehicles leaving the Domain will only be able to turn to the north – a ‘left in, left out’ scenario.

If the intersection upgrade were to be undertaken it is considered important that a new vehicular entrance into the Domain is established in addition to the restricted existing access point on West Street.

Consideration has been given to upgrading the existing western entrance off Grigg Street, and utilising the old netball courts as a carpark with pedestrian access along the central service path through to the playground and other facilities (refer Project 14). While this option has merit it is considered that a western entrance could be too remote for visitors and a more obvious route into the centre of the Domain would be preferable.

A new central access road is proposed off Walnut Avenue through to the main carpark. The road would be narrow in width to encourage slow movement of vehicles. Lighting along the road would enable safe access at night. New avenue and woodland tree planting would assist in ‘nestling’ the new road into the park landscape.

Limited access would still be available from the existing West Street entrance.



DEVELOPMENT PLAN - PROJECTS

6

PARKS DEPOT

The Parks Depot dates back to the original establishment of the Domain and has within it a long association with the care and improvement of the Domain. The Parks Depot is the base of operations for the Ashburton District Council Parks & Open Spaces team who service both the Domain and the broader District green spaces with services including tree care, planting, gardening and mowing. Equipment and vehicles are housed at the Parks Depot, together with glasshouse and tunnel house facilities for propagation and growing of plants for use in the Council parks, gardens and ecological restoration projects. The depot is also used to support stockwater, cemetery and biodiversity operations which are all managed by the Open Spaces team.

It has been questioned whether the Domain should serve as a depot for maintaining areas beyond the Domain but realistically space within the Parks Depot is also becoming limited. Over time this will mean there may need to be a progressive relocation of some Parks services and storage to a new base within Ashburton.

For the purposes of this 30 year Development Plan it is envisaged that the bulk of the Parks Depot will migrate to a site outside of the Domain except for equipment and staff required to operate and maintain the Domain. Some of the existing buildings would be removed.

It is envisaged that the space currently occupied by the Parks Depot could become part of the 'Gardens' Precinct within the Domain and new demonstration and display gardens established to illustrate the story of the Ashburton District, its botanical history, culture and development. A celebration of the Canterbury Plains landscape is proposed, highlighting the pre-development native biodiversity, the innovative agriculture and productive land uses that Ashburton is known for and how the future plains landscape might look with a sustainable balance of productive and natural landscapes.

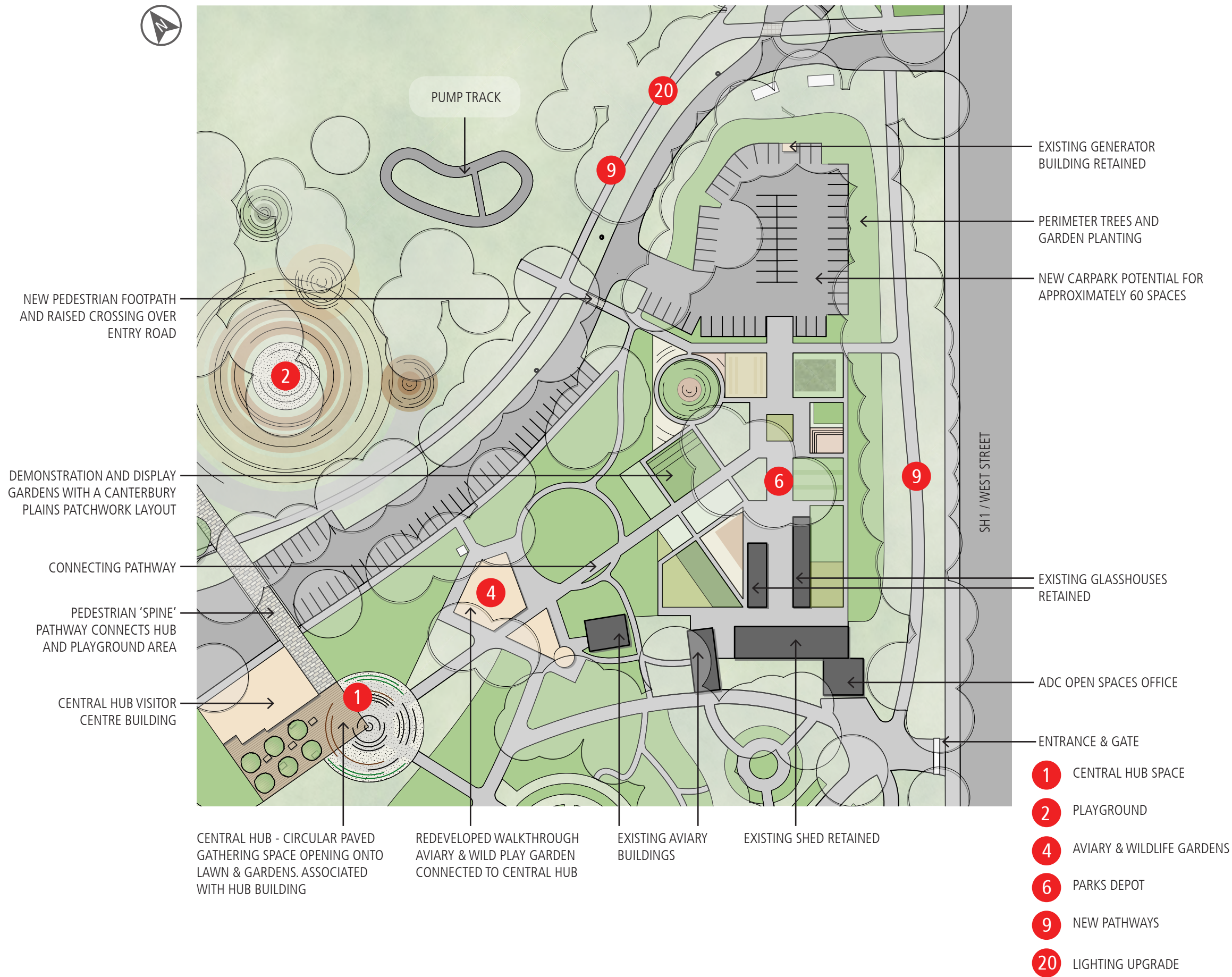
This new garden area would support the nearby Central Hub (Project 1) and sit adjacent to the enhanced aviaries and proposed wildlife gardens (Project 4) with connecting pathways.

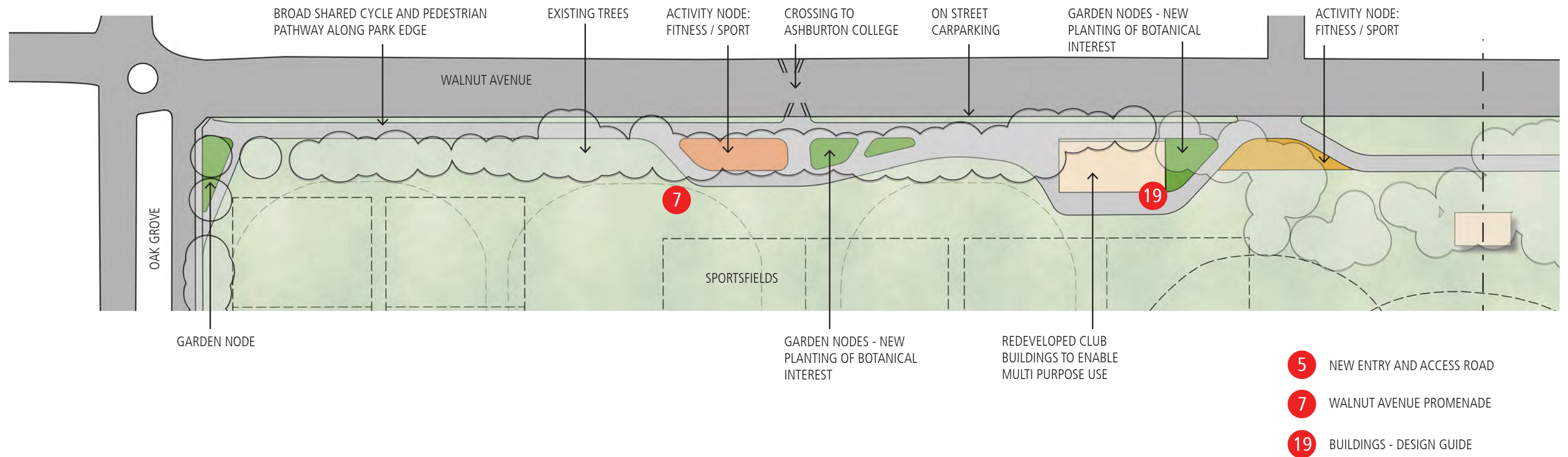
It is envisaged that the existing Parks office building and recently erected pole shed would be retained to provide space for Domain staff and potential community and educational use. The existing historic glasshouses would also be retained.

At the north end of the current Parks Depot it is envisaged that the space could potentially be used for additional car parking on the existing shingle surface. New pedestrian pathways and a raised table crossing over the access road are proposed to ease movement of pedestrians from the carpark over to the playground and sportsfield areas.

With this carpark in place, the car parking immediately adjacent to the proposed central hub facility (Project 1), could be rationalised to improve pedestrian access & circulation at this point.







7 WALNUT AVENUE PROMENADE

There is potential to develop the length of the Walnut Avenue boundary as a new promenade or linear park providing new facilities for pedestrians, cyclists and adding new experiences and areas of interest to expand the range of Domain users.

A broad shared pathway for both pedestrians and cyclists is proposed along the park edge, moving through and around existing established trees where required. This variation in alignment will add intrigue. The pathway will connect to established crossing points over Walnut Avenue close to Ashburton College and link with the existing shared pathway through the Domain.

