



December 2015

THE RICCARTON BUSH / PŪTARINGAMOTU MANAGEMENT PLAN

ACKNOWLEDGEMENTS

Key stakeholders, user groups, Christchurch City Council staff, Ngāi Tahu and the general public were consulted in the preparation of the Riccarton Bush Management Plan and the input from all has been highly valued. The people listed to the lower right on this page, in particular, have contributed significantly to the plan's re-development.

PUBLIC NOTIFICATION and PLAN APPROVAL

The draft management plan was publicised publicly in accordance with section 26(4) of the Riccarton Bush Act 1914 from 14 September to 23 November 2015. Three written submissions were received. The Riccarton Bush Trust approved the draft management plan as the operative management plan at the Trust's board meeting on 2 December 2015.

DISCLAIMER: The content of this plan is not necessarily the complete and accurate record of The Riccarton Bush property.

*Cover aerial image sourced from Google Earth 2010
(Imagery Date: 26 April 2012)*

*All photos in this plan (not including aerial views) were taken
on 2 March 2015 by Derek Roozen*

KEY TERMS USED IN THIS MANAGEMENT PLAN

ABBREVIATED NAME	FULL NAME	COVERING
<i>the Property</i>	<i>The Riccarton Bush property / Pūtaringamotu</i>	<i>The whole site under the administration of the Trust</i>
<i>the Bush</i>	<i>The Riccarton Bush indigenous forest / Pūtaringamotu</i>	<i>The whole of the native forest area</i>
<i>the House</i>	<i>Riccarton House</i>	<i>The Riccarton House building</i>
<i>the Cottage</i>	<i>Deans Cottage</i>	<i>The Deans Cottage building</i>
<i>the Grounds</i>	<i>Riccarton House and Cottage Grounds</i>	<i>The grounds around the House and the Cottage but not including the Bush</i>
<i>the Trust</i>	<i>The Riccarton Bush Trust</i>	<i>The Riccarton Bush Trustees ("the Board")</i>

The Riccarton Bush Trust Management Plan Working Party

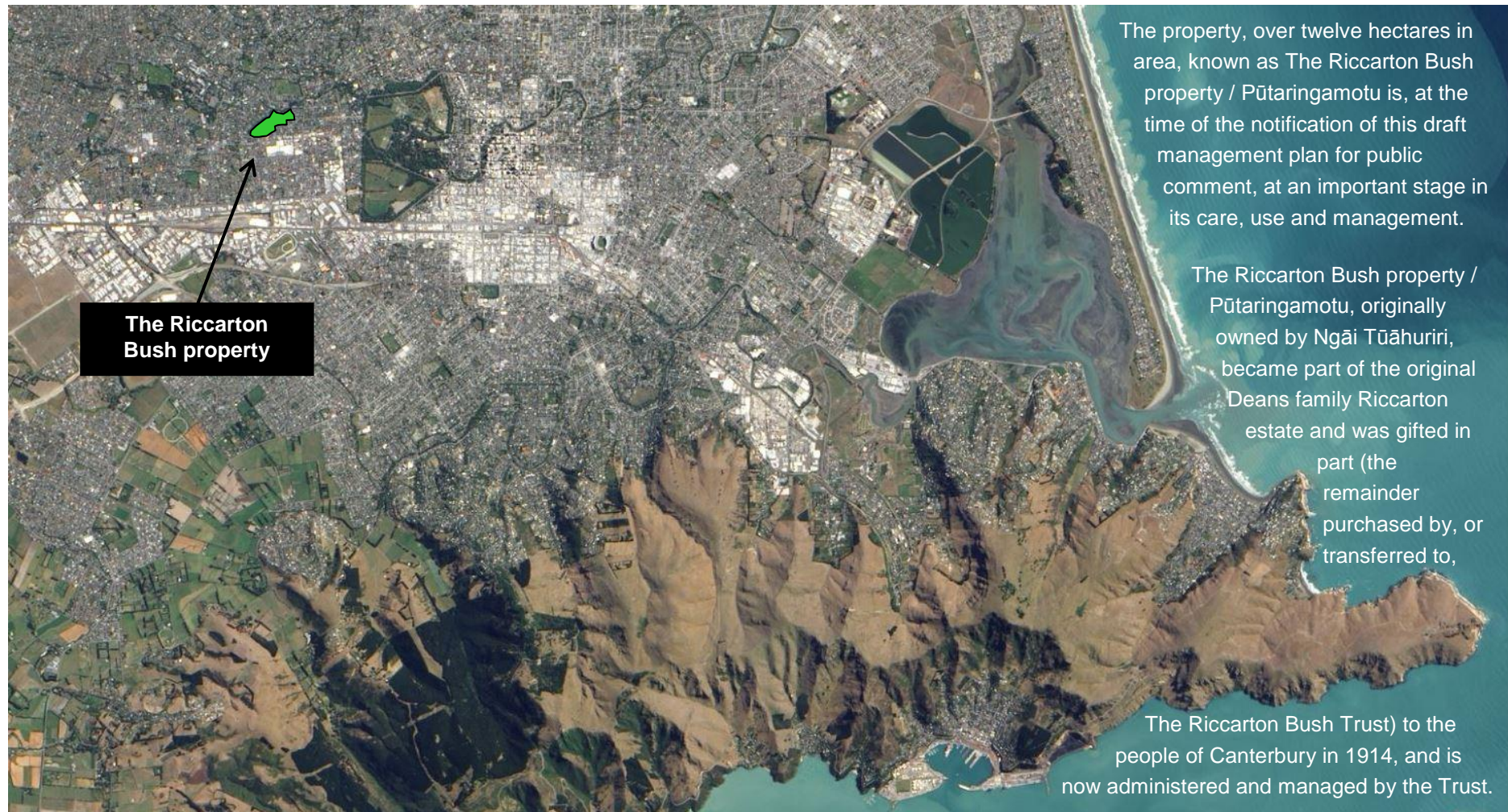
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PREFACE



**The Riccarton
Bush property**

The property, over twelve hectares in area, known as The Riccarton Bush property / Pūtaringamotu, is, at the time of the notification of this draft management plan for public comment, at an important stage in its care, use and management.

The Riccarton Bush property / Pūtaringamotu, originally owned by Ngāi Tūāhuriri, became part of the original Deans family Riccarton estate and was gifted in part (the remainder purchased by, or transferred to,

The Riccarton Bush Trust) to the people of Canterbury in 1914, and is now administered and managed by the Trust.

