

Hororata Reserve Master Plan

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Hororata Reserve Master Plan

Final Adopted Version

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1.0 Introduction

1.1 Summary

This report is a living document outlining a 20 year master plan for the Hororata Reserve. The master plan seeks to boost local amenity and engagement on the Reserve, reflect local values and stories to strengthen Hororata's village identity, and promote the township's historical significance.

This master plan depicts the proposed main features and spatial layout that will achieve the overall vision for Hororata Reserve.

The plan includes a proposed safe connection across Hororata Road to the separate 'Community Hub' project around the existing village hall.

Hororata Reserve occupies 92.0154 hectares of land and provides an important connection between Hororata township and St Johns Church. The Reserve has been a recreational resource for close to 150 years, historically providing for various pursuits including horse racing, cycling, walking, tennis, and light aircraft gliding.

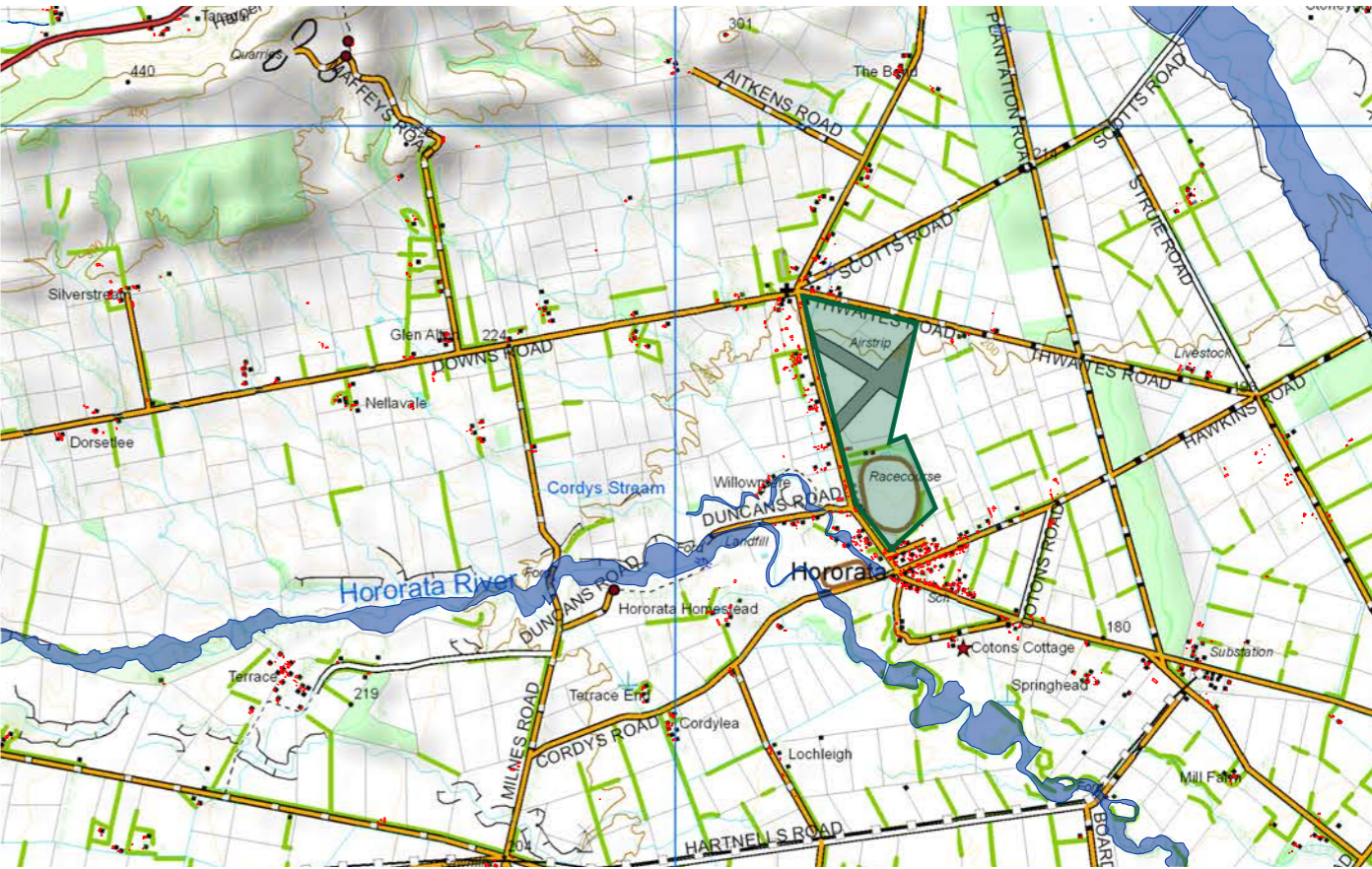
Today equestrian activities utilise the trotting and cross country tracks on the South Reserve where facilities for local tennis and rifle clubs are also located. Community events of various sizes are held on the Reserve and a 6km perimeter walkway is regularly shared by a range of users. The Reserve is distinguished for its established vegetation including mature Douglas Fir, Spruce, Cypress and Redwood evergreens together with deciduous English Oak and Birch.

The vision is to create a vibrant, flexible and functional reserve enabling community connections and the sharing of local knowledge and values through continuing consultation with residents, local iwi and council. Implementation will involve improvements to existing features and facilities to encourage more recreational use and attract visitors, organised events and economic stimulation in Hororata. The plan prioritises restoration of native planting to include enhanced biodiversity and reflect the original pre-European

settlement character of the landscape. Ultimately this master plan recognises the Hororata Reserve as a major asset to the community and aims to instil shared 'ownership' by locals and a strengthened sense of place over time. This will be achieved by celebrating the heritage and local stories of Hororata through design and ongoing engagement.

It is important to note that the plans in this document are conceptual, and some actions will require further investigation and detailed design. Minor variations to the plans may be necessary.

The community and SDC will work together to implement the plan, including to finalise details, while making the best use of available knowledge, resources, and funding.



Koordinates map showing Hororata Reserve in topographical context

1.2 Background

Hamish Shaw Architects (HSA) and Botanic Landscape Architects (BLA) have been engaged by Selwyn District Council (SDC) to develop a comprehensive master plan for the Hororata Reserve. The Heritage and Cultural Hub project on the adjacent Hororata hall site is currently in design, led by HSA. PLANZ consultants were engaged during the information gathering stage to complete a planning report for potential new buildings on the Reserve.

There has been interest in stimulating social and economic activity and creating more community cohesion in Hororata since the aftermath of the Christchurch earthquakes.

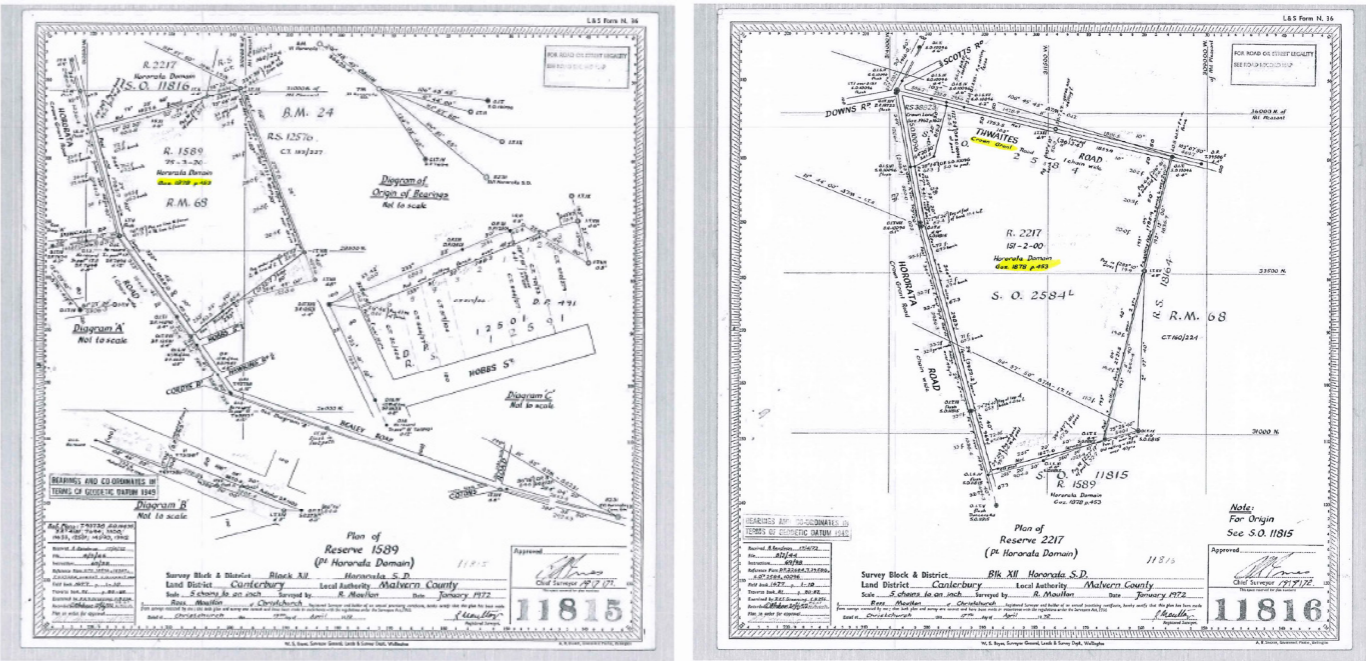
The Reserve's 2017 feasibility study

captures a collective desire to "establish a heart for Hororata and to nurture a distinct village feel" through delivering upon three key aspirations; increase use of the reserve; create a "fit for purpose" community event space; and develop a village centre or hub, making best use of existing assets and building upon local heritage.

Several potential locations for a multi-use village hub were initially explored by HSA and BLA. Consultation with the community, Go Hororata and the Hororata Heritage Society revealed the existing hall site as the preferred solution. In order to understand the heritage status and associated limitations of modifying the hall, HSA completed an comprehensive Heritage Significance & Impact Assessment to

expand upon the initial evaluation done by SDC. The assessment provided valid evidence of the hall's historical significance and various approaches to conduct a sensitive restoration.

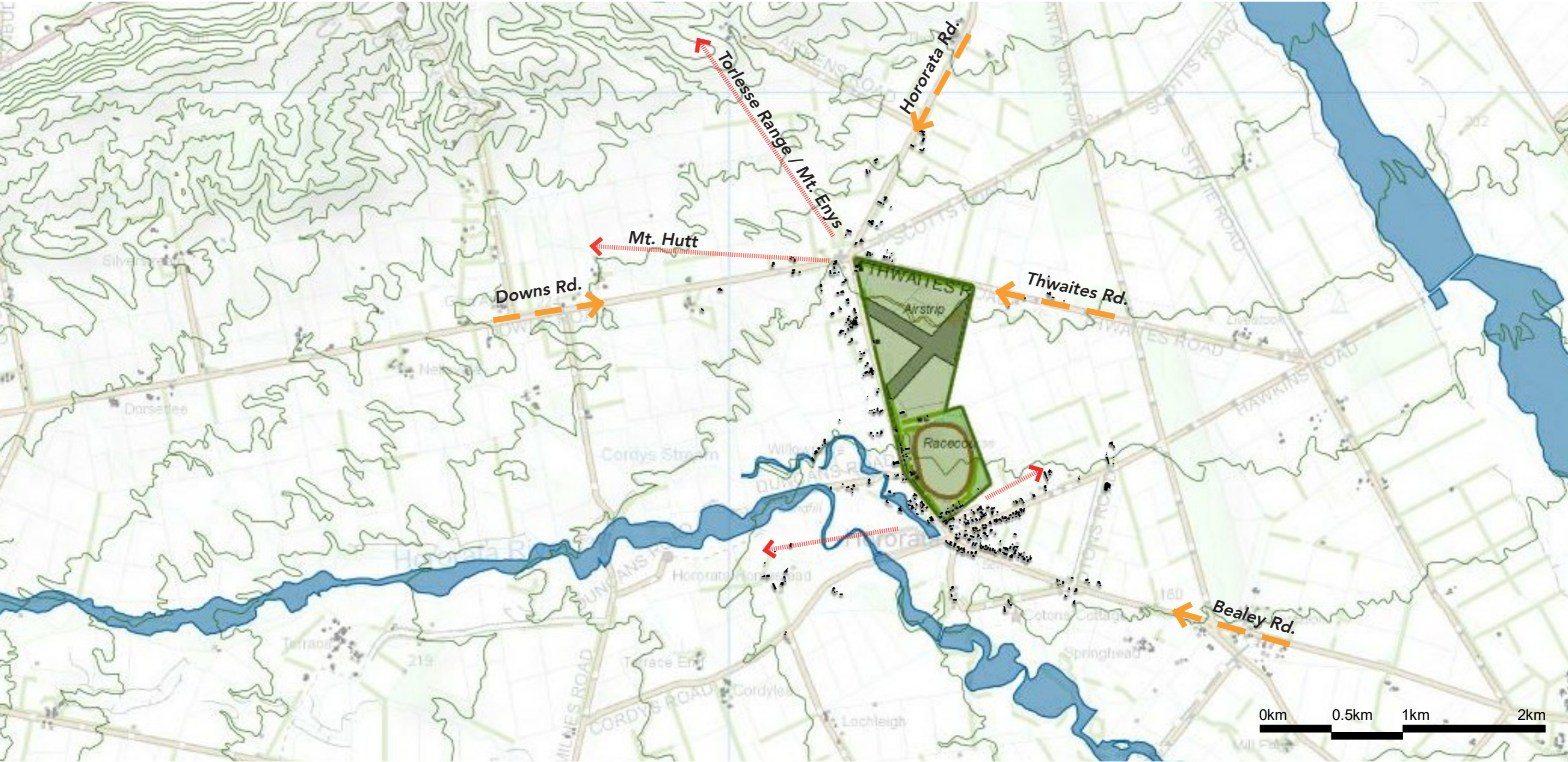
HSA are currently working with Go Hororata and the Heritage Society to develop a feasible concept design to link to the Reserve master plan.



Hororata Reserve includes two Reserve Plans (1589 & 2217) and is owned by the Crown

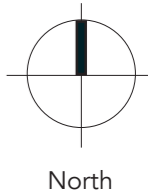
2.0 Existing Site Analysis

2.1 Context Analysis

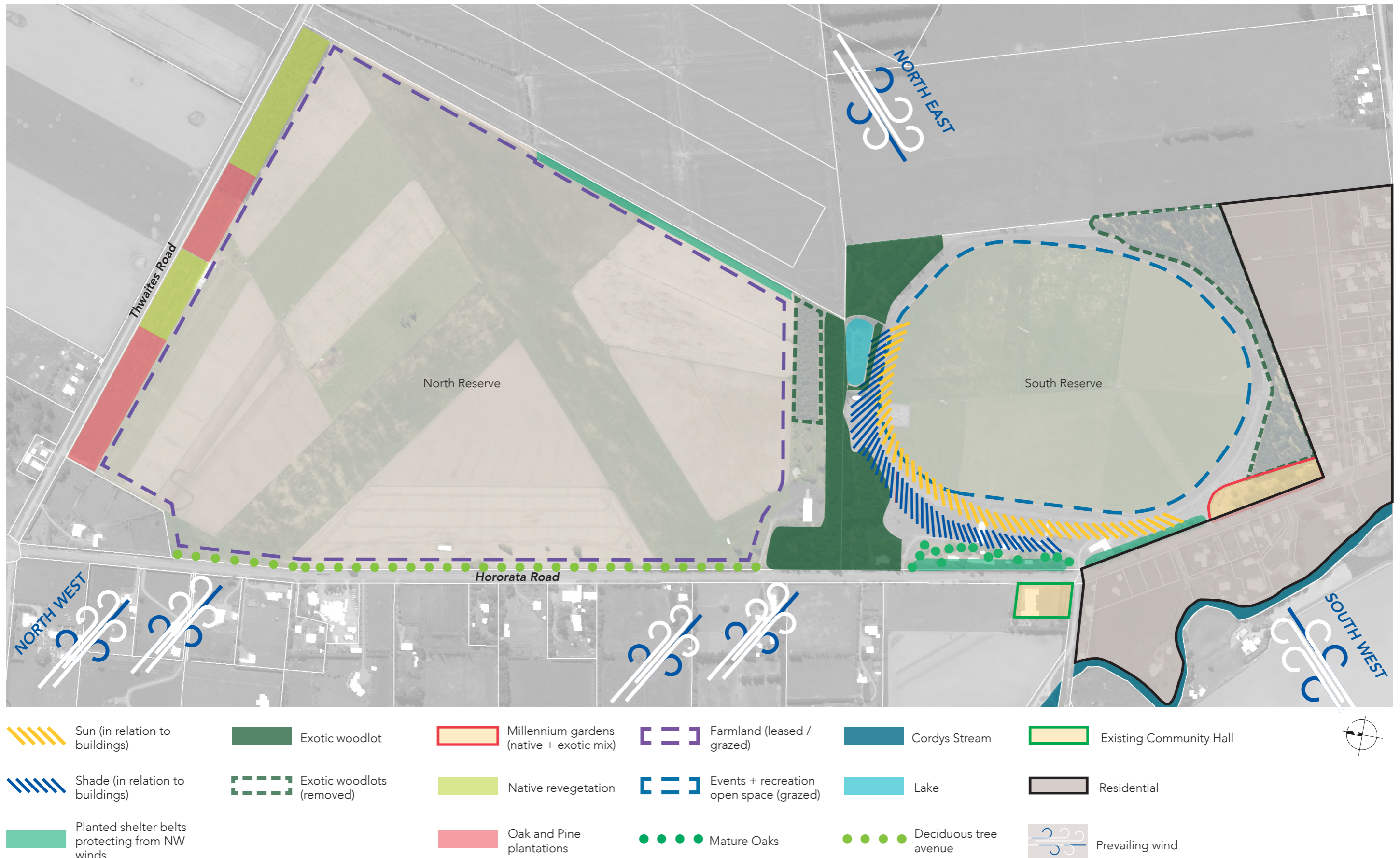


Context Plan

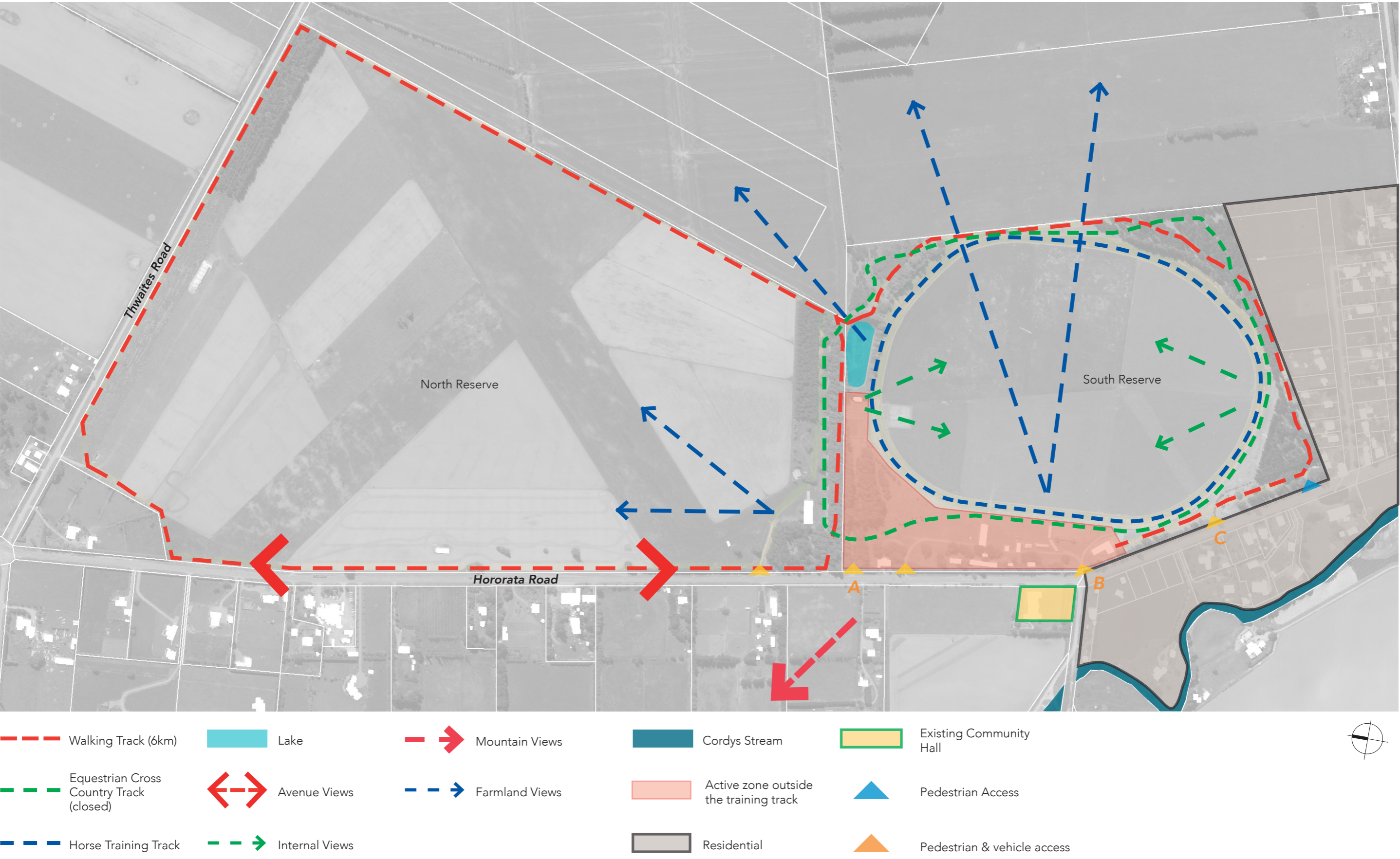
- River
- Contours 10m
- Roads
- Buildings
- Main Entrances
- Views