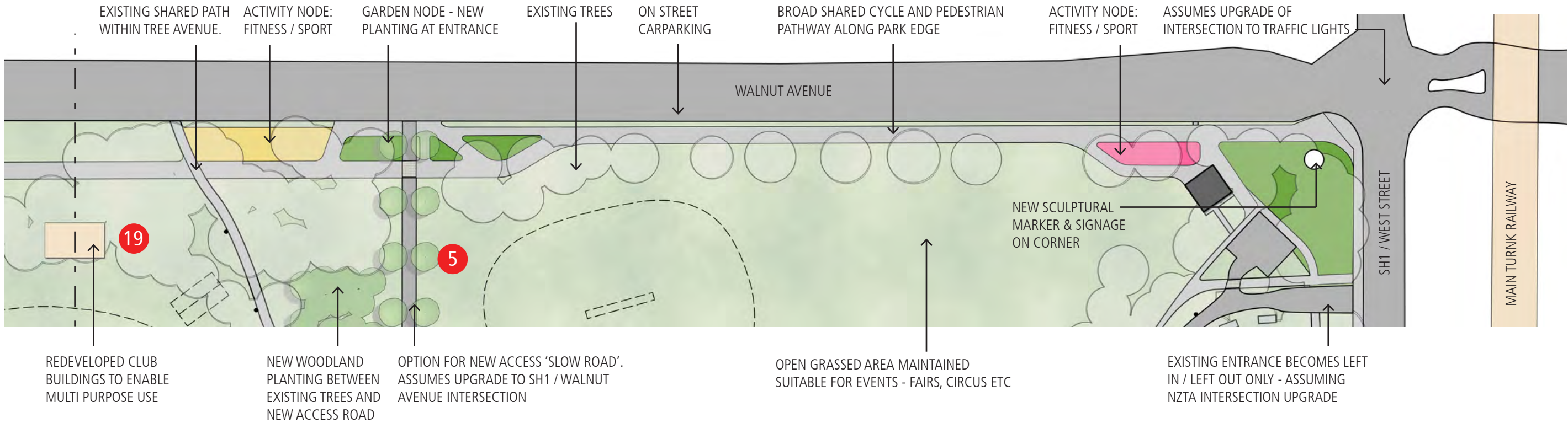
Existing facilities will be integrated into the promenade including the sports pavilion and fitness trail. New nodes of activity and interest are proposed within the promenade. These could include:

- new sports areas such as petanque, table tennis, enhanced fitness stations
- public art and sculpture
- new garden plantings of botanical interest
- performance space

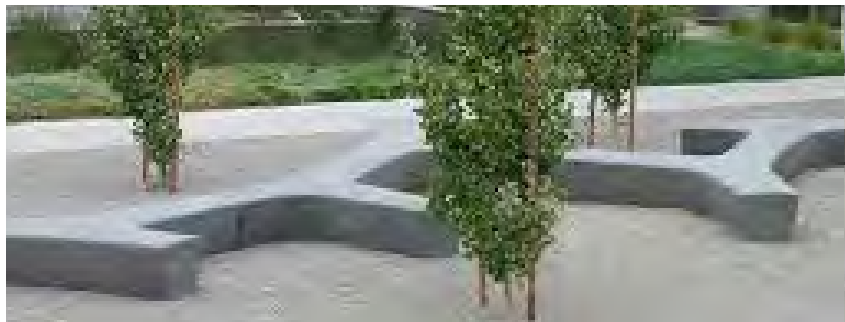
The botanical motif of a branch or twig is proposed to inform the layout of the promenade and design of furniture and reflect the sinuous nature of the pathway that will be required at points to work in and around existing trees.

PROMENADE - BENCHMARK EXAMPLES



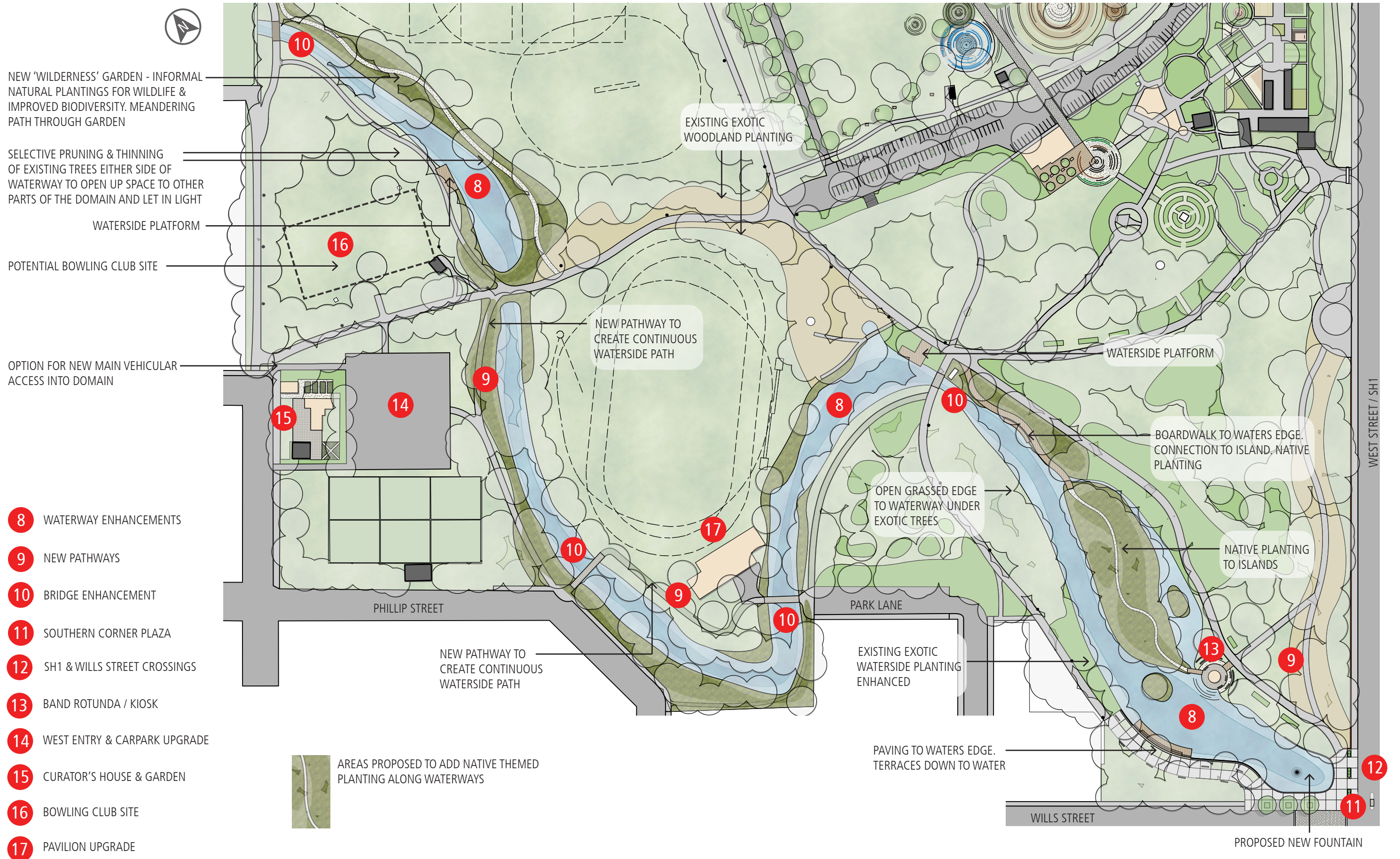


BOTANICAL MOTIFS - TWIGS / STICKS



PROMENADE - BENCHMARK EXAMPLES





WATERWAY ENHANCEMENTS

The serpentine waterway is a highly significant historical component of the Domain and is an important spatial element structuring how the people move through the garden. It also sets up viewshafts through the gardens. The waterway will be maintained and enhanced as a key feature of the Domain.

As part of the Development Plan it is proposed to improve the 'water's edge experience' for Domain visitors. There is a range of enhancements proposed:

- Completing the network of pathways around the waterway will increase the range of garden views across and along the water and add access points.
- A new water's edge boardwalk is proposed between the Island and waterwheel.
- A waterside timber terrace and associated paving enhancement is proposed close to the Southern Corner Plaza (Project 11) to enable interaction with the proposed new Band Rotunda (Project 13). Two further waters edge timber platforms in other locations are also proposed.

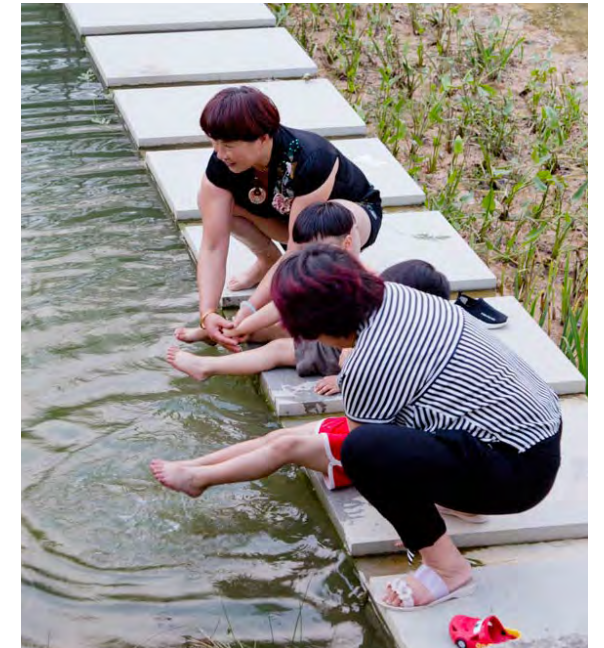
Repair and strengthening work is required on some of the pond edges where they have become worn out. Work is also needed to provide a consistent flow of fresh water through the pond system in order to ensure water quality and pond health is maintained.

New planting is proposed along the length of the waterway. Native riparian & wetland plant species will be added together with areas of new exotic moisture loving species. The existing 'wilderness' area to the east of the old bathing pond will be enhanced with further informal planting.

It is proposed to establish a fountain within the pond at the southeast entrance to the Domain as a focal point with the proposed new Southern Corner Plaza. There are multiple potential options for the fountain with new technology enabling interactive fountains that can be controlled by the public using their mobile phones. The final design of the fountain will be explored further however current plans are for a simple elegant fountain. Any fountain would need to be installed, operated and maintained in a cost effective manner.