Underlying image cropped from image captured by NASA Earth Observing-1 satellite on 4 March 2011

Naming explanation

The Riccarton Bush Act 1914, which was amended in 1947, 1949 and then lastly in 2012, states in section 13 that the land¹ “shall hereafter be called **The Riccarton Bush**”. The 2012 amended section 21 of the original Act says that the term **Riccarton property** means “the Riccarton Bush, Riccarton House and the grounds around it, and Deans Cottage and the grounds around it”. To avoid confusion, for the purposes of this management plan, **The Riccarton Bush property** (shortened to “**the Property**”) is applied to mean the whole site (however, to keep the management plan title simple, “property” is not included). For the same reason, **The Riccarton Bush indigenous forest** (shortened to “**the Bush**”) is applied to mean the whole of the native forest area (not just the area contained by the predator-proof fence).

Naming protocols for the other parts (buildings and grounds) of The Riccarton Bush property are defined on the inside cover page and in more detail in the Glossary on page 13 of this document.

Marketing names may also differ. For example, for the purposes of promotion of the property and road signage, the term “Riccarton House and Bush” is used to refer to the whole site.

¹ At the time of enactment this was obviously referring just to the area of land originally gifted in 1914, which was largely the native forest area. The areas of land subsequently added, in 1947 (including the Riccarton House) and 2012 (former original Riccarton Cottage site), are declared by the respective amendment Acts to be included in the land that is called “The Riccarton Bush”.

Requirement for this management plan

Section 26 of the 2012 Amendment of the Act makes the requirement for a management plan to be prepared and to follow a certain notification process for preparation of, or material amendments to, the management plan. Section 25 of the Act requires the management plan to do certain things. In broad simplistic terms, these are about ensuring the protection and conservation, and allowing public access to and use, of the Property. For more detail refer to page 12 of this document or the Act itself.

Trustees of the Riccarton Bush

The Riccarton Bush Act 1914 requires that the gifted land be vested in and controlled by a Board incorporated under the name of The Riccarton Bush Trustees (hereinafter referred to as the Board) composed of nine² members, which shall be a body corporate with perpetual succession and a common seal (from section 2, Riccarton Bush Act 1914). For the purposes of this management plan, **The Riccarton Bush Trust** (shortened to “**the Trust**”) is applied instead of “The Riccarton Bush Trustees” (and “the Board”). The reason for this is that the names used connect more clearly to the trust as a body corporate, and are more commonly used.

The Riccarton Bush property

The property also is a special New Zealand heritage site consisting of two historic buildings (Riccarton House and Deans Cottage) flanked by beautiful open parkland and ornate gardens, and bordered on one side by the Avon River / Ōtākaro and set against an extensive native forest area

² The number of members was increased from five to nine by the Riccarton Bush Amendment Act 1947.

featuring kahikatea trees up to 600 or more years old. This tranquil 12 hectare property is located just 3.5 km from the Christchurch city centre.

The Riccarton Bush indigenous forest

The Riccarton Bush indigenous forest contains the oldest trees and is the most significant stand of indigenous forest on the Canterbury Plains.

As Canterbury's sole remnant of kahikatea floodplain forest, the indigenous forest on this property has national significance. For 300,000 years the shifting gravels of the Waimakariri River triggered a changing mosaic of podocarp forests across the Canterbury Plains. In response to a continual cycle of flooding, forests established wherever suitable conditions were created, only to be destroyed in their turn. The 600 year old kahikatea trees in the indigenous forest on The Riccarton Bush property are the latest generation of a forest that established on this site 3,000 years ago. They have survived through two cultural periods, of Māori, then European, that saw widespread fires sweep the Canterbury Plains, and native vegetation give way to pastoralism and cropping.

Several species have been lost from this forest over the years, particularly from the Bush margins, and a number of kahikatea and totara of non-local origin have been planted.

The Riccarton Bush indigenous forest is a 'managed' forest. Natural processes are still very operative; however, management decisions have a major influence on its long term survival, character and ecology.

Ngāi Tahu

Ngāi Tahu had significant cultural values associated with Pūtaringamotu. It was a kaika (settlement) of Ngāi Tūāhuriri, a sub tribe of Ngāi Tahu, who had tribal authority over the site. For Ngai Tuahuriri, it was an important mahinga kai (food gathering) site (Section 6.5 Ihutai, Mahaanui Iwi Management Plan 2013 (IMP)³). Mahinga kai included tuna, kanakana, aruhe, hinau, matai, pokaka, kahikatea, kereru, kaka, koko, koparapara, and mohotatai (Table 4, p.242, IMP). Kaimahi (workers) from Kaiapoi would work the wetlands and waterways. Harakeke was also collected here. The area was also frequented by Ngāi Tahu tohunga (Whakatau Kaupapa, pp. 5-24, IMP).

European Settlement

In 1843 the area known to Māori as Pūtaringamotu ("the place of an echo") became home to the pioneering Deans family, the first Europeans to permanently settle on the Canterbury Plains. The family's story is woven into the survival of the Bush and into the fabric of the restored buildings and in the design of the grounds and plantings.

Deans Cottage

Built from timber cut in The Riccarton Bush (indigenous forest) and pit sawn into boards, the Cottage was the first home shared by the Deans brothers as they strove to establish their farming vision at Riccarton. The Deans lived in the Cottage until their early and tragic deaths. William drowned in the shipwreck of the barque "Maria" when she struck a rock near Cape Terawhiti off the Wellington Heads in July 1851. John, who

³ <http://mkt.co.nz/mahaanui-iwi-management-plan/>

travelled to Scotland in 1852 to marry Jane McIlraith, returned to Riccarton in February 1853 and died in the cottage from tuberculosis in June 1854.

Jane Deans and her son John continued to live in the Cottage until the building of the first stage of a new house (Riccarton House) was completed and they were able to move to their new home in March 1856.

Riccarton House

Riccarton House is a grand Victorian/Edwardian styled homestead built in three stages (in 1856, 1874 and 1900) for Canterbury's pioneering Deans family. The house is almost fully restored, and is decorated and furnished in the appropriate period style. Following the series of earthquakes in 2010 and 2011 the house was closed pending significant repair and upgrades. A grant of more than \$128,000 from the Christchurch Earthquake Appeal Trust, together with an insurance payment, meant it was possible to undertake a circa \$2.5 million project to repair, strengthen and renovate the historic property, this work being completed mid-2014. Whilst this work was being undertaken a significant upgrade to the commercial kitchen, installation of heat pump under floor heating and upgrades to the wiring were also completed.