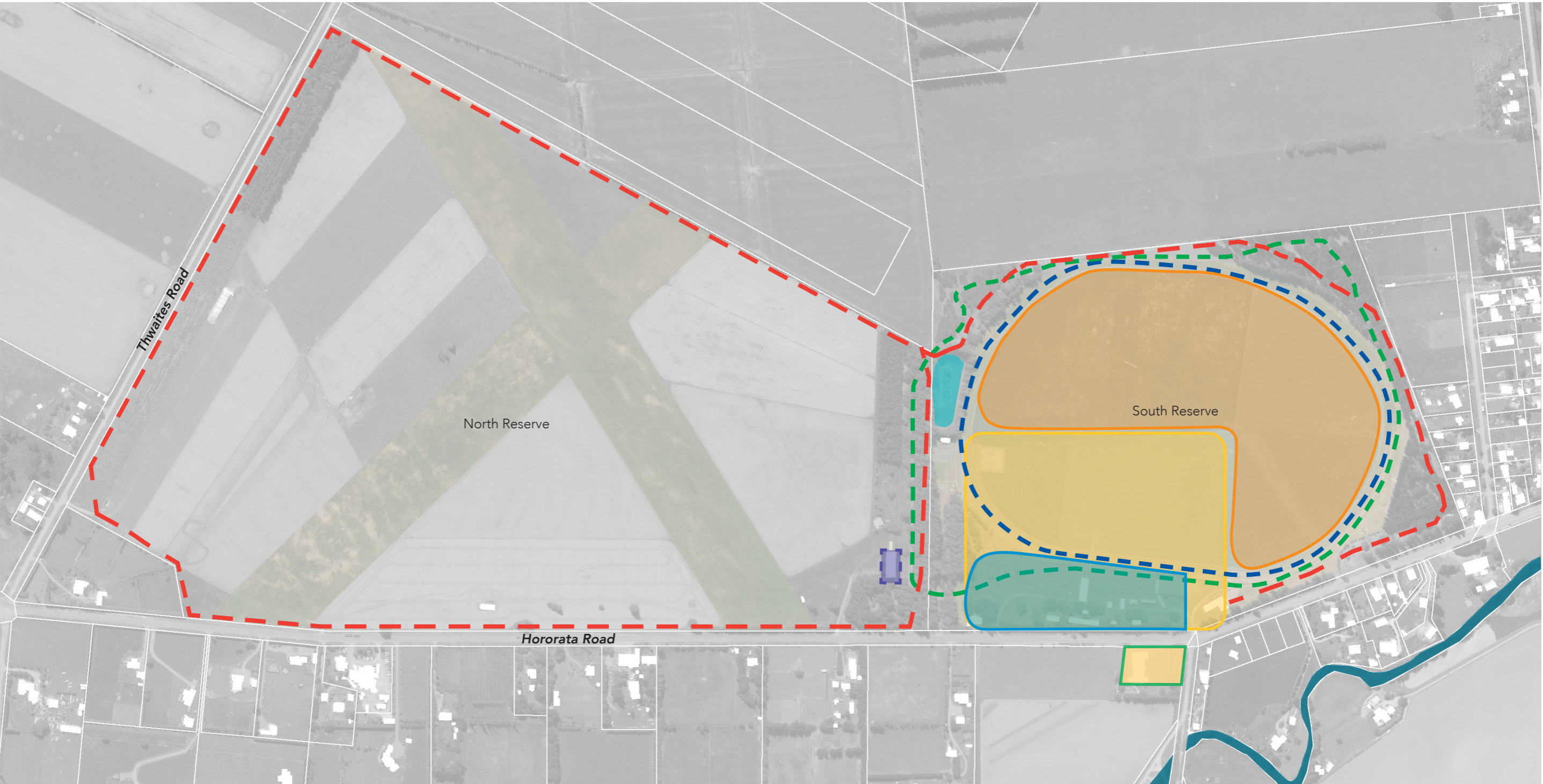
2.2 Overall Reserve - Vegetation and Climate













2.3 Overall Reserve - Access, Circulation and Views



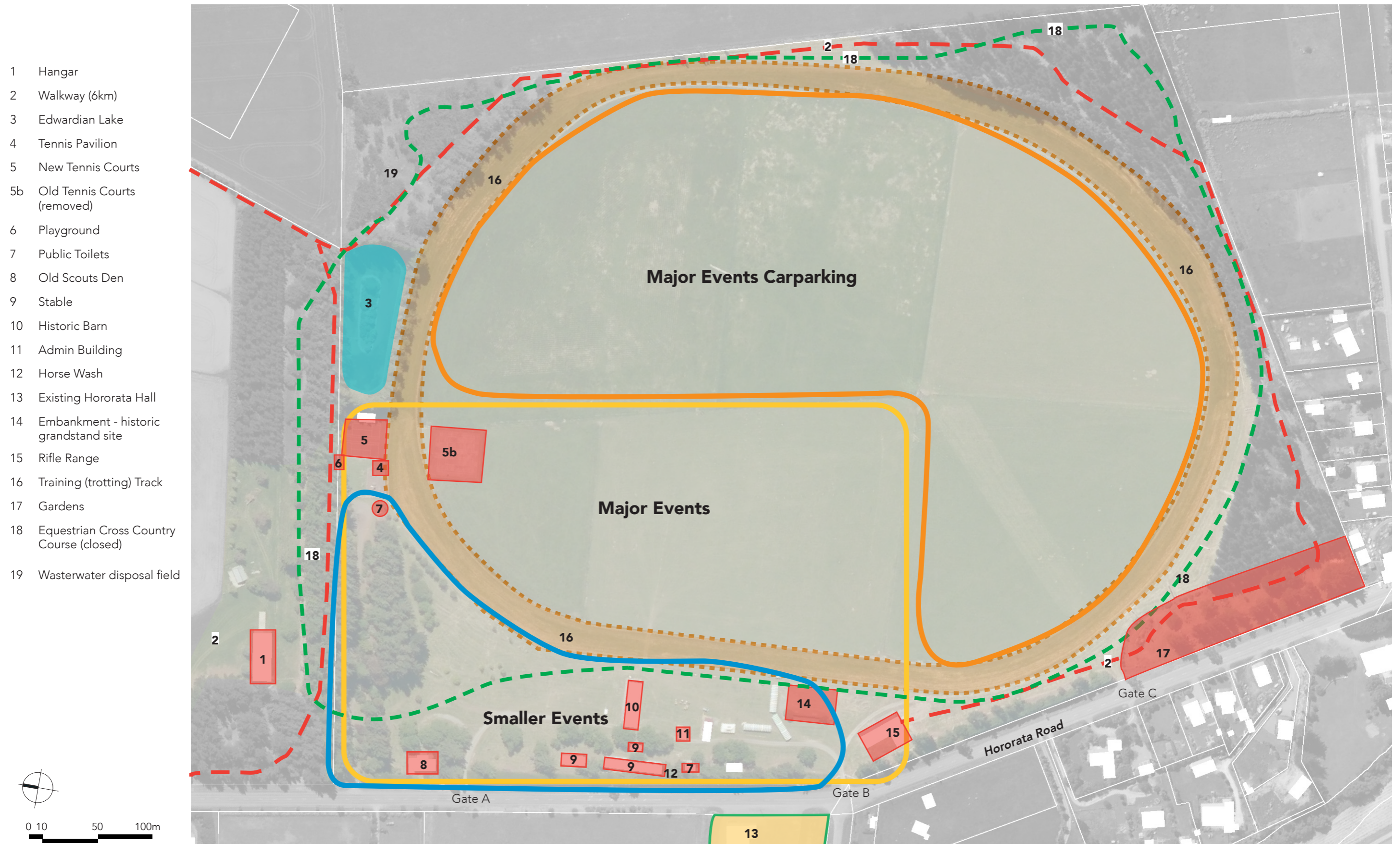
2.4 Overall Reserve - Activities and Facilities



- | | | | |
|--|---|---|---|
|  Hangar |  Existing Community Hall |  Equestrian Cross Country Track (closed) |  Smaller Events |
|  Lake |  Cordys Stream |  Equestrian Training (trotting) Track |  Major Events Carparking |
| | |  Walking Track (6km) |  Major Events |



2.5 South Reserve - Activities and Facilities



3.0 Design Brief

Opportunities

Establish a 'Village Centre' for Hororata

- Create a strong connection between the Reserve and the proposed cultural and community hub across Hororata Road at the existing village hall
- Create stronger connections between the southern settlement and northern residential areas (around St Johns Church)

Maintain and enhance the existing character of the Reserve

- Design of new buildings and landscape works to be in keeping with the established rural character of the Reserve
- Continue to maintain broad open spaces and open views
- Celebrate the importance of the Hororātā region to local iwi within the Reserve
- Sandardise the width of the training track to create more open and multi-purpose space along the northern and western edges of the Reserve

Strengthen pedestrian circulation within the Reserve and broader Hororata township

- Enhance the existing walkway network including new paths along the western and northern edge
- Provide linkages between the Millennium Gardens to the south and the northern facilities including the Scout Den, Tennis club and Ornamental Lake.
- Explore a new footpath on road verge between township and Gate C

Better enable clubs and events to operate within the Reserve

- Enhance the ability for the Reserve to operate both small-scale and large scale events

- Enhance the key access and movement routes used for events to reduce the amount of maintenance required following each event
- Redevelopment of the reserve should retain significant flexible spaces for large scale event car parking
- Explore where additional overflow parking areas could be located
- Develop the capacity for equestrian & cross country use, running and cycling races

Enhance existing features and facilities within the Reserve and add new facilities

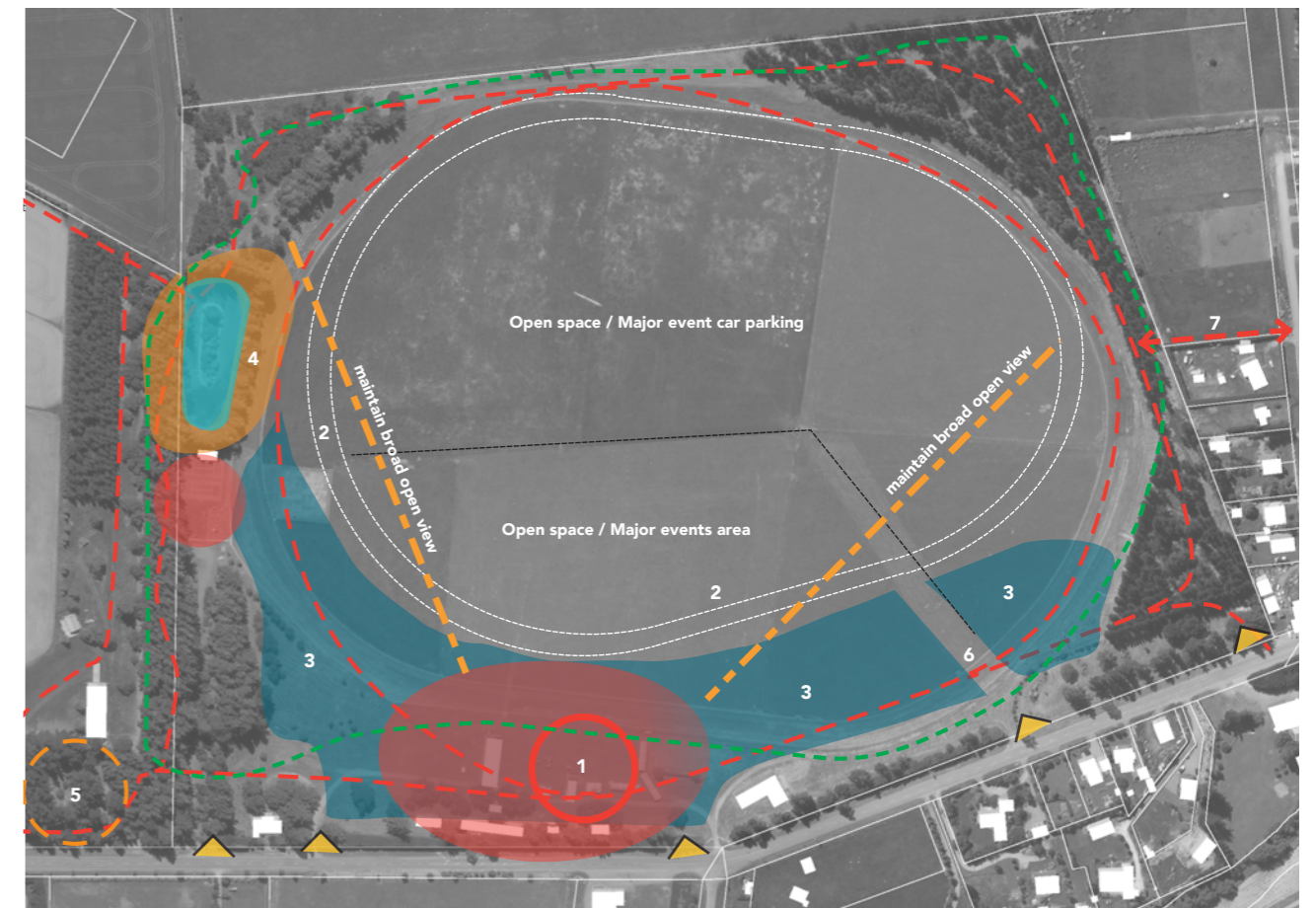
- Develop the garden setting for the Edwardian Ornamental Lake
- Create space for small-scale gatherings around the lake including picnics, wedding photographs. A new lakeside pavilion or platform could be included
- Create new walkways to expand & connect the Reserve walking network
- Add new picnic areas and viewpoints along the walkways
- Expand cycling and horse-riding facilities
- Enhance the old quarry pit area for biking and add new planting
- Make the existing Hangar facility more useful and integrated into the Reserve
- Add new paths, planting and park furniture to the Millennium Gardens area
- Improve facilities for managed self-contained camper van overnight stays associated with organised events only
- Create a new destination playground for the community and broader district

Establish new planting areas & increase biodiversity

- Manage, protect and enhance the existing Reserve vegetation
- Add new tree planting for seasonal interest
- Establish further native vegetation for biodiversity gains and to reflect the original pre-European settlement character of the landscape
- Potential native planting opportunities include around the perimeter of the reserve along the walkway and in pockets within the northern farmed area of the Reserve
- Explore the planting of Rata trees within sheltered areas
- Explore creating planted connections to native planting areas outside the reserve to create a future network of native restoration planting throughout the Hororata area
- Select appropriate plant species for the reserve climatic and soil conditions
- Enable an appropriate maintenance regime to get planting successfully established

Maintain and enhance infrastructure to support use of the Reserve

- Establish new public toilets on Hororata Road and supportive wastewater disposal field
- Reinstated well to provide water supply for lake
- Relocate and recommision water tank for Millenium Gardens to provide irrigation water supply for new plantings in South Reserve



Proposed Opportunities & Activities Map



Hororata Reserve - Aerial Photo 2015

4.0 Hororata Reserve Masterplan

4.1 Priorities and Key Drivers

The proposed masterplan for Hororata Reserve has been developed in consultation with local residents, Council and Go Hororata.

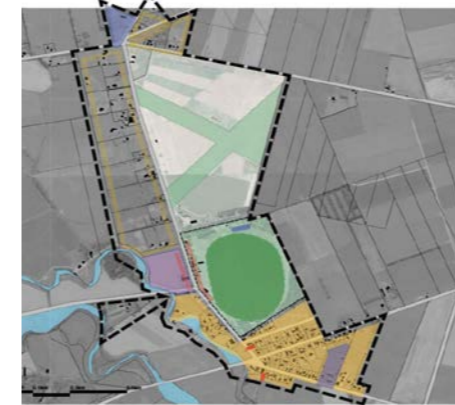
The Reserve master plan includes both the North and South Reserves. The main priorities and key initiatives identified are outlined here and on the following pages.

Major Priorities

The major priorities identified for Hororata Reserve are:

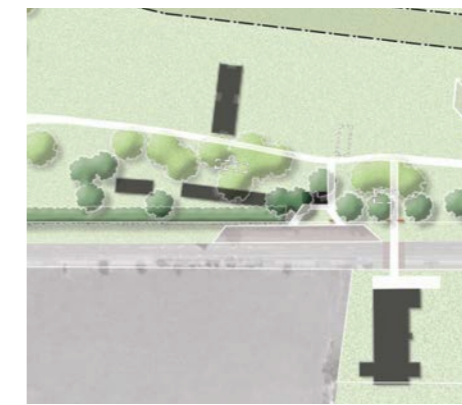
- creating a clear and safe connection across Hororata Road to link with the new cultural and community hub (revitalised village hall)
- Retaining the existing training track location. Adjusting the fence in some areas to standardise the width of the track to create more space outside the track for other users
- Expanding the walking track network throughout the reserve including new amenities along the track (picnic tables, planting etc) and incorporating interpretative elements along the walking track to showcase the cultural and historical stories of Hororata
- Enhancing the Ornamental Lake and associated garden setting
- Reviewing and reinstating the cross country and other equestrian facilities within the reserve
- Defining the existing and future use of the buildings within the reserve
- Management of the existing exotic woodlots and new planting of exotic deciduous trees to provide seasonal interest and also incorporating native species and edible plantings
- Improve and add infrastructure to the Reserve to support the existing and proposed facilities including water supply, wastewater treatment, power and flood management
- Support the implementation and management of the Reserve through assigning a dedicated Hororata Reserve coordinator.

