



**HASTINGS**  
DISTRICT COUNCIL



# **DUART HOUSE AND GARDENS RESERVE MANAGEMENT PLAN**

MARCH 2015

**March 2015**

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HASTINGS DISTRICT COUNCIL

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# PART 1

## INTRODUCTION & BACKGROUND





# INTRODUCTION AND BACKGROUND



Duart House Est. 1882

## PREFACE

### LEGISLATIVE REQUIREMENT

As an administering body, the Hastings District (Council) has the responsibility of preparing policy for the management of reserves that it controls. 'Reserve Management Plans' are required under the Reserves Act 1977 for reserves within the Hastings District, in order for Council to outline its general intentions for their use, development, maintenance, protection and preservation.

#### What is a Reserve Management Plan?

A Reserve Management Plan is a document that is typically prepared under the requirements of the Reserves Act, and follows two phases of public consultation. A plan will contain objectives and policies for the management, protection and future development of a reserve, and must:

"....provide for and ensure the use, enjoyment, maintenance, protection and preservation....and the development, as appropriate, of the reserve for the purpose for which it was classified....."

Section 41(3) Reserves Act.

The Plans, once complete provide Council with a clear framework for the day to day management and decision making for all the Council-owned reserves and open spaces within the District for the next 10 years. The process aims to ensure that such management is based on sound principles and that, through consultation, the needs of the public are clearly identified and addressed.

#### What is a District Wide Management Plan?

The Reserves Act envisages that a Reserve Management Plan will be prepared for each reserve within the District. With over 170 reserves within the District, this would be a costly and time consuming process, with many of the management issues common throughout the majority of reserves thereby duplicating information.

There are also a large number of areas of open space and land, referred to in the District as reserve, which do not hold formal Reserve status. This land is generally fee simple awaiting Council completion of the formal process of gazetting as considered appropriate, or kept unclassified by the Council in order to retain future development options. As they are not held under the Reserves Act, management plans are not required to be prepared for them.

However, while not required, Council considers that guidance on the maintenance and future development of all reserves, regardless of their status, is imperative to ensure consistency in reserve planning across the District. Council has therefore rationalised its

approach to reserve management planning by preparing a 'District Wide Reserve Management Plan'. The intention of this document is to provide objectives and policies which apply to all reserves and open spaces throughout the Hastings District, including those not vested or classified as reserves under the Reserves Act. This will ensure consistency, transparency and enable greater community awareness of Council's intentions on all reserves throughout the District.

#### What is an Individual Reserve Management Plan?

In addition to the District Wide Reserve Management Plan, Council will prepare individual management plans for specific reserves, according to identified priorities. Certain reserves have unique issues and opportunities that require different use, management and protection philosophies. These individual plans will provide a basis for assigning priorities in works programming and budgeting. They will include concept and development plans for each reserve, planting schedules and prioritise action plans for the next 10 years.

#### What is the status of this Plan?

The purpose of this Plan is to provide Council with a clear framework for the day to day management and decision making for Duart House and Gardens for the next 10 years. Council is required to comply with the objectives and policies of this Plan which guide the development, management, protection, operation and public use of it.

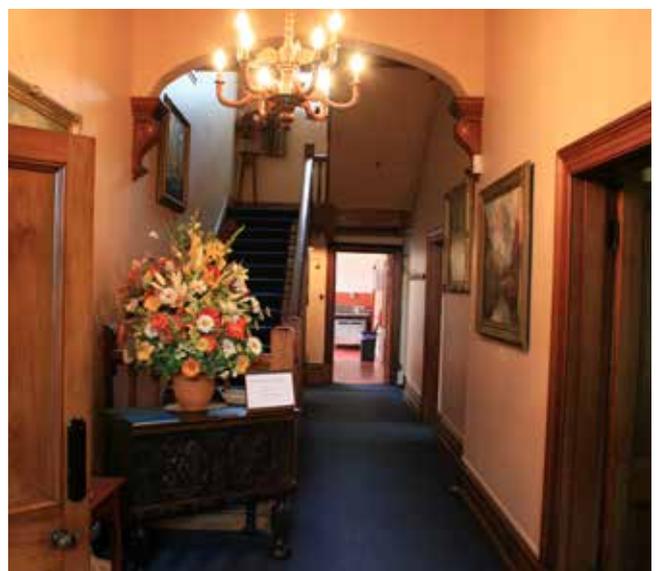
While this Plan must be read in conjunction with the District Wide Reserve Management Plan, the objectives and policies of this Plan will take precedence.

#### What is the format of this Plan?

Part 1 of the Plan provides an introduction to Duart House and Gardens, its historical background, physical description and current use. It also identifies the legislative context within which this Plan has been prepared.

Part 2 of the Plan is set out in 5 policy sections, where identify the relevant Issues, Objectives and Policies associated with each subject. The 5 main policy sections are:

- Recreation and Use
- Furniture and Facilities
- Natural Values
- Social and Cultural Values
- Administration and Management



## PREFACE

### NATIONAL CONTEXT

Council is guided by legislation and statutory requirements for the provision and planning of reserves and open spaces. There are also a number of national, regional and local strategies and plans that have relevance to the management and use of reserves within the District.

These Acts, Policies, Strategies and Plans include:

- Reserves Act 1977
- Resource Management Act 1991
- Local Government Act 2002
- Historic Places Act

#### Reserves Act 1977

The purpose of the Reserves Act 1977 is outlined in Section 3 of the Act:

- Providing for the preservation and management of areas for the benefit and enjoyment of the public;
- Ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats
- Ensuring, as far as possible, the preservation of representative samples of all classes of natural ecosystems and landscape which gave New Zealand its own recognisable character;
- Ensuring, as far as possible, the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lakeshores and riverbanks
- Fostering and promoting the preservation of the natural character of the coastal environment and of the margins of lakes and rivers and the protection of them from unnecessary subdivision and development

Section 16 of the Reserves Act 1977 identifies that it is mandatory for reserves be classified and gazetted based on their primary purpose. The Act provides for seven different reserve classifications, as defined in Sections 17 to 23, these being:

1. Recreation Reserve (Section 17)
2. Historic Reserve (Section 18)
3. Scenic Reserve (Section 19)
4. Nature Reserve (Section 20)
5. Scientific Reserve (Section 21)
6. Government Purpose Reserve (Section 22)
7. Local Purpose Reserve (Section 23)

Reserves may be vested under the Reserves Act with more than one classification, particularly if the values requiring protection vary from one part of the reserve to another. To achieve a dual classification the land area needs to have been surveyed to define the boundary and provide separate land parcels between the lands requiring different classifications.



#### Reserves Act Classification

Duart House and Gardens is vested and classified under the Reserves Act as a Recreation Reserve. This management plan must incorporate and ensure compliance with the principles set out in Section 17 of the Act:

**'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.'**

Subsections 17(2) a-d of the Act set out the more specific requirements for the management of recreation reserves:

- (a) The public shall have freedom of entry and access to the reserve, subject to the specific power conferred on the administering body by sections 53 and 54 of this Act, to any bylaws under this Act applying to the reserve, and to such conditions and restrictions as the administering body considers to be necessary for the protection and general wellbeing of the reserve and for the protection and control of the public using it;
- (b) Where scenic, historic, archaeological, biological, geological or other scientific features on indigenous flora or fauna or wildlife are present on the reserve, those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve;
- (c) Those qualities of the reserve which contribute to the pleasantness, harmony and cohesion of the natural environment and to the better use and enjoyment of the reserve shall be conserved;
- (d) To the extent compatible with the principal or primary purpose of the reserve, its value as a soil, water, and forest conservation area shall be maintained.

The purpose of this Plan under Section 41(3) of the Reserves Act 1977 is to:

**'provide for an ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and .....the development, as appropriate, of the reserve for the purposes for which it is classified....'**

#### Resource Management Act 1991

The role of the Council under the Resource Management Act 1991 is to promote sustainable management of resources. This affects the way people can behave and controls the effects they can have on other people and the environment.

As an administering body of a reserve, under the Reserves Act, Council is concerned with acting on behalf of the beneficiaries of the reserve (the public) and must act in the best interests of them.

#### Historic Places Act

##### Registration Type

Historic Place Category 2

Register Number

2777

##### Date Registered

7-Apr-1983

##### Legal Description

Lot 8 DP 13652

City/District Council

Hastings District

Hawke's Bay Region

##### Current Use

- Residential buildings and associated places - House

##### Former Use

- Residential buildings and associated places - House

##### Construction Dates

- Original Construction: 1875 (circa)

### REGIONAL CONTEXT

The Hawkes Bay Regional Council has a statutory responsibility through the Regional Policy Statement to protect regionally significant natural features on land. The HBRC manages the riverside areas of the District primarily for flood control purposes, but increasingly recognising the recreation potential of these areas, many of which adjoin or form part of Council reserves (esplanade).

The following plans and strategies are of importance:

- Pest Management Strategy (2006)
- Regional Resource Management Plan (2006)

### LOCAL CONTEXT

#### Hastings District Plan

The Council is required to prepare a District Plan under the Resource Management Act 1991 to promote the sustainable management of natural and physical resources.

The Operative District Plan was adopted in 2003, and remains in place until the submissions and hearing process for the Proposed Hastings District Plan has been completed. Section 13.5 of this Operative Plan identifies all reserves within the District (whether vested or not under the Reserves Act) as a 'District Wide Activity'. This permits certain activities on reserves (such as Places of Assembly and Recreation Activities, subject to specific performance standards. These rules are used to prevent any activities on a reserve from having an adverse impact on adjacent land, the wider community and the environment (for example, flood lights on a sports ground might adversely affect nearby residents).

Hearings for the Proposed District Plan are scheduled to be held between July and December 2014. All reserves and open spaces within the Proposed District Plan are covered within a new 'Open Space Zone'. The purpose of this zone is to ensure that the effects of activities, established on public open spaces, on adjoining activities, are mitigated, while enabling the reserve to meet the needs of the community. Within the Open Space Zone, there are seven open space categories, that reflect the primary characteristics and functions of each open space. These categories match those in the revised Reserves Strategy.

#### Long Term Plan (LTP)

The Long Term Plan (LTP) sets out a planning process for 10 years ahead to deliver clear goals that have been agreed between the Council and the Community, which is formally updated every three years. The LTP is set in line with priorities previously identified by the community through the Community Outcomes Process. The Reserves Strategy and Reserve Management Plan provide the basis for determining the projects and timelines that are included in the LTP for the public to comment on. These plans identify at a strategic level that reserves also contribute to, or have an impact on the following community outcomes identified in the Plan.

#### Activity Plan/Annual Plan

Associated with the LTP, Activity Plans provide business plans for each area of Council, including service levels and asset management information. The Annual Plan is produced each year and sets out the services and activities the Council will deliver, what it will cost and how it will be paid for.

#### Associated Strategies

There are also a number of key adopted documents, plans and strategies that relate to reserves, which this Plan must be consistent with. The key strategies include:

- Reserves Strategy 2006
- Landmarks Development Plan
- Asset and Activity Management Plan
- Coming out to Play Strategy
- Cycling and Walking Strategy

#### Reserves Strategy

The Council Reserves Strategy was adopted by Council in 2006 as a high level document to identify existing land resources, to identify the need for additional reserve land to meet future community growth and to ultimately link with the District Plan. The Reserves Strategy will also link into the Council's LTP through the Reserves and Sportsgrounds Activity Management Plan. The Reserves Strategy:

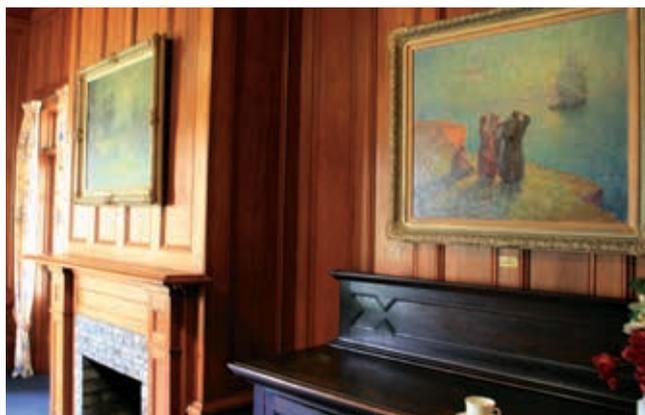
- Provides an overall framework for Reserve Management Plans to be prepared
- Provides general development standard guidelines for each reserve category
- Analyses current and future demand for reserves, public amenities and open space
- Identifies current deficiencies and future needs for each type of reserve by community
- Identifies reserve contribution requirements for which Council can collect funds through development impact fees and reserve contributions

#### Landmarks Development Plan

The principal purpose of the Landmarks Development Plan is to promote the District's image, identity and sense of place and to foster civic pride. The visual character of a place contributes to the physical environment and influences the performance of economic activities within that place. It is part of the Landmarks philosophy that the overall distribution and quality of open spaces contributes significantly to visual amenity, image and civic amenity. A well developed open space network integrates town and country. The enhancement of History, Architecture, Landscape and Art is critical to establishing a sense of pride and the Landmarks philosophy and objectives will be taken into account in the management and development of reserves.

#### Cycling and Walking Strategies

The Cycling and Walking Strategies provide common objectives by encouraging and promoting healthy and alternative travel. Both of these strategies are recognised and supported.



# INTRODUCING DUART HOUSE AND GARDENS

## INTRODUCTION

Duart House and Gardens is located in Havelock North and serves the district by providing gardens with perennial and annual beds, specimen trees, a rose garden and croquet lawn.

The total legal area of the reserve is 1.5041 ha with the Hastings District Council maintaining a total of 5315m<sup>2</sup> of grass and 9726m<sup>2</sup> of gardens and woodland.

## LAND STATUS

Duart House and Gardens is classified as Recreation Reserve under the Reserves Act 1977.

The land parcel is shown on the map below, with additional, more detailed information on the land title is included in Appendix 7.

RESERVE NAME	LAND PARCEL	PURPOSE AREA	AREA
Duart House and Gardens	Lot 8 DP 13652	Recreation Reserve	1.5041ha

## HASTINGS DISTRICT COUNCIL CLASSIFICATION

While Havelock North Domain is classified as a Recreation Reserve under the Reserves Act, not all reserves within the District are classified. It is for this reason that the Council adopted a system whereby all reserves are categorised according to their size and type of use, and management focus. This allows Council to take a strategic approach in managing these reserves, to provide opportunities based on natural, historic and cultural values, and recreation experiences of that reserve. 10 categories of reserves were identified in the 2006 Reserves Strategy:

1. District Reserve
2. Local Active Reserve
3. Neighbourhood Reserve
4. Rural Community Reserve
5. Open Space Reserve
6. Coastal Reserve
7. Esplanade Reserve
8. Community Building Reserve
9. Other Reserve Land
10. Road Reserve

The 2006 Reserves Strategy identifies the Duart House and Gardens as a District Reserve, which by their size, location and use are intended to meet the needs of both residents within the District, and also visitors to the District. District Reserves are generally developed and maintained to a high standard with intensive development of facilities to attract and cater for a high level of usage. They will typically provide some or all of the following features: toilets, playscape, amenity planting, paths, lighting, picnic facilities and developed car parking facilities.

This Strategy is however under review, and 7 new categories have been identified based on adopted NZRA national standards. These include:

1. Sport and Recreation
2. Community
3. Public Gardens
4. Open Space (Natural and Maintained)
5. Linkages (Ecological and Urban)
6. Cultural Heritage
7. Civic Space

Under this amended Strategy, Duart House and Gardens is classified as a Public Gardens reserve, which are areas that provide for the display of high quality horticultural landscaping and formal gardens primarily for relaxation and contemplation.



## INTRODUCING DUART HOUSE AND GARDENS

### HISTORY

This historic wooden house was built for Allan and Hannah McLean. Allan was a Scot who took up land on the banks of the Tuki Tuki River and accordingly became known as "Tuki" McLean to distinguish him from other McLeans in Hawke's Bay. He married Hannah, the eldest daughter of John and Margaret Chambers of Te Mata.

The names of the builders of Duart are not known for sure but it is believed it may have been the Napier sawmiller and carpenter/joiner, Robert Holt.

McLean chose the name Duart after a castle owned by McLeans in on the Isle of Mull in Scotland, where the McLean family had lived in before coming to New Zealand.