Surrounded by lawns, mature exotic trees (including sixty protected trees), gardens and native bush, and bordered by the Avon River / Ōtākaro, the Riccarton House represents the elegant setting of a bygone era.

Although public access and use of The Riccarton Bush, Riccarton House and Deans Cottage has increased over recent years with the introduction of a lunch and wedding reception service in the Riccarton House, it is still relatively low considering the natural and dual cultural significance of The Riccarton Bush property to Canterbury.

The granting of a concession that provides revenue to the Trust, greater public access and enables The Riccarton Bush property's natural, historical dual significance to be told has been a desirable development. Community uses may be supported on the proviso they do not conflict with public use of the buildings and there may be suitable rooms available outside the parts of the Riccarton House to be used for a house museum, interpretive displays or the catering concession.



Riccarton House grounds



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PART A

INTRODUCTION

1.0 WHY THE NEED FOR A MANAGEMENT PLAN?

1 WHY THE NEED FOR A MANAGEMENT PLAN?

The purpose of this management plan is to provide a vision that sets the direction for the management and use of The Riccarton Bush property / Pūtaringamotu. The previous operative management plan was approved in 1990 and had become out of date.

The need to prepare a management plan for The Riccarton Bush property / Pūtaringamotu is a statutory requirement (section 26(1), Riccarton Bush Act 1914 and updated by Sect 10 of the 2012 Amendment).

PLAN STRUCTURE

PART A - INTRODUCTION

Part A gives the rationale for preparing this plan and outlines what each of the parts of the plan provides.

PART B - MANAGEMENT

Part B of this plan focuses on the management of The Riccarton Bush property / Pūtaringamotu. This part of the plan relates to the day to day running of the site, providing goals, objectives and policies for its management, led by a vision for the care, management and use of the property. The goals guide how the vision can be achieved and provide the basis for the objectives and policies.

PART C - ISSUES

This part also includes discussion on the future direction for The Riccarton Bush property / Pūtaringamotu.

PART D - ACTIONS

Part D proposes actions to satisfy current and future needs, and achieve the vision, goals, objectives and policies of Part B.

Each action has been ranked in terms of priority and indicative costs. There is no certainty that any proposed project will be funded. Some actions may be financed by parties other than The Riccarton Bush Trust.

PART E - RESOURCES

All the background and technical information on The Riccarton Bush property / Pūtaringamotu as it stands at the time the draft plan was prepared is in Part E.

PART F - REFERENCES

Includes other relevant documents.

STATUS OF THIS MANAGEMENT PLAN

The management plan has been prepared in accordance with the functions of The Riccarton Bush Trust under the Riccarton Bush Act 1914. The plan assists The Riccarton Bush Trust in carrying out its functions under the Act by ensuring that certain things are done for The Riccarton Bush property / Pūtaringamotu, including, for example:

The continued restoration of The Riccarton Bush by examining:

- the reasons for The Riccarton Bush's deterioration over the years since European colonisation to a time around 40 years ago;
- The Riccarton Bush's current structure, composition and health;
- future management options involving the:
 - ecological character of the future The Riccarton Bush;
 - reintroduction of species lost from The Riccarton Bush;
 - soil water levels.

The management plan was publicly consulted on in a manner consistent with section 26 of the Riccarton Bush Act 1914. This means that the management policies in the management plan are, upon approval of the draft management plan as the operative plan by The Riccarton Bush Trust on 2 December 2015 following public consultation, have legal standing under the Riccarton Bush Act 1914. The plan is a contract between the public and The Riccarton Bush Trust under the Riccarton Bush Act 1914.

Requirements for the management plan are set out in section 25 of the Riccarton Bush Act 1914 (as inserted in that Act by the Riccarton Bush Amendment Act 2012). The plan must (adapted from section 25 of the Riccarton Bush Act 1914):

- (a) Ensure the protection and conservation of the flora and fauna in The Riccarton Bush (indigenous forest).
- (b) Ensure the protection and conservation of Riccarton House and Deans Cottage and the grounds around them.

(c) Ensure appropriate use, enjoyment and development of The Riccarton Bush property.

(d) Comply with the following trusts (as specified in, and adapted from, Section 2 of the Riccarton Bush Amendment Act 1947):

The land in the two areas described below is vested in the Trust to keep and manage for the purposes of:

The Riccarton Bush indigenous forest

- (i) planting, cultivating and conserving trees, plants and shrubs indigenous to New Zealand; and
- (ii) public use and enjoyment for the purposes of health, instruction and recreation.

Riccarton House and Cottage Grounds

- (i) planting, cultivating and conserving trees, plants and shrubs, whether indigenous to New Zealand or not; and
- (ii) public use and enjoyment for the purposes of health, instruction and recreation; and
- (iii) restoring, maintaining and conserving Riccarton House, Deans Cottage and the grounds around these.

The Trust "must keep the management plan under continuous review and amend it to meet changed circumstances or to reflect increased knowledge." (Section 26 subsection (8) of the Riccarton Bush Act 1914)

GLOSSARY

The following listed abbreviations and terms are referred to in the management plan.

Abbreviation or Term	Defined
The Riccarton Bush property / Pūtaringamotu (alternative: Riccarton property) (“the Property”)	Describes the total area of land administered by the Riccarton Bush Trust (“the Trust”), including the native forest remnant, Riccarton House and its grounds, Deans Cottage and its grounds, and further land alongside the Avon River / Ōtākaro. The term “Riccanton property” is one defined in section 21 of the Riccarton Bush Act 1914 as meaning “... the Riccarton Bush, Riccarton House and the grounds around it, and Deans Cottage and the grounds around it.”

Abbreviation or Term	Defined
The Riccarton Bush indigenous forest (Pūtaringamotu) (“the Bush”)	The native (or, more pertinently, the indigenous) forest area itself – contains Lot 1 DP 44967 and part of Lot 1 DP 14082. This was originally the area gifted by the Deans family to the people of Canterbury in 1914; now since expanded by land purchased by (in 1947), and transferred to the Trust (in 2012). Section 13 of the Riccarton Bush Act 1914 requires that this area be called “The Riccarton Bush”. In this management plan the name is abbreviated to “the Bush”.
Riccanton House, Deans Cottage and Grounds (“the Grounds”)	The buildings and the grounds surrounding them but not including the Bush. - consisting part Lot 1 DP 14082 and Lot 1 DP 13688.
Deans Cottage	The small cottage near the Bush which is the oldest remaining building on the Canterbury Plains.
The Trust	This is The Riccarton Bush Trust, or more statutorily correct, The Riccarton Bush Trustees or “the Board”.
Locally indigenous forest	An ecosystem of trees of species found naturally in the local area (that is, in this situation, Christchurch or the Canterbury region).