There is opportunity to integrate further art and sculpture within the waterway as part of the developing Sculpture Trail (Project 21).

It is noted that reducing the size of the ponds has been explored in the past. It is considered there would be no significant positive achievements from the removal of any of the ponds and some of the beauty and character of these areas would be lost. It is proposed to maintain the ponds at their current size.



WATERWAY EDGE - BENCHMARK EXAMPLES



WATERSIDE - EXOTIC PLANTING



WATERSIDE - NATIVE PLANTING

9

NEW PATHWAYS

There are a variety of pathways through the Domain to cater for varying levels of demand and use. This hierarchy of demand helps to determine the appropriate surface material for the paths. A three-tier hierarchy is proposed for the Domain:

- a compacted gravel chip surface for general paths;
- asphalt pavement for prominent higher demand routes and where service vehicles are regularly used; and
- feature concrete or brickwork paving at key entrances, or areas of importance close to buildings and Domain structures. Where appropriate decorative features can also be incorporated into the paving.

Several new pedestrian pathways through the Domain are proposed over the next 30 years to improve circulation and provide a path to cater for existing pedestrian 'desire lines'. New pathways include:

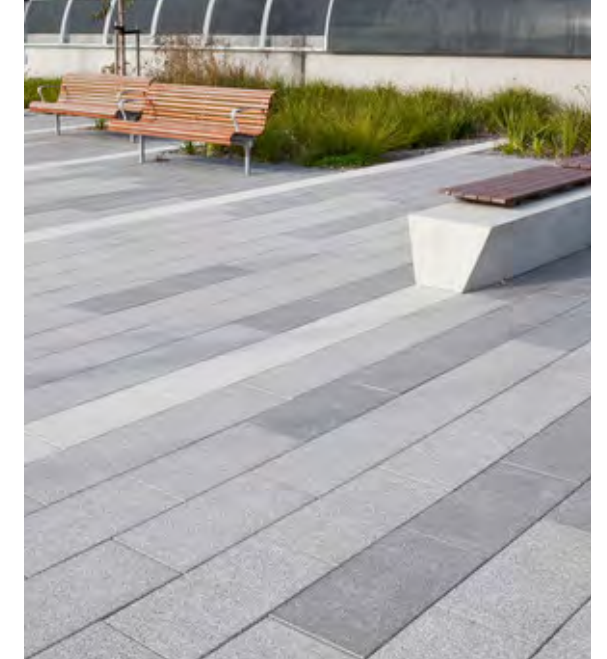
- a gravel chip path along the east side of the garden from the Southern Plaza through to the layby on through to Walnut Avenue
- asphalt paths either side of the access road from West Street through to the main carpark.
- an asphalt path along the Walnut Avenue boundary – refer to Project 7.
- gravel chip paths from the bridge at the end of Park Lane, either side of the waterway through to the Phillip Street boundary.
- a gravel chip path along the western side of the waterway from the old netball courts through to the northern end of the waterway.
- an asphalt pathway along the edge of the sportfields running from the hockey turf through to Oak Grove.



COMPACTED GRAVEL CHIP PATH



ASPHALT / CHIPSEAL PATH



CONCRETE PAVING AT FEATURE AREAS AND AT KEY ENTRANCES INTO DOMAIN. INDICATIVE EXAMPLE SHOWN.

10

BRIDGE ENHANCEMENTS

The bridge crossings over the waterway are an important experience as part of walking through the Domain Gardens. The bridges provide an opportunity for elevated views along the water and can be sculptural & artistic features in themselves.

The existing pedestrian bridges are timber structures, and the vehicle bridge close to the Cricket Pavilion is a combination of concrete and stonework.

No new bridges are currently proposed as part of the Development Plan. The existing bridges will be maintained and enhanced where appropriate. Potential enhancements include repainting, repair to stonework on the vehicle bridge and integrating lighting into the bridges.

Where renewal is required in the future, replacement bridges should be developed with artistic intent.



FOOTBRIDGE AT SPORTSFIELD END OF WATERWAY



FOOTBRIDGE AT CRICKET OVAL



VEHICLE BRIDGE AT CRICKET OVAL



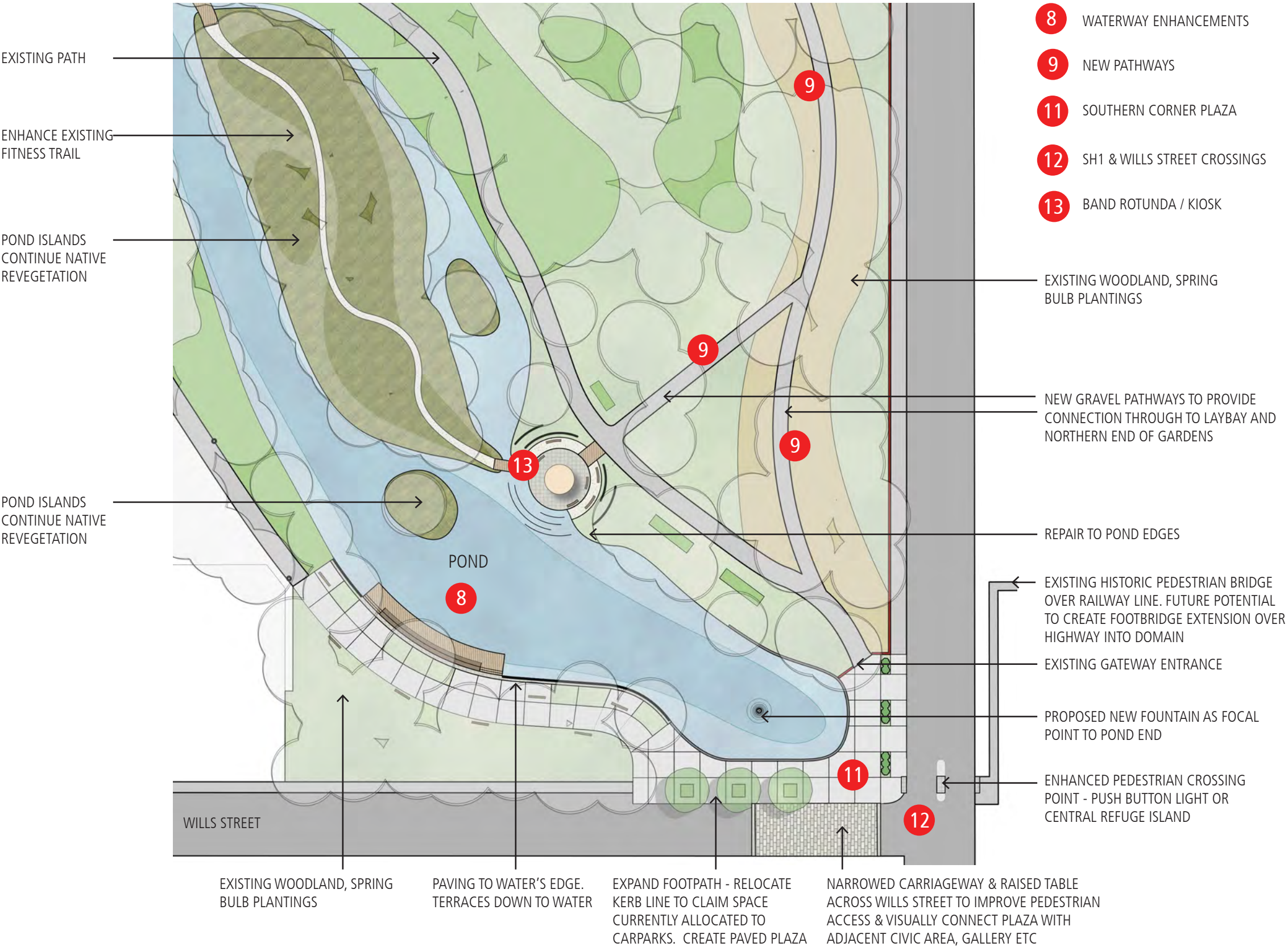
EXISTING POND EDGE CONDITION



PAVED LAKE EDGE & SEATING (INDICATIVE)



FOUNTAIN EXAMPLE (INDICATIVE)
FOR CENTRE OF POND ADJACENT SOUTHERN PLAZA



11

SOUTHERN CORNER PLAZA

The southern corner of the Domain on the corner of West Street (SH1) and Wills Street is a significant pedestrian entrance into the Domain and is the closest point of the Domain to the civic and retail heart of Ashburton. The serpentine waterway culminates in a broad pond in close proximity to the road corner creating dynamic views across the water and through to the surrounding mature trees and garden plantings.

There is great potential to enhance this corner of the Domain further to create more space for people, improve access for pedestrians crossing the adjacent roads, and add visual interest to help entice more visitors into the Domain.

It is proposed to push out the kerb line on the road corner and reduce the scale of the existing garden beds to provide more space for pedestrians around the pond edge, and improve the ability for people to get close to the water. New seating, cycle parking and planting is also proposed. This project, completed in conjunction with the waterway enhancements such as the fountain and pond edge enhancement (Project 8), street crossing improvements (Project 12), and new Band Rotunda (Project 13) will create a dynamic and exciting plaza.



WATERSIDE PLAZA - BENCHMARK EXAMPLES

12

SH1 / WEST STREET CROSSING

As outlined in the Southern Corner plaza project (Project 11) this corner of the Domain is closest to the civic and retail heart of Ashburton. It is desirable to improve the connectivity between 'town' and Domain to encourage more people to walk and cycle to the Domain.