Key Drivers



Strengthen rural village form

- Review land zoning to support village
- Enhance connection between town and St John's church
- Connect to river



Create a village centre

- The village centre 'connects' across Hororata Road
- Includes Village Green and Barn
- New Cultural and Community Hub
- Economic sustainability
- Provide multi-purpose facilities



Promote diverse recreational uses and strengthen circulation network

- Walking and cycling - enhance and add to the existing pathway network
- Support sports club facilities, enable them to better operate within the Reserve
- Support and enhance equestrian uses



Grow and support community opportunities

- Encourage multi-use
- Playgroup and school users
- Markets and events
- Community food foraging and supported agriculture (CSA)



Enhance existing landscape character and biodiversity

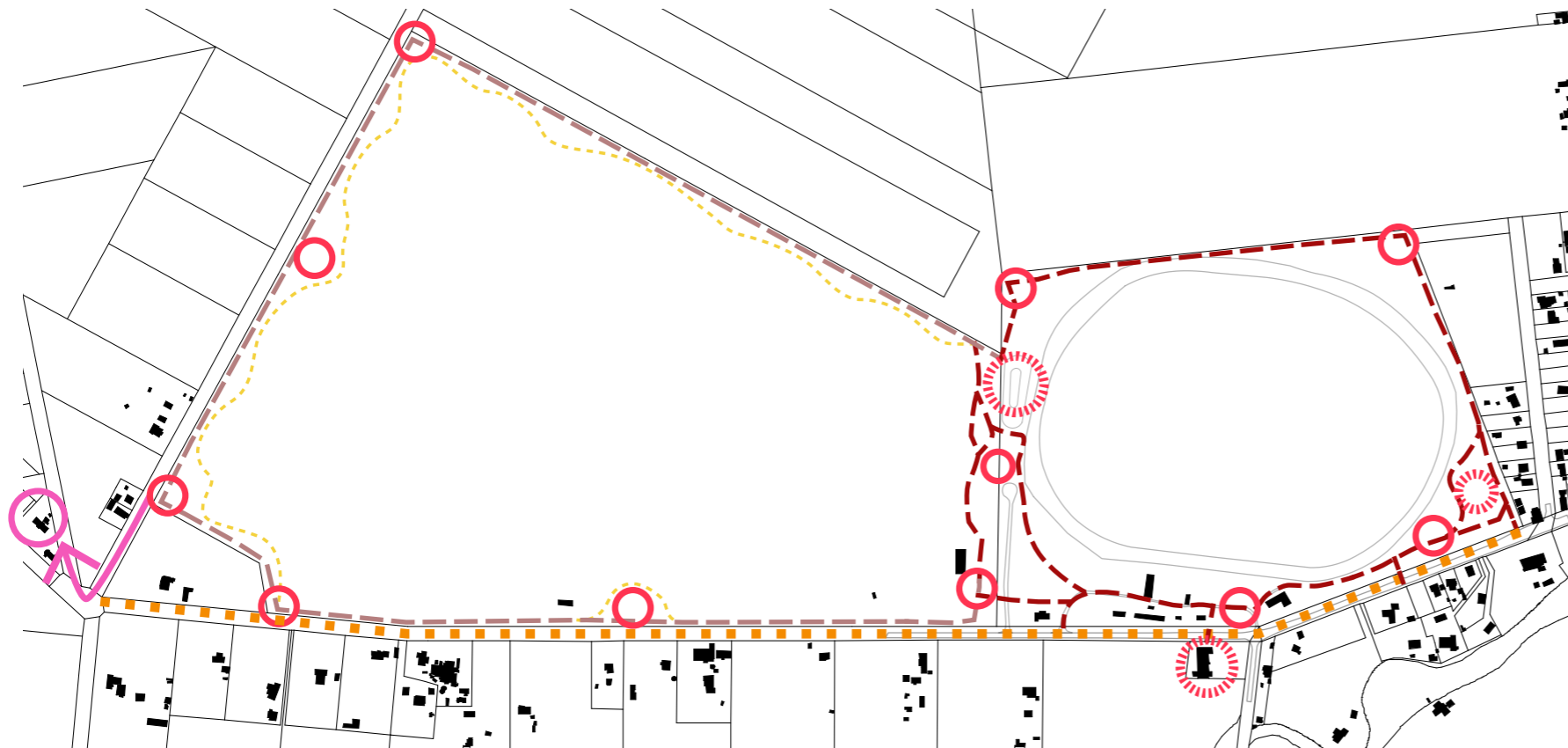
- A 'relaxed' rural character for new buildings and landscaping. Open flexible spaces retained
- Mahinga kai - celebrate food and natural resources
- Contrast of exotic evergreen with deciduous seasonal trees
- Ecologically appropriate new native plantings for habitat and biodiversity



Celebrate heritage and local stories

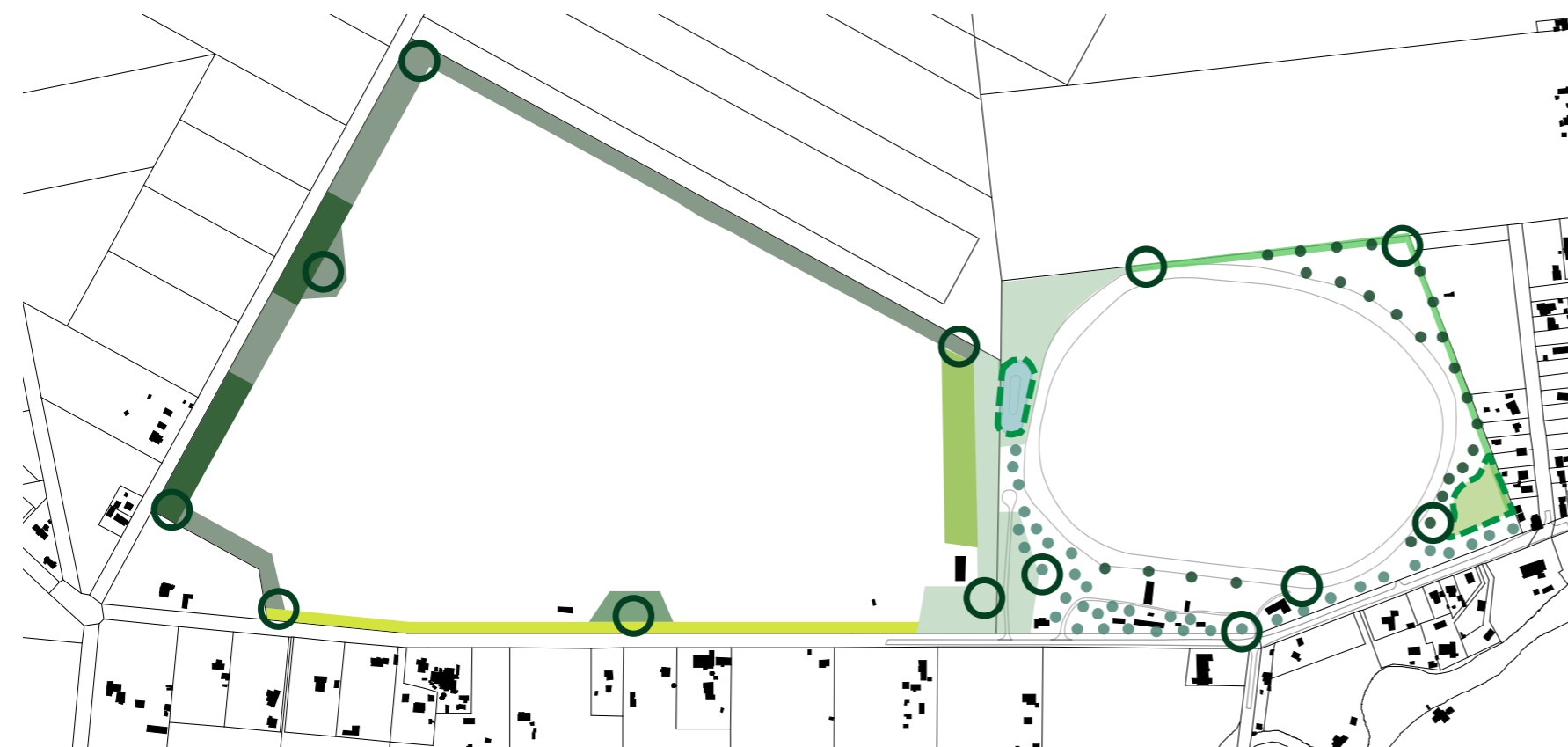
- A heritage trail through the reserve using art and interpretation to tell local stories and highlight important features of the district
- Connect to Hororata Museum
- Celebrate culture, landscape & history

4.2 Overall Reserve Diagrams



Shared Pathways & Hororata Road Frontage

- Define pedestrian and cycling pathways around South Reserve - gravelled areas, signage and formalised horse track crossings
- Shared pedestrian, cycling and horse riding pathway around North Reserve
- Potential pedestrian only walkway around North Reserve in longer term
- Proposed nodes of interest along pathways - seats, views, heritage information
- ☼ Enable new connections between Ornamental Lake, Cultural and Community Hub and Millennium Gardens
- Enable new footpath connection to historic St Johns Church
- Accentuate Reserve boundary along Hororata Rd with formal markers incorporating gates, information and artistry

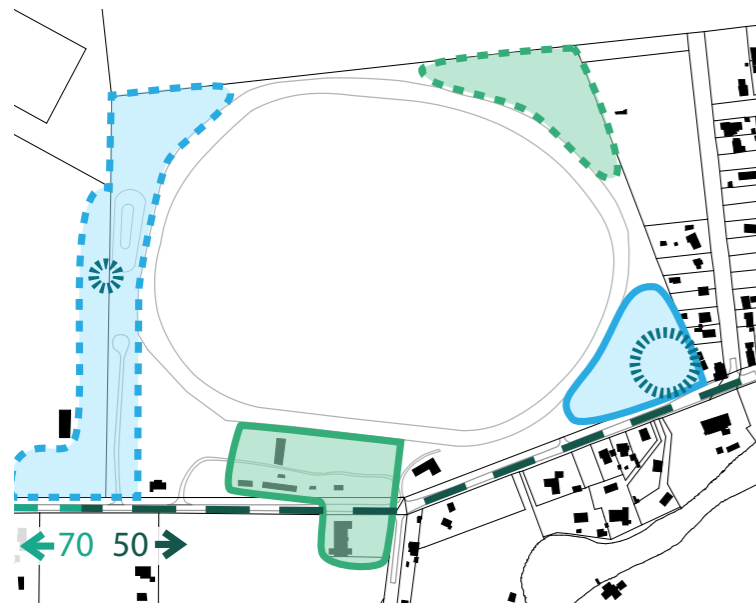


Vegetation

- Maintain and manage existing woodlots
- Extend exotic deciduous tree planting between community centre and lake
- Potential expansion of native revegetation around northern walking circuit where feasible allowing for farming infrastructure
- Ornamental planting at Lake (rhododendrons)
- Native tree clusters as wayfinding tool
- New native beech forest planting
- New food forage and picnic area (Millennium Gardens) with edible plantings
- Exotic and native perimeter trees to define Village Green and Equestrian Zone
- Low native hedging (pittosporum) buffer to eastern and southern boundary of South Reserve
- Existing poplar avenue along North Reserve Hororata Rd boundary
- Existing Pine and Oak tree plantations on Thwaites Rd



4.3 South Reserve Diagrams



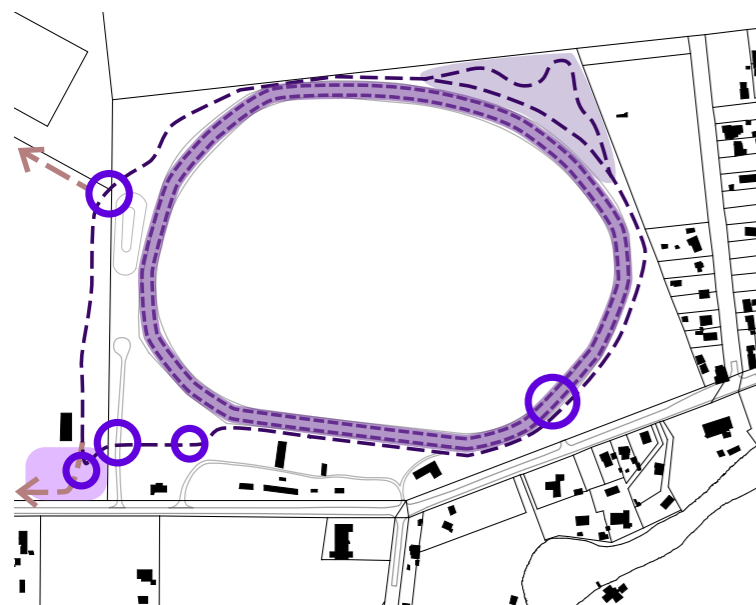
Use Activation

- Village Centre includes new Cultural and Community hub and Village Green
- Shift 70km speed limit zone North along Hororata Road beyond community hub, new public toilets and vehicle access G1
- Activate South-East corner with enclosed Equestrian Zone
- Activate South-West corner (Millennium Gardens) with food forage / picnic area and playground
- Activate north edge with enhancements to Ornamental Lake and incorporate space for sporting activities
- New feature playground in Millennium Gardens and refurbished playground at tennis club



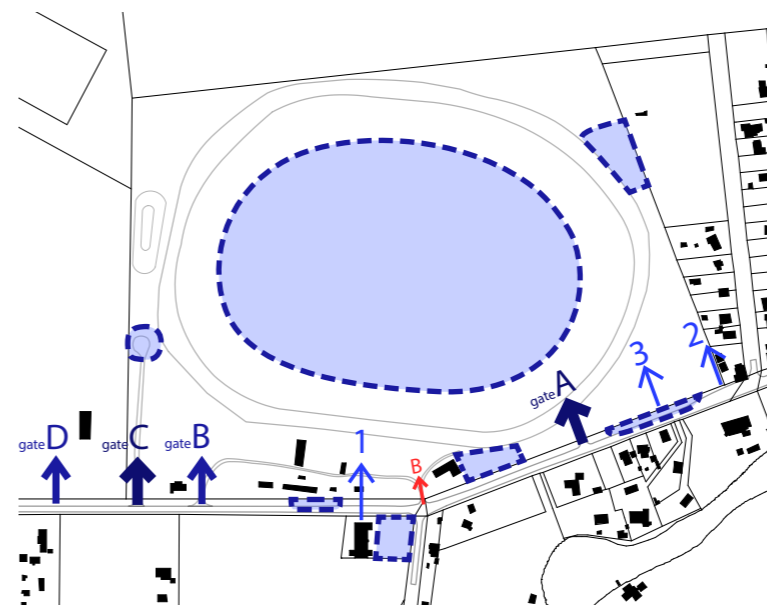
Gathering Places & Events

- Define key places to gather - Village Green, Millennium Gardens and playground, Ornamental Lake
- Primary event space is Village Green with improved definition, visibility and access
- Scalable event spaces with removable fencing around Training Track for medium to large events
- Create functional connection between Cultural & Community Hub and Village Green
- Scout Den and hangar available for events in short term, long term use to be determined



Equestrian Activities & Cycling

- Training Track retained with new fencing to standardised width at 15m
- New fenced Equestrian Zone
- Embellished Cross Country Circuit with expanded space for cross country jumps
- Formalised equestrian track crossings at junctions with pedestrians and vehicles
- Quarry pit developed with BMX tracks
- Horse access to shared pathway around North Reserve



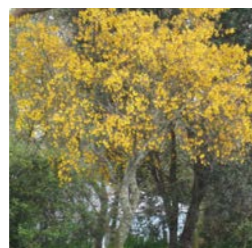
Access & Parking

- 1 Primary pedestrian access with parking at Community hub and on Hororata Road verge
 - 2 Secondary pedestrian access via millennium gate
 - 3 Secondary pedestrian access with parking on Hororata Road verge
- Gate A Gate A: primary vehicle access to reserve: equestrian zone, rifle club and to centre of reserve for large event visitor parking (previously called Gate C)
 - Gate B Gate B: secondary vehicle (service or accessibility) access to village green (previously called Gate A)
 - Gate C Gate C: primary vehicle access to tennis courts, ornamental lake and North Reserve shared pathway
 - Gate D Gate D: vehicle access to hangar on North Reserve
 - B Existing gate permanently closed (previously called Gate B)
 - Parking

4.4 Masterplan - Overall Reserve



Expand walking trails



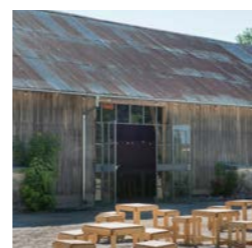
Native tree way-finding



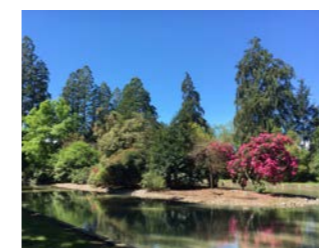
Interpretation / stories



Food foraging



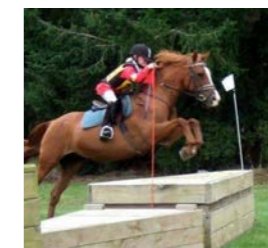
Village hub



Enhance lake



Expand bike trails



Support equestrian



Expand seasonal trees

4.5 Masterplan - North Reserve

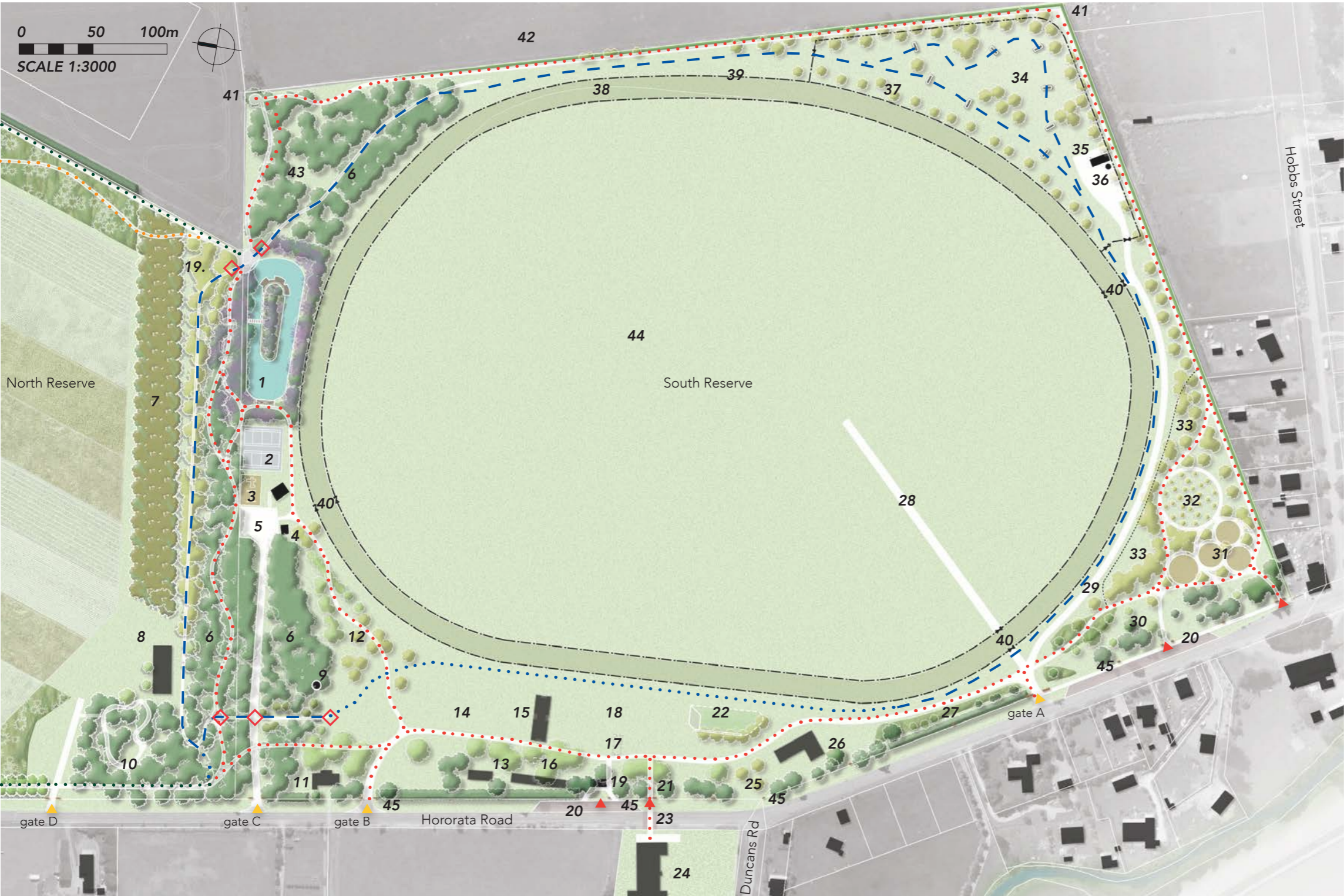


LEGEND

- Shared pedestrian, cycling and horse riding path around North Reserve (part of heritage pathway with art and interpretation)
- Pedestrian and cycling path (part of heritage pathway with art and interpretation)
- Potential future secondary walking and cycle pathway in North Reserve
- Equestrian cross country track
- ▲ Entry point (no vehicles)
- ▲ Entry point (including vehicles)
- ◊ Formalised equestrian track crossings at junctions with pedestrian and vehicle paths

- | | | | | |
|---|--|---|--|---|
| 1. Ornamental lake with refurbished garden planting | 7. New planting - native beech trees with tree lucerne nursery | 11. New roadside pathway connection through to St Johns Church and Hororata Cemetery - part of the heritage walkway | 13. Existing pine plantation - trees to be limbed up (remove lower branches) | 16. Future nodes of interest along pathway with views into centre of North Reserve and out to rural landscape outside the reserve |
| 2. Tennis courts and clubrooms | 8. Existing 'hangar' building | 12. Existing oak tree plantation - trees to be limbed up (remove lower branches) | 14. Existing native planting along edges of pathway. Pathway to be widened | 17. Leased paddocks for farming |
| 3. Existing play area refreshed | 9. Existing quarry pit - clean out to improve drainage. Future BMX track | | 15. Potential future expansion of native perimeter planting with alternative meandering pathway - where feasible allowing for farming infrastructure | |
| 4. Public toilets | 10. Existing avenue walkway along Hororata Road | | | |
| 5. Carparking | | | | |
| 6. Existing exotic tree plantings | | | | |