PART B MANAGEMENT

2.0 VISION

3.0 VALUE STATEMENT

4.0 MANAGEMENT GOALS

5.0 MANAGEMENT OBJECTIVES AND POLICIES

2 THE VISION

The Riccarton Bush /
Pūtaringamotu, Riccarton House,
Deans Cottage and the Grounds are
collectively recognised as the
premier natural and cultural heritage
site in Christchurch / Ōtautahi and
Canterbury / Waitaha



North-east corner of Riccarton House



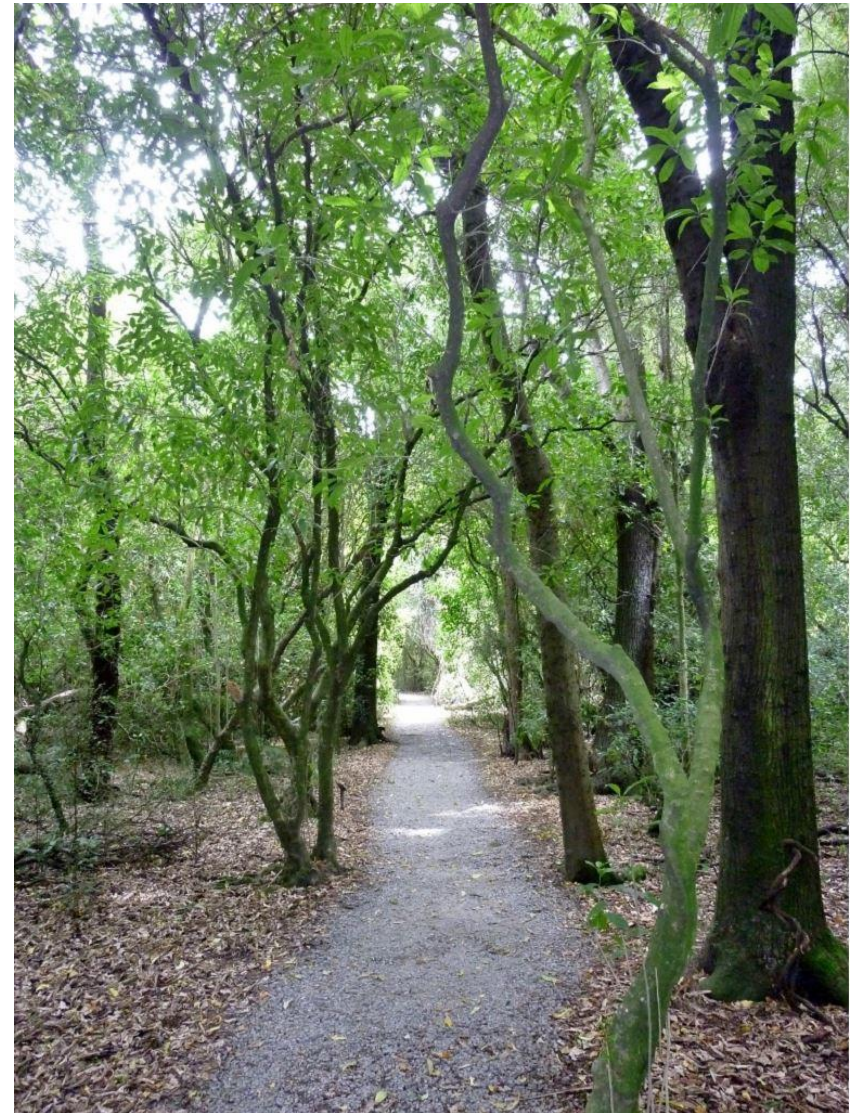
Eastern corner of The Riccarton Bush predator-proof fence

3 VALUE STATEMENT

Heritage conservation of The Riccarton Bush property / Pūtaringamotu is the primary consideration.

4 MANAGEMENT GOALS

- GOAL 1: Protect and enhance the indigenous flora and fauna of The Riccarton Bush indigenous forest, including mahinga kai and taonga species.
- GOAL 2: Protect and conserve Riccarton House and Deans Cottage and their Grounds.
- GOAL 3: Promote the natural and cultural heritage values of the Riccarton Bush property / Pūtaringamotu.
- GOAL 4: Increase visitation to The Riccarton Bush, Riccarton House, Deans Cottage and their Grounds.



Within The Riccarton Bush

5 MANAGEMENT OBJECTIVES AND POLICIES

The management objectives and policies direct the day to day management and operation of The Riccarton Bush property / Pūtaringamotu. The objectives and policies have been designed following consultation with key stakeholders and serve to implement the vision (refer to Section 2) and management goals (refer to Section 3) for the Property.



The Dining Room – ground floor, Riccarton House

ADMINISTRATION

Objective

1. **THE RICCARTON BUSH PROPERTY / PŪTARINGAMOTU AND RESOURCES ARE MANAGED IN A MANNER TO ENSURE ALL ELEMENTS ARE PROTECTED, CONSERVED AND, WHERE APPROPRIATE, ACCESSIBLE**

Policies

- 1a. The management plan shall be kept under continuous review, and amended to meet changed circumstances or to reflect increased knowledge.
- 1b. The Ranger shall have relevant experience in indigenous forest management and restoration.
- 1c. All Riccarton Bush Trust records and documents shall be stored, conserved and maintained in accordance with internationally accepted practices. Where appropriate, copies of certain such records and documents shall be accessible by the public via library or archival resources or on the Trust's website.
- 1d. A Ngāi Tūāhuriri representation on The Riccarton Bush Trust shall be investigated.