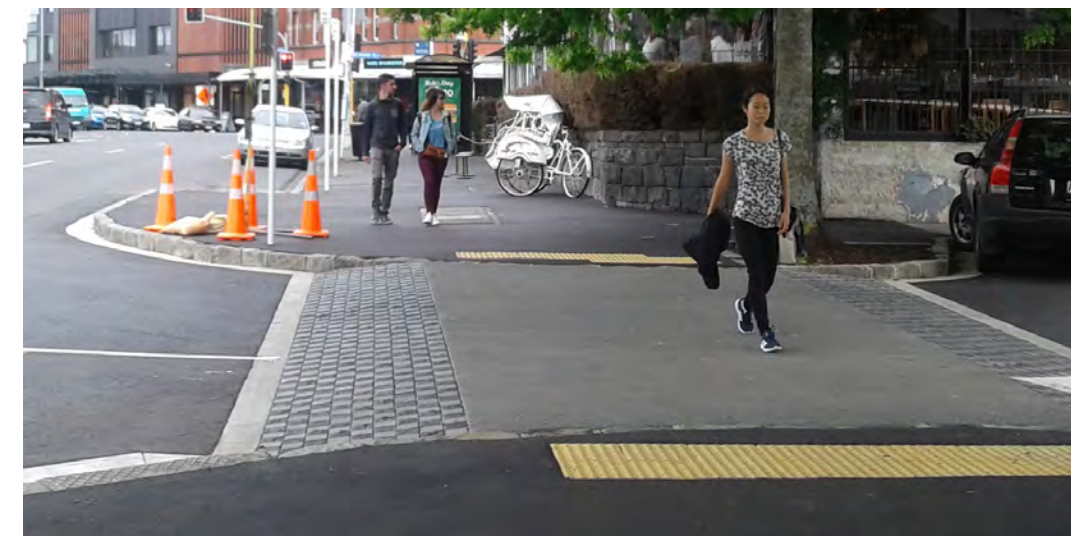
It is recommended that pedestrian safety improvements are undertaken on both West Street (SH1) and Wills Street to reduce the distance required for pedestrians to cross vehicle lanes.

Pedestrians who use the heritage footbridge over the main trunk railway line are currently required to cross the full width of the busy SH1. It is recommended either a push button crossing is installed or at minimum a pedestrian refuge is created in the central median of the highway. A future project could consider creating an extension of the heritage footbridge over SH1 and into the Domain.

Across Wills Street it is recommended the distance between kerbs is reduced and a raised speed table is installed to slow vehicle traffic and visually indicate to drivers the presence of pedestrians & cyclists crossing the road.



SH1 / WEST STREET CROSSING - BENCHMARK EXAMPLE



WILLS STREET RAISED TABLE - BENCHMARK EXAMPLE

13

BAND ROTUNDA / KIOSK

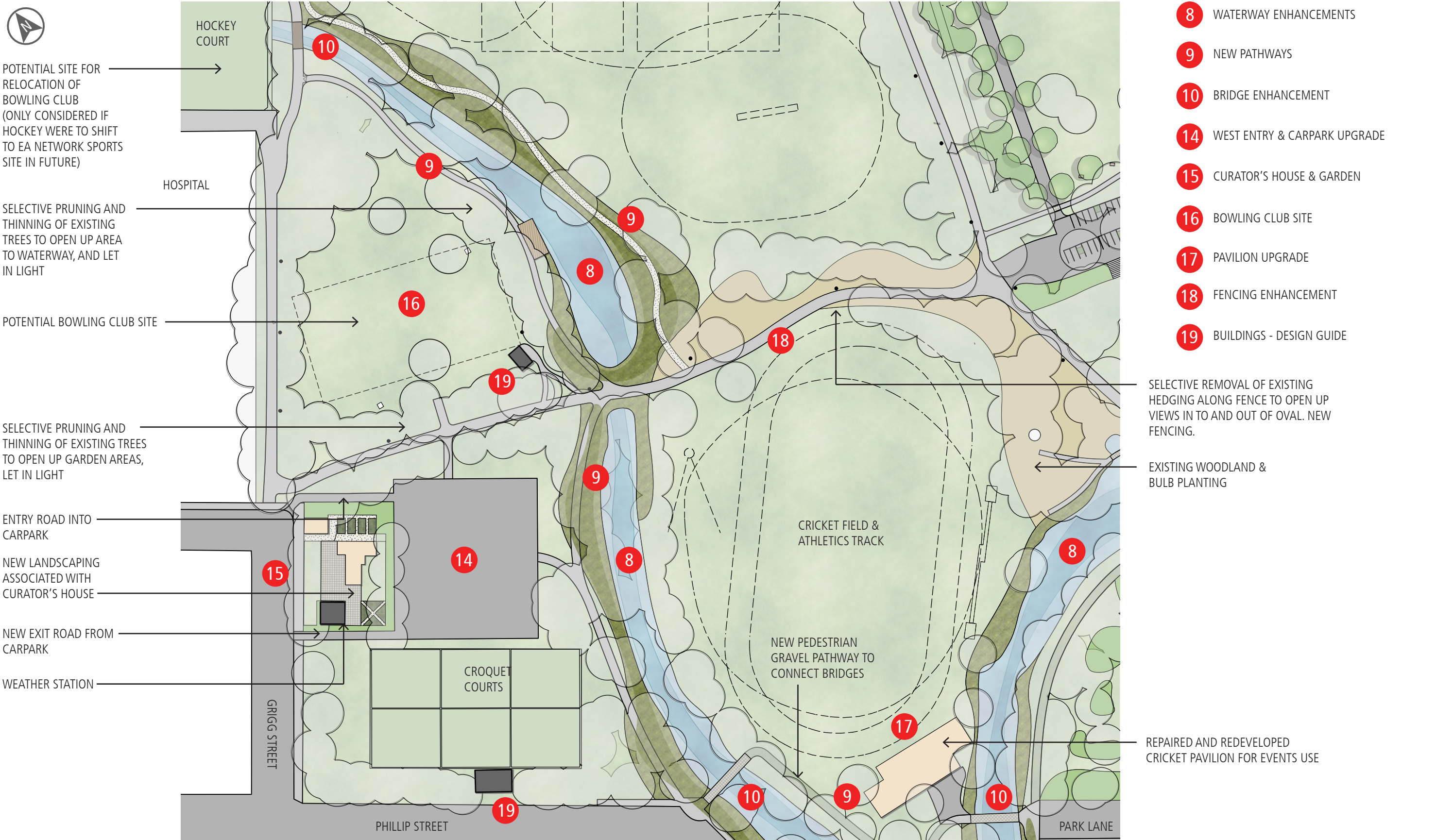
Like many New Zealand public gardens, the Domain used to have a band rotunda which was located close to the Cricket Oval. The foundations of the old rotunda are still visible amongst garden undergrowth.

It is proposed to re-establish a band rotunda or kiosk back within the Domain as both an architectural feature and a useful public facility. A new location for the rotunda is proposed near the southern corner plaza on the edge of the water to create a focal point for this area. A contemporary design is proposed that is sympathetic to the garden setting, adjacent heritage brick wall, iron gates and concrete wall around the pond. The rotunda should provide sheltered seating and allow people to get close to the water or cantilevered out over it. It should visually relate to the opposite bank of the waterway to enable potential performance use and viewing from the opposite bank.

It is envisaged that the rotunda will contain information about the Domain gardens including the botanical, sculpture and heritage trails (Projects 21 to 23). Another potential use is that the rotunda could double as a coffee kiosk.



LAKE SIDE PARK KIOSKS - BENCHMARK EXAMPLES



14

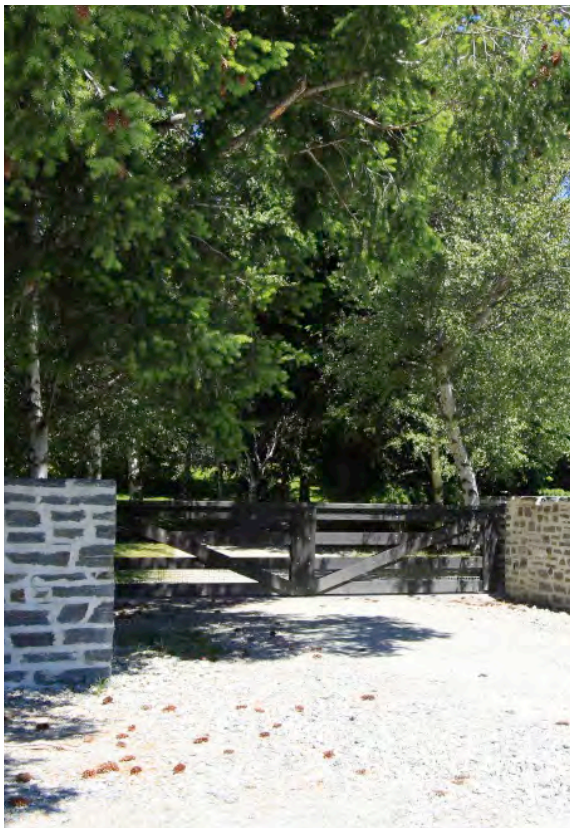
WEST ENTRY & CARPARK UPGRADE

Enhancing and formalising a second vehicular entrance and carpark is proposed on the western side of the Domain. The second entrance is proposed at the corner of Grigg and Elizabeth Streets just south of the hospital complex and beside the Curator’s House. The entrance would provide access to the now disused netball courts which would be utilised as a car parking area.

The parking area will be available for a variety of users including general visitors but also for the croquet club, visitors to the Curator’s House, picnic area users, event attendees and also users of the hockey turf.
The entry and exit will be one way only – an entry driveway to the north of the Curator’s House and the exit driveway to the south. The entry driveway will also provide a connection to the open picnic area to the north, which will be available for overflow parking when events are being held, such as large hockey tournaments.

Associated with the creation of this entrance and parking area will be a variety of details and features that will need to be addressed and included. This includes the visual treatment of the area surrounding and within the parking area, with new planting and fencing proposed. Formal gates are proposed at the entrance with a contemporary and sculptural appearance.

Consultation with Ashburton Hospital will be required to develop an entrance design that is complementary to the local environment.



15

CURATOR’S HOUSE & GARDEN

The public is generally not aware that the house located close to the proposed western entrance to the domain is actually on Domain land. As per the name, the house traditionally provided accommodation for the park curator or superintendent of the Domain. In more recent years the home has provided temporary accommodation for new employees of Ashburton District Council.