4.6 Masterplan - South Reserve

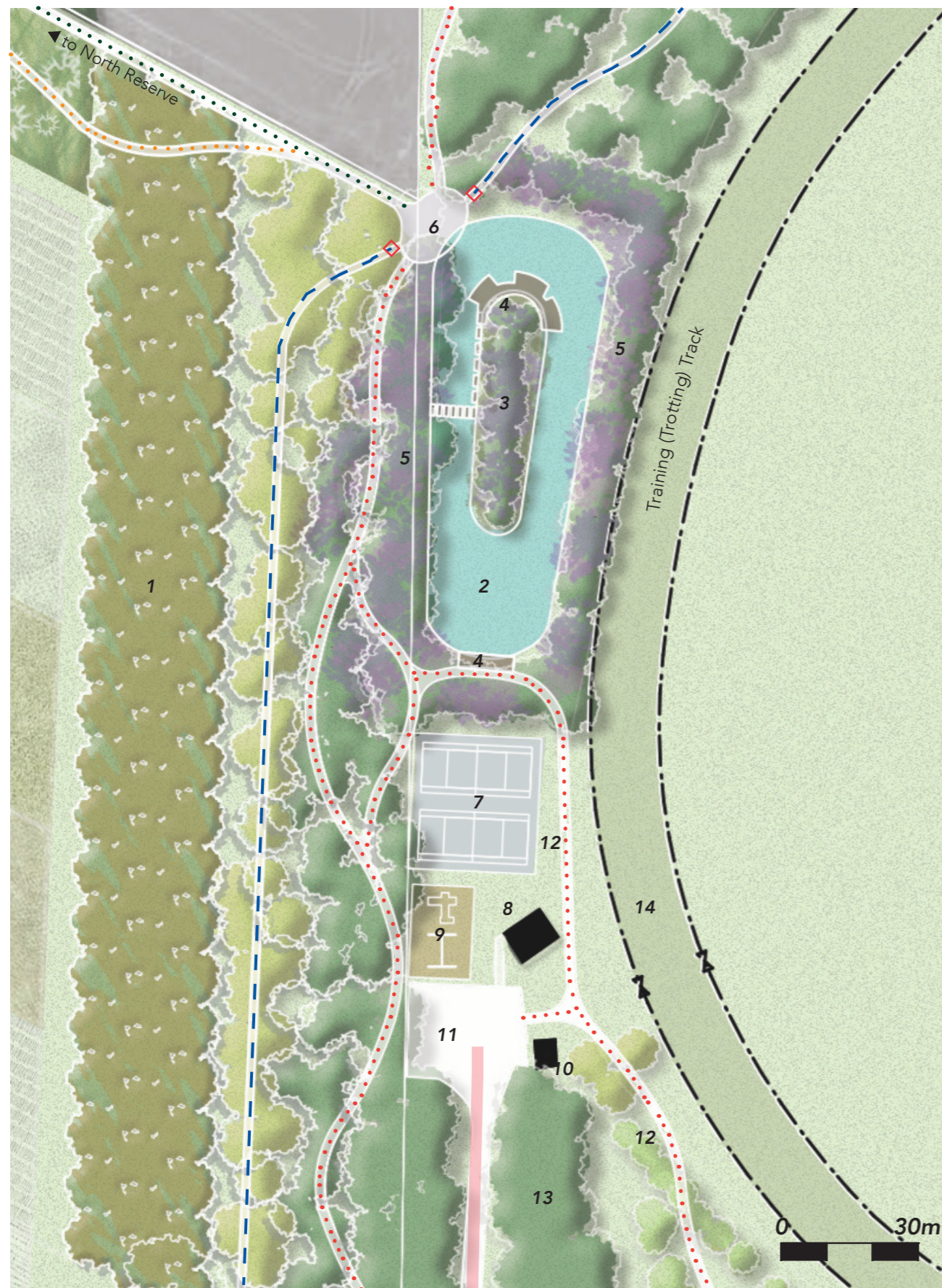


- LEGEND
- Shared pedestrian, cycling and horse riding path around North Reserve
 - Pedestrian and cycling path (part of heritage pathway with art and interpretation)
 - Potential future secondary walking and cycle pathway
 - Equestrian cross country track
 - Equestrian training / trotting track. Fully fenced at 15m wide
 - New vehicle access track to Equestrian Zone
 - Entry point (no vehicles)
 - Entry point (including vehicles)
 - Formalised equestrian track crossings at junctions with pedestrian and vehicle paths

- 27. New gravel road / pathway from main gate (Gate A) to Rifle Club
- 28. New gravel track within central paddock for major events use
- 29. New gravel vehicle access track through to equestrian area
- 30. 'Millennium Gardens' - revitalised
- 31. New playground with nature and adventure play focus
- 32. Food forage area - edible plantings
- 33. Picnic areas - northern aspect
- 34. Fenced Equestrian Zone
- 35. New stables facility - placement within fenced area to be confirmed
- 36. Relocated water tank
- 37. Exotic deciduous trees to frame training track and equestrian area
- 38. Adjustment to line of training track on back straight to create space for walkway and cross country track
- 39. New fencing to training track
- 40. Gate to training track / common
- 41. Corner nodes on pedestrian walkway
- 42. Open outlook to rural fields beyond
- 43. New wastewater dispersal field
- 44. Central paddock / major events space
- 45. Hororata Rd reserve boundary accentuated with formal markers - incorporating gates, artworks, interpretation

- | | | | | | |
|---|--|---|--|---------------------------------------|---|
| 1. Ornamental lake with refurbished garden planting | 6. Existing exotic tree plantings | 10. Existing quarry pit - clean out to improve drainage. Future BMX track | 13. Existing stables | 19. New public toilet facility | 23. New safe connection across Hororata Rd to hub (24). |
| 2. Tennis courts and clubrooms | 7. New planting - native beech trees with tree lucerne nursery | 11. Old Scouts Den building | 14. Open grass area, events space | 20. Car parking on road verge | 24. Heritage and Cultural Hub |
| 3. Existing play area refreshed | 8. Existing 'hangar' building | 12. New path - lake to village green, new tree planting | 15. Existing Barn - refurbished | 21. Old toilet block removed | 25. Existing gate closed, area landscaped |
| 4. Public toilets | 9. Reinstated well water supply - connect to lake | | 16. Front stables removed | 22. Grass embankment (old grandstand) | 26. Rifle Club building |
| 5. Carparking | | | 17. 'Admin' building removed | | |
| | | | 18. The 'Village Green' - open grass area and events space | | |

4.7 Key Areas - Ornamental Lake



LEGEND

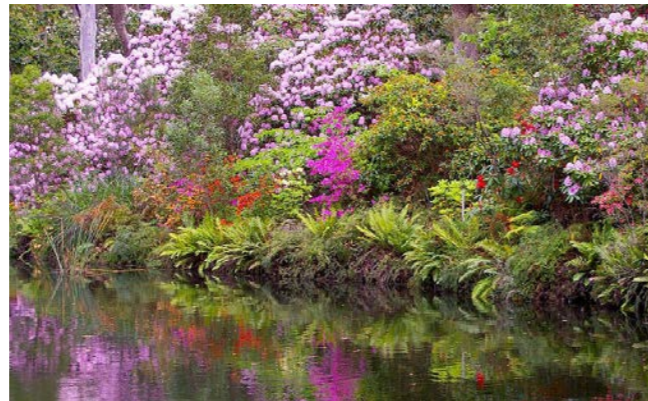
- Shared pedestrian, cycling and horse riding path around North Reserve (part of heritage pathway with art and interpretation)
- Pedestrian and cycling path (part of heritage pathway with art and interpretation)
- Potential future secondary walking and cycle pathway in North Reserve
- Equestrian cross country track
- Equestrian training / trotting track. Fully fenced at 15m wide
- ◊ Formalised equestrian track crossings at junctions with pedestrian and vehicle paths
- Ornamental planting beneath trees including rhododendrons
- Vehicle movement

Note: all Key Areas are subject to completion of detailed landscape plans

- | | | |
|---|---|--|
| 1. New planting - native Beech trees with Tree Lucerne nursery crop | 5. Existing trees and shrubs refreshed with new rhododendron planting | 10. Existing public toilet |
| 2. Ornamental lake | 6. Junction of equestrian cross country track / shared walking and cycling pathway. Create open clearing for good visibility. Add new signage | 11. Carpark |
| 3. Island within lake - refreshed planting | 7. Existing tennis courts | 12. New walking and cycling pathway with new tree planting |
| 4. Potential new timber platforms at edges of lake and island to provide access to water - subject to accessibility and safety audit, space for seating | 8. Existing tennis club building | 13. Existing exotic trees |
| | 9. Playground - refreshed | 14. Training track fenced with standardised 15m width |



existing lake



refreshed ornamental planting along lake edges



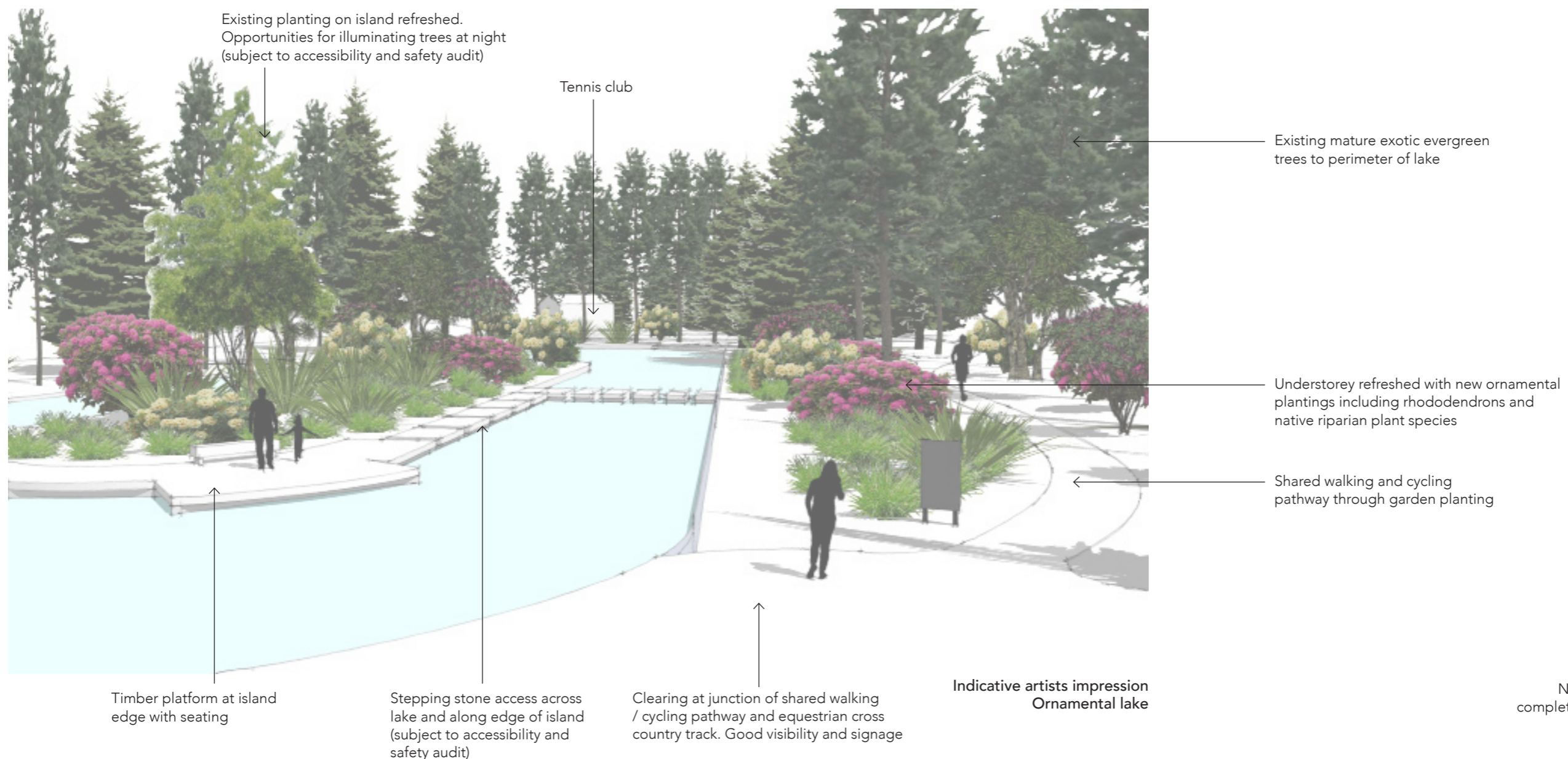
playful access across water and along edge of island



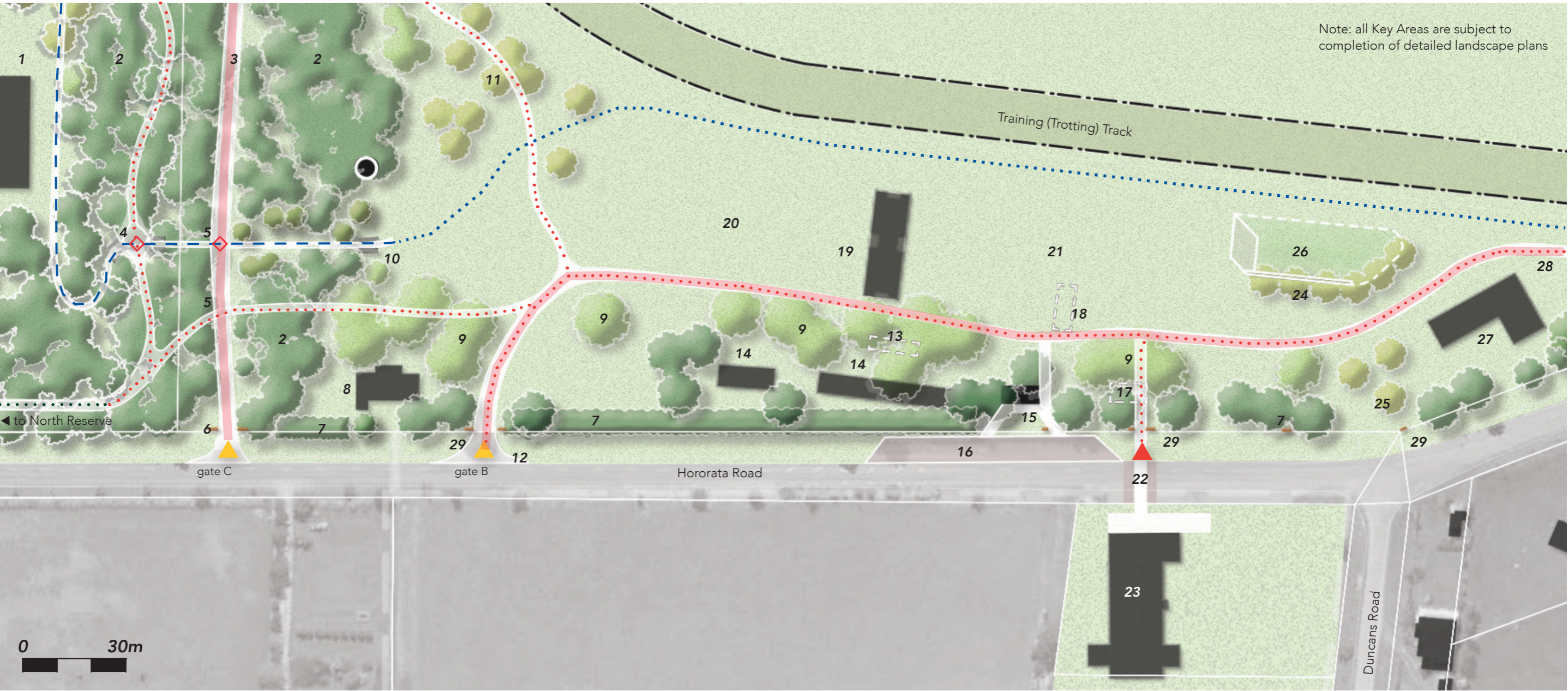
lake and island edge platforms



walking and cycling paths through exotic trees



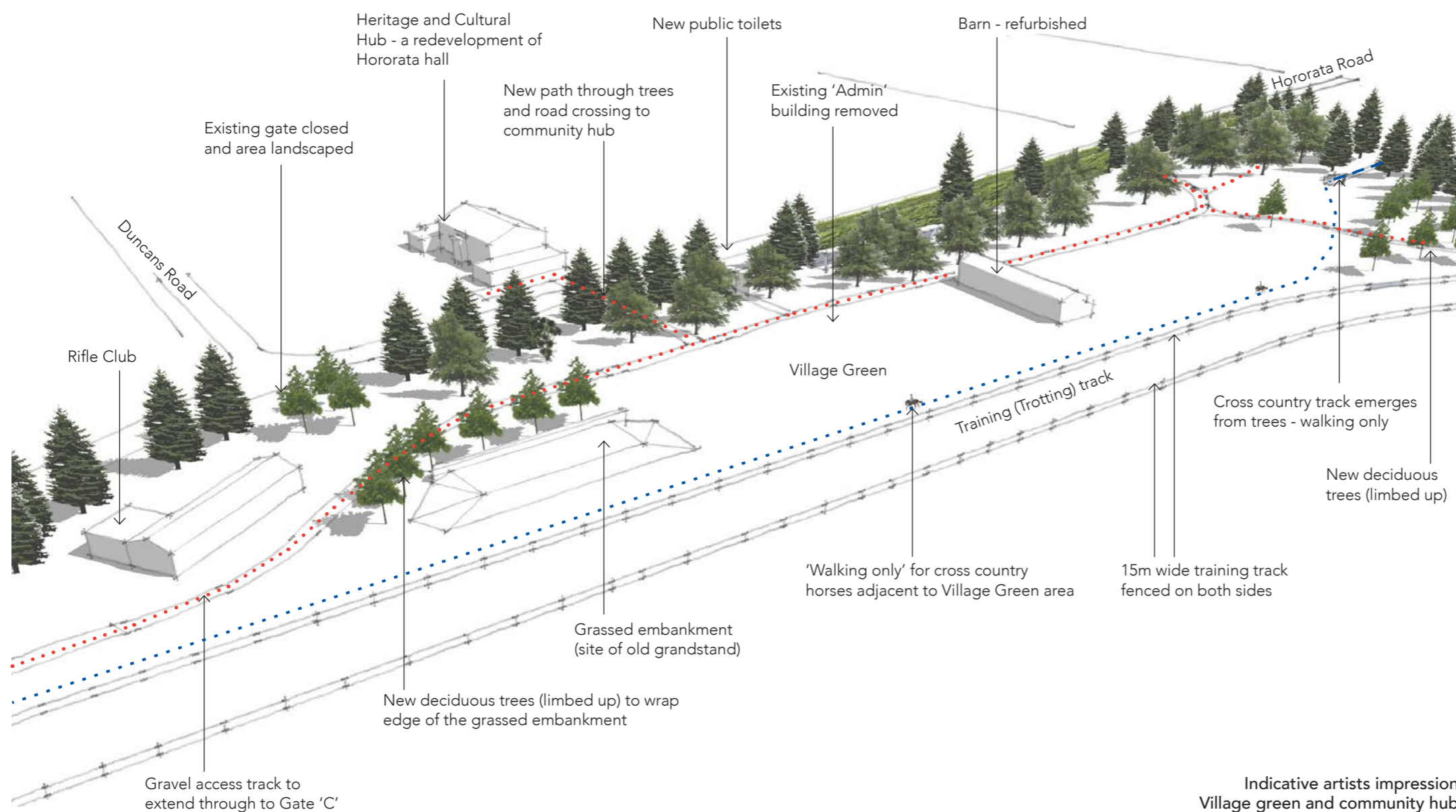
4.8 Key Areas - Village Green



LEGEND					
..... Shared pedestrian, cycling and horse riding path around North Reserve (part of heritage pathway with art and interpretation) Pedestrian and cycling path (part of heritage pathway with art and interpretation)	— Equestrian cross country track Equestrian cross country track - 'walking only' zone	Equestrian training / trotting track. Fully fenced at 15m wide Vehicle movement	▲ Entry point (no vehicles) ▲ Entry point (including vehicles)	◊ Formalised equestrian track crossings at junctions with pedestrian and vehicle paths
1. Existing 'hangar' building	signage	and rail fencing added, new signage	parking extended	connection across Hororata Road to Community hub	26. Grass embankment
2. Existing exotic trees	6. Gate C - vehicle access to tennis club and ornamental lake	11. New walking and cycle path with new tree planting	17. Old toilet block removed	23. Heritage and Cultural Hub - upgraded Hororata Hall building	27. Rifle Club building
3. Driveway through to lake, tennis club and playground	7. Existing shelterbelt and exotic evergreen shelter trees	12. Gate B - secondary vehicle access	18. 'Admin' building removed	24. New deciduous trees to frame the grassed embankment - limbed up to allow clear views underneath	28. Pedestrian and vehicle access to 'Gate A' entry, playground and food forage area
4. Junction of equestrian cross country track / shared walking and cycling pathway. Create open clearing for good visibility. Add new signage	8. Old Scouts Den building	13. Existing front stable removed	19. Existing 'barn' refurbished	25. Existing gate closed and area landscaped with new trees	29. Hororata Rd reserve boundary accentuated with formal markers - incorporating gates, artworks, interpretation
5. Junction - improve visibility, new	9. Existing mature Oak trees. Add new Oak trees for succession	14. Existing rear stables retained	20. Open grass - space for events		
	10. Cross country track exits trees - post	15. New public toilet	21. The 'Village Green' - open grass area for picnicing, events		
		16. Roadside verge gravel pullover /	22. New path, pedestrian entry and safe		