The design specified a tower with crenellations, surmounted by a flagstaff, to remind him of the country and people of his origins. In earlier days when Duart stood alone on the slopes of the Havelock Hills its tower was a landmark which could be seen from all directions.

The house was built of heart totara floated down the Esk River and from heart Kauri brought by ship from Auckland and rafted from a ship out in the Bay. The studs are heart kauri and the mock corner stones outside are solid totora. The floor has forged flathead nails and the dining room kauri panelling. During the 1931 earthquake three chimneys came down but the house remained intact.

It was thought originally that Duart was built in 1875, but further research has revealed that building began in 1882 and that Tuki and Hannah moved in with seven children early in 1883. Their last child, Nigel, was born at Duart House.

Tuki Mclean lived in style keeping a carriage with two horses, a coachman and several riding horses.

The size of the McLean family necessitated a spacious house, but the children also had some 150 acres of hill slopes upon which to roam freely, as no other house existed between Duart and Te Mata. The tiny village of Havelock with its few shops, two churches, and a school was Duart's closest neighbour.

Tuki a rumbustious character, did not believe in the cultivation of gardens and insisted on allowing his sheep and horses to roam at will, browsing as close to the house as they chose. This was also similar to Duart Castle on the Isle of Mull, Scotland. It was not until after her husband's death that Hannah McLean, assisted by her children, was able to create a garden from the grassy slopes around the house.

Before she died in 1914 Hannah had planted flowers and trees, many of which still survive. The Coronation Oak, planted on the accession to the throne of King Edward VII, is a notable example.

After Hannah McLean's death, Duart was purchased by Mrs J Chambers and then leased to Mr and Mrs Crompton-Smith who established a co-educational school for primary school children in 1915, known as St Georges School. The girl boarders used the big rooms upstairs and one room downstairs, with a few beds in the verandah. The boys lived at Keirunga in the Chalet looked after by Mr and Mrs Tanner. Many of the day children rode to school on ponies.

The brick garage (built in 1910) was used as a school house until it became too small and a large hall was moved from Hastings and added to the side of the house near the old kitchen.

When the school closed in 1920 the extra wing was removed and the house became a boarding house.

Some internal modifications were involved but apart from the necessity of adding partitions, the house served well as a school. It was about this time, too, that the word "House" was added and since then the building has been known as Duart House. The school, named St. George's, remained in Duart until the end of 1921.

In 1926 the property was leased by Roger Greenwood and occupied by Roger and Dorothy Greenwood and their family, who eventually brought the property in 1936. During their ownership some alterations were made to Duart House, the most substantial being the addition of a new kitchen.

The whole property was surrounded on three sides by trees but a big gale in 1936 blew down 30 gums and macrocarpa trees. The bare gully that was the horse paddock is now a native bush area planted by the Greenwoods with seedlings from the mountains.

At a special meeting on the 5 July 1972 the Havelock North Borough Council accepted Miss Rosemary Greenwood's offer to sell the property for use as a public reserve.

In deciding to proceed with the purchase the Council paid very close attention to the arguments opposed to the purchase especially in regard to the cost of maintenance and loan repayments. The Council considered these concerns were far outweighed by the advantages such as a valuable amenity on favourable terms.

The Government Valuation of \$38,000 was made up of \$14,000 for the buildings and \$24,000 for the land. The price to the Council was only \$22,000 with Miss Greenwood lending the Council the full purchase price at 3% interest for twenty years.

Mr B. L. Chambers and other unnamed persons have made gifts amounting to \$10,000 for the purchase and/or renovation of the property to allow public use.

Council unanimously carried its resolution to purchase the property and acknowledged the generosity of Miss Greenwood and Mr B. L. Chambers.

Following installation of fire doors and sprinklers, Duart House has been used by a range of people. A Collectors Group, Ballet Group, Toy Museum, and the Institute of Cultural Affairs N.Z. Inc. eventually occupied the top floor and began using the ground floor as a meeting place for the community.

The Government Valuation was \$76,900 in 1976 and now has Rateable Valuation of \$880,000 in 2014.



Duart Castle on the Isle of Mull, Scotland



## INTRODUCING DUART HOUSE AND GARDENS

### DUART HOUSE AND GARDENS USE

Historic Duart House is a beautiful example of a carefully restored and maintained colonial estate. Set in 3 acres of gardens, which are always open to the public and has a local park function for Havelock North residents and a heritage park for Hastings.

Duart House also provides an elegant and stylish venue for all kinds of small functions including weddings, conferences, exhibitions and concerts. Duart House is the ideal venue for small weddings. The large and graceful dining room can seat 60-70 guests for a formal sit-down dinner or buffet. For a more casual cocktail-style occasion Duart House can accommodate up to 100 guests.

Duart House is open to the public on the first Sunday of each month and at other times by prior arrangement.

### DUART HOUSE SOCIETY

The Duart House Society (Inc) was founded in 1985. It holds a lease of the house and the reserve from the Hastings District Council, has charitable status, and its membership is open to anyone on payment of a token annual subscription. (Apply to Hon Secretary, Duart House Society Inc, 51 Duart Road, Havelock North, or refer to the Society website [www.duarthouse.org.nz](http://www.duarthouse.org.nz)).

Over the last 29 years the Society has almost totally refurbished the interior of the house, while maintaining the character of its day. Funds have come from hireage, special events, and applications to philanthropic entities. The Hastings District Council maintain and enhance the exterior and the gardens.

Mindful of the house's Category II status, the Society aims to care for the property along the lines adopted by Heritage New Zealand (previously the New Zealand Historic Places Trust).

### DUART HOUSE CROQUET CLUB

The Duart House Croquet Club maintains a full-sized and well-maintained lawn, at Duart allowing members to enjoy a pleasurable game in quiet and secluded surroundings.

In 1990 a large area of lawn was leased by the Duart Croquet Club. A full sized croquet lawn and a practice lawn were established complete with irrigation and a fence. This was all paid by enthusiastic members who raised \$20,000, the Hillary Commission gave a grant and Havelock North Borough Council assisted. The Club was officially opened on the 10 February 1990 by Jeremy Dwyer the Mayor of Hastings District Council at that time.

Over twenty members now play golf croquet (rather than association croquet). Club day is on Tuesday afternoons and a group of members play on Saturday afternoons. The Lawns are also occasionally hired out to businesses or groups who find having a fun game a pleasant way to socialize for a special occasion.

In 2008 a Memo of Understanding formalised relationships between the Duart House Society and the Croquet Club.



*Duart House*  
Havelock North - New Zealand





# PART 2

## OBJECTIVES AND POLICIES



# OBJECTIVES AND POLICIES



## MANAGEMENT AIM AND OBJECTIVES

The protection and enhancement of the natural and historic values of Duart House and Gardens and its use and enjoyment for residents and visitors. The emphasis being on acting as a keeper of and witness to, the 20th century lifestyle and heritage.



### OBJECTIVE 1

#### Maintenance, protection and enhancement of Duart House

- To protect and enhance Duart House's historical values, as an early example of building and European settlement in Havelock North.



### OBJECTIVE 2

#### Maintenance, protection and enhancement of the natural character of the gardens

- Plant collections will be maintained, displayed and interpreted to the highest standards.
- Quality landscape design with good pedestrian access and circulation.



### OBJECTIVE 3

#### Development and promotion of the house and gardens as a character venue for small social functions as well as for interest groups that are oriented to 'house, garden, social, local and natural history'

- Duart House and Gardens is accessible to all people as a place for passive recreation.



# 1.0 RECREATION AND USE



## 1.1 USE OF RESERVE

Duart House and Gardens is classified as a Recreation Reserve under the Reserves Act, which means its purpose is to provide an area for the recreation and the physical welfare and enjoyment of the public, and for the protection of the natural environment.

Duart House and Gardens is classified under the amended Reserves Strategy as a Public Gardens reserve, which means that its primary function is to provide for the display of high quality horticultural landscaping and formal gardens primarily for relaxation and contemplation.

### Objective

- 1.1.1 To preserve Duart House and Gardens for its historic value and informal recreation use and appreciation.

### Policies

- 1.1.2 Provide public access to Duart House 10-12am on the first Sunday of each month, via the lessee the Duart House Society.
- 1.1.3 Provide a bookable venue at Duart House for small functions such as weddings, conferences, exhibitions and concerts.
- 1.1.4 The Objectives and Policies of Section 1.1 of the District Wide Management Plan shall also apply where relevant.

## 1.2 ORGANISED SPORT

The primary purpose of Duart House and Gardens is open space for informal recreation and leisure. It is important to ensure that this is not displaced by other more active or organised activities. Any use of the Gardens for organised events will require prior Council approval.

Part of the reserve lawns are used by the Croquet Club which was formed in 1995 and has 20 active members. The club has an informal sub lease arrangement with the Duart House Society as of 2007.

### Objective

- 1.2.1 To ensure that Duart House and Gardens is maintained for informal recreation and leisure and encourage organised sport to take place on other reserves, specifically set aside for that purpose.

### Policies

- 1.2.2 Discourage the use of Duart House and Gardens for organised sport except on the land used by the Croquet Club.
- 1.2.3 The Objectives and Policies of Section 1.2 of the District Wide Management Plan shall also apply where relevant.

## 1.3 DOGS

The reserves within the District provide excellent areas of open space for people to walk their dogs. Dogs should therefore be under direct and continuous control by being on a lead at all times within parks, unless where it is a designated off lead area.

There is no designated 'off-lead' area within Duart House and Gardens and therefore all dogs must be on a lead at all times within the reserve.

### Objective

- 1.3.1 To allow dogs in Duart House and Gardens in accordance with Council policy and bylaws.

### Policies

- 1.3.2 Dogs are to be retained on a lead at all times and under the control of a person physically able to control the dog.
- 1.3.3 The Objectives and Policies of Section 1.3 of the District Wide Management Plan shall also apply where relevant.

## 1.4 HORSE RIDING

The use of Duart House and Gardens for riding horses is not acceptable given its use for passive activities by the community. Horse riding is therefore not permitted within the gardens.

### Objective

- 1.4.1 To prohibit horseriding within the Duart House Gardens.

### Policy

- 1.4.2 The Objectives and Policies of Section 1.4 of the District Wide Management Plan shall also apply where relevant.

## 1.5 CYCLING SKATEBOARDS AND SCOOTERS

While cycling has many positive health benefits, it can create conflicts with other users, and impact on the use of the reserve. It is important that people are aware of where cycling can be undertaken and that Council provide suitable facilities in those locations. Restrictions on cycling is required in certain areas to manage conflict between users and impacts on reserves.

Cycling within Duart House and Gardens is permitted, provided that cyclists keep to the tracks and do not impact on other users of the reserve. Given the terrain and formal nature of the reserve, it is unlikely to attract many cyclists, other than families with small children.

### Objective

- 1.5.1 To permit cycling, skateboards and mobility scooters in the grounds while ensuring it does not create unnecessary conflict.

### Policies

- 1.5.2 To provide for cyclists by providing cycle stands near the carpark and suitable pathways where deemed appropriate.
- 1.5.3 The Objectives and Policies of Section 1.5 of the District Wide Management Plan shall also apply where relevant.

## 1.0 RECREATION AND USE

### 1.6 MOTORHOMES & CAMPING

Council has a policy of only allowing overnight camping by self-contained vehicles on those reserves set aside for that purpose.

There are insufficient facilities located on Duart House and Gardens to enable the use of the area for overnight camping without having an impact on the gardens itself, and other reserve users. Overnight camping on Duart House and Gardens is therefore not permitted.

#### Objective

- 1.6.1 Overnight camping and parking in Duart House and Gardens is not permitted due to the lack of facilities on the reserve and the potential impact of such an activity on the gardens and night time functions.

#### Policy

- 1.6.2 The Objectives and Policies of Section 1.6 of the District Wide Management Plan shall also apply where relevant.



### 1.7 RESTRICTED ACTIVITIES

There are a number of activities that are not permitted on reserves due to their impact on the amenity of reserves and on the enjoyment of other users. These activities are restricted through Section 94 of the Reserves Act and through Council bylaws. Council bylaws are special laws that apply in the Hastings District only and are enforced by Council officers who have been appointed specifically for that purpose. Breaches of bylaws can result in court imposed fines, confiscation of equipment or court orders for various purposes. Relevant bylaws include: Bylaw 9 (Dog Control); Bylaw 14 (Public Places) and Bylaw 15 (Recreation and Cultural Facilities).

In addition to those activities restricted under the Reserves Act and Council bylaws, specific activities are also restricted under this management plan due to their potential impact on the unique characteristics of the reserve.

#### Objective

- 1.7.1 To prevent activities from occurring that have an adverse impact on the natural environment and amenity values of Duart House and Gardens or significantly detract from the enjoyment of other reserve users.

#### Policy

- 1.7.2 The Objectives and Policies of Section 1.7 of the District Wide Management Plan shall also apply where relevant.



# 2.0 FURNITURE AND FACILITIES



## 2.1 DEVELOPMENT

There is scope for further development on Duart House and Gardens to provide enhanced facilities to increase the enjoyment for reserve users, provided that any development is in keeping with the purpose of the reserve and has no impact on adjoining neighbours or the reserve itself.

### Objectives

- 2.1.1 To ensure that any reserve development meets the needs of approved use and users without significant adverse effects on other users, the reserve, or neighbouring properties.
- 2.1.2 To ensure that new development on Duart House and Gardens respects and protects key landscape features, built heritage, promotes linkages between open spaces, improves accessibility and promotes good urban design principles.
- 2.1.3 To ensure that any new buildings on Duart House and Gardens are designed to be more environmentally sustainable in terms of their function, design, construction, long term maintenance and compliments the heritage values

### Policies

- 2.1.4 To ensure that any future development at Duart House and Gardens is consistent with the Concept Plan as accepted by all parties, identified in Appendix 2.
- 2.1.5 The Objectives and Policies of Section 2.1 of the District Wide Management Plan shall also apply where relevant.

## 2.2 BUILDINGS & STRUCTURES

Requests for new buildings or structures will be supported by Council where there is a justified demand and need, where the buildings or structures do not conflict with the provision of other features, and are consistent with the purpose of the reserve for amenity, recreation or community use.

Duart House is owned by the Council and leased to the Duart House Society. The arrangement is more than 'landlord/tenant' in that the Society maintains and improves the non-structural interior of the house including the interior plumbing and glass, while the Council's responsibility includes electrical wiring and the maintenance of the structural integrity of the house and its exterior, including appearance, foundations, and all exterior services.

Built in the 1880s the building has survived a magnitude 7.8 earthquake in February 1931. Some modification of the floor plan has been made without structural interference by the Duart House Society to create a caretaker's flat upstairs and an extra toilet downstairs.

### Objective

- 2.2.1 To ensure Duart House has a design working life of 100 years of more and is maintained as an important Heritage Building (Historic Places Trust Category II status to places of 'historical or cultural heritage significance or value').

### Policies

- 2.2.2 To undertake seismic performance assessment as part of the district wide building assest management and also upgrade the existing sprinkler system in Duart House.
- 2.2.3 To investigate the feasibility of upgrading the kitchen to better facilitate catering.
- 2.2.4 To ensure that the house and out-buildings are at all times safe, secure, water tight and pest free.
- 2.2.5 The Objectives and Policies of Section 2.2 of the District Wide Management Plan shall also apply where relevant.

## 2.3 FENCES & WALLS

Duart House shares boundaries with residential properties. The Fencing Act 1978 details how adjoining land occupiers equally share the cost of erecting and maintaining an adequate boundary fence.

Council recognises that people have the right to develop their properties and erect fences to their own preference. While Council and the Duart House Society will respect this right, it is also desirable that any fencing erected does not detract from the reserve itself, or neighbouring properties. Council will therefore work with neighbouring properties to encourage the use of appropriate materials or planting to minimise the visual impact of solid boundary fences. Wherever possible, Council will encourage low and permeable fences on reserve boundaries.

Duart House and Garden's boundaries have become unclear in some areas and better definition is required.

### Objective

- 2.3.1 To define boundaries and erect open style fences where necessary.

### Policies

- 2.3.2 Re survey and clearly identify reserve boundaries with neighbouring properties to ensure the boundaries of Duart Gardens are clearly defined.
- 2.3.3 Encourage the use of low, open or permeable style fencing to provide a privacy and boundary delineation to ensure views are maintained into and out of the gardens.
- 2.3.4 The Objectives and Policies of Section 2.3 of the District Wide Management Plan shall also apply where relevant.