The house has an attractive appearance, having been designed by Billy Thomas who also designed a number of other prominent dwellings within the district. Some work will be required to enhance the dwelling, but generally such works are considered to be of a more minor nature such as painting, roofing and general maintenance. It is proposed the house is complemented with suitable landscaping.

There is a range of opportunities for the future use of the house including a gallery space, events and club hire space, or continuing use as accommodation.

Access to the Curator’s House would be provided from both Grigg Street frontage and also the proposed car parking area to the rear of the home. It is recognised that a balance will be required to ensure the amenity of the Domain is maintained but the public is also aware of the existence of the Curator’s house. It is proposed that a specific plan is prepared for both the finished appearance of the house and surrounding garden area.



EXISTING CURATOR’S HOUSE



POTENTIAL FOR GALLERY SPACE - SCULPTURE DISPLAY



POTENTIAL FOR PRODUCTIVE GARDENS

16

BOWLING CLUB

The existing picnic area is a broad lawn space enclosed with trees and shelterbelt planting. In the event that the Central Hub project is developed (Project 1), this area has been set aside for the lawn bowling club facility.

Picnic shelters, barbeque and toilet facilities are provided. These facilities will require replacement or renewal within the short to medium term and may need to be relocated within or nearby the site to accomodate the bowling club.

The trees and shelterbelt surrounding the picnic lawn provide shelter, however they also create heavy shade in places and cut the space off from the surrounding Domain gardens including the adjacent waterway. There is an opportunity to selectively remove some of the existing vegetation to improve these visual and physical connections.



EXISTING TREES AT PICNIC & BBQ AREA



EXISTING LAWN BOWLING CLUB

17

CRICKET PAVILION UPGRADE

The cricket pavilion is located adjacent to the main cricket oval which is a picturesque area bordered by significant plantings and mature trees. The enclosed nature of the area makes it attractive for the housing of a variety of outdoor events. The Pavilion building includes a large stage area to cater for the events.

The pavilion building itself has a simplistic design and blocky appearance and it has been expanded on over the years.

In the longer term, it is proposed that remodeling of the building should occur to create an exterior appearance that is softer, more contemporary and appropriate for its prominent location. Suggested materials and colours are highlighted in Appendix A, Design Guide.



EXISTING CRICKET PAVILION



EXISTING COVER OVER PAVILION PERFORMANCE STAGE

18

FENCE ENHANCEMENT

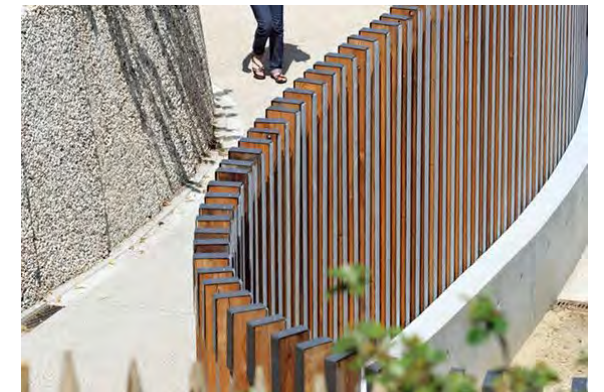
Access to the Domain is available to visitors at any time of the day and night. It is not proposed to restrict access to the Domain through the use of further perimeter fencing or walls. The existing fencing within the Domain generally serves a functional purpose but there are opportunities to enhance the visual characteristics of the fencing in some areas.

The fence adjoining the Cricket Oval provides pedestrians with protection from balls hit during cricket matches, which may come near one of the key walkways through the Domain. This fence is ageing and not particularly attractive. Dense plantings associated with the fence have reduced the views into the Cricket Oval and there is potential to selectively remove areas of planting to re-open views.

New fencing should be sculptural in form to create an attractive fence while also achieving the practical outcomes required.



EXISTING - DENSE PLANTING IN FRONT OF FENCE CUTS OFF VIEWS TO CRICKET OVAL. SELECTIVE REMOVAL PROPOSED.



ARTISTIC FENCING EXAMPLES

19

DOMAIN BUILDINGS ENHANCEMENT

Buildings within the Domain are typically practical and cost effective designs which reflects the tighter cost controls associated with community developments. However this has led to a range of buildings which are less complementary to their location within the Domain than they should be. Over time the life of this Development Plan it is proposed that all buildings will be progressively improved and remodeled to be of a more attractive appearance.

Examples of other parks and gardens across the globe include buildings which are characterful and provide an added feature to an area. It should be the same for the Ashburton Domain. Buildings which require improvement include: the Parks office building, Curator's House (refer Project 15), the Walnut Avenue sports pavilion and the Cricket Pavilion. The ongoing upgrade of each of the toilet facilities within the Domain is also required.

As part of any remodeling projects consideration will also be given to maximising the usage of the buildings. It is the intent of this Development Plan that all buildings established, extended or remodeled will be an attractive feature within the Domain with a cohesive design across the different Domain building elements.

A proposed materials and colour palette for the buildings is included in Appendix A, Design Guide.



EXISTING DOMAIN BUILDING EXAMPLES

20

LIGHTING UPGRADE (SITE WIDE)

The existing path lighting in the Domain is primarily located on the shared pedestrian & cycle path, and the roads and paths heading towards the main car park and hockey turf. Additional lights are located at the West Street layby. Refer to the 'Existing Activities and Facilities' diagram for locations.

The existing lights are mostly old sodium light technology with a range of different pole types and styles. The Council is moving to LED lighting technology across the District for longevity and efficiency benefits. With some existing lights needing replacement in the short to medium term, it is desirable to establish a consistent pole and light fitting style for the Domain that can be progressively rolled out. It is important that new lights within the Domain are of aesthetic in keeping with the garden and park setting. A contemporary style is proposed with an option for a heritage look in the gardens areas of the Domain.

Together with replacing the existing lights, there is potential to improve light levels along the existing access road and in the main car park though addition of new lights.

Further information is included in Appendix A, Design Guide.



21

SCULPTURE TRAIL

In 2014, 2016 and 2018 a sculptural symposium has been held within the Domain with a number of artists forming and shaping stone sculptures within a public area of the Domain. This event was a success and a number of these sculptures have been acquired and incorporated into the Domain.

It is intended to continue incorporating art and sculpture into the Domain. In the first instance local Canterbury artists will be encouraged to provide suitable works but this will depend on the requirements of a particular situation and the availability of suitable works. The new sculptures should be interactive and engaging for viewers.

It is proposed to develop a sculpture trail through the Domain to encourage people to visit more than just a single area of the Domain. The sculpture trail will be documented in digital map and paper map format to make it easily accessed by the public.



22

HERITAGE TRAIL

In 2014 the Domain celebrated its 150th Anniversary which was marked with a series of events across the year. The heritage elements within the Domain include commemoration stones, entranceways and remnants of previous structures. Records have been maintained of the various heritage features but more can be done to promote them and raise people’s awareness of the history of the Domain. The establishment of a heritage trail across the Domain is proposed utilising signage and digital mapping technology. The information gathered also has potential as part of the educational resource.

23

BOTANICAL TRAILS

The Domain contains a large range of mature trees, shrubs and other plants of botanical and historical interest. It is proposed to develop a series of botanical trails to highlight key species of interest and their connection to the historical development of the Domain. This trail will be mapped in a similar manner to the Sculpture and Heritage Trails proposed (Projects 21 & 22).

24

EDUCATION

It is proposed to generally improve education opportunities within the Domain. A wealth of information and experiences are available through the Domain including the opportunity to gain botanical knowledge, understanding the heritage of the Domain and what is required on a day-to-day basis in maintaining such a facility. Educational opportunities could include the provision of a classroom facility available for the use of schools and also providing information resources for both schools and the public in general. These resources will be combined with other projects in this plan including the utilisation of new technologies.

25

TECHNOLOGY

The Domain provides the opportunity to step away from the faster pace of life and enjoy the more simple aspects including wide open spaces, natural vegetation and recreational opportunities. However the utilisation of technology can provide significant opportunities, long term cost savings and encourage more people to visit the Domain. The primary initiative proposed is the development of a Ashburton Domain Facebook page. This combined with the Council website will help to inform people what is happening in the Domain such as events, changes in season, work being undertaken and promote the existing facilities available for use.

It is also proposed to investigate the development of an app for mobile phone users which will contain information for Domain visitors. This will include mapping to locate various facilities, be it the local hockey turf or the location of the closest public conveniences. Another method to encourage people into the Domain is making available free wifi in such a manner that requires people to get out of their cars and enjoy the Domain. It is proposed to create a free wifi area under a prominent spreading tree in the Domain. Given that this would be attractive for visitors to the District, it is proposed to have an opening webpage which informs visitors of various District Attractions. Some seating could be established under the tree but the balance for people to enjoy a more natural environment while being able to utilise their technology is considered attractive.

Other longer term opportunities include the use of interactive digital signage and information services rather than traditional information boards at the entrances to the Domain.