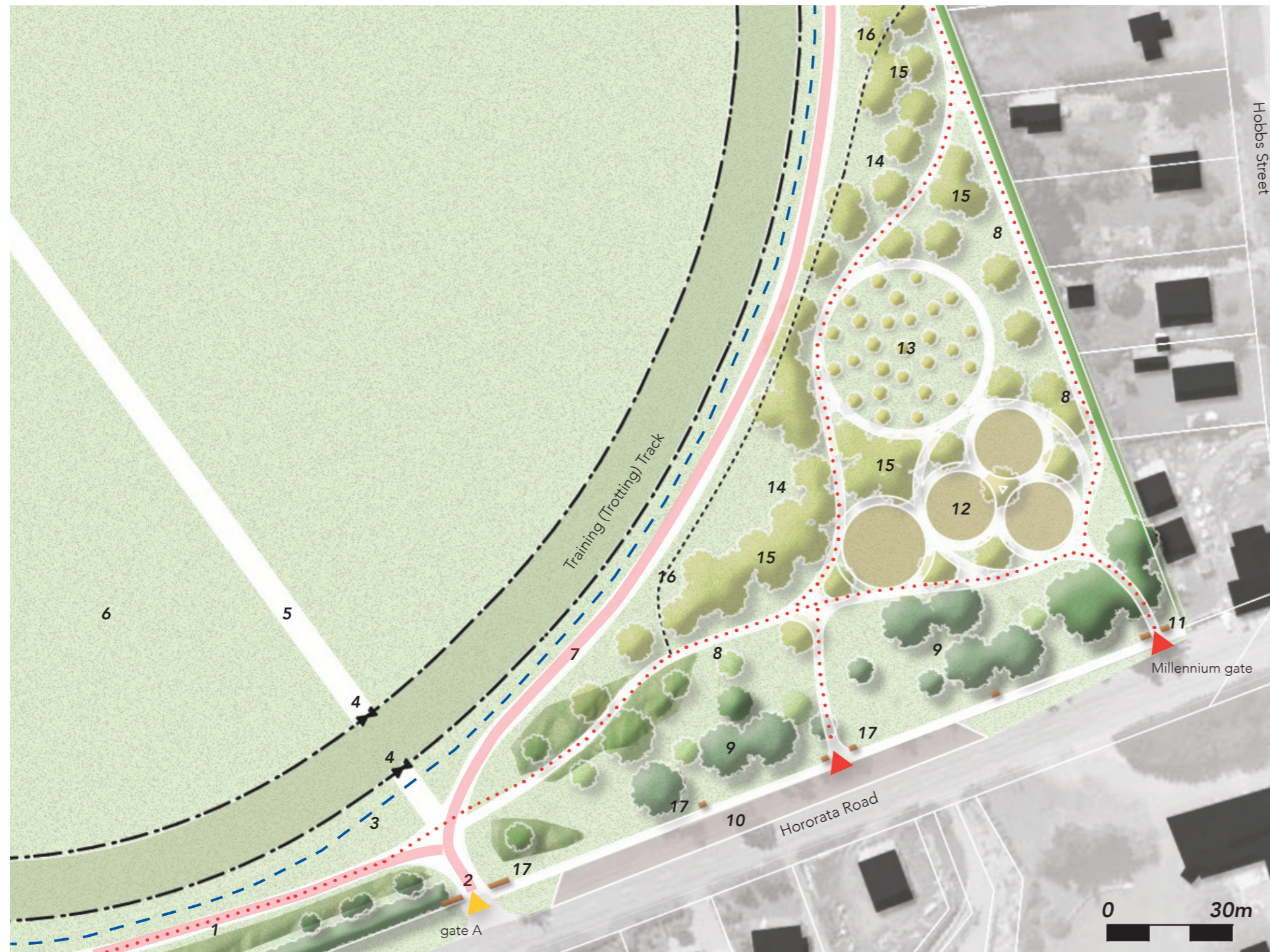
Village Green uses include day-to-day gatherings and events of small, medium and large scale



Indicative artists impression
Village green and community hub

Note: all Key Areas are subject to completion of detailed landscape plans

4.9 Key Areas - Millennium Gardens



LEGEND

- Pedestrian and cycling path (part of heritage pathway with art and interpretation)
- Equestrian cross country track
- Equestrian training / trotting track. Fully fenced at 15m wide
- New vehicle access track to Equestrian Zone
- ▲ Entry point (no vehicles)
- ▲ Entry point (including vehicles)
- Vehicle movement

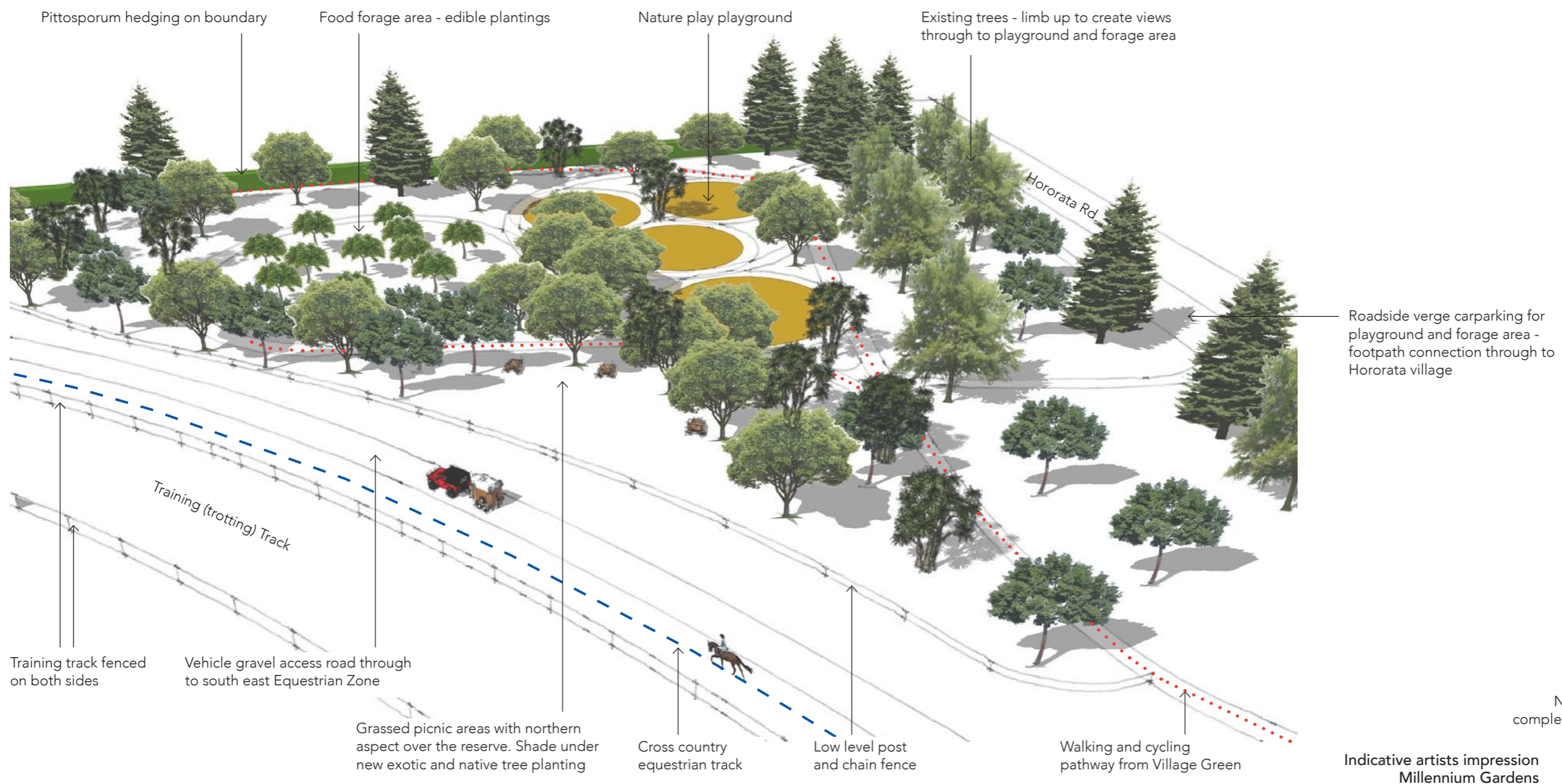
Note: all Key Areas are subject to completion of detailed landscape plans

- | | | | | |
|--|--|--|--|---|
| 1. New gravel road / pathway connecting Gate C through to Rifle Club | 5. New gravel events access track within paddock | 9. Millennium Gardens - open up views through to playground and forage area. Remove existing fences to incorporate as one area | 12. New playground space with a 'nature play' focus | 15. New native and exotic tree planting for shelter and shade |
| 2. Gate A - new main vehicle entry into the Reserve - new gate and signage. (previously called Gate C) | 6. Central paddock and major events space / grazing land | 10. Roadside verge parking for playground and forage area | 13. Community planted food forage area. 'Food forest' trees, shrubs and ground cover edible planting (indicative plant positions shown). | 16. Low post and chain fence along inner boundary to Millennium Gardens playground and forage area |
| 3. Equestrian cross country track | 7. New vehicle gravel access road to Equestrian zone | 11. Millennium gate - refurbish | 14. Grassed area with northern aspect, views across reserve. Picnic tables. | 17. Hororata Rd reserve boundary accentuated with formal markers and bollards to control vehicle access - incorporating gates, artworks, signage and interpretation |
| 4. New gate access through training | 8. New gravel paths to playground and | | | |



Food forest and forage area - community led planting of edible species

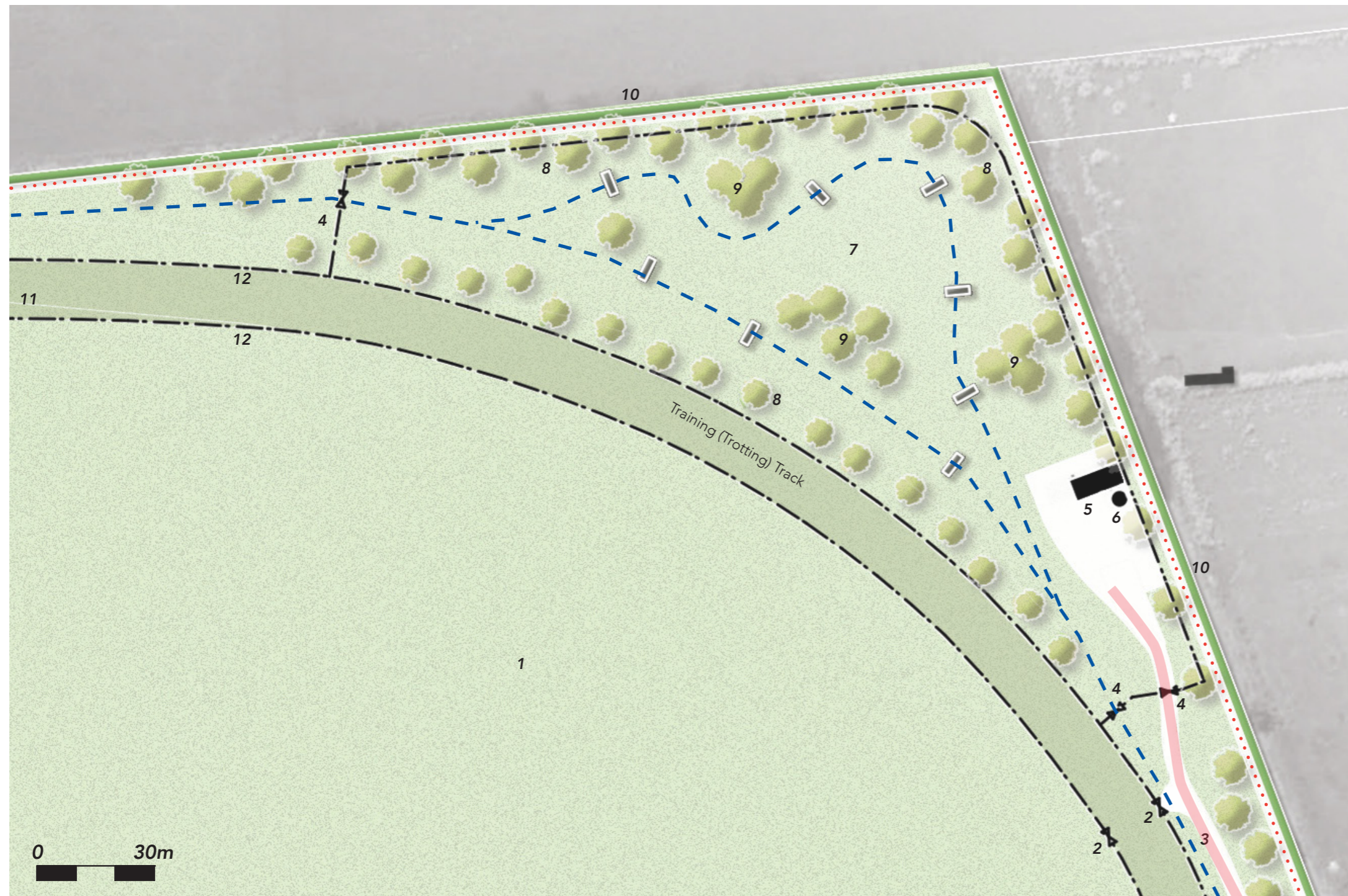
A 'nature play' playground - adventure and imaginative play space using natural materials and themes



Note: all Key Areas are subject to completion of detailed landscape plans

Indicative artists impression
Millennium Gardens

4.10 Key Areas - Equestrian Zone



LEGEND

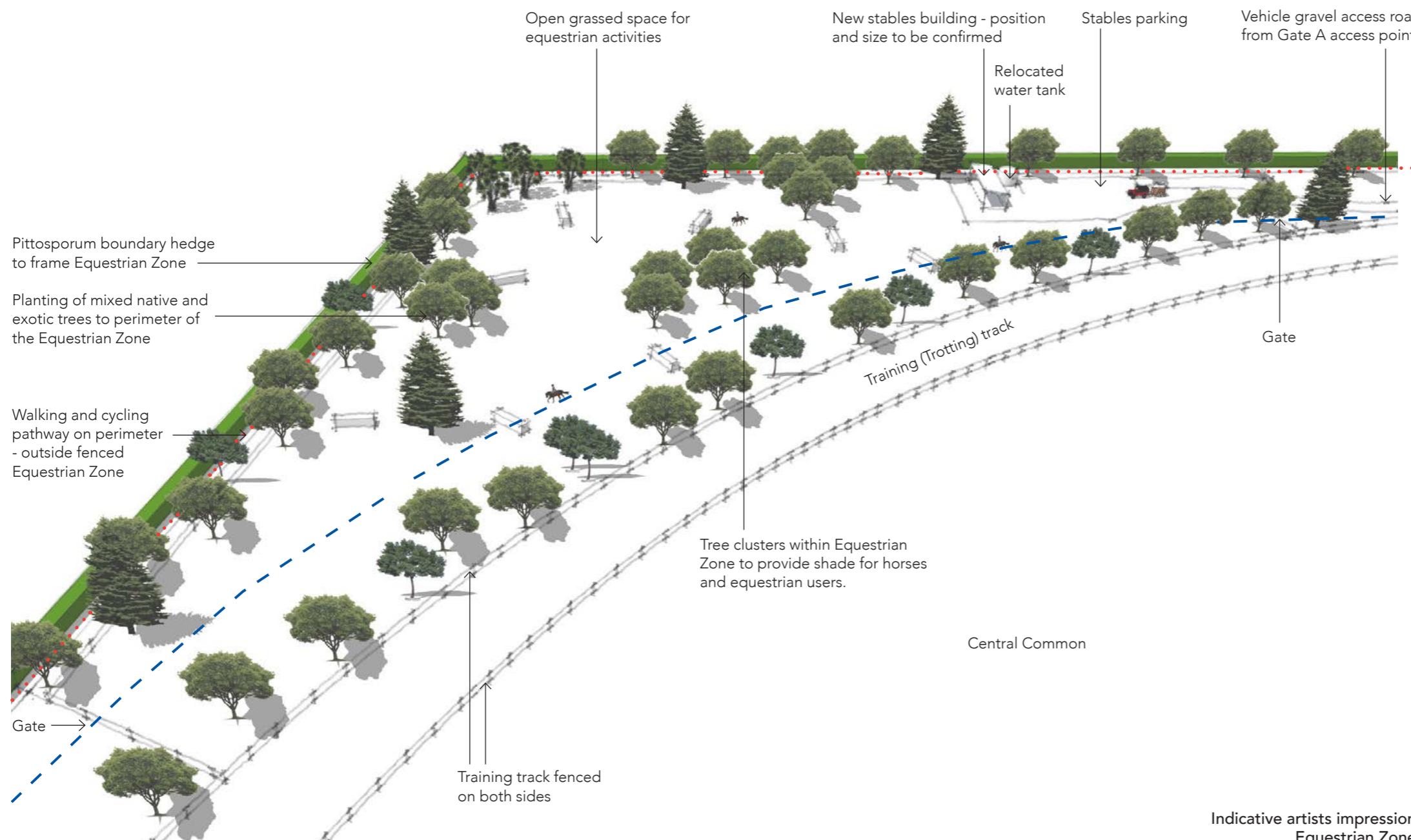
- Pedestrian and cycling path (part of heritage pathway with art and interpretation)
- Equestrian cross country track
- Equestrian training / trotting track. Fully fenced at 17m wide
- New vehicle access track to Equestrian Zone
- Vehicle movement

Note: all Key Areas are subject to completion of detailed landscape plans

- | | | | |
|--|--|--|--|
| 1. Central common / major events space | 5. New stables facility - size and position within Equestrian Zone to be confirmed | 8. Planting of mixed native and exotic trees to perimeter of the Equestrian Zone | 11. Minor adjustment to alignment of the training track on the back straight to provide space for the walking / cycling path and equestrian cross country track. |
| 2. New gate access through training track into central paddock | 6. Relocated water tank (from Millennium gardens) - tank to provide supply of water for watering plantings in the food forage area to west | 9. Tree clusters within equestrian area to provide shade for horses and equestrian users | 12. Training track to be fenced on both sides with a standardised width of 15m |
| 3. New vehicle gravel access road to Equestrian Zone | 7. Open grassed space for equestrian activities | 10. Pittosporum boundary hedge | |
| 4. Gate access into Equestrian Zone. Equestrian area to be fully fenced. | | | |

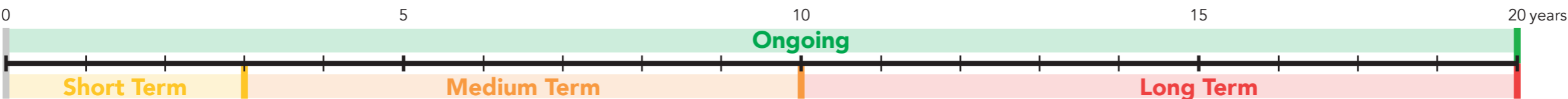


Equestrian zone - facilities and space for horses and equestrian users



Note: all Key Areas are subject to completion of detailed landscape plans

5.0 Implementation and Staging



Ongoing Maintenance (operating expenditure)