NATIVE FLORA

Objective

2. THE RESTORATION AND REGENERATION OF THE BUSH WITH TREES, SHRUBS AND CLIMBING AND GROUND PLANTS TYPICAL OF THE PRE-EUROPEAN CANTERBURY KAHIKATEA FLOOD PLAIN FOREST

Policies

- 2a. All planting in the Bush shall be of plants propagated from seed or stock sourced from the Bush site, except where policy 2c applies.
- 2b. Species known to have been present in the pre-European vegetation shall be reintroduced where feasible.
- 2c. Where species lost from the Bush are to be reintroduced they shall be obtained from the closest possible indigenous source in the Canterbury / Waitaha region and preferably from lowland sources.
- 2d. Native species not originally indigenous to the Bush shall be removed where practicable and where essential for maintaining the integrity of the Bush.
- 2e. Removal of leaf litter, tree branches and other natural debris shall be prohibited, except where it prejudices people and property and only undertaken by authorised personnel.

- 2f. Mowing shall not be permitted in the Bush except along the perimeter strip around the predator-proof fence.
- 2g. The Riccarton Bush / Pūtaringamotu shall be available as a seed source for the planting of kahikatea and associated species at other sites in the city, when available.
- 2h. The sale of surplus indigenous plants grown from The Riccarton Bush / Pūtaringamotu seed stock shall be continued.
- 2i. The Ranger shall be responsible for the coordination of seed collecting and the propagation and sale of surplus plants sourced from the Bush.
- 2j. A fire protection plan for the Bush shall be in place and continually reviewed.
- 2k. The extent and performance of the existing irrigation system shall be continually reviewed.
- 2l. The predator-proof fence shall be continuously maintained and kept clear of vegetation to ensure its ongoing performance.
- 2m. The Bush shall be regularly inspected to ensure that introduced species are not becoming established.
- 2n. Any introduced plant species found within the Bush shall be removed/eradicated.
- 2o. A regular census of all plant species in the Bush shall be undertaken and made publicly available.
- 2p. Ngāi Tahu mahinga kai (customary food) and taonga species shall be protected and restored.

INTRODUCED FLORA

Objective

- 3. UNDESIRABLE PLANTS ARE REMOVED FROM THE BUSH AND THE GROUNDS, INCLUDING AS MANY NATURALISED PLANTS AS PRACTICABLE**

Policies

- 3a. Control and eradication of introduced plants in the Bush shall involve methods that are compatible with indigenous forest preservation and restoration.
- 3b. Any unintended introduced plant species (weeds) and other wilding indigenous plant species in the Grounds' gardens shall be removed.



Entrance off Kahu Road



Riccarton House grounds off Kahu Road

FAUNA

Objective

- 4. INDIGENOUS FAUNA IS PROTECTED AND ENHANCED AND, WHEREVER PRACTICAL, INTRODUCED FAUNA ERADICATED**

Policies

- 4a. Any reintroduction of taonga fauna into the Bush shall include consultation with Ngāi Tahu.
- 4b. Wild animal populations, especially those of possums, rats, mice, wild cats, feral pigeons and rabbits, shall be controlled, through eradication programmes.
- 4c. Dogs shall not be allowed in the Bush, with the exception of guide dogs in appropriate harnesses.

RESEARCH AND MONITORING

Objective

- 5. RESEARCH STUDIES AND MONITORING PROGRAMMES THAT BROADEN UNDERSTANDING OF THE ECOLOGY OF THE BUSH AND AID BUSH MANAGEMENT, ARE ENCOURAGED**

Policies

- 5a. The photo point's survey system shall be continued, with recordings taken at regular intervals.
- 5b. Research techniques shall not be detrimental to the native flora and fauna.
Comment: Research groups need to apply to the Trust for permission to carry out studies. Research programmes yielding additional resource information that will assist future management are supported.
- 5c. The Ranger shall be responsible for the co-ordination and on-site use of the Bush for research programmes.
- 5d. All research material shall be made available to the Trust and the public whenever possible.
- 5e. Permanent vegetation plots shall be maintained and added to if necessary to monitor long term changes in forest composition.
- 5f. Research on the condition of mature kahikatea and the recruitment of this species, totara and mataī shall be encouraged with recordings taken at appropriate intervals.
- 5g. Research on the Bush fauna and its ecology, shall be encouraged.
- 5h. Trials on long term kahikatea forest maintenance and regeneration shall be encouraged.

ACCESS AND CIRCULATION

Objective

6. ENTRANCE FACILITIES AND A NETWORK OF PATHS ARE PROVIDED

Policies

- 6a. The location and construction of Bush tracks shall be under continuous review.
- 6b. All pathways within the bush shall be maintained as Bush tracks.
- 6c. Path edges within the Bush shall be clearly defined to prevent damage to adjacent flora and fauna.
- 6d. Public access to all areas within the Bush, other than paths and picnic areas in the Bush, shall be prohibited except by permission of the Ranger.
- 6e. The shared pedestrian and cycle route within the Grounds, shall be maintained on its existing agreed alignment, but closed to public access during the hours of darkness.
- 6f. Hours of public access to the Bush shall be limited to daylight hours only.
- 6g. The Bush and Grounds will be closed for Trust approved functions and events and, in extreme or adverse weather conditions.

EDUCATION, INTERPRETATION AND RECREATION

Objective

7. OPPORTUNITIES FOR THE PUBLIC TO LEARN ABOUT AND EXPERIENCE THE RICCARTON BUSH PROPERTY / PŪTARINGAMOTU, INCLUDING DUAL CULTURAL VALUES

Policies

- 7a. Interpretation of The Riccarton Bush property / Pūtaringamotu history and dual cultural values shall be provided through a variety of means.
- 7b. The original site of Deans Cottage near Kahu Road shall be identified and interpreted.
- 7c. Interpretation of the Grounds shall be designed to maximise the quality of visitor understanding, enjoyment and support, while at the same time not detracting from the dual heritage values of the Property itself.
- 7d. New name signs for the site shall include the two official languages, will be undertaken over time – Māori and English (in the same font size) – i.e. the Māori name for The Riccarton Bush property is “Pūtaringamotu”.



TOURISM, COMMERCIAL AND OTHER USE

Objective

8. **THE RICCARTON BUSH PROPERTY / PŪTARINGAMOTU IS AN IMPORTANT VISITOR ATTRACTION IN CHRISTCHURCH / ŌTAUHAHI AND THERE IS PUBLIC ACCESS TO AND COMMERCIAL USE OF RICCARTON HOUSE AND DEANS COTTAGE TO APPROPRIATE LEVELS**

Policies

- 8a. The heritage tourism value of Deans Cottage shall be increased by ensuring the surrounding landscape complements and reflects the era in which the Cottage was built. Interpretive material shall be displayed inside the Cottage outlining its history and kept current.
- 8b. Riccarton House shall be continually enhanced and maintained as the historic Deans family home. Selected rooms shall be furnished with character pieces derived from the period the house was built in.
- 8c. Corporate and social functions shall be able to be held in Riccarton House upon application.
- 8d. Surveys of visitor numbers and customer satisfaction shall be conducted regularly. Visitor requirements, including for merchandise purchase, shall be regularly monitored and assessed.