EXISTING NATIVE WALKING TRAIL



DIGITAL MAP EXAMPLE (AUCKLAND BOTANIC GARDENS)



DIGITAL MAP EXAMPLE (HALSWELL QUARRY GARDENS - CHRISTCHURCH CITY COUNCIL)

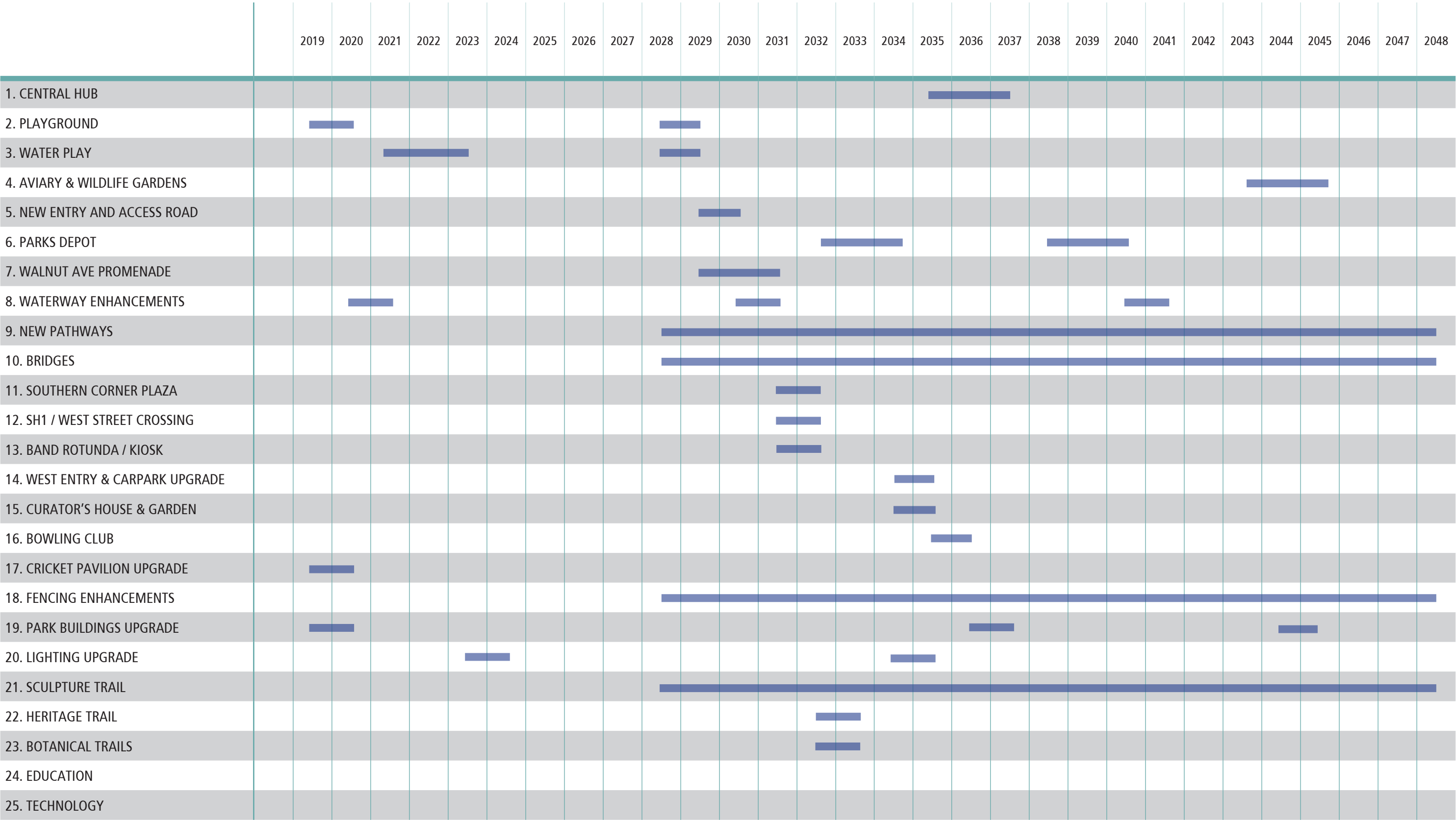
DEVELOPMENT PLAN - TIMELINE & COST ESTIMATE

The budgets identified are high level cost estimates only. The funding and timeline is subject to the Ashburton District Council Long Term Planning process. Budgets include a mix of capital works, cyclic renewals and potential external funding sources including NZTA.

Note: proposed expenditure in years 2-10 matches current budgets in 2018-2028 Long Term Plan.

	2019 - 2020 (YEAR 2 LTP)	2020 - 2021 (YEAR 3 LTP)	2021 - 2028 (YEARS 4-10 LTP)	2028 - 2038 (YEARS 10-20)	2038 - 2048 (YEARS 20-30)		TOTALS
1. CENTRAL HUB				\$ 2,000,000			\$ 2,000,000
2. PLAYGROUND	\$ 204,000	\$ 96,000					\$ 300,000
3. WATER PLAY			\$ 544,000	\$ 856,000			\$ 1,400,000
4. AVIARY & WILDLIFE GARDENS					\$ 500,000		\$ 500,000
5. NEW ENTRY AND ACCESS ROAD				\$ 280,000			\$ 280,000
6. PARKS DEPOT				\$ 1,500,000	\$ 1,000,000		\$ 2,500,000
7. WALNUT AVE PROMENADE				\$ 800,000			\$ 800,000
8. WATERWAY ENHANCEMENTS		\$ 209,000		\$ 146,000	\$ 145,000		\$ 500,000
9. NEW PATHWAYS				\$ 175,000	\$ 175,000		\$ 350,000
10. BRIDGES				\$ 25,000	\$ 25,000		\$ 50,000
11. SOUTHERN CORNER PLAZA				\$ 180,000			\$ 180,000
12. SH1 / WILLS STREET CROSSING				\$ 50,000			\$ 50,000
13. BAND ROTUNDA / KIOSK				\$ 300,000			\$ 300,000
14. WEST ENTRY & CARPARK UPGRADE				\$ 100,000			\$ 100,000
15. CURATOR'S HOUSE & GARDEN				\$ 50,000			\$ 50,000
16. BOWLING CLUB							
17. CRICKET PAVILION UPGRADE	\$ 150,000						\$ 150,000
18. FENCING ENHANCEMENTS				\$ 35,000	\$ 35,000		\$ 70,000
19. PARK BUILDINGS UPGRADE	\$ 189,000			\$ 151,000	\$ 150,000		\$ 490,000
20. LIGHTING UPGRADE			\$ 123,000	\$ 177,000			\$ 300,000
21. SCULPTURE TRAIL				\$ 60,000	\$ 60,000		\$ 120,000
22. HERITAGE TRAIL				\$ 10,000			\$ 10,000
23. BOTANICAL TRAILS				\$ 10,000			\$ 10,000
24. EDUCATION							
25. TECHNOLOGY							
TOTALS	\$ 543,000	\$ 305,000	\$ 667,000	\$ 6,905,000	\$ 2,090,000		\$ 10,510,000

DEVELOPMENT PLAN - TIMELINE & COST ESTIMATE



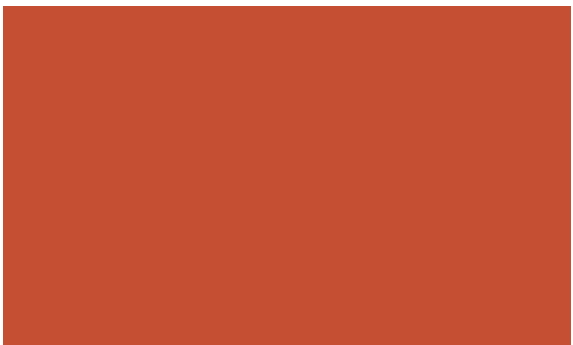
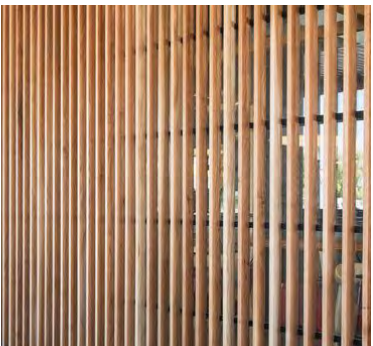
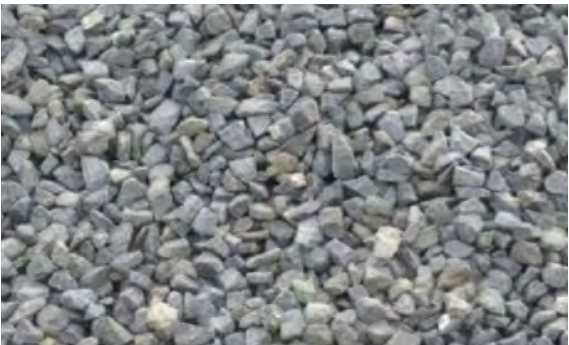
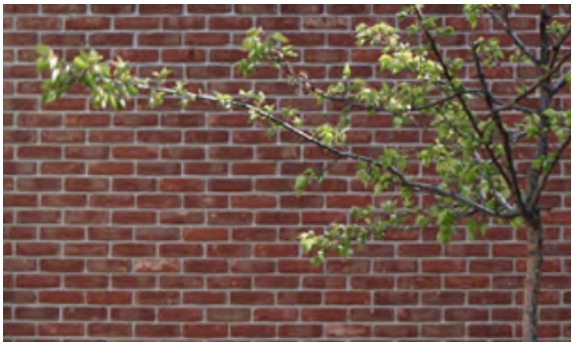
DESIGN PRINCIPLES

It is the intent of this Development Plan that all buildings established, extended or remodeled will be an attractive feature within the Domain with a cohesive design across the different Domain building elements (Refer to Project 19).

The design and placement of built structures in the Domain is important as these elements have a visual impact on the environment. It is important that built elements are sensitive to the surrounding landscape and contribute positively to the Domain’s established character and identity. The implications of built form, scale, materiality and choice of location can all impact on this character.

The following design principles provide a guide to important design considerations.

- Combine or cluster built elements as much as possible, to minimise the overall visual impact
- Locate buildings close to high activity areas, to encourage passive surveillance and optimise use
- Direct views from buildings and shelters out towards the Domain landscape, to reinforce important vistas and view shafts
- Ensure that buildings meet the functional requirements of a diverse range of users. Make built elements universally accessible to people of all ages and physical abilities. Assess ‘Crime Prevention through Environmental Design’ (CPTED) considerations in the design of new built elements
- Incorporate flexibility into the building design so that it meets current needs and allows for future needs
- Incorporate energy efficient design principles, and consider ‘whole of life’ material costs. Choose construction materials that can be easily transported to the site
- Carefully consider the cladding materials and colour of buildings in relation to its integration with the surrounding environment. A palette of appropriate materials for the Domain is outlined in the attached guide including black steel, brick, timber, concrete, stone and glass. A selected Domain colour palette is also attached which is inspired by the natural and botanical setting of the gardens together with colours that relate to the selected materials palette. Natural greys, browns and whites should be used as the base colours. Colourful highlights or feature panels can be added with vibrant reds, oranges and greens.
- Design buildings to enable regular maintenance to be undertaken with ease, including easy access for service vehicles
- Use robust materials and strategies to deter vandalism. Incorporate non-solid surfaces to deter vandalism and add aesthetic value.
- Landscaping associated with new built elements should contribute to the Domain’s green, open and garden character. New planting should add to the botanical and aesthetic interest contained within the Domain, be suitable for the local soils, aspect and climatic conditions.