Operational Maintenance:	<u>Planting</u>	<u>Cross country track</u>	<u>Playground(s)</u>	<u>Pasture management</u>	Renewals:
<u>Buildings</u>	– irrigation for new plantings, weeding, tree management (pruning, ‘limbing up’ tree branches, removal of old and unhealthy trees), pest control (possums)	– repair and reinstate existing equestrian jumps around Cross Country course	– general upkeep	– annual fertiliser	– Buildings repainting and repair
– cleaning, wash down, roof maintenance,			<u>Quarry pit</u>	– spray for grass grub as needed	– Park furniture replacement
– leak repair of toilets,		<u>Shared pedestrian and cycle pathway</u>	– clearing out base to allow for better drainage / flood mitigation	– heavy roll as needed	– Fencing and gate replacement
– Barn - repair cladding and repaint	<u>Lake</u>	– weeding, spraying, clearance of adjacent vegetation growth to maintain track width	<u>Signage</u>	– rotation of grazing	– Tennis court, driveway and track resurfacing / gravel surface renewal
– Hangar - weather and possum proof	– weeding, keeping water healthy	<u>Vehicular tracks and driveways</u>	– general upkeep	<u>Mowing</u>	– Playground equipment and soft fall renewal
– Scout Den	<u>Training track</u>	– management of adjacent vegetation growth for visibility	<u>Safety inspections</u>	– mowing schedule / plan in place with contractor - resolve who mows the race track	– Signage
<u>Infrastructure</u>	– upkeep of track surface		– playground and cross country course		– Existing equestrian infrastructure
– upkeep of water supply and storage, toilet wastewater dispersal system	<u>Fencing and gates</u>				
	– general upkeep				

Short, Medium & Long Term Priorities (capital expenditure)

Short Term (1-3 years):			Medium Term (4-10 years):		Long Term (11-20 years):
<u>Hororata Reserve coordinator</u>	where it is currently too narrow	<u>Equestrian Zone and Tracks</u>	<u>Equestrian Zone</u>	– widen path and complete planting	<u>Vehicle access to common</u>
– assign a dedicated Hororata Reserve coordinator - first point of contact and tasked with coordinating implementation of the master plan	<u>Ornamental Lake</u>	– Install gravel track from Gate A (previously called Gate C) through to Equestrian Zone	– construction of new loose boxes / stable in Equestrian Zone	– enhance the perimeter walkway by providing features such as seating and simple dog agility equipment, where there is an identified need	– gravel track for events from Gate A through to centre of South Reserve (no gravel across training track)
<u>Beech forest</u>	– improve water quality, care and maintenance of existing plantings, enhancement with new plantings.	– planting trees along south end of training track	<u>Village Green</u>	<u>Heritage walkway</u>	<u>Heritage walkway</u>
– undertake ‘experimental’ planting of Beech forest to ascertain suitability.	<u>Infrastructure</u>	– establishment of perimeter fencing and gates for Equestrian Zone in southeast corner	– removal of existing admin building and front row of stables	– begin establishment of heritage walkway - placement of sculptural interpretative elements along full length of track (North and South Reserves). Note these elements will be added in stages over time	– continued embellishment of heritage walkway - placement of sculptural interpretative elements along full length of track (North and South Reserves), seating, viewpoints
<u>Boundary hedge</u>	– relocate and commission the water tank within Equestrian Zone (needed for new plantings)	– reinstatement of cross country track including establishment of ‘gateways’ and signage at junctions with walkways, driveways etc	– establishment of Village Green through tree planting, park furniture	<u>Hororata Rd frontage</u>	<u>Millennium Gardens</u>
– plant pittosporum hedge on south and east boundary of south reserve	– apply for speed limit change on Hororata Road with NZTA	<u>Millennium Gardens</u>	– new doors to each end of Barn	– install new fencing, bollard and gate elements along Hororata Rd boundary to create a consistent and identifiable frontage treatment for the Reserve	– continued embellishment of food forage area, nature play area, new planting and park furniture
<u>Training track</u>	<u>Toilets</u>	– engage with community to develop planting plan for garden areas including food forage area	<u>Millennium Gardens</u>	– add gravel parking area and footpath on verge next to Millennium gardens.	<u>Existing playground</u>
– fencing to track perimeter, standardise width at 15m. Minor adjustment to track alignment on eastern straight	– commissioning of the new toilet block on Hororata Road, removal of old toilet block building	– begin to establish the food forage area with initial shelter planting	– continued embellishment of the food forage area, new planting and park furniture. Integrate with Millennium Gardens (remove fencing between)	<u>Ornamental Lake</u>	– upgrade of existing playground at tennis club
<u>Perimeter walkway</u>	<u>Gate (B) closure and track</u>		– create new adventure and imaginative ‘nature play’ playground	– enhancement of access around edge of lake and across to island, subject to further investigation and design	<u>BMX circuit</u>
– complete the perimeter walkway in South Reserve	– closure of existing entry (B) and create new gravel track connection between Rifle Club and Gate A, new grassing and planting in previous entry area		<u>Community Hub</u>		– create a BMX bike circuit within the quarry pit
– gravel track through paddock 1 opposite Gate A (next to Mil. gardens)			– create path connection and road crossing through to new Cultural and Community Hub across Hororata Rd		
– widen walkway track on Thwaites Rd			<u>Perimeter walkway</u>		

6.0 Appendix

6.1 Information Gathering - Site

Location

The Domain occupies 92.0154 hectares of land, linking Hororata township with St Johns Church on Hororata Road.

Ownership

Hororata Domain is owned by The Crown and vested in trust with Selwyn District Council.

Hororata Domain includes two parcels of Reserve land located in Block XII of the Hororata Survey District: Reserve 1589 and Reserve 2217.

(Refer appendix: Legal - Domain Information, Source Duncan Cotterill, Hororata Draft Reserve Management Plan 2009)

Legal Description

Reserve 2217 61.3099 ha

Reserve 1589 30.7055 ha

Total 92.0154 ha

Refer to Appendix One - Figure 2 Cadastral Information.

No heritage sites or trees are identified in the Selwyn Proposed District Plan.

No Archaeological sites are registered with the New Zealand Archaeological Assessment Site Record File.

Designations: D188 – Recreational Reserve (SDC Authority Responsible)

Classification (Reserves Act 1977)

All land is classified as Recreational Reserve under the provisions of the Reserves Act 1977.

History

The Hororata Draft Reserve Management Plan 2009 includes an informative history of the Domain. The following is quoted directly:

The Hororata Domain is one of the biggest and oldest reserves in New Zealand. It is believed the land was vested to the community by the owner of Hororata Station, John Cordy in the 1870s.

An interim Reserve Board was formed at a public meeting held in the Hororata School on July 14th 1877. The first Hororata Domain Board was elected at a public meeting on February 27th 1878. From eight nominees, Sir John Hall, and Messrs Fountain, Cordy, Thwaites, and Digby were elected. Mr. Fountain was subsequently elected the first Chairman of the Domain Board.

Initially, the Domain consisted only of section No.18164 (the Domain and the Racecourse), but at the request of local residents the Regional Government vested section 2217. In 1878 the Gazette contained an Order in Council bringing the Hororata Recreation Grounds under the Public Domains Act 1860 and the first meeting of the Board was held on the 6th May 1878.

The land is owned by the Department of Conservation. In 1878 the power to manage the Reserve was transferred to the Hororata Domain Board. After the local-government reorganisation in 1989 the board, which was previously answerable to the Lands and Survey Department, came under the aegis of the newly formed Selwyn District Council (through the amalgamation of the then Malvern, Ellesmere and Paparua County Councils).

In the Domain Boards first year the board engaged local labour to plant 5858 trees, but with a succession of dry years and a fire the plantations were destroyed. Section 2217 was first tendered for cultivation in June 1878 but there were no successful tenders and it was 3 years later that it was leased to Mr. Brown. Since then the area has been leased out to local farmers.

The Hororata Trotting Club was established in 1884. A Grandstand and Steward's Stand once stood on the site, but have since been removed. The mounded grass and steps still remain and provide an interesting historic reference. The track is uncambered and is not up to racing standard, but offers an informal trotting and training track for the broader Canterbury community.

The first formal lease was granted to the Hororata Racing Club in 1885. In 1897 the Hororata Cycling Club built a track in the domain near where the Scout Den

is today. In 1905 the ornamental gates at the main entrance were erected and a decision to create an Ornamental Lake was made.

Tennis courts were laid in 1910, and the pavilion built in 1921 and rebuilt after a fire in 1924.

The north domain was used for a number of years for local glider use but was dis-established in 2010.

Geology

Hororata Draft Reserve Management Plan 2009: Located 600m above sea level the Hororata Reserve sits on gently undulating, well drained land that can be at risk from wind erosion and can be subject to seasonal drought. The soils are dark greyish brown in colour and are classified as Hororata Stony Silt Loam and Shallow Silt Loam.

(Refer Appendix 2: ECAN Geological Bore hole - Hororata Domain)

Rainfall 28-30 inches (711 – 762mm) annum. The ground water table is approximately 6-7m below ground level (ECAN Web GIS).

The site experiences some flooding during 1 in 50 year events with an overland flow path accentuated along the north end of Reserve 1589, the tennis court area. Selwyn District Council is considering ways to intercept / divert these flows into the quarry by the old Glider Hanger building.

(Refer Appendix 3: Selwyn District Council Flood Map 1 in 50 Year Event)

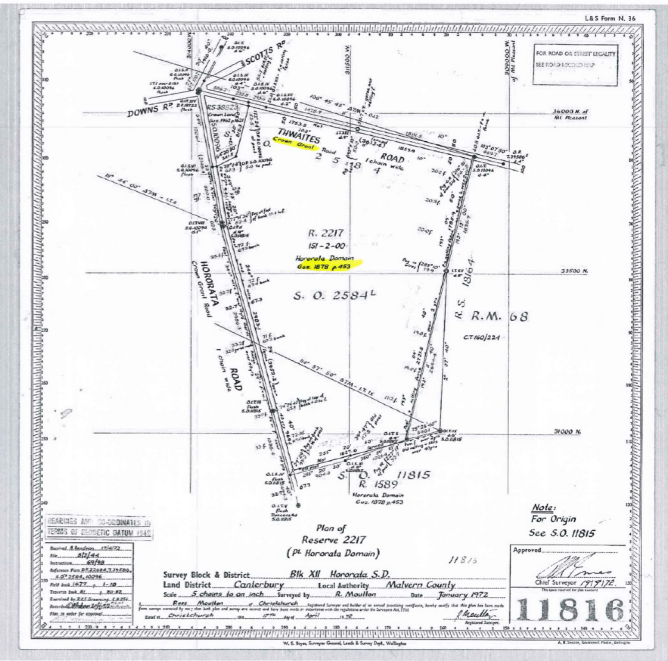
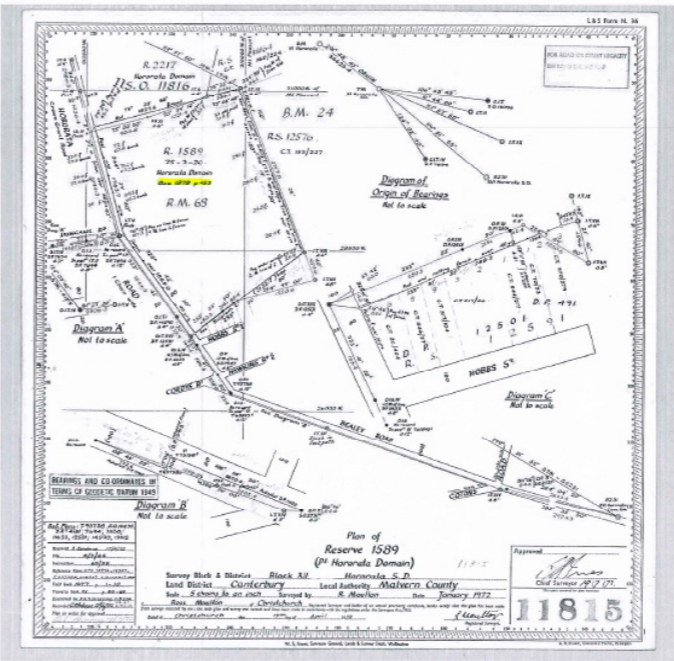
Existing vegetation

The reserve contains large areas of exotic mature tree planting. These include evergreen Douglas Fir, Spruce, Cypress and Redwoods together with deciduous English Oak and Birch.

More recent planting of native vegetation has been undertaken, primarily along the Hororata Road frontage and in areas around the farmed northern portion of the Reserve.



Existing Oak trees along western boundary / Hororata Road with old stables and barn beneath.



Hororata Reserve includes two Reserve Plans (1589 & 2217) and is owned by the Crown.



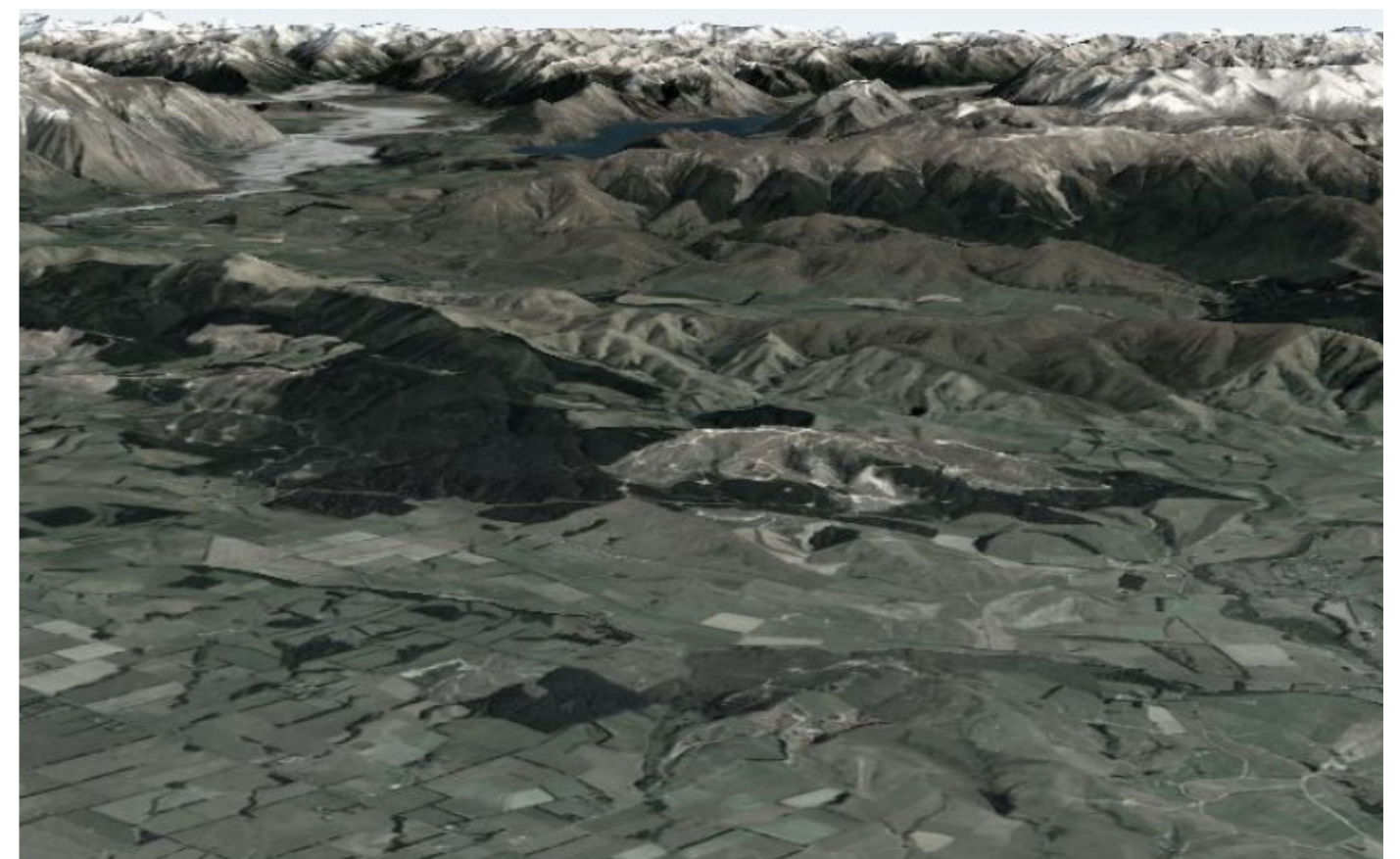
The Reserve old barn repurposed for community events



Tennis pavilion, Hororata Reserve



St Johns Church, Hororata



Nearby foothills and mountains to Hororata Reserve

6.2 Information Gathering - Users

Reserve uses includes the following:

Clubs / sports

Current clubs operate within the Domain:

- Hororata Tennis Club
- Hororata Rifle Club

Informal Recreation

Recognising one of the key aims is to increase Reserve use, the following is a current list of informal recreational users of the reserve:

- Bicycling, walking, jogging, dog walking
- Caravan Club annual rally
- Caravan / Self Contained Vehicle over-nighters associated with organised events, when permitted by Selwyn District Council
- Community based events: most notably Hororata Highland Games, Hororata Night Glow. Smaller events have included Plunket Christmas, School Gala's, Hororata Parish Spring Fair, Hororata Parish Spring Fair
- Children's Playground (by Tennis Court)
- Equestrian Casual Users (track, cross country, hacking and shows)
- Lake Area (ice skating & kayaking - require lake repair and refill)
- Photography
- Primary School
- School athletics and cross country
- Tennis

Additional Stakeholders

In addition to the above list of formal clubs and informal users, the following stakeholders should also be consulted in the master planning and community centre design:

- Selwyn District Council
- Go Hororata
- Hororata Community Trust
- Tangata Whenua
- Local businesses
- Adjacent neighbouring properties (residential, farmland)



South Reserve: view to existing exotic trees and tennis club pavilion (2019)



South Reserve: view to southern woodlot and cross country track (2019)



Community Event - Hororata Highland Games



Community Event - Hororata Highland Games



Millennium Gardens along the south western boundary



Old Stables repurposed use for a community fair

6.3 Planning Considerations (based on PLANZ Report)

From a regulatory planning perspective there are a range of statutory tools in play regarding the purpose, use, and development of Hororata Domain. In summary these are:

- 1) **Site zoning and associated rules in the Selwyn District Plan ('the District Plan');**
- 2) **Site designation for reserve purposes in the District Plan;**
- 3) **Site gazetted as a reserve under the Reserves Act 1977 and associated Reserve Management Plan.**

The first two types of control or regulatory tools sit within the District Plan/ RMA framework. The third tool of gazette relates to the property title and how the land is legally held, with the Reserves Act also placing an obligation on Council to prepare a Reserve Management Plan to guide the ongoing use and development of the reserve.

The Hororata Domain is located in the Rural (Outer Plains) Zone in the Selwyn District Plan (shown in pink in Figure 1, right). The Rural Outer Plains zone is the standard zone that covers the majority of the flat farmland area west of Rolleston. It provides for a range of farming activities and has a minimum subdivision and dwelling density control of 20 ha. The Selwyn District Plan does not have an open space or parks zone, therefore all parks and reserves in the District are simply zoned whatever the adjacent land use zoning is.

In addition to being zoned, parks and reserves in Selwyn are typically designated under the Resource Management Act. Such designations are shown on the planning maps as a red hashed area, with the designation number noted. **In the case of Hororata Reserve, the site is designation SDC188, with the purpose of the designation being for recreation.**

The existing community centre is located on a large block of land that also has a Rural Outer Plains zoning (shown in red in Figure 1 below).

The key built form rules in the zone are:

- Site coverage: 5% for sites larger

than 1ha;

- Height: 8m;
- Road boundary setbacks: 10m for garages and accessory buildings; 20m for dwellings or principal buildings i.e. the proposed community centre;
- Internal boundary setbacks: 5m.

The Reserve is designated for 'recreation purposes'. The Council is the designating authority and there are no conditions attached to the designation. Provided Council are satisfied that the proposed community facility falls within the recreation purpose of the designation, and Council has some involvement in the funding and operation of the centre, then the community centre can be progressed as an Outline Plan of Works. The Outline Plan process has a number of advantages over the alternative resource consent process. Assuming such confirmation is forthcoming there are no particular consenting barriers to locating a community centre in the Reserve.