## 2.0 FURNITURE AND FACILITIES

### 2.4 LIGHTING

Council is often requested by users to provide carpark and accessway lighting. Lighting is also requested for facilities and structures, to improve security from vandalism, and to provide better surveillance. The lighting of buildings or trees can also enhance their visual appeal at night.

Lighting is however mostly requested for safety reasons. Unfortunately, lighting is unlikely to provide improved safety, and in some cases actually provides a false sense of security. The lack of lighting on many reserves is actually a strategic Council decision to discourage visitors from using these areas at night where safety problems exist. It is therefore the stance of the Council that lighting only be provided on reserves where there is clear public benefit.

There are external lighting poles in the car park of Duart House and Gardens and there is also external lighting on the croquet lawn. In addition, Duart House itself is lit at night for amenity and security purposes. Any request for additional lighting within the Gardens will be assessed on a case by case basis, and installed only if it facilitates the night time use of and access to buildings within the Gardens. The car park and croquet lights were facilitated and are paid for by the Duart House Society and are operated from the house as and when required.

#### Objectives

- 2.4.1 To provide lighting only where the costs of developing, maintaining and replacing this lighting is met by beneficiaries.
- 2.4.2 To provide adequate lighting to facilitate night time use of and access to Duart House

#### Policies

- 2.4.3 Duart House is open for use until 10pm at night therefore sufficient lighting is required between the house, carpark and Duart Road and Chambers Street for safety of reserve users.
- 2.4.4 The Objectives and Policies of Section 2.4 of the District Wide Management Plan shall also apply where relevant.



### 2.5 PLAYGROUNDS

Hastings District Council's Play Strategy 'Hastings Coming Out to Play', looks at the Council's role in providing opportunities for play in the Hastings District outdoor environment over the next 10 years.

There is no playground equipment within the Duart House Gardens with the gardens instead providing a range of natural opportunities for play and exploration.

#### Objective

- 2.5.1 To provide for opportunities for children's play in Duart Gardens while maintaining and protecting the formal garden areas.

#### Policies

- 2.5.2 The Objectives and Policies of Section 2.5 of the District Wide Management Plan shall also apply where relevant.

### 2.6 INFORMAL SPORTING ACTIVITIES

The reserves within the District are used for a number of informal sporting activities, including basketball and skateboarding. Council needs to take these activities into account in the forward planning of reserves, to ensure that adequate provision is made for these activities, while taking into account the potential impact of them on the reserves and reserve users.

Informal sporting facilities are also often required by older age groups to undertake their sporting activities, such as golf, croquet or bowls. Part of the grounds of Duart House and Gardens are currently used for croquet which is deemed an acceptable use.

#### Objective

- 2.6.1 To restrict the provision of informal sporting facilities on Duart House and Gardens to ensure that its purpose of open space is retained for those who use it for walking, running and other passive activities.

#### Policies

- 2.6.2 The Croquet lawn and Duart House can be hired out by groups, businesses and individuals for informal games and activities.
- 2.6.3 The Objectives and Policies of Section 2.6 of the District Wide Management Plan shall also apply where relevant.

## 2.0 FURNITURE AND FACILITIES

### 2.7 TOILETS & CHANGING FACILITIES

Council often receives requests from the community to provide additional toilet facilities and changing rooms on reserves. These requests will be supported only where the use is expected to be high and sustained, and where there are no other facilities that provide that function. Placement of toilets will consider safety, ease of access (especially for people with disabilities) and proximity to an activity.

There is one external unisex toilet block at Duart House and Gardens, located as an outbuilding to the main house. This provision is sometimes inadequate on busy summer weekends, however there is concern that any new facilities provided may impact on the integrity and appearance of the existing building.

#### Objective

- 2.7.1 To ensure toilet facilities are safe and healthy, are adequate for the purpose and accessible to the whole community.

#### Policies

- 2.7.2 Maintain the existing external toilet and build behind the existing toilet a purpose -built fully-accessible toilet in keeping with the existing style.
- 2.7.3 The Objectives and Policies of Section 2.7 of the District Wide Management Plan shall also apply where relevant.

### 2.8 SIGNS

Council has prepared a Reserve Sign Guidelines Policy that will ensure consistency and improve amenity. Unless specifically stated in a Reserve Management Plan, all signs shall be in accordance with the policies included within this Plan when adopted.

Council has adopted a standard design for all reserve names signs within the District for consistency.

Signs within Duart House and Gardens will be kept to an absolute minimum

There are presently minimal signs at Duart House and Gardens, including signs at the entrance identifying the reserve name, signs for the croquet club, and signs identifying the car park. There is also a notable tree sign, but no information signs about the history of the gardens or historic house, or that dogs are required to be on a lead at all times.

Given the history of Duart House and Gardens, it is considered appropriate to provide an information sign.

#### Objectives

- 2.8.1 To ensure consistent sign information, styles and types that is related to the reserve or the use in Duart House and Gardens.
- 2.8.2 To minimise visual clutter while maximising necessary and useful information to reserve users.

#### Policies

- 2.8.3 Provide a entrance sign at Chambers Street and information sign near the carpark.
- 2.8.4 Label notable trees in the garden for visitor interest and botanical reference.
- 2.8.5 The Objectives and Policies of Section 2.8 of the District Wide Management Plan shall also apply where relevant.

### 2.9 RESERVE FURNITURE

Reserve furniture provides a range of opportunities and settings for users of reserves, and enhances experience by providing facilities for rest, picnicking and services (rubbish bins). Reserve furniture may include tables and seating, barbeques, rubbish bins and drinking fountains.

Council has recently adopted a standard bin and seat design that will give consistency in reserve furniture being installed and improve amenity. All new and replacement furniture will be in this new design (or similar quality), that incorporates stainless steel for its endurance and robustness.

Current furniture in Duart House and Gardens includes rubbish bins, picnic tables and park benches. As a passive reserve the provision of good seating and picnic tables is desirable.

#### Objectives

- 2.9.1 To provide new and replacement reserve furniture only where there is an identified need to facilitate the public use and enjoyment of the gardens.
- 2.9.2 To ensure that all new and replacement furniture is of a design that both the Council and the Society agree is in keeping with the heritage style of the property.

#### Policies

- 2.9.3 To provide additional outdoor furniture in keeping with heritage style, when needed.
- 2.9.4 The Objectives and Policies of Section 2.9 of the District Wide Management Plan shall also apply where relevant.



## 2.0 FURNITURE AND FACILITIES

### 2.10 VEHICLE PARKING

Many recreational uses within reserves generate demand for car parking spaces. Car parks increase the capacity of a park by making it more accessible for those that live further away but in doing so can reduce the amenity and green space of a park. Where possible streets will be used to cater for car parking needs to reduce the impact on the environment, but provision will be made for car parks where justified and needed.

The carpark at Duart House and Gardens is sealed and of a size to provide adequate parking to visitors of the reserve. There is therefore no current need to upgrade or increase the size of the parking area.

#### Objective

- 2.10.1 To maintain the existing carpark (all weather) and overflow grass areas (dry weather only) for reserve visitors.

#### Policy

- 2.10.2 The Objectives and Policies of Section 2.10 of the District Wide Management Plan shall also apply where relevant.

### 2.11 ACCESS

Access to and through reserve areas, significant natural areas and buildings and other features of interest is an important consideration in the management of reserves in the District. Pedestrian access and circulation within a reserve needs to be appropriate and safe. It also needs to allow access to the variety of facilities that are located within reserves. Many people have restricted mobility (such as wheelchairs and prams) that make it difficult to gain access to and through the reserves of the District. Council will ensure there are facilities within the parks to cater for people with restricted mobility where permitted by cost or topography.

Vehicular access to the Gardens is off Duart Road, leading to a sealed car park. Pedestrian access is off Chambers as well as the main entrance off Duart Road.

#### Objective

- 2.11.1 Access to people of all ages and abilities will be provided to and through Duart House and Gardens where possible.

#### Policies

- 2.11.3 Ensure that all entrances and walkways in Duart House and Gardens are well marked for visitor use.
- 2.11.4 Create a fully accessible 'no-step' loop pathway around the house in keeping with current paved surfaces, ensuring easy access to both the house and the toilet located behind.
- 2.11.5 The Objectives and Policies of Section 2.11 of the District Wide Management Plan shall also apply where relevant.



### 2.12 WALKWAYS & CYCLEWAYS

The Council Walking and Cycling Strategies encourage healthy and alternative travel, which are supported by Council's wider Play Strategy.

Walkways and cycleways provide access through reserves and can provide alternatives to using the road network. Through the development of reserves Council will seek to provide a network of walkways and cycleways to and through reserves, and where possible, to extend the existing network.

There are formal and informal walkways through Duart House and Gardens. Cyclists can cycle around the paved driveway and carpark in front of Duart House, however there are no other cycle routes through the gardens.

Access from McHardy Street to Duart House is possible via a 3m wide easement which is legally part of the reserve.

This narrow strip of land carries a number of Council's underground services as well as a ROW servicing residential properties. The size location and purpose of this land restricts its use as a safe accessible pedestrian access to Duart House and Gardens

#### Objective

- 2.12.1 Develop a walkway network which enables easy access to all parts of of Duart Gardens.

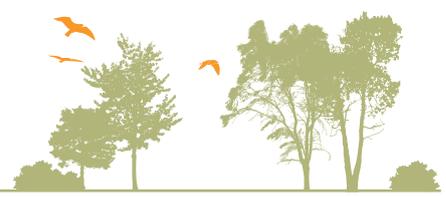
#### Policies

- 2.12.2 Create a new Duart Stream walkway from the Croquet Club down the left bank of the Duart Stream to the bottom corner, and allow free and random return up the grassed slope.
- 2.12.3 Create a new walkway in from Duart Road beside the entrance driveway and carpark to the House and connect to other walkways.
- 2.12.4 The Objectives and Policies of Section 2.12 of the District Wide Management Plan shall also apply where relevant.





# 3.0 NATURAL VALUES



## 3.1 TREES & GARDENS

Duart House and Gardens is planted with informal and formal gardens with perennial beds, woodland trees and a rose garden. The gardens also contain a notable tree, The Coronation Oak, planted by Hannah McLean in 1914, to commemorate the ascension to the throne of Edward VII. This tree requires arborist work every few years, as do others including the Caria (pecan) and a cluster of Elms.

With some plantings over 100 years old Duart House and Gardens is one of, if not Hasting's best "Garden Park". Historic plantings create a framework for a range of formal and informal garden features. Ad hoc replacements will eventually degrade the overall value of Duart Gardens.

As trees mature and die new plantings will be needed to establish to replace those lost. In consultation with the Duart House Society a long term plan of removal and replacement is desirable to ensure decisions are guided by an overall design. Feature trees, palms need to be carefully located, woodland and waterway areas should have a range of species and ages to ensure long term sustainability. Flowering plants and displays should provide colour and interest throughout the four seasons.

The irrigation system in the garden is 20 years old and requires upgrading.

### Objective

- 3.1.1 To maintain and develop Duart House's 1.5ha grounds as one of Hasting's premier "Heritage Parks".

### Policies

- 3.1.2 Establish an ongoing annual programme of garden maintenance which addresses weed control, tree, shrub and perennial plant maintenance, removal and replanting as necessary.
- 3.1.3 Assess all mature trees and shrubs' likely life expectancy and establish and implement pruning and replacement planting programme.
- 3.1.4 Avoid 'in vogue' planting, identify and define specific character garden areas where a range of formal and informal themed garden areas can be created and maintained over time in sympathy with the style of earlier occupiers.
- 3.1.5 The Objectives and Policies of Section 3.1 of the District Wide Management Plan shall also apply where relevant.



## 3.2 LANDSCAPE

A key focus of reserves is on the visual and natural qualities of the area. There are spectacular panoramic views from some reserves that enhance the experience and enjoyment of the visitor. Development, natural re-growth and re-vegetation programmes can diminish and obliterate these views, and need to be sensitively managed to retain their amenity.

The landscape features found within Duart House and Gardens are numerous and consist of large formal and informal gardens with views to Duart House, and glimpses of the surrounding landscape of Havelock North through the trees. The large 1.5 ha grounds provide a unique opportunity to grow large trees in what is now a residential area.

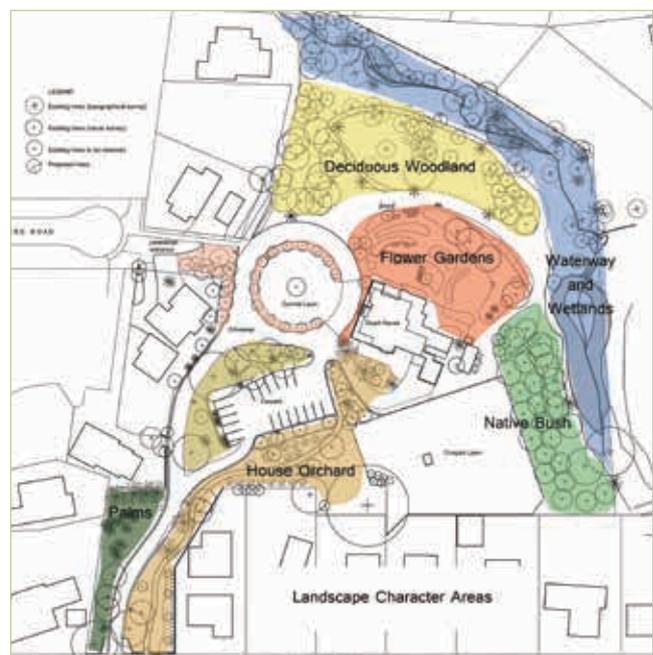
The grounds are quite different to the original concept of Allan Mclean of a Scottish Castle in an open grazed landscape. Hannah Mclean his wife began the gardens after his death and they have been evolving for the last 100 years. With the possible exception of the Croquet Greens Duart Gardens still has the grand colonial homestead character..

### Objectives

- 3.2.1 To protect and enhance individual landscapes and character areas within Duart Gardens over time.
- 3.2.2 To ensure that the overall character of a large private colonial homestead is maintained into the future.

### Policies

- 3.2.3 Identify, map and maintain key landscape areas, landmarks and vistas within Duart Gardens.
- 3.2.4 Flower gardens, fruit trees, native forest, deciduous woodlands and waterway character areas will be defined and while individual species will change over time the heritage character of the Gardens will be preserved.
- 3.2.5 The Objectives and Policies of Section 3.2 of the District Wide Management Plan shall also apply where relevant.



## 3.0 NATURAL VALUES

### 3.3 WATER

The HBRC is primarily responsible for the management of our water resources, including the coast, streams, lakes and wetlands. However the Council, under the RMA is required to recognise and provide for the preservation of the natural character of waterbodies and their margins and to promote public access to and along the waterbodies in the District.

Council manages the District's assets and services that relate to water supply, wastewater and stormwater. This Plan seeks to achieve the following outcomes with regards to waterways within reserves"

- Protect and enhance water quality
- Protect and establish access to riparian margins
- Manage stormwater discharge

Duart House and Gardens has a small waterway which is part of the drainage network for the surrounding residential area. The waterway receives stormwater from roofs and roads when it rains but has no base flow to keep a consistent flow of water. There was a small pond located in the garden area but this was emptied as it was full of debris and with little water flushing the water quality was poor.