STEEL

Historically black coloured or painted steel has been used in the Domain in elements including gates, fencing and seating. It is proposed that black steel is used as a feature element, for cladding, screening and fencing to create consistency throughout the Domain.



BRICK

The brick walls enclosing the Domain on West Street are an important historical element within the Domain. Brick can be used in walls, paving and buildings to reference this historical context. It is appropriate for both heritage and contemporary applications.



NATURE/BOTANICS

Natural materials reflect the botanical garden setting. Timber is an important component of the proposed Domain materials palette.



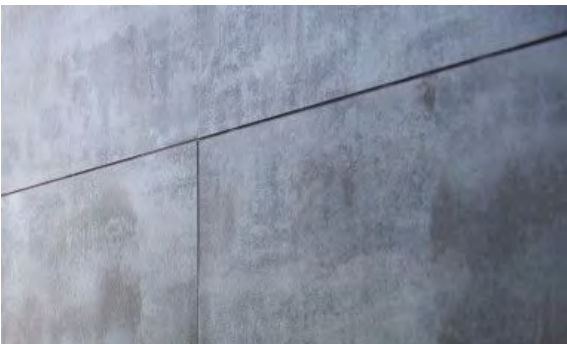
CONCRETE

The use of concrete historically in structures such as the Ashburton Bridge, farming and infrastructure is an important design cue. The robust and simple nature of this material gives it flexibility of use and a number of applications where it can be used within the Domain.



STONE / GLASS

The natural patterns, materials and qualities associated with the braided rivers of Mid Canterbury are reflected through the use of riverstone and gravels. The translucent and reflective nature of glass creates opportunities to connect with the surrounding natural garden setting.



BLACK STEEL



BRICK



TIMBER



CONCRETE



RIVERSTONE



BLACK STEEL CLADDING AND FRAMING



BRICK CLADDING, WALLS AND PAVING



TIMBER CLADDING, SCREENS AND BOARDWALKS



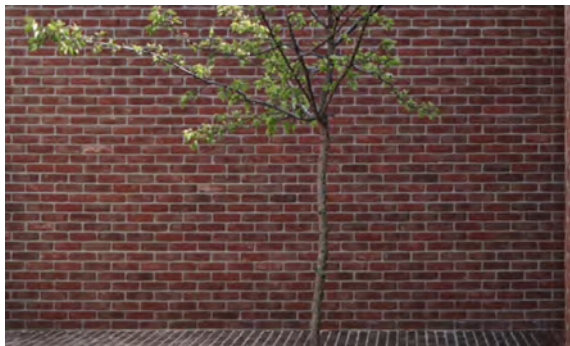
CONCRETE BUILDINGS, STRUCTURES AND PAVING



RIVERSTONE WALLS AND GLASS REFLECTING NATURE

GARDEN WALLS

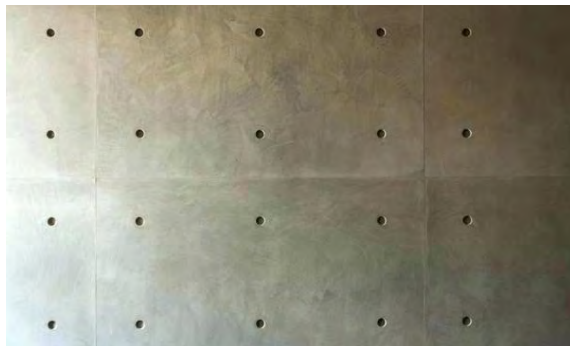
Where walls are required brick, timber, cast concrete or stone should be used. The material selection should relate to the adjacent context.



BRICK WALL



VERTICAL TIMBER WALL



CONCRETE WALL



RIVERSTONE STONE WALL

FENCES + SCREENS

For general fencing, either simple vertical timber battens or steel is proposed.

Where there is opportunity for more detail, brickwork screens or laser cut steel is recommended.



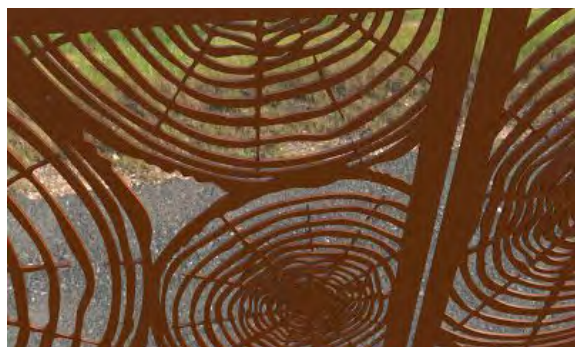
VERTICAL TIMBER FENCE



BLACK STEEL FENCE



BRICK SCREEN



LASER CUT STEEL SCREEN

FEATURE PAVING

In focal areas at entry points, around buildings or key garden structures the use of feature paving is appropriate. Material selections include Timaru bluestone, clay brick and concrete unit pavers. Hardwood timber is proposed for boardwalks and waterside platforms.



BLUESTONE FEATURE PAVING



BRICK FEATURE PAVING



CONCRETE FEATURE PAVER'S



TIMBER BOARDWALK

GENERAL PATHWAY PAVING

A hierarchy of pavement material is proposed for general pathways from gravel chip through asphalt to insitu concrete pavement.

Refer to Project 9 for information relating to proposed new pathways.



GRAVEL



ASPHALT



EXPOSED AGGREGATE CONCRETE



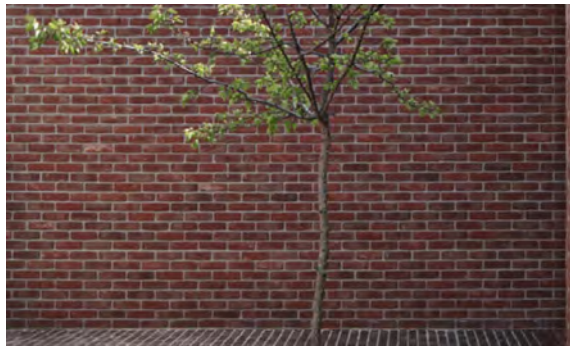
ACID ETCHED CONCRETE

COLOUR PALETTE

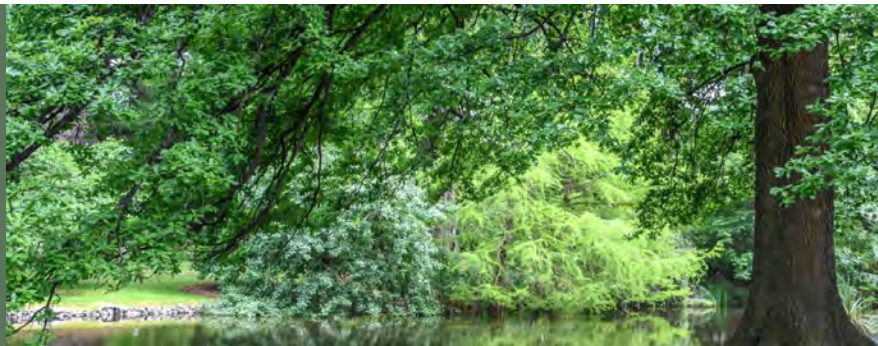
The proposed colour palette for the Domain includes colours that have been inspired by the natural and botanical setting of the gardens together with colours that relate to the selected materials palette.

Natural greys, browns and whites should be used as the base colours. Colourful highlights or feature panels can be added with vibrant reds, oranges and greens.

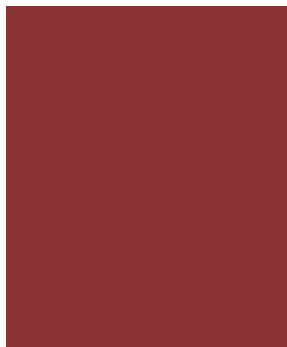
Black is proposed for steel elements including bollards, seating, light poles and fencing. It can also be used on buildings where a contrast is required or to provide a dark backdrop to garden planting.