In the event that Council does not consider the community centre to be consistent with 'recreation' and/or the centre is wholly funded and operated by an entity other than Council, then a resource consent will be required for a non-rural activity in the Rural Outer Plains Zone. It is anticipated that the project is consentable, given the combination of community benefits, the non-rural purpose of the Reserve, and the lack of near neighbours.

The Reserve is gazetted as a recreation reserve under the Reserves Act 1977. Confirmation should likewise be sought from Council that it considers a community centre to fall within the purpose of the reserve in terms of the Reserves Act.

The use and development of the Reserve is guided by a Reserve Management Plan, as required under the Reserves Act. It is recommended that the Management Plan is updated to ensure it continues to reflect the community's aspirations for the Reserve and makes provision for a community centre, should that be an outcome

supported by the community following consultation.

Disposal of the northern portion of the reserve to help release funds that could be used for the new community centre is challenging. The Reserves Act sets out the process to be followed for either reserve exchanges or revocation of reserve status, with the decision ultimately resting with the Minister of Conservation. It would also appear that the Reserve is owned by the Crown and therefore any funds released may return to the Crown rather than Council. It is recommended that specific legal advice is sought on this matter if disposal of the northern portion of the Reserve is to be pursued.

The existing community hall is located on the western side of Hororata Road opposite the main Reserve. There is the potential for the old hall site to be on-sold and the funds used to develop the new centre. The existing community hall and adjacent Council-owned paddock are located on two titles that are some 5.2ha in area. The 0.4ha title containing the community hall is notated as being for war memorial purposes. These lots do not appear to be gazetted as reserve, however they may be held as local purpose reserves. As such their disposal will be required to follow the process set out in the Reserves Act. It is again recommended that specific legal advice is sought should disposal be contemplated.

In the event that disposal is pursued, then future development options (and therefore value) is limited by the hall site's Rural Outer Plains zoning. The Council has recently developed the Malvern Area Plan to guide growth and development in the Malvern townships. This Area Plan identifies the community hall site and rural land to the west as being potentially suitable for low density residential development (0.5-1ha lots), with such growth to be progressed via a private plan change. Given the community benefits that would accrue from a rezoning that released further funds to progress the new facility, it may be that rezoning is a matter that Council could initiate through the upcoming District Plan Review in 2020.

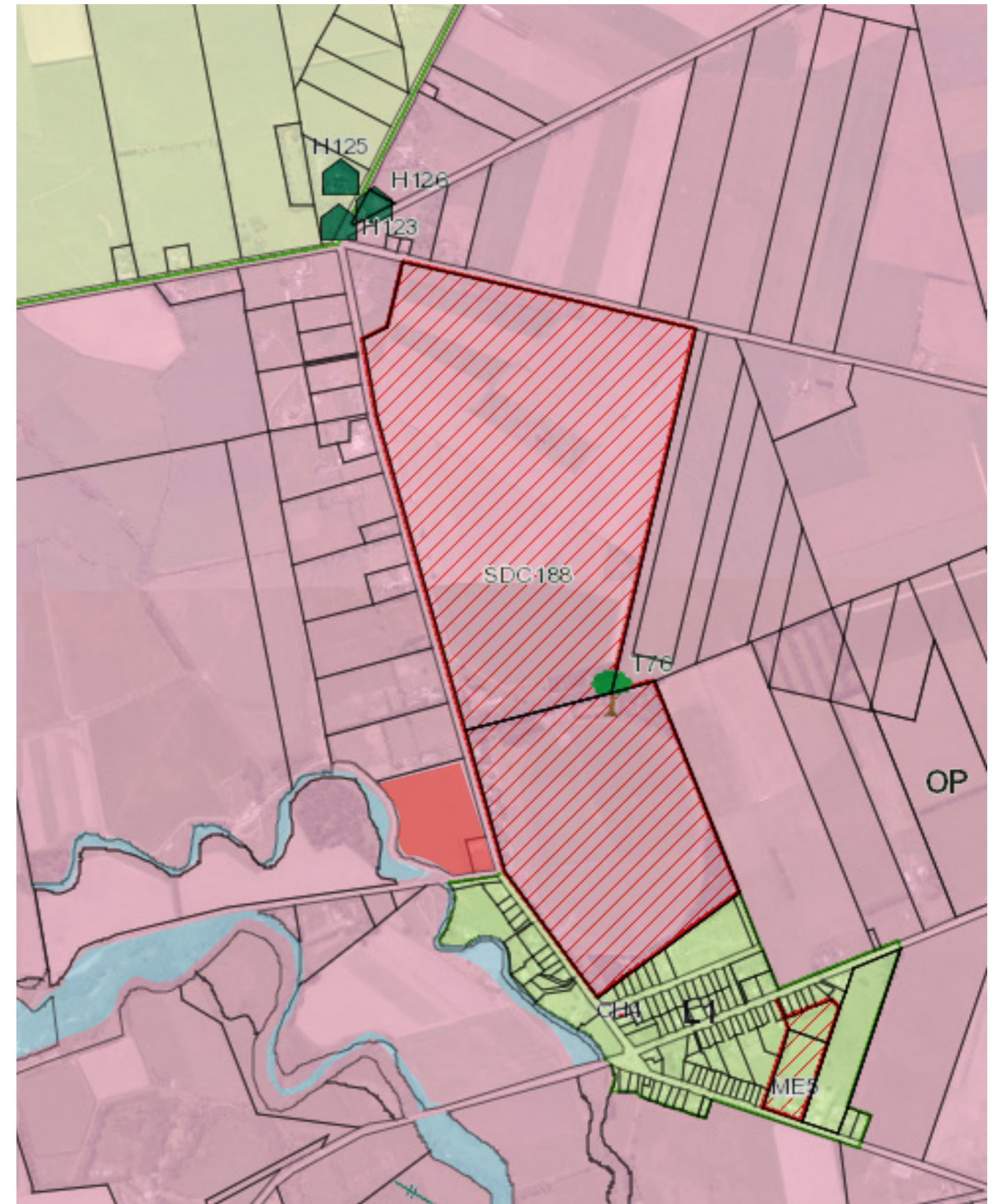


Figure 1. Selwyn District Plan

6.4 Village Context Analysis - Existing

To frame our context analysis for Hororata Domain and new community centre, it is useful to understand the existing village settlement pattern. The map to the right highlights the Domain in its immediate village context, with associated land uses and features that site along side.

The Domain plays a key part in connecting the two main intersection/ nodes, of Hororata township and the St Johns Church.

Buildings between these two nodes become very dispersed beyond the Residential Zoned land where the majority of houses are situated. Therefore the length of the Domain itself plays a defining factor in the character of the township.

Existing buildings within the Domain, predominantly occupy the western edge along Hororata Road, for functional purposes (ease of access, visibility, serviceability etc).

Cordy's Stream flanks the side of the Township's residential zone before it connects with Hororata Stream. Both stream and river are notable natural corridors, particularly for Tangata Whenua.

Village Settlement Pattern



Main Intersections / Nodes



Residential Zone



Rural Zone



School



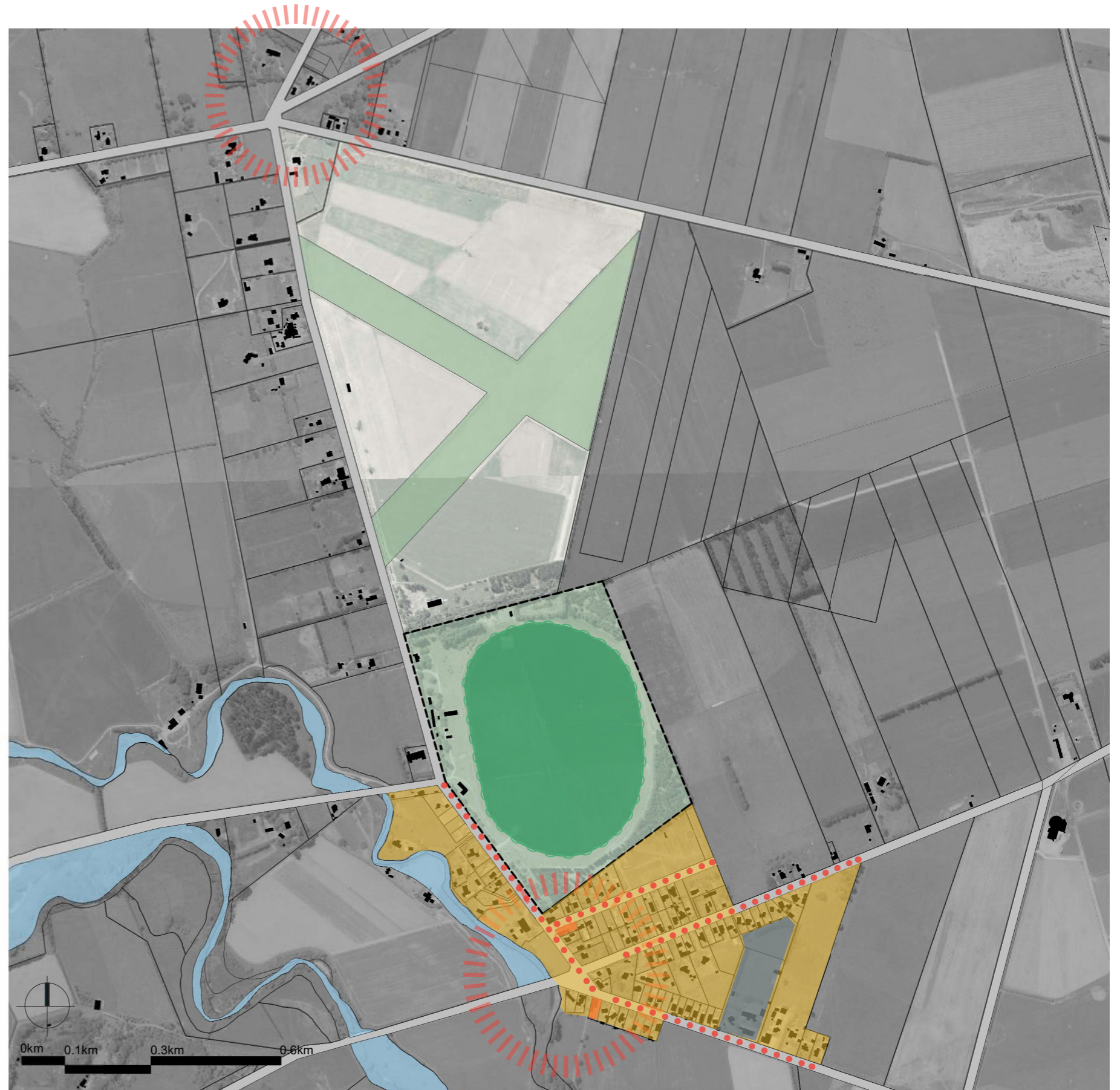
Commercial



Main Residential Streets












River

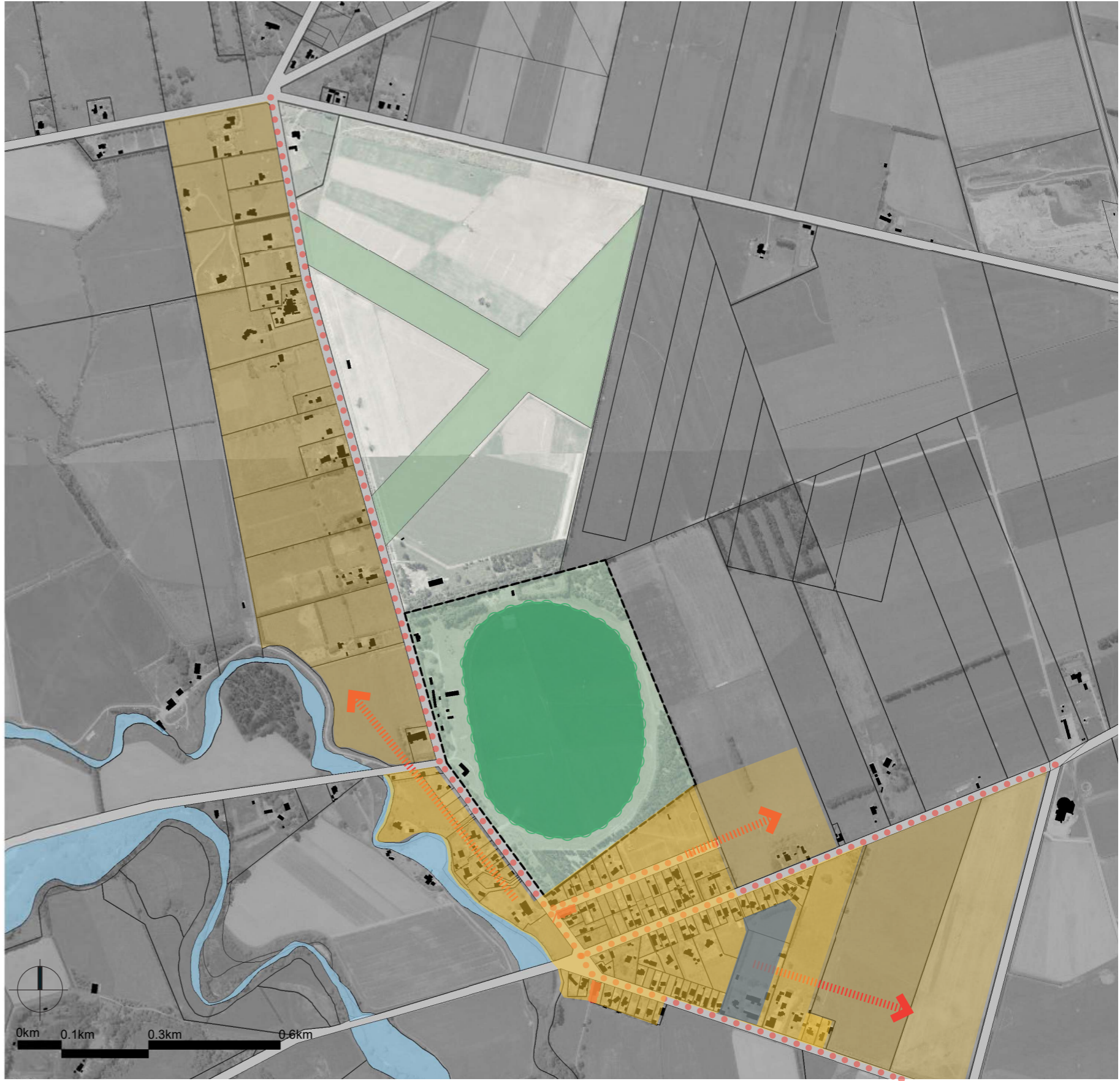


6.5 Village Context Analysis - Proposed (SDC)

The proposed long term growth strategy (2031) for Hororata Township is to maintain the rural development pattern (typically one dwelling per 1,000m2) by dispersing the Residential Zoning pattern into Rural Zone land . Existing buildings along the western end of the northern Reserve within the Domain are currently zoned Rural Land.

Proposed (SDC) Village Settlement Pattern

-  Future Development Areas 2031
-  Dispersed development
-  Main Intersections / Nodes
-  Residential Zone
-  Rural Zone
-  School
-  Commercial
-  Main Residential Streets
-  River



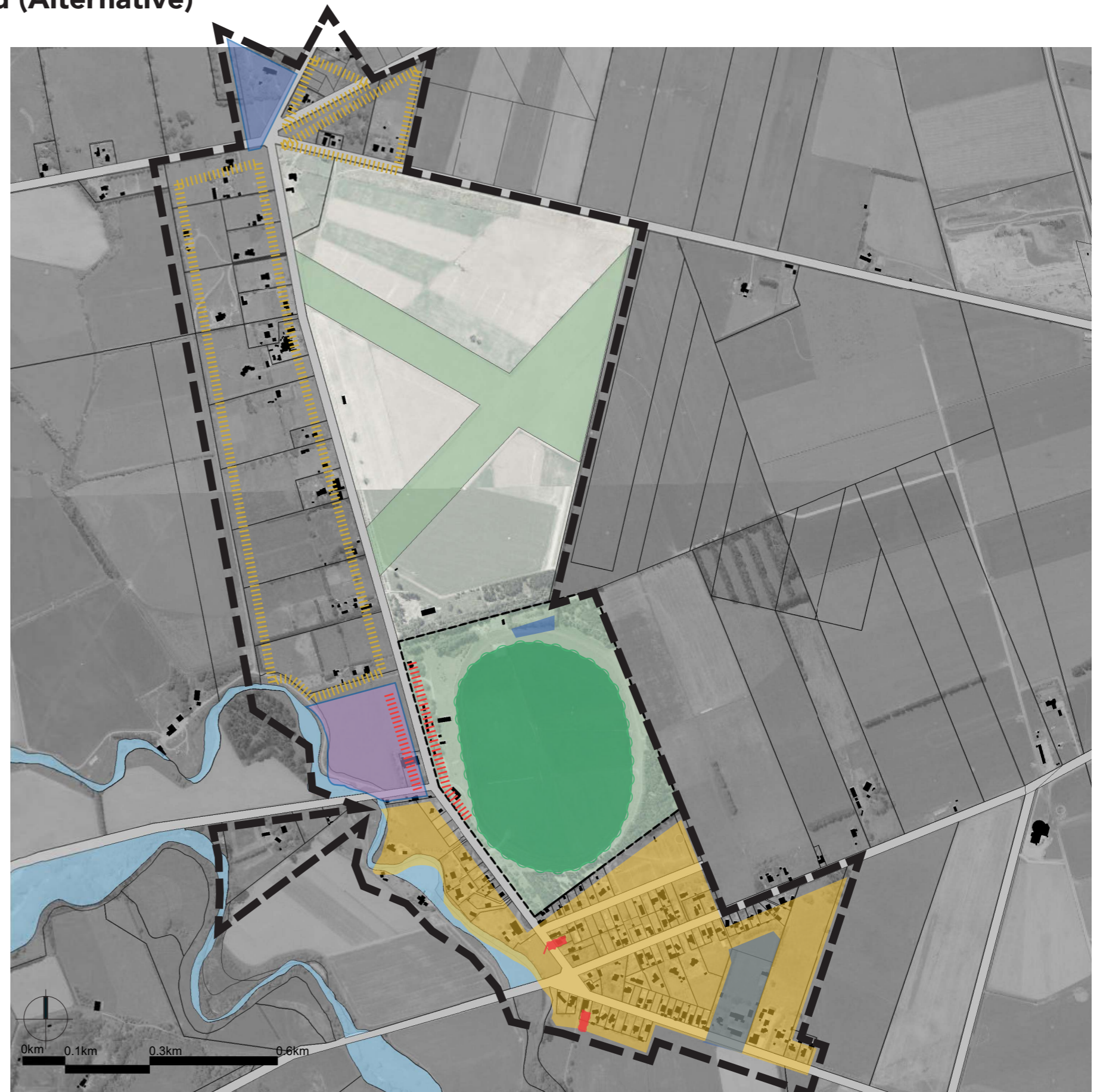
6.6 Village Context Analysis - Proposed (Alternative)

An alternative approach to this very dispersed Township expansion strategy could be to consider Hororata in terms of its special Domain character, seeking to strengthen this through a more compact village form.

Given one of the primary community aspirations is to create a 'village hub' for Hororata, consideration should be given to ways to intensify activity both within and immediately around the Domain, as a way to achieve this. Historically small village settlements have always been compact and highly pedestrianised to achieve a sense of community, ease of access and serviceability.

One way to achieve this is to contain future development within a given 'growth boundary'. The diagram to the right outlines the most obvious containment strategy based upon current settlement patterns. It also highlights the potential for an additional 'special character' area immediately adjacent to the southern end of the Domain, that would aid in both Domain and 'village' activation.

Proposed (Alternative) Village Settlement Pattern



6.7 Village Plan - Proposed (Alternative)

The suggested new 'special character' area (western edge of Domain) is land currently owned by the Selwyn District Council and houses the existing community centre.







Most notably, it connects the Domain to Cordy's Stream corridor.