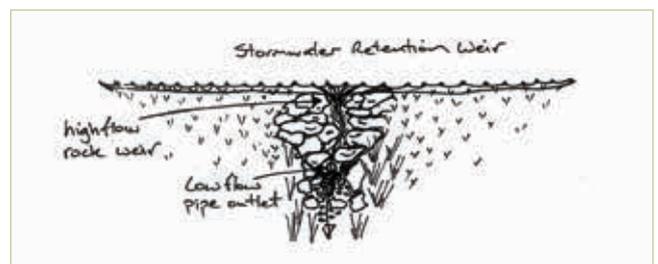
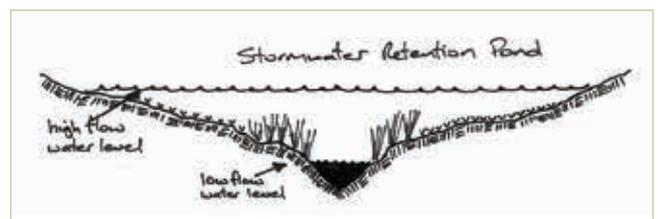
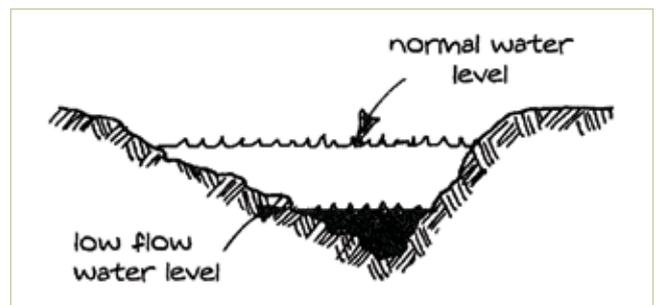
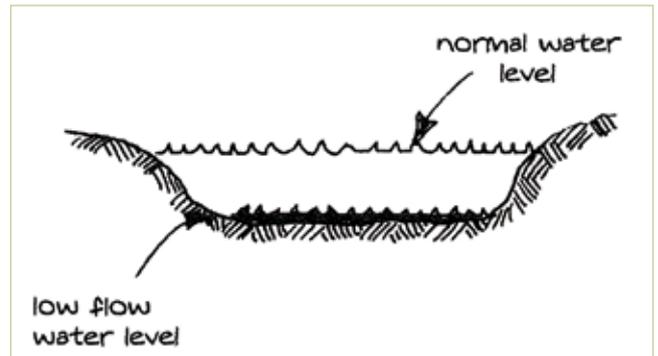
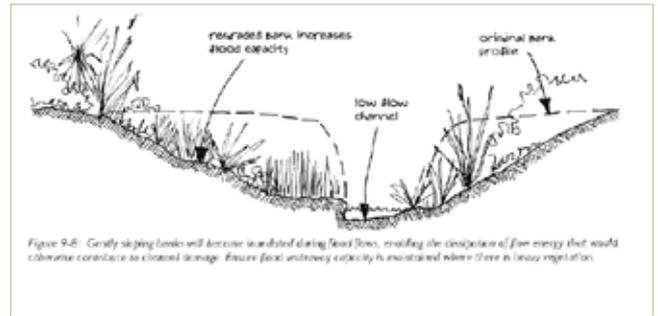
The Duart Stream is an important landscape feature of Duart House and Gardens. Surrounding the House to the south and the east and running for 150m, Duart Stream and the surrounding land (approximately 20m wide) could be restored as an ephemeral waterway.

#### Objective

- 3.3.1 To restore Duart Stream as a natural hillside waterway and garden feature area.

#### Policies

- 3.3.2 Reform the stream to slow the movement of water by detaining and treating the stormwater in a series of small ponds and wetland areas along the 150m length.
- 3.3.3 Plant the surrounding stream banks with locally native species to restore local biodiversity (exotic riparian plants can also be used as features) and create a cool humid stream corridor for Duart Gardens.
- 3.3.4 Create a walkway above the stream which will provide pedestrian and service access for the stream's development and maintenance.
- 3.3.5 In consultation with Duart House Society, include additional plantings of mahoe, matipo, native tree ferns etc. with a view to the replacement of wildling weed palms.
- 3.3.6 The Objectives and Policies of Section 3.3 of the District Wide Management Plan shall also apply where relevant.



### 3.0 NATURAL VALUES



The stream bank can be divided up into a number of different planting zones. We've included a list of plants that we know will grow well in each of these different zones. This list is only a small selection of the plants that you can use. We have chosen them because they are tough, grow well and are relatively easy to get hold of.

#### Zone 1: Water's edge

The water's edge can be wet and boggy. These native plants grow well in these conditions. They will filter out mud and stabilise the stream edges. Too much mud settling at the bottom of a stream means the macro-invertebrates that live there cannot survive.

Hautaha Cutty grass <i>Carex ovinata</i>	Purei <i>Carex secta</i>	Rautahi <i>Carex junciflora</i>

#### Zone 2: Lower stream bank

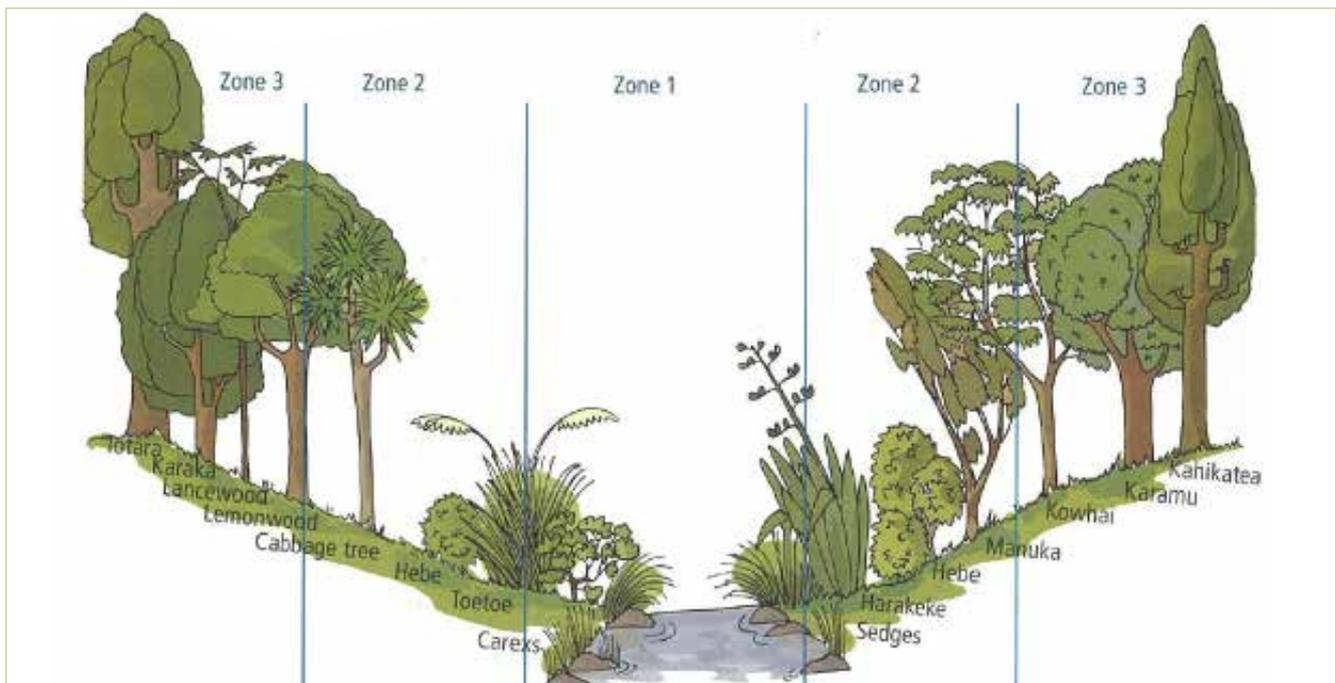
These plants will grow on the sloping sides of the stream that may get flooded several times a year. Plantings here hold the stream bank together.

Hakarua Flax <i>Phormium tenax</i>	Makaka Tealene <i>Lythospermum scoparium</i>	Kiamika Hebe mika <i>Hebe mika</i>	Toetoe Coriandry toetoe or <i>Coriandry flaccida</i>

#### Zone 3: Upper stream bank

Higher up on the stream bank you can plant bigger shrubs and trees to attract birds and shelter the smaller plants closer to the stream.

Ti Kōka Cabbage tree <i>Cordyline australis</i>	Māngere <i>Coprosma propinqua</i>	Whānui āpaku Fire-tiger <i>Polycaena arborea</i>
Kāhaka <i>Polypodium scolopendrium</i>	Karamu <i>Coprosma rubra</i>	Kōwhiri <i>Asplenium macrophyllum</i>



## 3.0 NATURAL VALUES

### 3.4 BIODIVERSITY

The reserves of the District contain a variety of ecosystems and natural habitats that are unique to the area. The enhancement of these areas is required to maintain a balance between public use and protection. Human development and settlement has had a major impact on our native species. Where possible public use should have minimal impact on any natural areas within these reserves.

The Duart Gardens contain an interesting range of introduced trees as well as some native species. This variety of species, along with the associated variety of special character areas ('nooks and crannies'), defines the special character of the place. This diversity already exists and invites enhancement. Native bird life is already a feature and future plantings could favour nectar and food species for bellbird, tui and kereru. Ground cover can also encourage the introduced Californian quail which are already resident.

While having a small base flow, small ponds in the Duart stream will provide habitat for insects and birds that feed on them, such as kereru, kingfishers and dragon flies. Duart waterway should provide a biodiversity hot spot for the surrounding urban environment, providing a valuable example of habitat lost to urban development.

#### Objectives

- 3.4.1 To protect desirable native flora and fauna in Duart House and Gardens.
- 3.4.2 To restore representative samples of natural ecosystems which are characteristic of the area.

#### Policies

- 3.4.3 Maintain and enhance the large trees, have a renewal programme for trees to ensure the character and maturity of the grounds is maintained.
- 3.4.5 Plant and restore a streamside character area with riparian, forest floor, sub canopy and canopy trees, shrubs and ferns.
- 3.4.6 The Objectives and Policies of Section 3.4 of the District Wide Management Plan shall also apply where relevant.



### 3.5 PLANT & ANIMAL PESTS

There are many plant and animal pests within the District that if left uncontrolled, can have an impact on the viability and survival of indigenous plants or animals, or the sustainability of natural and developed ecosystems, ecological processes and biological diversity.

The Council as a land manager is required to meet its obligations under the Hawkes Bay Regional Council Regional Pest Strategy 2006.

Plants pests identified in the Strategy include: Japanese honeysuckle, Pinus contorta, Old man's beard, Privet, Woolly nightshade, Blackberry and Gorse. Animal pests include possums, rooks and goats. While not included in the Pest Strategy, Banana Passionfruit is also an identified pest problem, as it is found in some of the reserves within the District. Birds and possums spread the seed and infestations of the plant can be found under trees where the birds roost. They grow rapidly from seed and has the ability to smother and kill trees in native forest and reserve areas. The Parks Maintenance Group currently meet Councils responsibilities under the Pest Strategy by the removal or spraying of all identified plant pests within reserves.

Duart Gardens has a range of pest plants requiring control.

#### Objectives

- 3.5.1 To manage and control animals, pests and plants identified in the Hawkes Bay Regional Council Plant Pest Management Strategy.
- 3.5.2 To control other animal, plants or pests where reserve values are threatened and as prioritised.

#### Policies

- 3.5.3 Undertake the control and eradication of introduced plant and animal pest species where resources and community support for this action is available.
- 3.5.4 Progressively remove the following plant species in conjunction with adjoining property owners e.g.
  - Ivy
  - Honeysuckle
  - Periwinkle
  - Tradescantia
  - Privet
  - Plum
  - Elm tree suckers
  - Phoenix palm seedlings
- 3.5.5 Effectively maintain control measures on feral cats, feral pigeons, rats, mice and opossum while also discouraging, as far as practical, the introduced starling, myna, and magpie.
- 3.5.6 The Objectives and Policies of Section 3.5 of the District Wide Management Plan shall also apply where relevant.



## 3.0 NATURAL VALUES

### 3.6 NATURAL HAZARDS

In order to manage the use, protection and development of reserves within the District, Council needs to be aware of natural hazards, and their potential impact on the use and safety of these areas of public open space. Flooding and erosion/land instability are the main natural hazards that can occur in areas of the Hawkes Bay region that are likely to impact on reserves. While this plan does not specifically address these issues, the emphasis is on avoidance rather than protection. It recognises that hazard events are natural occurrences and that locating activities in inappropriate places creates the risk. It also recognises that certain land use activities can avoid or mitigate the effects of natural hazards such as erecting stopbanks, stormwater drains, protection planting and specific building design in high risk areas.

Earthquake hazard is acknowledged by ensuring adequate stability of interior heavy furniture, bookcases, hot water cylinders, and historic ornaments. Volcanic ash, high wind, and cyclonic rain-fall are rare, but known.

Duart House and Gardens is not located within an area identified as being susceptible to natural hazards such as flooding or inundation.

The Duart Stream is part of the local stormwater system and the increased runoff together with piped inlets blocking has the potential for flooding to occur.

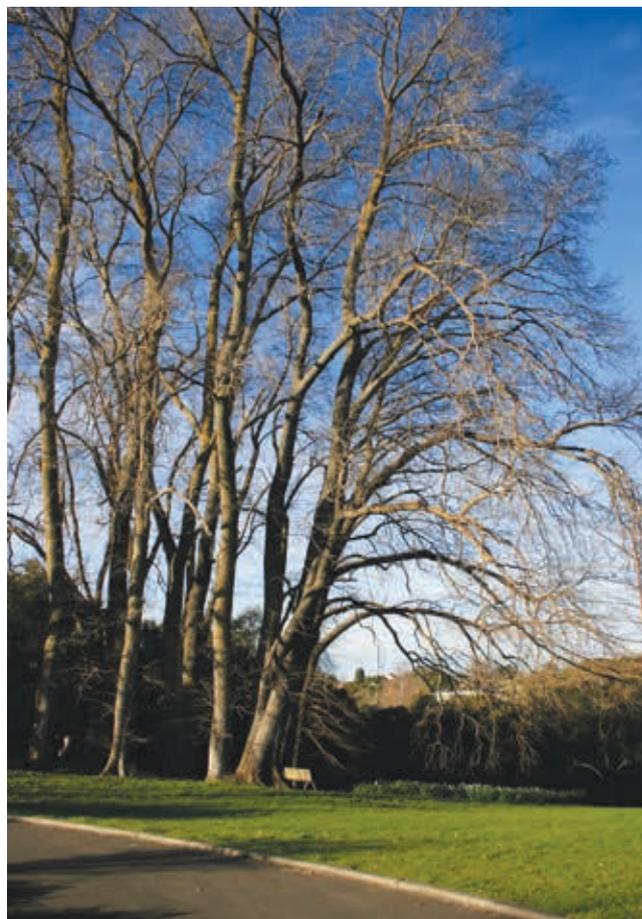
Large mature trees also pose a natural hazard as they age and branches die.

#### Objective

- 3.6.1 To identify and minimise the effects of natural hazards on Duart House and Gardens.

#### Policies

- 3.6.2 Require the assessment of any tree or limb fall hazards annually or as required.
- 3.6.3 Design and maintain Duart Stream to detain flood flows, improve water quality and clear pipe inlets regularly.
- 3.6.4 The Objectives and Policies of Section 3.6 of the District Wide Management Plan shall also apply where relevant.





# 4.0 SOCIAL AND CULTURAL VALUES



## 4.1 CULTURAL AND HERITAGE SIGNIFICANCE

Duart House and Gardens have high cultural and heritage significance. The age of the building and mature gardens are rare and its occupants and historic use reflect the history of Havelock North. In addition Duart House's museum collections and art collections increase a very valuable heritage and cultural significance.

Duart House is protected under the Historic Places Act and trees of outstanding heritage value are protected under the District Plan.

### Objectives

- 4.1.1 To maintain and develop Duart House and Gardens as an important heritage property for Hastings.
- 4.1.2 To maintain the historic domestic or family home character of the house and grounds.

### Policies

- 4.1.3 To work with the Duart House Society to encourage use and enjoyment of Duart's heritage values by the public.
- 4.1.4 The Objectives and Policies of Section 4.1 of the District Wide Management Plan shall also apply where relevant.

## 4.2 TANGATA WHENUA

Many activities on reserves within the District, as well as their features, are particularly important to local hapu. These include not only the protection of waahi tapu and sites of historical significance, but also the value of reserves as places for gathering food, rongoa and materials for crafts such as weaving and carving. As such, ecosystem management and the protection and restoration of stream banks and flora and fauna within the reserves to a level where they can be self sustaining is an important consideration.

It is important that this Plan account for the ability of Tangata Whenua to exercise their responsibilities provided for in the Treaty of Waitangi in a way that accounts for expectations and aspirations, consistent with its principles. Expectations of the Duart House Society, Council, and Tangata Whenua, are that their relationship will allow for participation, partnership and progress.