FENCING AND BARRIERS

Objective

- 9. BOUNDARY AND INTERNAL FENCES AND BARRIERS PROVIDE PROTECTION FOR THE RICCARTON PROPERTY, AND ALL USERS WHERE PRACTICALLY POSSIBLE**

Policy

- 9a. All existing fences and barriers on The Riccarton Bush property / Pūtaringamotu shall remain and be regularly maintained so they are fit for purpose and add to the Property's amenity.
- 9b. The predator-proof fence around the Bush shall be kept clear of vegetation and regularly checked to ensure it remains effective as an animal pest barrier.
- 9c. Neighbours shall be regularly consulted on any vegetation on their properties encroaching on or near the predator-proof fence and the necessity for keeping it clear.

LANDSCAPE

Objective

- 10. THE LANDSCAPE CHARACTER OF THE RICCARTON BUSH PROPERTY / PŪTARINGAMOTU IS PROTECTED AND ENHANCED, AND THE SETTING IS COMPATIBLE WITH THE PROPERTY'S HISTORIC CHARACTER**

Policies

- 10a. The Avon River / Ōtākaro margins shall be planted where appropriate with an association of *Carex secta* and *Carex virgata*.
- 10b. The Grounds' gardens shall be regularly inspected to ensure unintended introduced species (weeds) are not becoming established.
- 10c. Garden beds and plants in the grounds shall reflect, wherever possible, the 1910 period or earlier.
- 10d. In general, the conservation policies in Section 5 of the Riccarton House Landscape Conservation Report 2009 shall be taken into consideration for any use, management or development of the Grounds.
- 10e. All landscape work carried out on the ornamental grounds associated with Riccarton House and Deans Cottage shall be in accordance with the 'ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (revised 2010)'⁴.
- 10f. An archaeological authority from Heritage New Zealand shall be obtained before any major modification of ground surfaces or gardened areas is undertaken.
- 10g. Protected (heritage/notable) trees in the Grounds shall be assessed and a report written every three years.

⁴ <http://www.icomos.org.nz/nzcharters.htm>

- 10h. Wherever practicable, trees identified as having a significant historical association with The Riccarton Bush property / Pūtaringamotu shall be replaced with the same species in the same location. In the case of species planted in the earliest periods of the landscape's development, replacement material ideally shall come from stock propagated from the parent tree to ensure that historic genetic material is retained on the Property.
- 10i. Necessary new works or elements, which will enable the Grounds to continue to be used as an historical place for public use and enjoyment shall be discreetly incorporated and not diminish heritage and cultural values nor place built or natural features at risk.
- 10j. New memorial or commemorative plantings shall reflect the existing historic landscape setting and character.
- 10k. New additions to the Grounds, and adjacent or related new construction, shall be undertaken in such a manner that, if removed in the future, heritage values are unimpaired.

BUILDINGS

Objective

- 11. HISTORIC BUILDINGS ARE RESTORED AND MAINTAINED AS NEAR AS PRACTICABLE TO THEIR ORIGINAL CONDITION**

Policies

- 11a. Consider the replication of other historic buildings, including a whare or Godley's cottage, if appropriate.
- 11b. Riccarton House and Deans Cottage shall be kept in a condition that as much as practicably possible reflects the historic period in which they were built.

Comment: Practicably, a degree of flexibility needs to be allowed for so that appropriate contemporary uses and materials or necessary strengthening can be provided for.



Deans
Cottage

PART C

ISSUES

6.0 ISSUES

6 ISSUES

ISSUES ADDRESSED IN THE PLAN

As part of the process of developing the current version of the management plan, a range of issues were listed, analysed and then addressed through amended, added or deleted management policies, as well as through proposed action statements. Due to their resolution in this way, these issues are no longer stated as such and are not considered further in this management plan.

ISSUES STILL IN PLAY

In general terms there are still issues that need consideration. These are listed in no particular order, as follows:

Catering – Riccarton House

What is the future for this? The caterer manages functions at Riccarton House and currently operates a restaurant open to the public at certain times.

Deans Cottage

Matters to be addressed:

- Repair of earthquake damage.
- Potential relocation.

Council Controlled Organisation

As a Council Controlled Organisation there are some issues, particularly around costs, for The Riccarton Bush property to be resolved in regard to:

- Reporting.
- Audit.
- Accounting.

Cycle/path way (for public through-passage)

There is a need for:

- A Memorandum of Understanding (MOU) with the Christchurch City Council on this cycle/path way, which might include maintenance, health and safety, and open hours..
- Monitoring of use.

City Plan zoning

Concerns over:

- Setback in the Living zone from the Bush.
- What the best method in the City Plan is to ensure protection of the Bush.

Property security

Security for:

- The Riccarton Bush.
- Buildings.
- The Grounds

Air quality

Protecting Riccarton House's continued listing in Schedule 9 (Heritage Buildings) of the Canterbury Air Regional Plan to allow open fires and a coal range to operate by:

- Meeting conditions including that the space heating appliance and chimney are original or restored original features of the building.

Farmers Markets

There may be some concerns in respect of:

- Impact on the Property from:
 - Over-crowding.
 - Impact on surfaces such as turf wear.
- Possibly not a use consistent with the heritage character of the Property.
- Parking and access/egress difficulties.

Funding

Funding sources for:

- Maintenance.
- Capital works.
- Insurance.

Plant nursery

Consider:

- Nature and scope.

Replica buildings

What are the opportunities to build replicas of historical buildings? For example:

- Māori whare.
- Deans' first house.
- Godley's house.
- Original farm buildings.

Scout den

What is the future for this beyond the lease to Scouts, which has a Final Expiry Date of 12 November 2023, considering that it is not a use supporting the vision for The Riccarton Bush property? In addition, the site could be used for a replica building as mentioned in the section above.

Vehicle access

The most appropriate provision for:

- Cars.
- Buses.
- Cycles.
- Parking for the above vehicles.