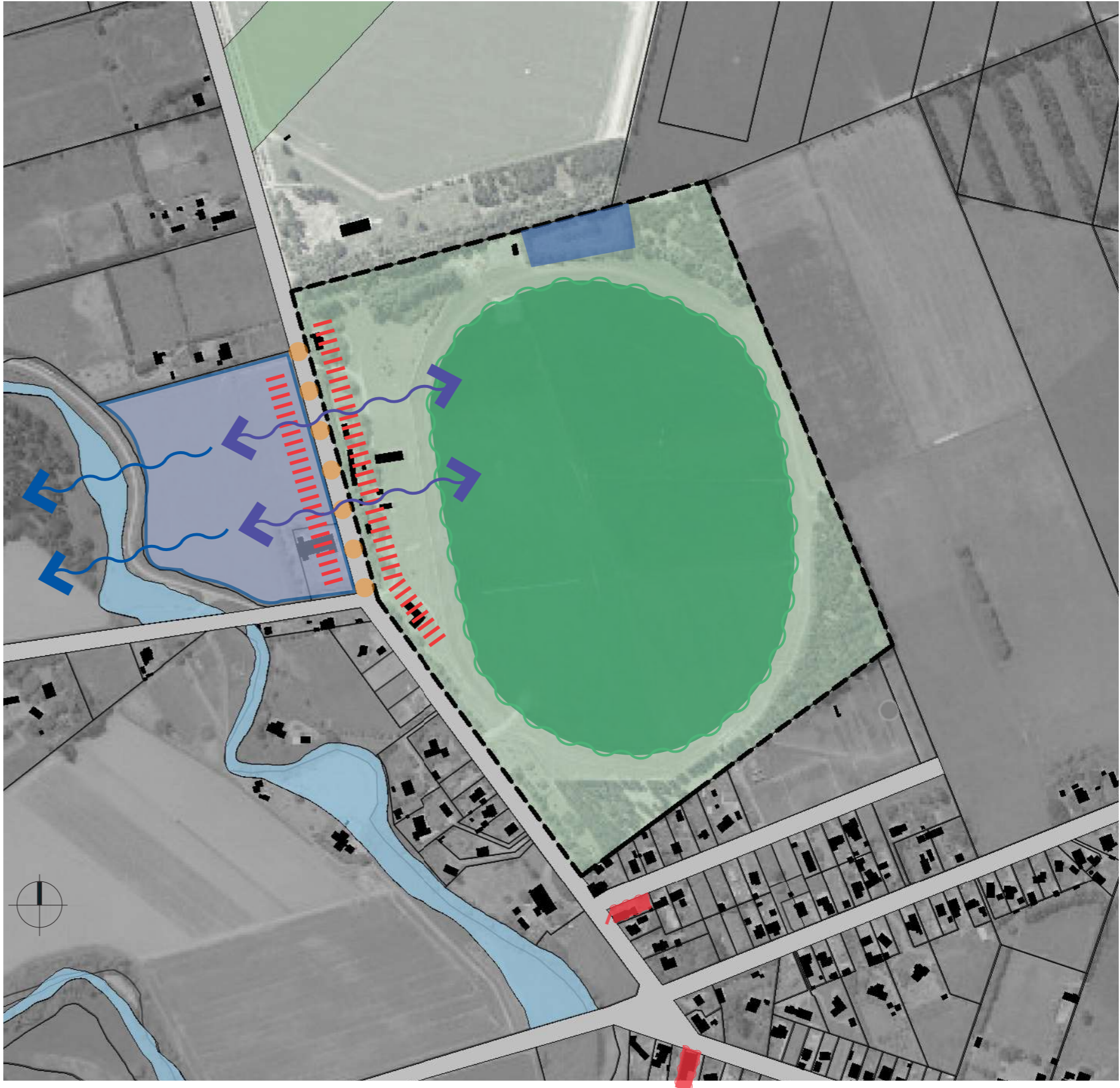
Existing community buildings (Rifle Range, Barn, Stables) already occupy the edges of Hororata Road at the Domain, along side the suggested 'special character' zone already.

Seeding cultural and commercial development in / near this location would connect and strengthen existing landscape features that already define a 'sense of place' for Hororata.

Over time, the potential to slow traffic speeds within Hororata Township could be driven by the creation of a commercial / cultural 'main street'.

Proposed (Alternative) Community Hub

-  Connection to River
-  Village Connection
-  Cultural / Commercial Development Opportunities
-  Village street (slow speed zone)
-  Commercial
-  Special Character areas



6.8 Community Consultation

Hororata Reserve Master Plan Community Workshop - Summary

A community workshop and discussion on the Hororata Reserve master plan was held at the Village Hall on 8 August 2019 (5.30 to 7.30pm).

The following bullet points summarise the general feedback, comments and discussion points.

Summary from workshop:

- Important to retain general open space for parking during large events and the training track also performs an important function for traffic circulation and access.
- A majority of people live outside of the village and will drive to the reserve, though occasional school use could be a (large) close proximity user
- Comment that there had been an emphasis on aesthetics, but functionality equally important. Need to plan for how the reserve will be used over the next 100 years.
- Noted that it is one of the toughest sites for planting in Canterbury. Limited topsoil depth on the Domain.
- Discussion regarding future of the reserve land to the North – has generally always been farmed as an income source. Concern over loss of this income in future if sold or other.
- Council advised that currently the farm lease is repaying the loan on the CPW irrigation. Discussion needs to be had as to the right funding balance – lease income or capital? Potential for charges to be better applied as a source of income.
- There is a statutory process to be followed for reserve exchange/ disposal. Can be a lengthy process as per Rolleston Reserve example.
- Investigations should be undertaken into options to secure access into the Domain from the school (east).
- Establishing/strengthening the linkage between the village and the 'church corner' is a community priority. Connections through the farm block seen as being important to retain.
- Consider replanting macrocarpa hedge
- Domain seen as an amazing asset for leisure / family activities, providing a safe environment for the likes of horse riding - off roads.
- The trotting / race track recognised as an important cultural and historical landscape layer to be celebrated. The airstrip has already been lost (noted that use only occurred by gliders, and not during WW2)

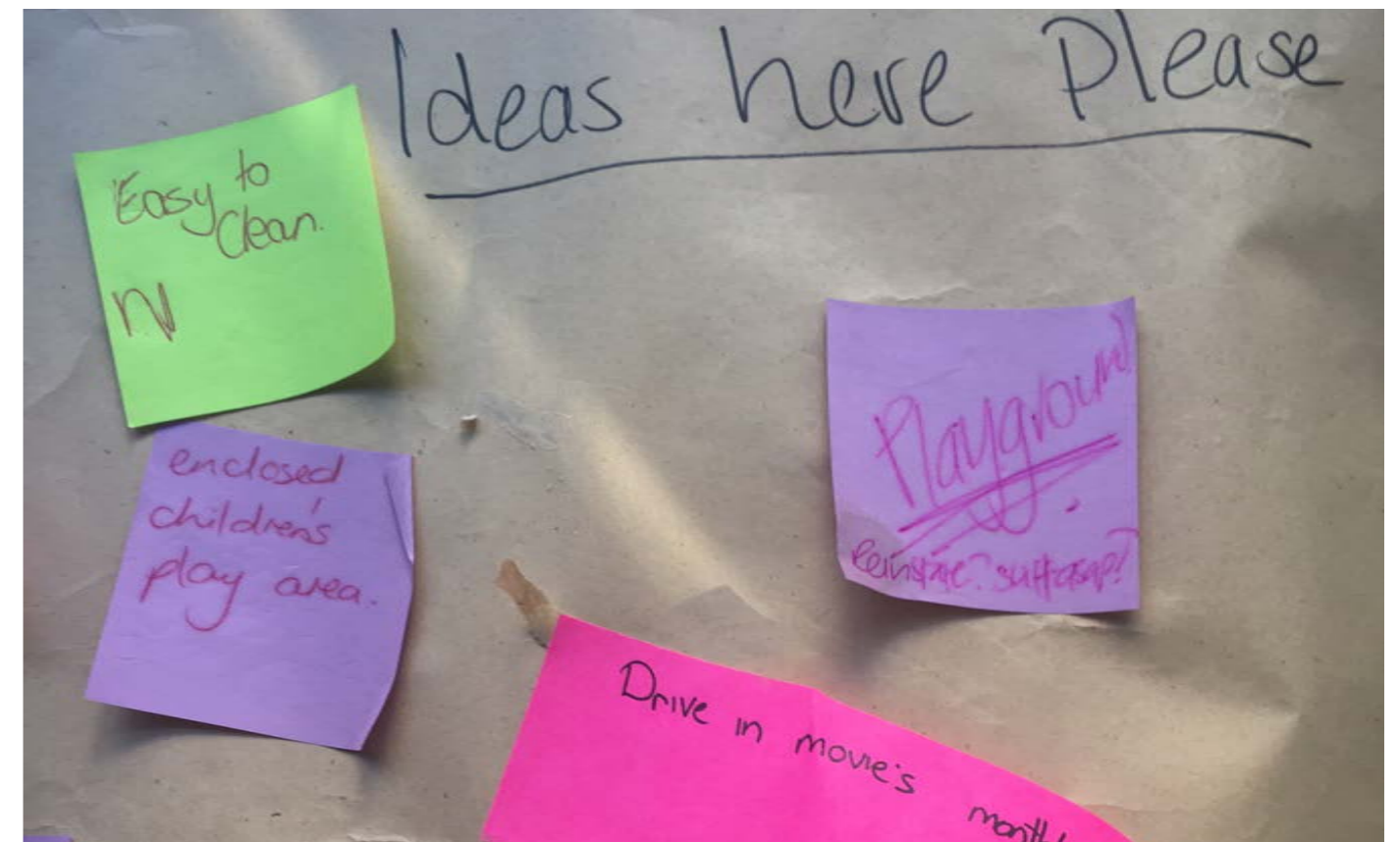
Hororata Reserve - Issues and constraints

The following key issues and constraints have been identified before, and through the workshop consultation:

- The shade from the existing tall trees to the north creates cold areas.
- The local climate and soil conditions within the reserve are challenging for new planting.
- Consideration should be given to potential impacts on properties bordering the Reserve.
- The existing open rural character of the Reserve including the established trees is cherished by the local community.
- The reserve needs to cater for regular day-to-day, small scale activities (clubs, walkers, horse riding etc), as well as larger scale, occasional events.
- Consideration should be given to the existing and potential use (and expected life-span) of the varied buildings currently within the Reserve
- The existing buildings and facilities within the Reserve and the broader township are spread out and poorly linked.
- The shape of the existing horse training track constrains potential use and movement within the reserve.
- Shelter from the prevailing north westerly wind is important.



Community presentation and workshop



Community ideas and feedback were collected

6.9 ECAN Geological Bore Hole Report

Bore or Well No	BX21/0004		
Well Name	HORORATA ROAD		
Owner	SELWYN DISTRICT COUNCIL		
Well Number	BX21/0004	File Number	CO6C/33434
Owner	SELWYN DISTRICT COUNCIL	Well Status	Active (exist, present)
Street/Road	HORORATA ROAD	NZTM Grid Reference	BX21-15261-79615
Locality	HORORATA	NZTM X and Y	1515261 - 5179615
Location Description		Location Accuracy	10 - 50m
CWMS Zone	Selwyn - Waihora	Use	Other - see comments,
Groundwater Allocation Zone	Rakia-Selwyn	Water Level Monitoring	--
Depth	14.00m	Water Level Count	0
Diameter	150mm	Initial Water Level	5.45m below MP
Measuring Point Description	Top of Casing	Highest Water Level	
Measuring Point Elevation		Lowest Water Level	
Elevation Accuracy		First reading	
Ground Level	0.25m below MP	Last reading	
Strata Layers	4	Calc Min 95%	
Aquifer Name		Aquifer Tests	0
Aquifer Type		Yield Drawdown Tests	1
Drill Date	19 Sep 2012	Max Tested Yield	
Driller	McMillan Drilling Ltd	Drawdown at Max Tested Yield	
Drilling Method	Rotary/Percussion	Specific Capacity	3.33 l/s/m
Casing Material	Steel	Last Updated	08 Nov 2013
Pump Type		Last Field Check	
Water Use Data	No		

Screens

Screen No.	Screen Type	Top (m)	Bottom (m)	Slot Size (mm)	Slot Length (mm)	Diameter (mm)	Leader Length (mm)
1	Stainless steel	12	13.5	2.5		125	500

Step Tests

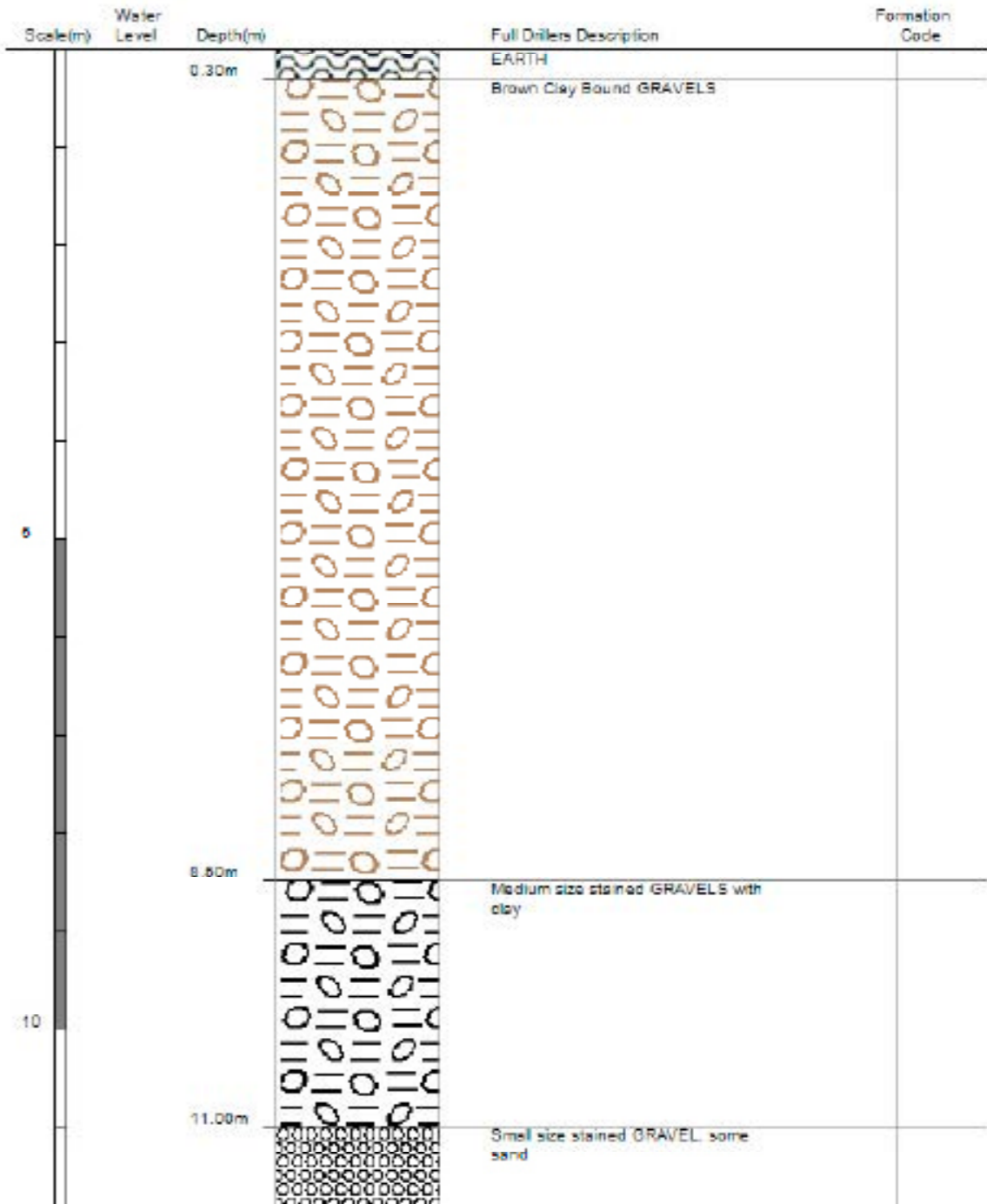
Step Test Date	Step	Yield	Yield GPM	DrawDown	Step Duration
19 Sep 2012	1	3.33	43.94995	1	2.5

Comments

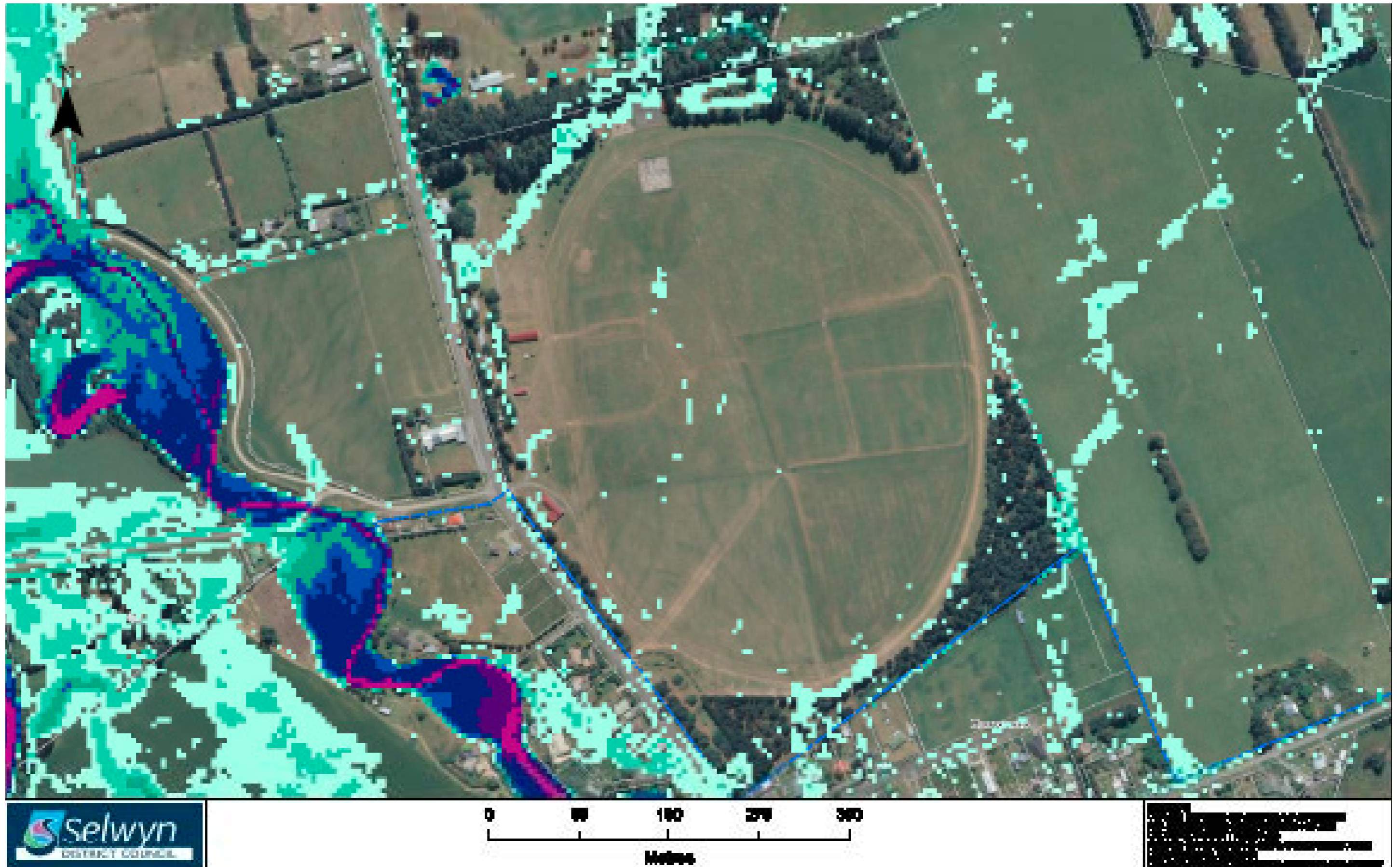
Comment Date	Comment
19 Jun 2012	This bore is for General use within the reserve. Vandals destroyed old existing bore.
22 Feb 2013	NZMG Map Reference updated from: L35:25392-41294 shifted 160m
22 Feb 2013	driller confirms

Borelog for well BX21/0004

Grid Reference (NZTM): 1515261 mE, 5179615 mN
Location Accuracy: 10 - 50m
Ground Level Altitude: m +MSD Accuracy:
Driller: McMillan Drilling Ltd
Drill Method: Rotary/Percussion
Borelog Depth: 14.0 m Drill Date: 19-Sep-2012



6.10 Selwyn District Council - Flood Map 1 in 50 Years



6.11 Events

A range of events are held within Hororata Reserve including:

- Hororātā Highland Games
- Hororātā Glow Festival
- Hororātā Swap Meet
- Parish Spring Fair
- Christmas celebrations
- markets etc.



Hororātā Highland Games - Site Map (2022)



Hororātā Highland Games - Stalls Map (2022)



Hororātā Glow Festival - Site Map (2023)



Hororātā Glow Festival - Stalls Map (2023)