### Objective

- 4.2.1 Consult relevant hapu in the future development and management of Duart House and Gardens.

### Policies

- 4.2.2 The Objectives and Policies of Section 4.2 of the District Wide Management Plan shall also apply where relevant.



## 4.0 SOCIAL AND CULTURAL VALUES

### 4.3 ART

The Landmarks philosophy has been adopted by the Council to promote civic pride through the enhancement of the natural and built environment. Part of this philosophy is to use art, especially within the urban environment, to develop an element of style within Hastings, and in turn, civic pride. Art is a great mechanism to attract community response and develop civic pride by creating an environment of diversity, vibrancy and cultural sophistication. It is generally associated with permanent installations like painting, sculpture or carving.

Art within reserves also increases interest and enjoyment of the environment and assists in the reduction of graffiti.

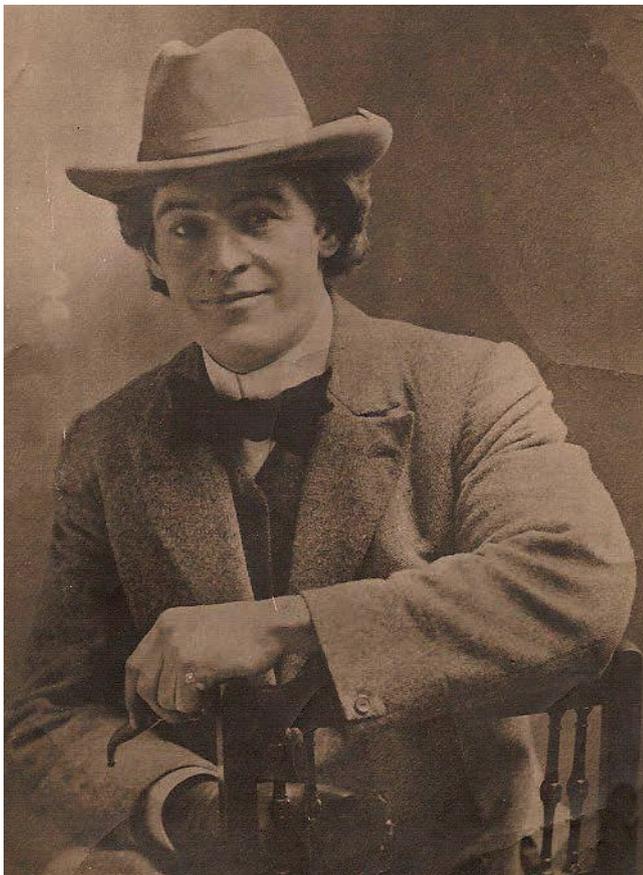
Duart House has a collection of 20 George Thompson - Pritchard paintings. Born in 1877 and raised in Havelock North, George Thompson - Pritchard donated these paintings in 1950.

#### Objective

- 4.3.1 Provide a venue for the community to display and promote art and craft on a short term, but not permanent, basis.
- 4.3.2 Maintain the collection of George Thompson - Pritchard paintings in Duart House.

#### Policies

- 4.3.3 Support the Duart House Society in its appreciation, promotion and advocacy of the broad areas of 'house and garden, social and local history, and nature at large.
- 4.3.4 The Objectives and Policies of Section 4.3 of the District Wide Management Plan shall also apply where relevant.



George Thompson - Pritchard

### 4.4 COMMUNITY PARTNERSHIPS

The management of reserves needs to be responsive to the community, with respect to identity and sense of place in order to account for:

- A sense of community ownership
- Appreciation of reserves and fostering civic pride.
- The development and management of reserves to acknowledge social diversity within the District

The Duart House Society is actively involved in the preservation, advocacy, and day to day management and protection of the Duart House and Gardens through its committee, caretaker, website, and other social media.

Council with the Duart House Society will actively work with any interest groups, to ensure that the reserve caters for the needs and values of the whole community.

#### Objective

- 4.4.1 To ensure that the reserves cater for the needs and values of the community in general.

#### Policy

- 4.4.2 The Objectives and Policies of Section 4.4 of the District Wide Management Plan shall also apply where relevant.



## 4.0 SOCIAL AND CULTURAL VALUES

### 4.5 SPONSORSHIP AND COMMEMORATIVE FEATURES

Members of the public frequently make requests to place features on reserves. Whilst such commemorations can assist in developing community values and mark important historic events, the location and number of such features needs to be managed.

Commemorative features can also add cost to the ongoing maintenance of reserves, and can cause difficulties when the features are damaged, vandalised or require significant maintenance. Difficulties can also arise where an individual or group who made a gift seeks to influence the management of the wider reserve. Council needs to be in a position to control the nature, number and location of such features.

There are three memorial plaques within Duart House and Gardens. Further opportunities are strictly limited. Being mindful of the heritage character of the reserve, any additional features need careful individual consideration by both Council and Duart House Society.

#### Objective

- 4.5.1 To consider any request for bequeathed land, gifts and commemorative features to ensure that they are managed in a sustainable manner and are beneficial to the reserve and the community.

#### Policies

- 4.5.2 Duart House and Gardens is a popular space for the community to commemorate people or events. Space is however limited and therefore individual requests will require careful consideration by the Council and the Society.
- 4.5.3 The Objectives and Policies of Section 4.5 of the District Wide Management Plan shall also apply where relevant.





# 5.0 ADMINISTRATION AND MANAGEMENT



## 5.1 MANAGEMENT & MAINTENANCE

The management and operation of the gardens is managed collectively between the Asset Management staff, the Maintenance Group and the Duart House Society (leasee). The management of the reserves must take into account the objectives and policies of the management plans.

### Objective

- 5.1.1 To implement the provisions and actions of Reserve Management Plans in a structured and integrated manner through the Asset Management Plan and Long Term Plan.

### Policies

- 5.1.2 The Hastings District Council will liaise with Duart House Society on the maintenance and management of Duart House and Gardens.
- 5.1.3 A tree replacement and planting plan will be prepared to ensure that Duart Gardens continue to provide historic and ecological values.
- 5.1.4 The Objectives and Policies of Section 5.1 of the District Wide Management Plan shall also apply where relevant.

## 5.2 SUSTAINABILITY

Council will endeavour to incorporate sustainable practices into the development and management of the gardens such as: collection and re-use of rainwater and grey water which can be used for toilets and irrigation; use of water conservation devices; using turf and landscaping plants that require less watering; rain gardens; swales; provision of dual purpose reserves such as stormwater wetlands; use of organic sprays; and the planting of trees that have dual purpose such as fruit trees and flax that can be used for weaving.

Duart House’s grounds have a hillside waterway which receives stormwater from the surrounding neighbourhood, the restoration of the waterway is proposed to enhance its ecology and biodiversity but also include both stormwater detention and treatment to remove urban contamination.

### Objective

- 5.2.1 Incorporate sustainable practices into the provision, management and development of reserves within the District wherever practicable

### Policies

- 5.2.2 Duart waterway will be restored to enhance its ecology and biodiversity but also include both stormwater detention to mitigate increased runoff and water treatment to remove urban contamination.
- 5.2.3 Planting of heirloom fruit and nut trees will be included in future plantings in keeping with the style of a colonial orchard homestead. Other significant tree species will also be considered for infill and replacement.
- 5.2.4 The Objectives and Policies of Section 5.2 of the District Wide Management Plan shall also apply where relevant.

## 5.3 CONCESSIONS: LEASES, LICENCES AND PERMITS

Any person, organisation or company wishing to occupy any part of a reserve requires a concession agreement between themselves and the Council. Council’s powers to grant concessions over reserves vary depending on the status of the reserve.

All leases, licences and permits require an application to Council. Applications for concessions on reserve land held under the Reserves Act must meet the statutory requirements defined in the Act, as well as the objectives and policies of management plans. Applications for concessions on land held by Council for open space purposes, but not held under the Reserves Act will be treated as if it is held under the Reserves Act, to ensure consistency of decision making.

Leases will be issued where a person or organisation requires the exclusive long-term use of a building or land on the Domain, while a Licence will be issued for the non-exclusive use of a building or land. Both leases and licences can be issued for a maximum of 18 years. Permits will be issued for activities or events to occur where the use is non-exclusive and temporary. Local community and Commercial Permits will be issued for a maximum of 3 consecutive days. Further information on the types of concessions is provided in Section 5.3 of the District Wide Reserve Management Plan.

### Licences/Permits

Events can develop an identity for a place while out publicly to the whole community. Festivals, markets and concerts all promote a sense of place.

### Leases

Duart House Society has a lease for 3 years from the 30 November 2011 for 3 years with a further right of renewal for 3 years.

The Duart House Croquet Club has no lease but a Memorandum of Understanding with the Duart House Society and has the right to have a representative on the Society committee.

### Objective

- 5.3.1 To allow for the occupation of reserves for approved uses and facilities by the granting of a lease, licence or permit where compatible with the purpose of the reserve.

### Policies

- 5.3.2 Continue the lease with the Duart House Society in accordance with its terms and conditions.
- 5.3.3 The Objectives and Policies of Section 5.3 of the District Wide Management Plan shall also apply where relevant.

## 5.0 ADMINISTRATION AND MANAGEMENT

### 5.4 RENTAL AND CHARGES

In granting leases, licences and permits, the Council has a right to charge those who benefit from the reserve and its facilities, and has a rental policy for buildings on Council parks and reserves, adopted in July 1999. This identifies three categories of lessees (1) Sporting/Recreation Groups; (2) Community Groups; and (3) Commercial Users and has associated tiered rental charges. This policy applies to all leases on Council reserves, except on those leases where Council is constrained by terms and conditions of previous long term leases. The Council sets fees and charges for the short-term use of Council reserves in the form of permits and licenses on an annual basis as part of its annual planning process.

Council will set fees and charges in accordance with its rental policy, cognisant of the Duart House Society's value-added improvements to the interior of the House and the value-added restoration of the art collection both of which are promoted as its primary objective.

#### Objectives

- 5.4.1 Duart House Society's lease reflects the value-added improvements to the interior of the House and the value-added restoration of the art collection both of which are promoted as its primary objective.
- 5.4.2 To ensure that all leases on Council buildings are identified and being charged in accordance with Council policy for consistency and transparency.

#### Policy

- 5.4.3 The general objectives and policies of the District Wide Management Plan also apply.

### 5.5 NETWORK UTILITIES

Reserves are often seen by Utility Operators as convenient places to locate infrastructure. Such utilities include drains, water supply, electricity and telephone wires, electricity substations and sewage pumping stations. However, such infrastructure can have an adverse impact on the character of the reserve and its open space qualities. These structures can also make the maintenance of a reserve more difficult and costly.

Section 48 of the Reserves Act requires that all services through, or rights of way over land held under the Act, to service, or benefit a third party located outside a particular reserve be laid or constructed within a formal easement registered on the title of the reserve. Provision exists under the Act for Council to approve such applications, where the easement is not going to materially alter or permanently damage the reserve, and the rights of the public in respect of the reserve are not likely to be permanently affected by the establishment and lawful exercise of the easement. Prior to granting an easement over a Council reserve, Council will determine whether public consultation is required, and consider the potential impact of the easement on the amenity and existing development of the reserve, as well as the potential impact on any future development of the reserve.

#### Objectives

- 5.5.1 To only allow network utilities to locate on the Gardens where the effects on recreation and natural values can be remedied or mitigated.
- 5.5.2 To minimise the impact of utilities on the public use, enjoyment or general visual amenity of the Gardens.

#### Policies

- 5.5.3 Any upgrades of, or future public utilities that may cross Duart House and Gardens are to be located underground.
- 5.5.4 The Objectives and Policies of Section 5.5 of the District Wide Management Plan shall also apply where relevant.



## 5.0 ADMINISTRATION AND MANAGEMENT

### 5.6 TITLE & RESERVE CLASSIFICATION

There are over 150 parks and reserves located within the Hastings District (excluding road reserves). Of these, the majority have status as reserves, are held subject to the Reserves Act, and classified according to their principal purpose. Some of the reserves within the District do not have Reserves Act status, and are managed as areas of open space in fee simple. In some instances this is appropriate in order to allow flexibility in future planning for open space, and modification of land areas as a result of development.

Any land that has the status of reserve subject to the Reserves Act must have a classification. Classification is a mandatory process under Section 16 of the Reserves Act which involves assigning a reserve (or parts of a reserve) to the appropriate class (Recreation, Local Purpose). The class determines the principal or primary purpose of the reserve.

Duart House and Gardens is classified under the Reserves Act 1977 as Recreation Reserve. However, given its clear classification under the NZ Historic Places Act, a classification of Historic Reserve may be more appropriate.

#### Objectives

- 5.6.1 Ensure that any change in reserve classification follows the process outlined in the Reserves Act 1977
- 5.6.2 To investigate the possible reclassification of Duart House and Gardens as Historic Reserve.

#### Policy

- 5.6.3 The Objectives and Policies of Section 5.6 of the District Wide Management Plan shall also apply where relevant.

### 5.7 FUTURE RESERVE ACQUISITION

Council needs to consider the future acquisition of reserve land whether through actual purchase, reserve contribution funding, or resource consent subdivision. The Reserves Strategy identifies existing reserve resources, analyses current and future demand for reserves, public amenities and open space, and identifies current deficiencies and future needs for each type of reserve by community.

There is no current intention to acquire any additional land around Duart House and Gardens. Any future opportunity will be considered on how the land could improve the accessibility or amenity of Duart House and Gardens.

#### Objective

- 5.7.1 To acquire future reserve land that provides for open public recreation space, linkages between reserves and the protection of significant areas of flora and fauna.

#### Policy

- 5.7.2 The Objectives and Policies of Section 5.7 of the District Wide Management Plan shall also apply where relevant.



## 5.0 ADMINISTRATION AND MANAGEMENT

### 5.8 SALE OF RESERVES

A number of statutes afford a level of protection over the sale of parks, such as the Local Government Act 2002 that requires public consultation prior to sale, and the Reserves Act that requires the consent of the Minister of Conservation prior to sale (if the reserve is vested under the Reserves Act).

Duart House and Gardens is identified as one of the premier parks of the District which is reflective of its history, size, prominence and use by the community. As a premier park, ownership will be retained with the Council.

#### Objective

- 5.8.1 To ensure that any revocation and sale of reserve land follows the due process as outlined in the Reserves Act 1977

#### Policies

- 5.8.2 The Objectives and Policies of Section 5.8 of the District Wide Management Plan shall also apply where relevant.

### 5.9 RESERVE BOUNDARIES

Council will work actively with owners of land adjoining reserve land to ensure the efficient and effective management of the reserve

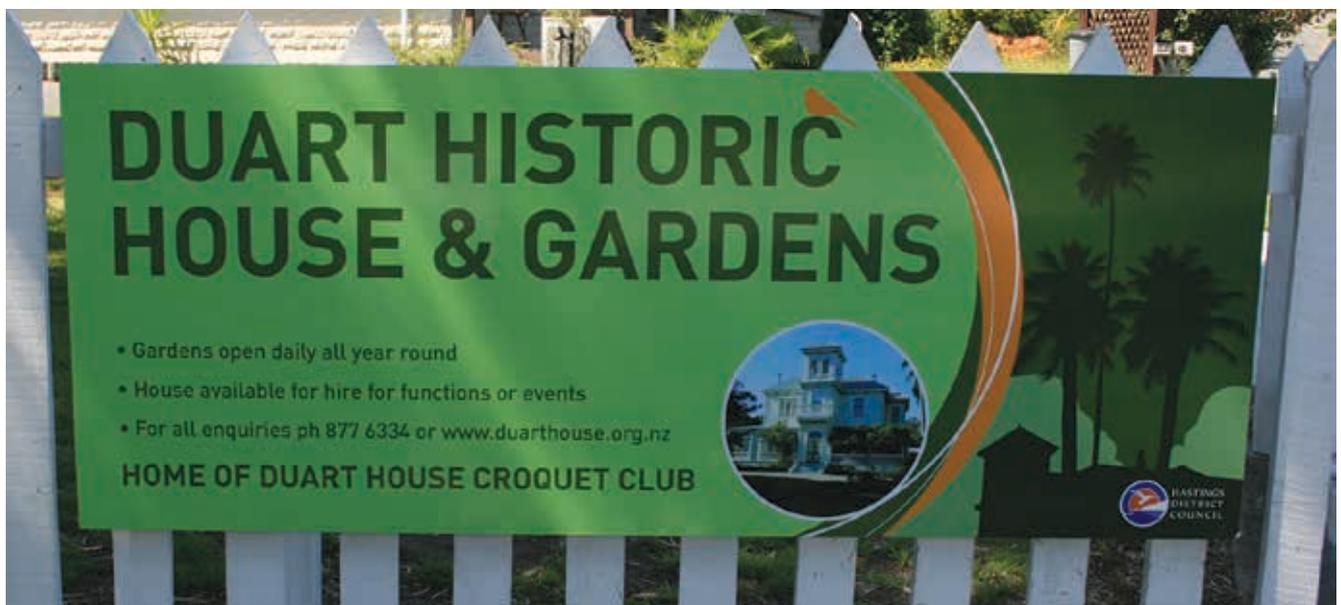
Duart House and Gardens has its northern and eastern boundaries with private residential properties these boundaries have only a post and wire fence in some areas and some areas have no fence to define the boundary.