RESENE GONDWANA



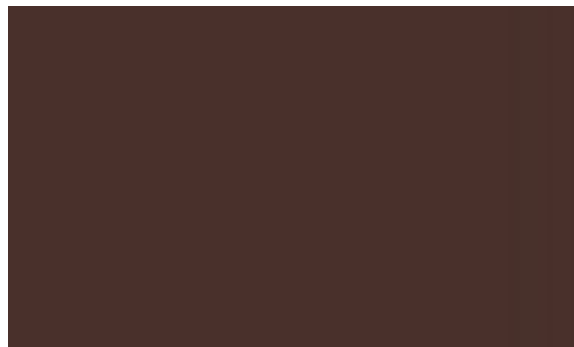
RESENE BOTANIC



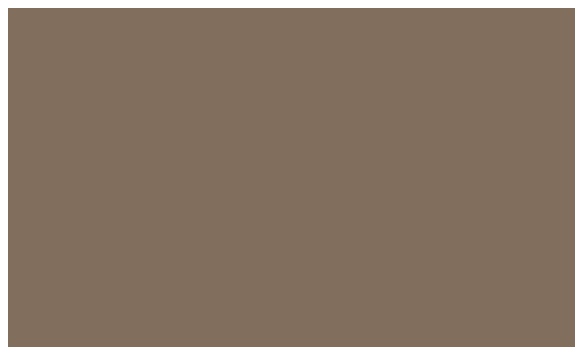
RESENE OLD BRICK



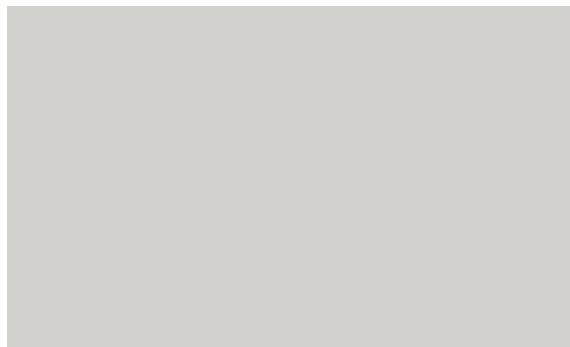
RESENE GRAIN BROWN



RESENE WARMED BROWN



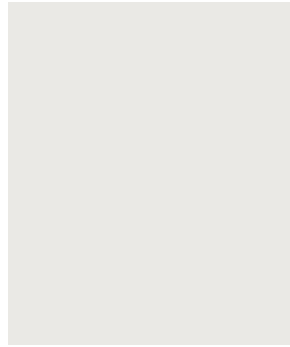
RESENE DONKEY BROWN



RESENE CONCRETE



RESENE FLAX



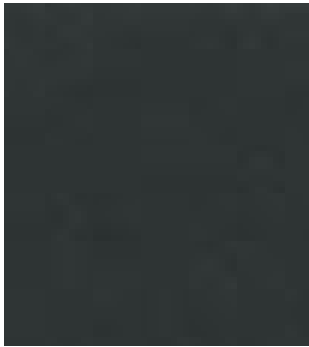
RESENE BLACK WHITE



RESENE AYRES ROCK



RESENE ROLLING STONE



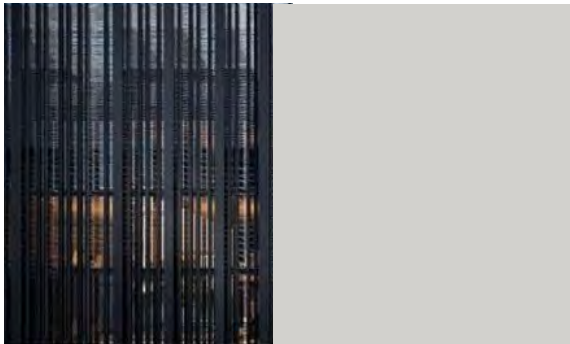
RESENE PITCH BLACK



RESENE AWOL

CRICKET PAVILION & WALNUT AVENUE SPORTS PAVILION

For the refurbishment of these existing buildings neutral colours are proposed in conjunction with contrasting black steel or timber batten cladding. A dark grey colour is appropriate for walls or roofing.

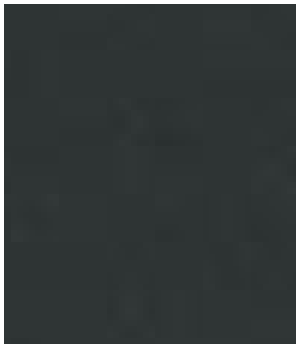


BLACK STEEL WORK

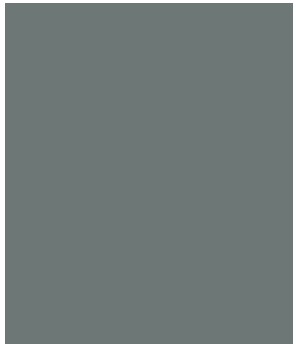
RESENE CONCRETE



TIMBER CLADDING



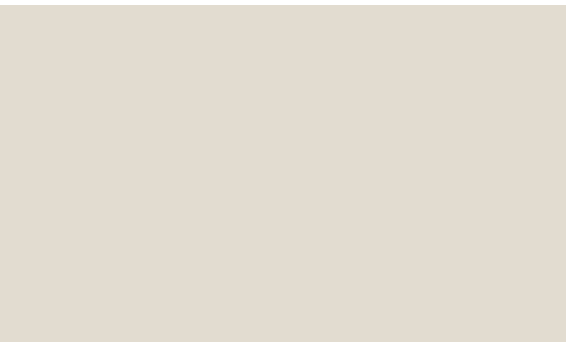
RESENE PITCH BLACK



RESENE ROLLING STONE

CURATOR'S HOUSE

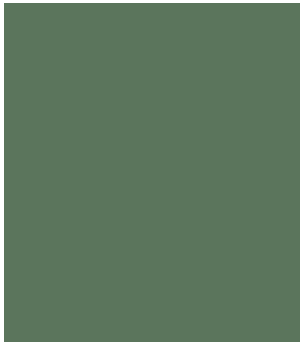
The existing traditional palette of colours on the Curator's House is considered appropriate to carry forward with a base off white with colour highlights to trim details and window shutters.



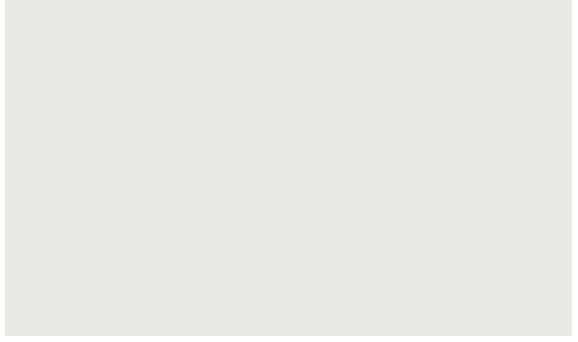
RESENE MERINO



THE CURATOR'S HOUSE



RESENE GONDWANA



RESENE BLACK WHITE

NEW BUILDINGS INCLUDING CENTRAL HUB

For new buildings within the Domain a combination of timber cladding, contemporary brickwork, insitu cast concrete and black steel is proposed.



TIMBER CLADDING



BRICKWORK



INSITU CAST CONCRETE



BLACK STEELWORK

NEW BAND ROTUNDA

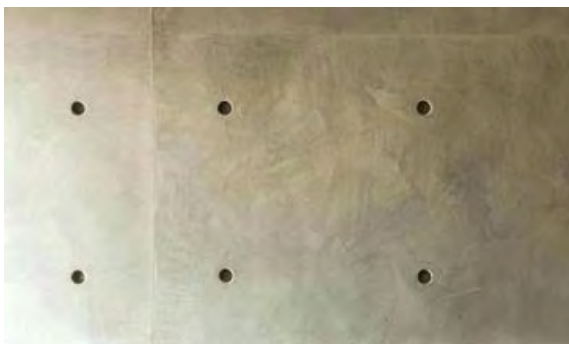
A contemporary, visually light and translucent structure is envisaged for the new Band Rotunda. Concrete and steel can provide the basic structure with glass used to provide both views through to gardens beyond or to reflect the surrounding natural setting.



GLASS REFLECTING NATURE



BLACK STEELWORK



CONCRETE

TOILET BLOCKS

New toilets in the Domain and broader Ashburton District Parks are typically ‘off the shelf’ products. Timber cladding should be used to soften structures supported by highlights of bold colour and steel screen detailing. Contemporary styling is appropriate (except where adjacent to existing heritage structures).



RESENE BOTANIC



TIMBER CLADDING



RESENE OLD BRICK



LASER CUT STEEL

PICNIC & BBQ SHELTERS

Simple timber and steel shelter structures are proposed. Timber or steel screens can add shelter and shade where appropriate together with bold colour highlights.



TIMBER AND STEEL PICING SHELTER EXAMPLE



RESENE PITCH BLACK



TIMBER CLADDING

PLAY STRUCTURES & SHELTERS

The playground and water play areas provide opportunity for bold use of colour to enhance the playful fun environment for children. Bold greens, oranges and browns are proposed to reflect the garden setting and seasonal change.

Shade structures should be developed in an artistic fashion building on the botanical theme proposed.

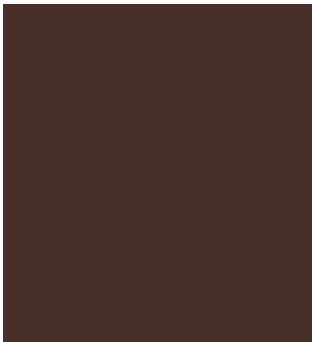
The use of natural timber elements is also encouraged.



RESENE LICKITY SPILT



RESENE KERMET



RESENE WARMED BROWN



PLAYFUL & THEMED SHADE STRUCTURES



RESENE ORANG-ATAN

POLE MOUNTED LIGHTS

It is desirable to establish a consistent pole and light fitting style for the Domain that can be progressively rolled out. It is important that new lights within the Domain are of a quality aesthetic in keeping with the garden and park setting.

A contemporary style is proposed with an option for a modern take on a heritage look in the mature gardens area of the Domain.

Poles and fittings shall be painted black to match with the established palette for buildings and existing furniture, and to help make the poles recessive garden elements during the day. Luminaries shall be LED based.

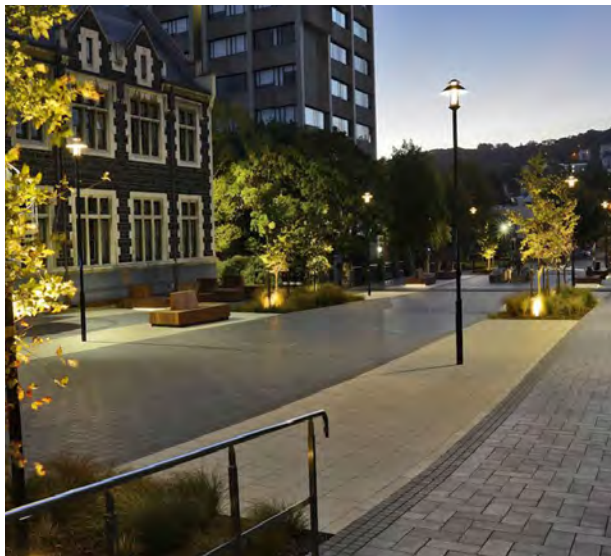
Options for consideration are illustrated here. Specific lighting design will be required to determine the number of lights required to achieve adequate lighting standards.



ENERGY LIGHT - EWO 'GO' (PATHWAYS)



ADLT - HOLOPHANE CITY MAX (PATHWAYS)



MHL - WE-EF ZA640 - PATHWAY HERITAGE



ENERGY LIGHT - EWO 'SM HERITAGE'



MHL - WE-EF ASP530 LED - PATHWAY HERITAGE