Ranger dwelling

Needing to ensure:

- Repair of earthquake damage

PART D

ACTIONS

7.0 PROPOSED ACTIONS

7 PROPOSED ACTIONS

The following proposed actions will help to achieve the vision. Their potential implementation is subject to prioritisation, funding and being included in a planned annual expenditure programme.

Ranking

Priority ranking = **High** (Action must be done by the end of the next financial year following the financial year the management plan is approved in), Medium (**Med**) (Action ideally should be done, and within one to three years) and **Low** (Discretionary but nice to do action within the next five years)

Table 1 – Proposed Actions

GENERAL CATEGORY	ACTION NUMBER ⁵	ACTION DESCRIPTION	PRIORITY RANKING
ADMINISTRATION	1	Review occupation licences, in particular those of the Scout Den and Farmer's/Artisan's Markets.	High
	2	Develop a marketing and advertising strategy that looks at business engagement, tourist (national and international) interaction and education. Foster links with relevant tourism bodies (for example, Tourism New Zealand), business organisations (for example, Canterbury Employers' Chamber of Commerce) and school/tertiary organisations.	High
	3	Review The Riccarton Bush Trust's insurance covers.	High
	4	Review the Ten Year Financial Plan annually by 1 July.	High
	5	Review/investigate grant and other external funding, and/or "commercial" opportunities to assist with the funding of the Trust's activities.	High

⁵ Reference number – actions not listed in any order of priority.

GENERAL CATEGORY	ACTION NUMBER ⁵	ACTION DESCRIPTION	PRIORITY RANKING
ADMINISTRATION (CONTINUED)	6	The future opportunity for a Ngāi Tūāhuriri Runanga representation on the Board be investigated.	High
	7	Review The Riccarton Bush property security and surveillance needs.	Med
	8	Review The Riccarton Bush property bylaws.	Med
	9	Investigate feasibility of appointing “Friends of Riccarton House and Bush”.	Low
	10	Review the best protection/preservation of the Trust’s records.	Low
NATIVE FLORA (MOSTLY THE BUSH)	11	Prepare a fire protection plan for the Bush.	High
	12	Review the history, status and management of The Riccarton Bush (CCC Asset Waterway)	High
	13	Investigate option to increase irrigation coverage through staged increase of water feed lines and sprinkler heads to double the present capacity.	High
	14	Investigate the prospect for propagation and sale of indigenous plants grown from The Riccarton Bush indigenous forest stock.	Med
	15	Extend the Bush margins toward the north to include a mataī / totara planting.	Low
	16	Review prospect of extending the planted area behind properties from 36 to 48 Rata Street.	Low
	17	Record and monitor existing Ngāi Tahu mahinga kai and taonga species with Ngāi Tahu involvement to ensure protection.	Low
INTRODUCED FLORA	18	Review the weed control programme.	Med
FAUNA	19	Investigate the reintroduction of native fauna to the Bush.	Med
	20	Review the predator control programme.	Med

GENERAL CATEGORY	ACTION NUMBER	ACTION DESCRIPTION	PRIORITY RANKING
RESEARCH AND MONITORING	21	Set up a visitor monitoring programme for the site.	Med
	22	Encourage flora and fauna species monitoring programmes.	Low
ACCESS AND CIRCULATION	23	Review the condition of the walking track system in the Bush.	Low
EDUCATION, INTERPRETATION AND RECREATION	24	Investigate options for providing interpretation facilities for visitors for all aspects of the property (House and Grounds), including the use of technology, and be multi lingual and audio visual. Displays to show the changes to the buildings, grounds and the Bush over the years, including the earthquake story.	High
	25	Consider upgrading and developing the Bush walk so that it becomes a self-guiding interpreted trail. Story lines could be developed that reflect the history and importance of the Bush, relate the Māori and European history of the area and provide specific information on particular forest species.	High
	26	Review the resource material on The Riccarton Bush property for use by schools and tertiary institutions as part of EOTC.	Med
	27	Establish relationships with appropriate groups and school stakeholders (education syllabi) and develop interactive interpretation. This should also be usable by the general public.	High
	28	Investigate the pre-1840 landscape history of the Property and its wider context, together with tangata whenua values associated with this.	Med

GENERAL CATEGORY	ACTION NUMBER	ACTION DESCRIPTION	PRIORITY RANKING
EDUCATION, INTERPRETATION AND RECREATION (CONTINUED)	29	Consult with Ngāi Tahu representatives over: (1) the appropriateness and desirability of reconstructing early Māori buildings to complement the developments involving Deans Cottage and Riccarton House; (2) opportunities for interpretation of Māori values and history in relation to Riccarton Bush.	Med
	30	Investigate the feasibility of the construction of a replica of the original Godley Cottage at or near its original site.	Low
TOURISM, COMMERCIAL AND OTHER USE	31	Consider the development of a changeable themed interpretation room within Riccarton House in conjunction with the museum.	Med
	32	Engage with all aspects of the tourism and business markets through effective marketing and advertising strategy.	Med
LANDSCAPE	33	Review and develop a combined landscape development/concept plan for the Riccarton House grounds and Cottage garden, including a tree succession plan.	High
BUILDINGS	34	Review the options for the Ranger's house, adjacent land and nursery, including repair, upgrading, or replacement. This should also include infrastructure assets i.e. irrigation pump.	High
	35	Create a Deans Cottage conservation plan with a view to the relocation and re-instatement to the original Deans Cottage site.	Med
	36	Review the existing heritage conservation plan for The Riccarton House.	Low

PART E

RESOURCES

8.0 RESOURCES

8 RESOURCES

OVERVIEW/SETTING

The indigenous forest area represents the last living example of the Canterbury Plains alluvial flood plain forest, and retains the kahikatea / hinau / pōkākā association characteristic of that forest.

HISTORY

Māori

Prior to European settlement, Ngāi Tahu, and before them Ngāti Mamoe and Waitaha, maintained both permanent and temporary habitation sites. They gathered natural resources from the network of springs, waterways, swamps, grasslands and lowland podocarp forests that made up the Christchurch area. This included the original forest area that incorporated the present day The Riccarton Bush property and was known by the Māori as Pūtaringamotu (meaning “place of an echo”).