#### Objective

- 5.9.1 To work with neighbours to have their boundaries with the reserve defined by posts, planting or a fence.

#### Policies

- 5.9.2 Re survey and clearly identify reserve boundaries with neighbouring properties to ensure the boundaries are clearly defined.
- 5.9.3 Encourage the use of low, open or permeable style fencing to provide privacy and boundary delineation to ensure views are maintained into the reserve.
- 5.9.4 The Objectives and Policies of Section 5.9 of the District Wide Management Plan shall also apply where relevant.



## 5.0 ADMINISTRATION AND MANAGEMENT

### 5.10 ENCROACHMENT

In many locations reserves adjoin private property. An encroachment is the use of a reserve for private purposes that has not been authorised by Council in writing. This includes structures, earthworks, gardens, plantings, accessways, retaining walls and other usage that gives the appearance of private ownership, such that the public are discouraged from using that portion of the reserve. Problems with encroachments are exacerbated when properties are sold without the purchaser realising that land they believe they are buying is actually part of the reserve.

Accessways have been constructed to allow vehicular access to houses adjoining reserves. While some of the existing accessways have been approved by formal easement, many others have been formed without permission. Non-permitted accessways are encroachments over reserves and are not permitted.

New encroachments will not be permitted because they impact on reserve values. Council will seek removal of existing encroachments without formal agreements as they adversely impact on reserve values and properties when sold can seem to be bigger than they are.

Two adjoining property owners access their properties via the Duart House driveway, three lots (5, 6, 7, DP 13652) have easements to do so. A 3m wide strip of reserve land which run to McHardy Street also has a ROW for two properties and has a driveway built on it to allow a property owner access to their properties.

#### Objective

5.10.1 To allow no new encroachment on public reserve land from adjoining properties without Council consent.

#### Policies

5.10.2 To remove existing encroachments where they impact on reserve use and users.

5.10.3 The Objectives and Policies of Section 5.10 of the District Wide Management Plan shall also apply where relevant

### 5.11 SAFETY AND VANDALISM

Duart House and Gardens is widely used by responsible citizens who use and appreciate it for the purpose for which it is intended. It can however be the target of anti social behaviour, due to its location and privacy from active surveillance.

It is important that the area remains safe and enjoyable for all, so Council does all it can to reduce incidents of anti-social behaviour in these areas.

#### Objectives

5.11.1 To identify, measure and manage potential hazards in a timely manner to minimise Council exposure to complaints, compensation claims and litigation.

5.11.2 To minimise the incidence of vandalism to the building and other structures.

5.11.3 To maintain the integrity and safety of park assets and structures.

5.11.4 To ensure as far as practicable the personal safety of reserve users

#### Policy

5.11.5 The Objectives and Policies of Section 5.11 of the District Wide Management Plan shall also apply where relevant



## 5.0 ADMINISTRATION AND MANAGEMENT

### 5.12 PROMOTION

To ensure that the house and gardens are not under-utilised, it is important that Council promotes them and the recreational opportunities they provide.

Promotion can be undertaken a number of ways such as on the Council's website, press releases and pamphlets, the development of information brochures, providing maps and interpretation panels on reserves. Signage is also an important method to advertise the location and facilities within a reserve.

The property deserves improved appreciation by the public. To this end the leasee Duart House Society is currently and increasingly promoting the property by use of social media (Web site and Facebook page).

#### Objective

- 5.12.1 Support the Duart House Society and contribute to its promotional activities, including Web sites and use of social media, with professional advice and timely collaboration. The Duart Dinner Club and the monthly Duart History talks and museum tours are current ways of actively promoting the property..

#### Policies

- 5.12.2 Support the Duart House Society and provide guidance on promotion of the Duart House, its gardens and the Society.
- 5.12.3 The general objectives and policies of the District Wide Management Plan also apply.

### 5.13 REVIEW & MONITORING

All parts of this Reserve Management Plan will be kept under a continuous review in order to be able to adapt to changing circumstances or to adapt in accordance with increased knowledge. Notwithstanding this, a full review will be undertaken ten years from the final date of approval by Council of this Plan.

#### Objectives

- 5.13.1 To keep this plan under continuous review in accordance with the Reserves Act 1977.
- 5.13.2 To review this Management Plan regularly in order to conserve, maintain and enhance the values and character of the Councils reserves.

#### Policies

- 5.13.3 Review this Plan every ten years. In the interim, Council may determine to review part of, or the entire plan, in response to:
- information from monitoring which indicates the need for a review or change.
  - the identification of new management issues or problems for which policy is required.
  - changes in national policy including new or amended laws, regulations or other actions.
- 5.13.4 Publicly notify any review or change to this management plan as detailed in Sections 41(5)(a) 41(6)(a) and 119(1)(c) of the Reserves Act 1977.
- 5.13.5 Annually review the Proposed Development programme component of the individual reserve management plans.

## 6.0 ACTIONS AND RESPONSIBILITES

NO	ACTION	POLICY #	YEARS
1	Better walking routes around the gardens Entrance 111m x 1.5m = 166.5m <sup>2</sup> (Unit Pavers) Around house 53m x 1.5m = 79.5m <sup>2</sup> (Unit Pavers) Waterway Walk 293m x 2.5m = 732m <sup>2</sup>	1.1.2 2.11.5 2.11.3 2.12.4	10 1 2
2	Duart Road fence 45m	2.3.2	1
3	Upgrade the reserve's and waterway planting by gradual removal of invasive plants and replace with approved native and exotic plants.	3.3.3	1-10
4	Install one reserve information sign beside carpark and entrance sign on Chambers Street	2.8.3	1
5	Reserve furniture 2x new seats	2.9.3	1-5
6	Create and enhance over time themed garden areas Waterway and wetland, Woodland, Flower Gardens, Native Bush, House Orchard and Entrance Palms	3.2.4	1-10
7	Restore Duart Stream widen channel and create 3 ponds with earth dams and piped outfalls. (200m x 3m wide	3.3.2	2
8	Pest Plant removal	3.5.4	1-5
9	New accessible toilet	2.7.2	4-6



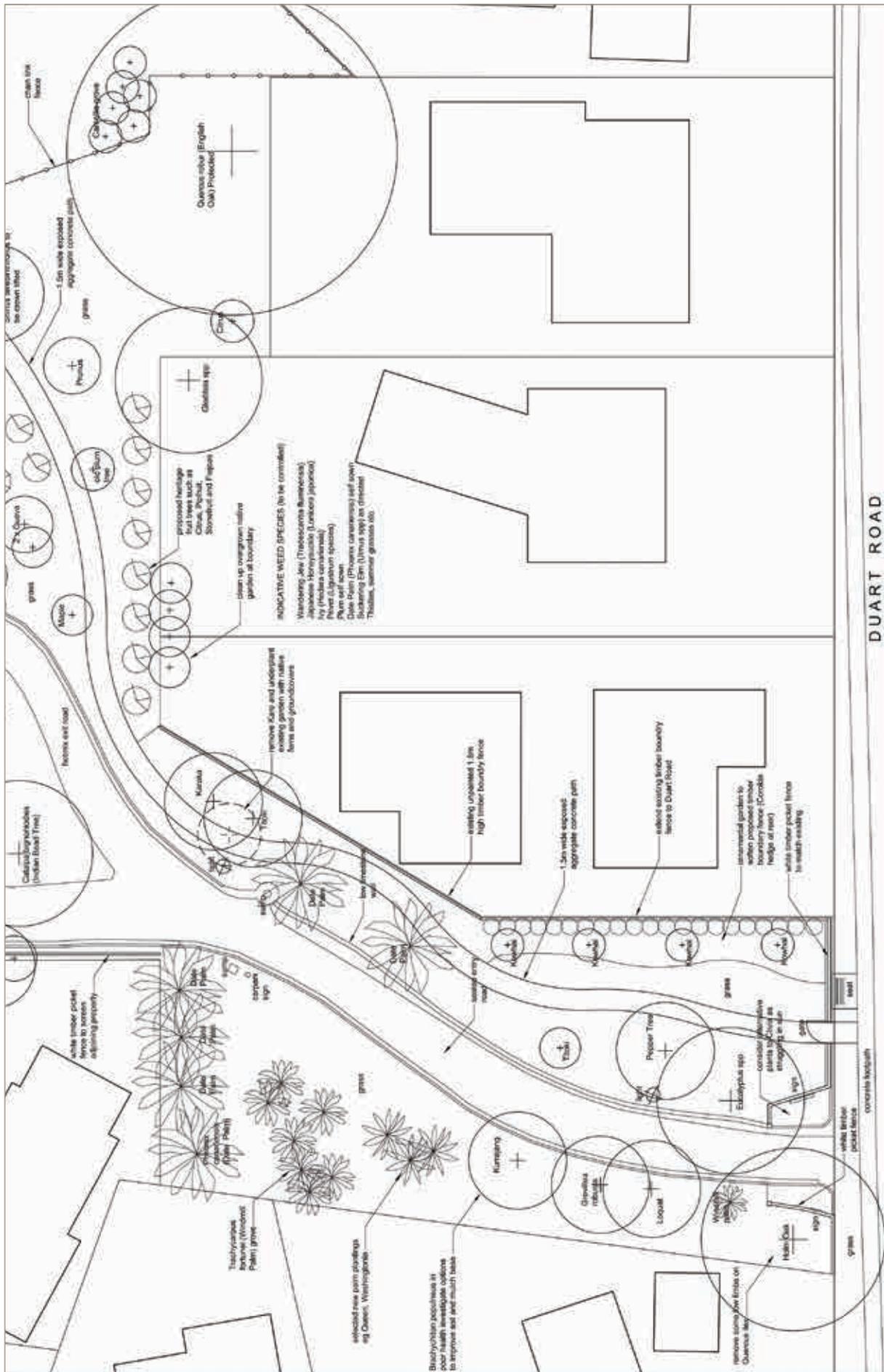
**PART 3**  
**APPENDICES**





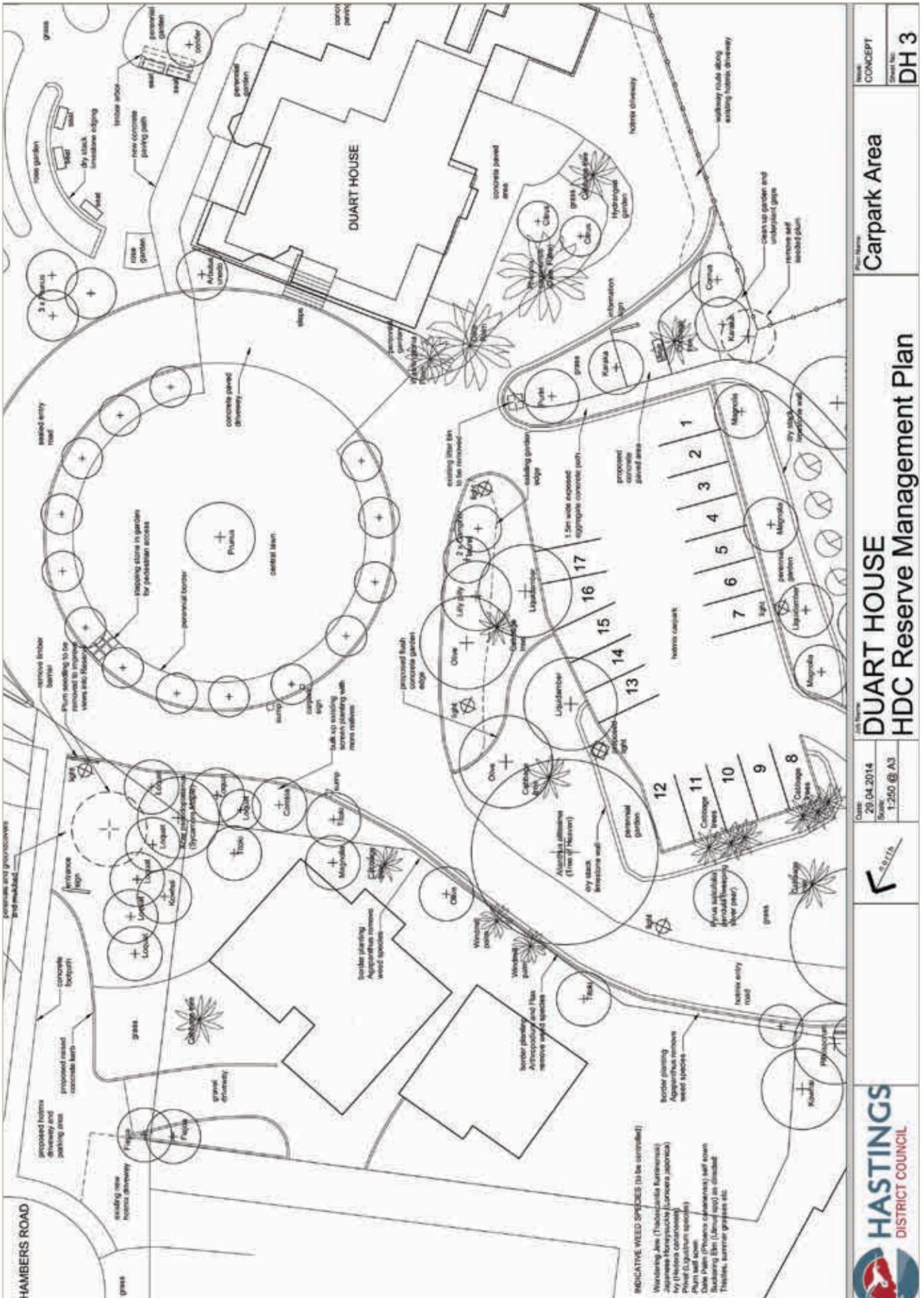


# APPENDIX 2: DEVELOPMENT CONCEPT PLAN



	Date: 29.04.2014 Scale: 1:250 @ A3	City Name: <b>DUART HOUSE</b> Project Name: <b>HDC Reserve Management Plan</b>	Date: <b>CONCEPT</b> Sheet No: <b>DH 2</b>
		Entry area	

# APPENDIX 2: DEVELOPMENT CONCEPT PLAN



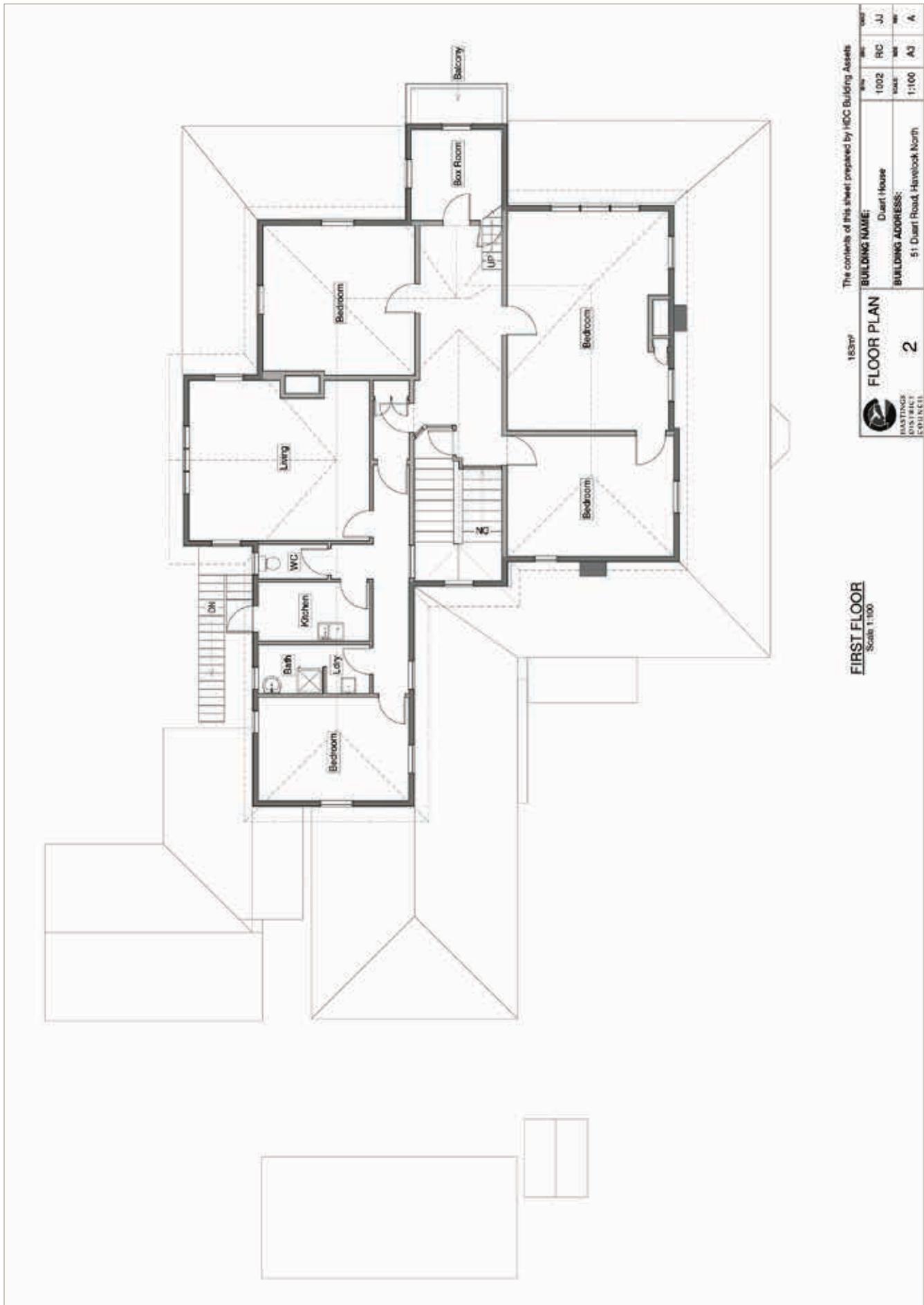








# APPENDIX 5: DUART HOUSE FLOOR PLAN



The contents of this sheet prepared by HCC Building Assets

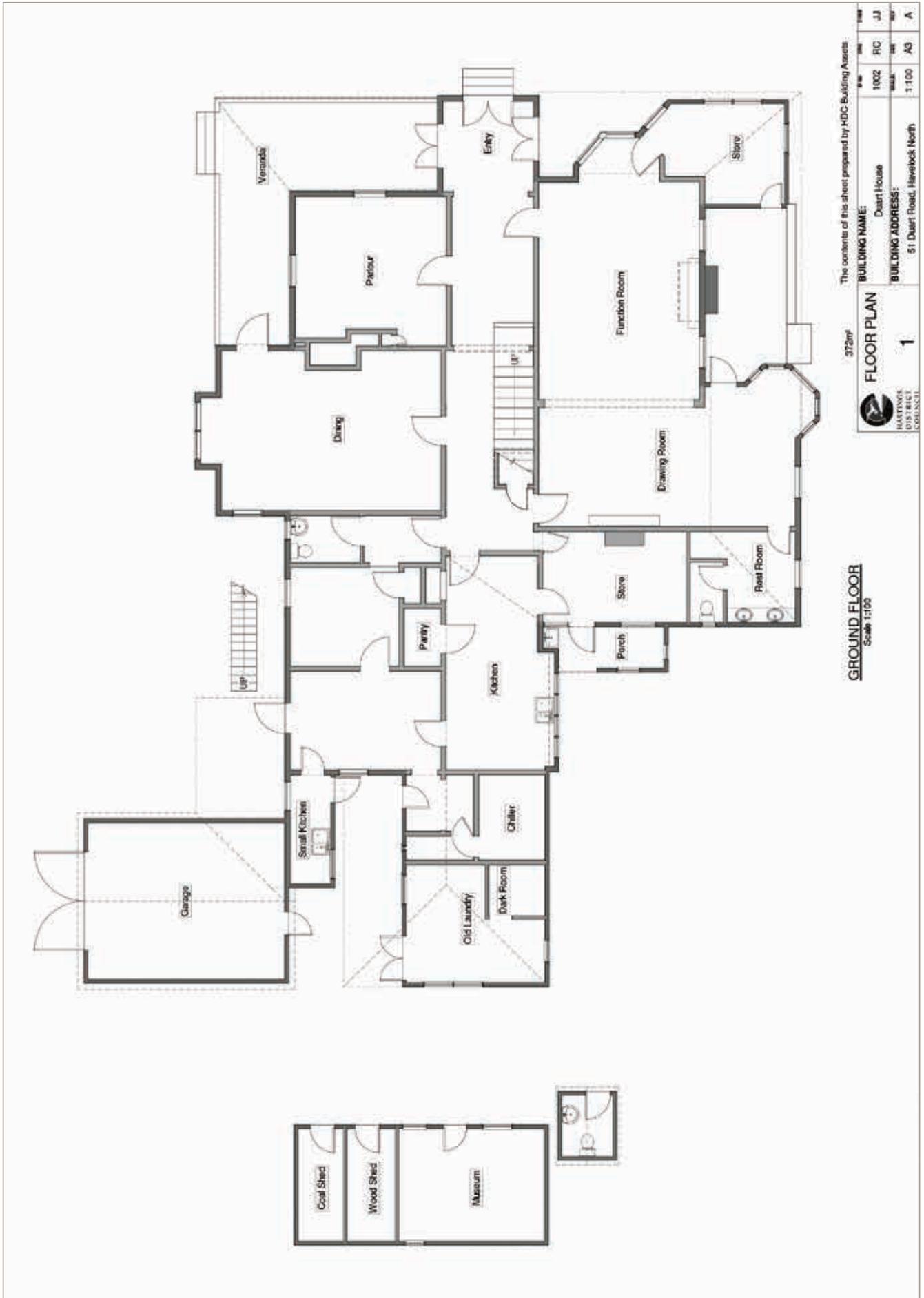
1839yr

**FIRST FLOOR**  
Scale 1:100

<b>FLOOR PLAN</b>		1002	RC	JJ
BUILDING NAME:		Duart House	1002	RC
BUILDING ADDRESS:		51 Duart Road, Harwick North	1:100	AJ
2				A



# APPENDIX 5: DUART HOUSE FLOOR PLAN



The contents of this sheet prepared by HDC Building Assets

372m<sup>2</sup>

**GROUND FLOOR**  
Scale 1:100

<b>FLOOR PLAN</b>		RC	JJ
BUILDING NAME: Duart House		1002	RC
BUILDING ADDRESS: 51 Duart Road, Haystack North		1:100	A3
1		1:100	A3
HAYSTACK DISTRICT COUNCIL			A



**HEALTHY LOCALITY**

FROM a health point of view this is one of the most desirable positions in New Zealand, and tourists from all parts are now making Havelock one of the stay-over places in their Dominion itinerary.

**MOTOR CAR AVAILABLE**

FOR the convenience of patrons a car is kept, and will meet any train and bus by arrangement.

**LOVELY GARDENS**

THE gardens are magnificent, and the date palms are a feature of this part of New Zealand. Restful nooks and corners abound.

**ACCESSIBLE POSITION**

HAVELOCK NORTH gives ready access to all parts of

# Duart House

HAVELOCK NORTH

Proprietress—MRS. McKEOWN. Phone 383M

**DUART HOUSE**



MRS. McKEOWN begs to notify that Duart House has now been converted into a paying guest house, and the proprietress is desirous of catering for the Tourist Traffic of New Zealand.

**EXCELLENT SITUATION**

DUART HOUSE has the most commanding position on the Havelock Hills, and overlooks the fertile Heretaunga Plains. It is situated near Woodford House and Iona College.

the North and South Islands, including Rotorua, Taupo, and the other health and tourist resorts. Touring cars leave regularly, in addition to the usual Railway Service.

**PERSONAL ATTENTION**

AS Mrs. McKeown and her family give the welfare of guests their personal attention, patrons can rely upon receiving every consideration and attention during their stay at Duart House.



**TERMS**

THE Terms are:—

Per Day	-	-	-	12/6
Per Week	-	-	-	£3/3/-
Permanents	-	-	-	By arrangement



Duart House, Havelock North, New Zealand



## APPENDIX 7: LAND STATUS

HDC RESERVE	DUART HOUSE AND GARDENS
Property Description	Duart Road, Chambers and McHardy Streets, Havelock North
Land Status	Fee Simple in the name of The Hastings District Council
Purpose	Recreation Reserve
Comprised In	CFR HBF4/1090
Legal Description	Lot 8 DP 13652
Area	1.5041 hectares
Acquisition History	CFR HBF4/1090 issued on the 24 April 1975 and on the 4/9/1975 the land was transferred from Clara Rosemary Greenwood to The Mayor, Councillors and Citizens of the Borough of Havelock North under Transfer 317270.1 for \$22,000.00 as a Recreation Reserve under the Reserves & Domains Act 1953.  711826.1 - Certificate pursuant to Section 37ZZZR Local Government Act 1974 vested the within land in the Hastings District Council.
Encumbrances	Appurtenant hereto are telephone and electric power line rights created by Transfer 150964 (affects part) Appurtenant hereto are rights of way created by Transfer 123620 (affects part) Subject to right of way over part created in Transfer 235859 (affects part formerly Lot 23 DP 9013) Appurtenant hereto are rights to drain sewage and water specified in Easement Certificate 312642.8 Subject to a right to drain sewage and water over parts coloured blue and blue hatched yellow on DP 13652 specified in Easement Certificate 312642.8 The easements specified in Easement Certificate 312642.8 are subject to Section 251E(1)(a) Municipal Corporations Act 1954 Appurtenant hereto is a right to convey water created by Transfer 378884.1 449722.1 - Partial Surrender of Easement created by Transfer 123620 Subject to a right of way over part marked A on DP 28356 created by Transfer 711826.2 6132094.1 - Departmental dealing correcting the estate by adding the purpose and by adding the Recreation Reserve purpose and subject to the Reserves and Domains Act 1953 Subject to the Reserves and Domains Act 1953 Subject to a right to convey power, electricity, telecommunications, computer media, gas and water and drain sewage and water over part marked D on DP 334885 created by Easement Instrument 6304152.4 Some easements created by Easement Instrument 6304152.4 are subject to section 243(a) Resource Management Act 1991



COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R. W. Muir  
Registrar-General  
of Land

Identifier **HBF4/1090**  
Land Registration District **Hawkes Bay**  
Date Issued **24 April 1975**

**Prior References**

HB162/4                      HB179/61                      HBB4/497  
HBE2/348

Estate                      Fee Simple  
Area                      1.5041 hectares more or less  
Legal Description      Lot 8 Deposited Plan 13652

**Original Proprietors**  
The Hastings District Council

**Interests**

Appurtenant hereto are telephone and electric power line rights created by Transfer 150964 (affects part)  
Appurtenant hereto are rights of way created by Transfer 123620 (affects part)  
Subject to a right of way over part created by Transfer 235859 (affects part formerly Lot 23 Plan 9013)  
Appurtenant hereto are rights to drain sewage and water specified in Easement Certificate 312642.8 - 24.4.1975 at 11.00 am  
Subject to a right to drain sewage and water over parts coloured blue and blue hatched yellow on DP 13652 specified in Easement Certificate 312642.8 - 24.4.1975 at 11.00 am  
The easements specified in Easement Certificate 312642.8 are subject to Section 351E (1) (a) Municipal Corporations Act 1954  
Appurtenant hereto is a right to convey water created by Transfer 378884.1 - 4.6.1980 at 9.08 am  
449722.1 Partial Surrender of Easement created by Transfer 123620 - 25.6.1985 at 1.45 pm  
Subject to a right of way over part marked A on DP 28356 created by Transfer 711826.2 - 25.1.2001 at 9.00 am  
6132094.1 Departmental dealing correcting the estate by adding the purpose and correcting the memorials by adding  
Subject to the Reserves and Domains Act 1953 - 30.8.2004 at 2:22 pm  
Subject to the Reserves and Domains Act 1953  
Subject to a right to convey power, electricity, telecommunications, computer media, gas and water and drain sewage and water over part marked D on DP 334885 created by Easement Instrument 6304152.4 - 8.2.2005 at 9:00 am  
Some the easements created by Easement Instrument 6304152.4 are subject to Section 243 (a) Resource Management Act 1991

Transaction Id      20610305  
Client Reference    Gina - HDC

Historical Search Copy Dated 11/02/08 1:31 pm, Page 1 of 1

References E2/348 (Part)  
 Prior C/T 179/61 (Balance)  
 B4/497 (Part)  
 Transfer No. 162/4 (Part)  
 N/C. Order No. 312642.6



Land and Deeds 69

REGISTER

No. F4/1090

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of April one thousand nine hundred and seventy-five under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

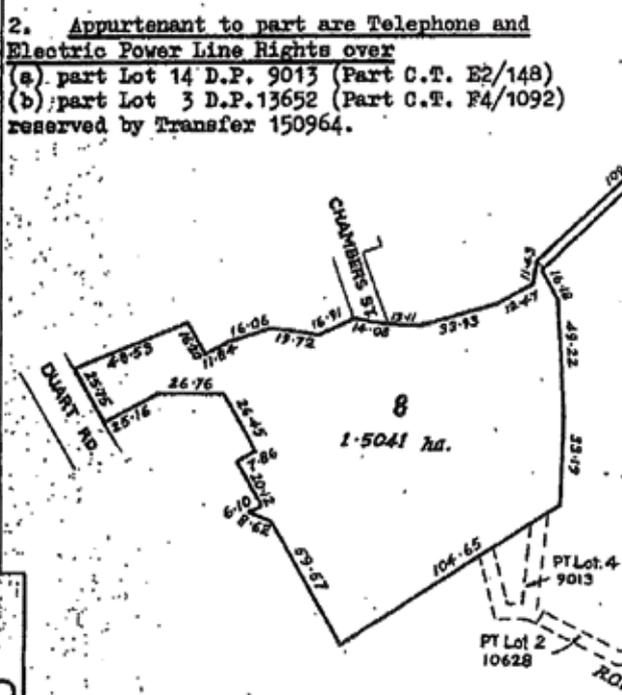
WITNESSETH that CLARA ROSEMARY GREENWOOD of Havelock North, Spinster

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.5041 hectares more or less situate in the Borough of Havelock North being Lot 8 on Deposited Plan 13652.



Interests as at date of issue:

1. Fencing Covenant in Transfer 135206 (affects part).
2. Appurtenant to part are Telephone and Electric Power Line Rights over
  - (a) part Lot 14 D.P. 9013 (Part C.T. E2/148)
  - (b) part Lot 3 D.P. 13652 (Part C.T. F4/1092)
 reserved by Transfer 150964.



3. Subject to Right of Way over part (formerly Lot 23 Plan 9013) appurtenant to Lot 1 D.P. 11678 (C.T. C3/573) granted in Transfer 235859.

4. Appurtenant to part are Rights of Way over
 

- (a) Part Lot 1 Plan 9013 (part C.T. 161/137)
- (b) Part Lot 2 Plan 9013 (part C.T. 161/94)
- (c) Part Lot 2 Plan 10628 (part C.T. A3/749) all created by Transfer 123620 and to Right of Way over part Lot 1 Plan 9013 (part C.T. B4/786) created by Transfer 126410.

**SURRENDERED**  
 See T. 44903.1  
 11.6.1985  
 W.A.E.

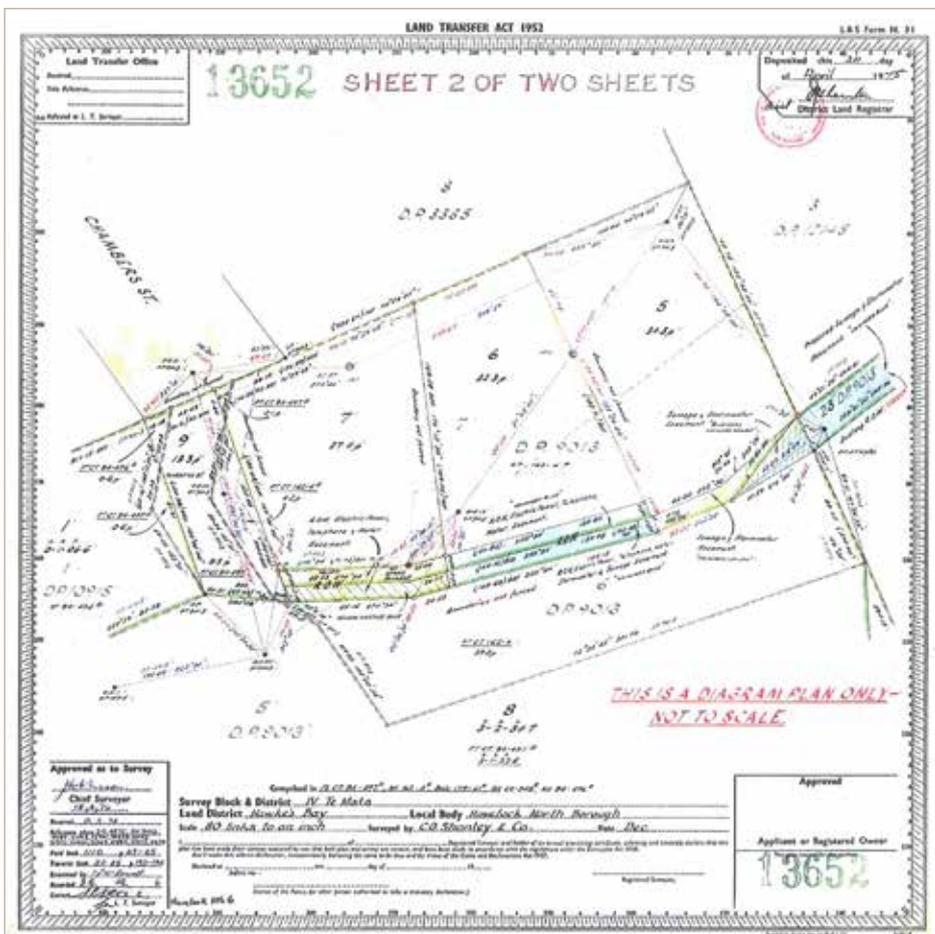
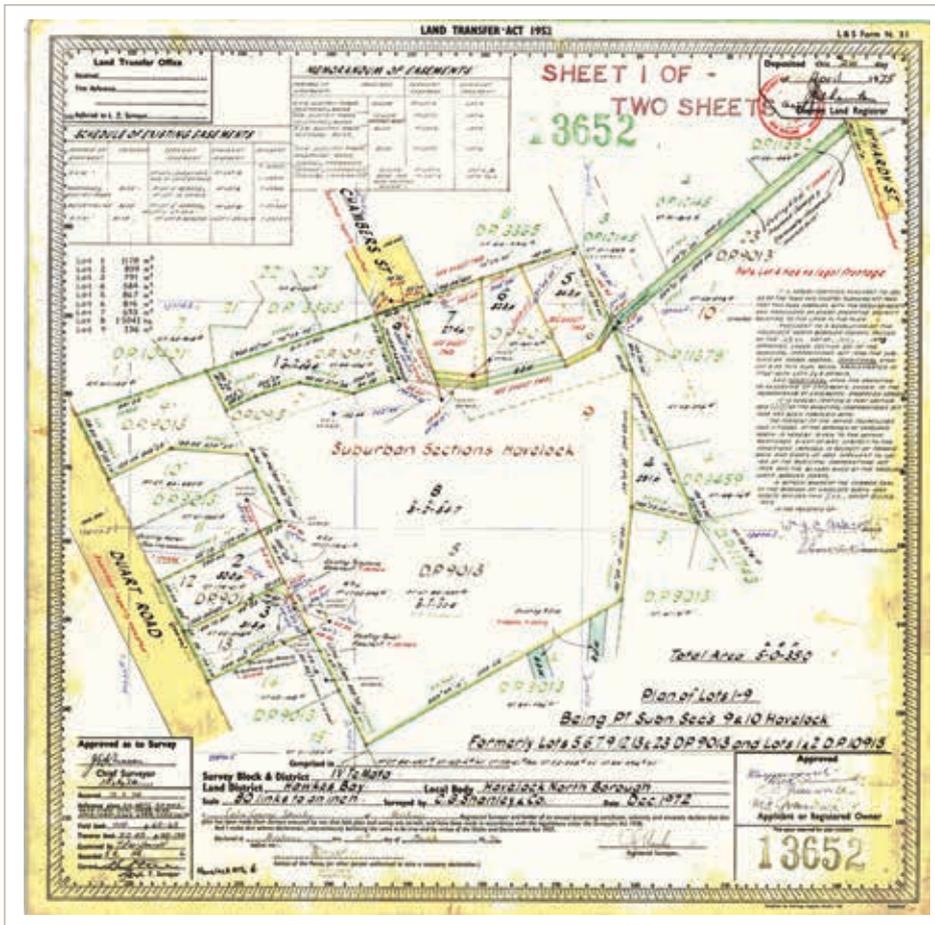
(OVER)

No. F4/1090

Measurements are Metric



# APPENDIX 7: LAND STATUS



## APPENDIX 8: GEORGE THOMPSON PRITCHARD, ARTIST

### INFORMATION ON GEORGE THOMPSON PRITCHARD, ARTIST

Born in Havelock North Hawkes Bay  
New Zealand. 11th April 1878

Died in Reseda California America  
26th February 1962.

Son of Alfred & Emily (Huggins) Pritchard.

His father was English, one of the pioneer cattle farmers in New Zealand.

George Thompson Pritchard received his early education in local schools and later studied art and sculpture in Wellington and at the Academy of Art, and the Elam School of Art in Auckland, New Zealand.

He continued his studies at the Academy of fine Arts in Melbourne, Australia.

In 1901 and in Europe at the Julian Academy in Paris, France and the Vanderheldt Academy in Amsterdam, Holland from 1911 to 1914.

Just before the outbreak of the First World War he went to England, where he completed his studies under Sir Alfred East, a member of the Royal Academy.

As a schoolboy he designed and built boats for Maori in this way earning pocket money.

Gifted both as musician and artist, Pritchard in his early years wanted to be a violinist, but the loss of his left forearm while still a young man ended any thought of a career in music, and he turned his full attention to art, especially painting.

While studying in Australia he worked for newspapers in Melbourne and later he was political editor of the Sydney Morning Herald.

In 1906 he decided to immigrate to the United States. He arrived in San Francisco, while that city was still smoking ruins from the disastrous earthquake and fire.

He remained there however, for nearly three years and produced many works of art before moving to Milwaukee. In this city he established an art school, which he maintained until going abroad for further study in 1911.

During the first World War he stayed in England and, temporarily abandoning his art career. Worked as production manager of a munitions factory.

Following the war, he lived for a time in Canada and then spent a period in New York City.

From 1925 to 1931 he was a resident of the Richmond area in Virginia, after which he was occupied for some years in delivering lectures and in exhibiting at universities and colleges throughout the South, many of these institutions purchasing his paintings at the time.

He later returned to California in 1935, and thereafter he made a home in that state until his death.

After maintaining a studio in Glendale he opened a studio in Santa Monica where he continued to paint and to teach until 1946.

George Thompson Pritchard was primarily a painter of landscapes, seascapes and other aspects of nature.

Apart from the works produced under his own name he used various pseudonyms including:

- L.Huntley for flower paintings painted in England.
- Hewitt for North African watercolour scenes.
- Van der Hoek for his paintings of Dutch scenes.

His paintings were purchased for permanent exhibitions in various universities and public and private collections in the United States, England, Australia and New Zealand.

He was the recipient of a number of awards both in America and other Countries.

Following his retirement in 1946 he devoted all of his time to painting and writing for his own pleasure, never again offering any of his work for sale.

One of his paintings in this later period " Signing of the Bill of Rights" was donated to the New Zealand House of Parliament

Shortly before his death he completed a book on world economics entitled "Whom the Gods Destroy".

George Thompson Pritchard was a member of the Masonic Order, the Glendale and Santa Monica art associations and of numerous art and literary organisations in New Zealand, Australia, Holland and the United States.

In religion he was Episcopalian.

He was married in London September 25th 1915 to Valerie Lucy, daughter of Francis Woods of Brentwood, Essex, England, a horticulturist and had four children:

- Paul Thompson Pritchard
- Valerie Thompson Pritchard married Werner Hans Geroen
- Gabrielle Thompson Pritchard marries Brendan Lennon
- Vashti Thompson Pritchard married Count Michael Gaszyn

The above information is from National Cyclopaedia of America

Information from correspondence held at Hastings District Council Archives.

Paintings offered to Havelock North Town Board in 1950 - letter from George Thompson Pritchard, he wanted a Gallery set up around his paintings and others he was prepared to give to the people of Havelock North. It was stated in a letter that the paintings where for the people of Havelock.

Committee set up to look at fundraising for a Gallery in Havelock North.

- William J Rush
- Mrs Gwen W. Malden (Miss Nelson)
- Miss D. Turner
- Mrs D Carne
- Mrs F Miller
- Mr K W H Elliott
- Mr H W Malden
- Mr Bernard Chambers
- Mr W A G Penlington

The Town Board offered a possible site for Gallery, through lack of funds a Gallery was never built.

George Thompson Pritchard donated paintings to:

- Havelock Town Board - these paintings as there was no where suitable to hang them, where lent to well known people in the area. Some of these paintings has gone missing There are 19 paintings in Havelock North at present.
- New Zealand Parliament (Beehive) has 1 Signing of the Bill of Rights
- National Gallery Wellington
  - 3 In Harbour
  - Men must work & Women must Weep
  - Unnamed
- Bishop Suter Gallery - Nelson
  - 1 October Snow
- Hawkes Bay Museum
  - 1 Street in Peking
- 20 paintings held iat Duart House.

Clearly there was something about Havelock North that never left George Thomson Pritchard. A letter written to Mr N T Smith the Havelock North Town Board Clerk in 1949, intimated that he had a desire to be buried in his birthplace, but it was a wish he hadn't broached with his wife.

## APPENDIX 8: GEORGE THOMPSON PRITCHARD, ARTIST

"Thank you for yours of July 12th, which came to hand a few days ago and the photos. It looks a nice cosy little layout, I just managed to get the letter abstracted from the envelope in time, before my wife wanted to know who it was from. I handed over the photos, telling her it was a few views of my birthplace a friend had promised to send me a long time ago. If she had seen the letter there'd been h--l to pay as to what the reference to caskets was all about"...

George Thompson Pritchard was obviously trying to pave the way with regards returning to Havelock North as he continues...

I got thinking rather fondly of Havelock North having a modest little art gallery to which I could send some nice paintings, and will my old masters to. This, I thought. Would kind of break the ice, and help along my plan. The fact that you have no art gallery or art association was a bit of a disappointment for a moment, and then I had an inspiration. Why not start one, right away.... I further think if this happened, my wife would not only think kindly of the idea

But of coming out and joining me there later, she loves my paintings."

Customs documents record that on 28th July 1950, 27 paintings housed in six cases were unloaded from the "Waitomo at Napier and they were later recorded as arriving in Havelock North in good order on 31st July 1950. However a scathing letter to Mr Smith from George Thompson Pritchard dated 8th August of that year, expresses in no uncertain terms his dissatisfaction at not having been informed of the painting's arrival and he launches into a damning attack on Mr Malden, the art gallery project leader, whom he had earlier believed shared a capacity for original thought.

"Mr Malden may have some prejudices, or private grief's, which prevented him from taking me to his bosom, but he should not have overlooked the fact my gift is to the Town of Havelock North, not to its elite, or its Council, but to the people themselves, both the intelligentsia and the hoipolloi, whether they be Tory, Conservative, Liberal, Labour, Socialist, or Communist and he was only their trustee, and as such, no right to any private opinion which would jeopardise the fullest interest of the whole community"

This was a man who desperately wanted to gain approval from the people of the village. A esoteric flavour tinges a lot of George Thompson Pritchard's writings. Perhaps this is why he had such an affinity with the village as Havelock North has long been a place where esotericism has been nurtured.

Many believe that George Thomson Pritchard has never been given the credit he deserved in New Zealand. He was a New Zealander who went aboard and became a great talent, most of his paintings being of international scenes.

George Thompson Pritchard paintings were farmed out in the community to various family homes and institutions and over the years the six missing works have probably passed into the care of descendants of those who were originally entrusted with them. This has doubtless been an innocent occurrence but Duart House Society is keen to locate the missing painting and have an Exhibition for George Thompson Pritchard.

"A man's foibles or prejudices, or ideals and opinions are only part of him. But my world is very small, and damn few people would fit comfortably into every part of it without feeling crushed" So said artist George Thompson Pritchard in 1950 in one of his many communications to the Havelock North Town Board with regard to his donation of 27 paintings to the people of the village.

In February 2004 Heather McCaskey Painting Conservator was employed by the Hastings District Council to report on the condition of the 19 paintings held at Havelock North.

Cost as at report \$60,950

Plus transport Havelock North /Wellington return.

Each painting has an individual General Condition report in hard copy. It includes an overly on the image of the painting indicating the major damages.

All the works of art are in need of:

- **Verso canvas cleaning.** Only one painting had a protective backing positioned and when removed this painting had been previously patched. The majority of the paintings are extremely dirty, some have bird droppings on them. Only four were in an adequate condition. The majority show extensive varnish seepage from a previous attempt to slow down the recto cracking and as no attempt had been made to stabilise the cracks the varnish has seeped through the crevasses and solidified on the verso of the canvas making release a laborious and delicate process.

The majority of the damage to these paintings has been caused by inadequate storage with insufficient cushioning between the framed paintings. Stored often in stacks on the horizontal there are numerous and extensive pressure indentations, both concave and convex, distorting the canvas, stretching the paint layers and so accelerating cracking. Wire hung apparatus has been the cause of most of the indented damages during such storage.

Several of the paintings have active flaking as well as active cracking.

All the paintings will need to be released from their existing strainers and under controlled treatments they will need to regain their individual tensions before being

- 1) either returned to the original strainer where it is in good condition or
- 2) positioned onto a made to measure stretcher. If the latter option is a necessity the tacking margins that are all cut flush and often shorter than the strainer, will have to be extended.

The now varnished paintings will need to have the varnish layer lifted.

All cracks and flaking paint will need to be stabilised.

Dependent on the condition of the paint below these previously varnished coatings (not applied by the artist) a replacement varnish may or may not be applied. This depends on the release of the aged and discoloured varnish from the major and extensive crack sites per painting.

All paintings need to be surface cleaned whether they have been varnished or not.

Following conservation treatments the paintings must be repositioned in their original frames as all indications are that each frame was originally made by the artist. The tonalities of the frame surfaces have all been carefully selected to enhance the compositional colours of each painting. All frame rebates need to be cushioned for the paint layer to rest on. All frames need a verso frame build-up to faces of the strainers to be protected from further deterioration.

### List of Paintings held at Havelock North:

1. Springtime
2. Autumn Landscape in Kent
3. On the Zyder Zee
4. Forgive Us Our Trespasses
5. Grand Piazza, Venice
6. The High Sierras
7. In Picardy, Poplar Trees
8. Connecticut Boathouses
9. Making Her Westing
10. Off to the Fishing
11. Fishing Boats, Deal
12. Algiers
13. By the Dykes
14. Great Expectations
15. Sunshine & Snow
16. The Kelp Gatherer
17. An Ode to Spring
18. Below Tower Bridge
19. Canal in Rotterdam
20. Now fades the glimmering light



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Hastings 4122  
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Hastings 4156

[www.hastingsdc.govt.nz](http://www.hastingsdc.govt.nz)  
[www.myvoicemychoice.co.nz](http://www.myvoicemychoice.co.nz)

TE KAUNIHERA O HERETAUNGA