The first settlers

The first attempt at farming on the plains was at Pūtaringamotu. On 12 April 1840 a party arrived at ‘Go-ashore’⁶, comprising five men, two women and one child who had come from Sydney. The party was made up

⁶ The landing place at the mouth of the Avon and Ōpāwa rivers as known by the early European people, the name being the whalers’ pronunciation of the Māori word ‘Kohua’. These early whalers and sealers applied this name for a three-legged iron pot Māori used for cooking their meals. Source: <http://my.christchurchcitylibraries.com/te-kete-wananga-o-kohua/>.

of two groups, one led by James Heriot and the other by Mr. McGillivray. Both were accompanied by farm workers who brought with them rations, seed grain and agricultural implements. Heriot also had a team of bullocks and a dray. After about 18 months the farm was abandoned, probably due to the loss of a ship bringing supplies and more settlers from Australia and to the consequent financial failure of the company that sent the settlers. However the land was worked long enough for at least 15 acres of wheat and 15 acres of potatoes to be harvested and for ploughing to have begun on a further 50 acres. When the Deans arrived in 1843 they found houses, farming utensils and stacks of wheat, which indicates that although the Cottage built by the Deans is probably the oldest remaining building on the plains it is definitely not the first to have been built on the plains.

The Deans family

Brothers John and William Deans arrived in Canterbury from their native Scotland in 1843 at Port Cooper (Lyttelton). They had initially considered settling at Wellington and Nelson but decided on the Canterbury Plains where their family was resident at Riccarton House until 1947. The Deans were the second group of Europeans to come to Canterbury to colonise the area.

On their arrival, the brothers signed an agreement on 3 December 1846 to lease land next to the forested area, the remnant of which is today known as The Riccarton Bush indigenous forest, from the local Māori for twenty one years on which to establish their farmstead. The annual rent of eight pounds was for an area of radius 9.6 kilometres centred on Riccarton House and included what is now Riccarton Road, Clyde Road, Fendalton

Road and Hagley Park. The annual rent day saw a great feast of pigs, potatoes, flour, sugar and rice that lasted for about a week.

Stock and seeds were obtained from Australia, a one-way journey of about 21 days. These and other supplies were brought in a whaleboat over the Sumner bar and up the Avon River as far as the present Barbadoes Street bridge to “The Bricks”⁷. A canoe was then used until a sharp bend in the Avon River near the present Hagley Tennis Club Pavilion in Hagley Park. From there everything had to be carried or wheeled in a barrow, although later a horse and cart were used. The Ngāi Tahu people helped the Deans brothers up the river by canoe and then overland to Pūtaringamotu, which they renamed Riccarton after their native parish in Scotland. The river, known to Ngāi Tahu as “Ōtākaro” was renamed the Avon River after the Ayrshire stream in Scotland on whose banks the brothers had played in their childhood.

After a period of establishment and prosperity disaster struck for the Deans family. In July 1851 William Deans left for Australia to purchase more stock. Off Cape Terawhiti in the Cook Strait the ship named the Maria was wrecked and only two of its company of 28 were saved. William Deans was among those lost. John Deans returned to Scotland to marry, and while crossing the Isthmus of Panama caught a severe chill which left lasting effects. He returned to Canterbury a year later with his young wife Jane but died in 1854, leaving her to bring up their son, also named John, and look after the property. This she did very ably, planting trees and

⁷ So named because the river shallows at this point, and to lighten the boat the bricks for building the chimney of Deans Cottage were unloaded there.

bringing the estate through many hardships. Her book, *Letters to my Grandchildren*, illustrates the hardships encountered by the family in their struggle to establish a foothold on the Canterbury Plains.

The Riccarton Bush

The unique area of lowland podocarp forest that makes up The Riccarton Bush indigenous forest is an important reminder of what this part of Canterbury was like before European settlement, the Bush being the sole surviving remnant of the alluvial flood plain forest that once flourished near Christchurch City and northwards along the coast.



When William and John Deans settled at Pūtaringamotu in 1843, which they renamed Riccarton, the Bush covered 22.4 hectares, having been reduced from a much larger forest by Maori fires. In 1848 the brothers were granted ownership of 400 acres of land, including the Bush, by the New Zealand Company but the timber on one half of the Bush was allotted to the Canterbury Pilgrims, who arrived in 1850, for building purposes and firewood. By mid-1851, in less than two years, more than the half allotted to the Pilgrims had been cleared of standing timber. Other native forest remnants at Papanui, Woodend, Kaiapoi and Rangiora, the last two much larger than The Riccarton Bush, were cleared by axe or deliberate fires by the early 1860s.

Viewed against this background, the preservation of the remainder of The Riccarton Bush by the Deans family was a significant achievement, and one of the first of its kind in the country. After John Deans died in 1854 his young wife Jane assumed responsibility for protecting and managing the Bush according to the brothers' wishes, assisted by co-trustees of family members and prominent citizens, these being the first trustees of The Riccarton Bush. For the next 57 years, until she died in 1911, Jane kept a firm control over the management and destiny of The Riccarton Bush. Around the time of her death there was a growing public concern nationwide about the continued loss of native forest and the need for permanent forest reserves. Two prominent movers for the permanent protection of The Riccarton Bush were the eminent botanist, Leonard Cockayne, and zoologist, Charles Chilton of Canterbury College. Between them, Cockayne and Chilton, supported by other academics and prominent citizens, tried unsuccessfully to persuade the local authorities to purchase

The Riccarton Bush from the Deans family to install as a permanent protected area. When all chances of this happening seemed lost the Deans family, led by John Deans III, generously gifted 6.4 hectares of the Bush to the people of Canterbury. This gift was formalised by the Riccarton Bush Act 1914, which spelt out the conditions of the gift and the incorporation of a Board of Trustees and its membership.

In 1947 the Christchurch City Council purchased from the Deans family the last remaining 1.4 hectares of the Bush, together with Riccarton House, Deans Cottage and the Grounds, bringing the total area of native bush now protected to 7.8 hectares, this being about one third of the area covered in 1843 when the Deans brothers settled there. During the Deans tenure, from 1843 onwards, much kahikatea, totara and mataī was cut from the Bush for housing at Riccarton and Homebush, and fallen branches and stumps were cleared for firewood, resulting in disturbed exposed margins, several large canopy gaps in the Bush interior and a depleted understory and ground layer. From the 1860s these practices were gradually phased out, and to offset the exposure of the Bush and encourage the growth of native species, introduced trees such as oak and ash were planted by the Deans family along the boundaries and in canopy gaps. Although these trees grew well they prevented the recruitment of native plants but did provide some initial shelter.

In 1914, and for many years afterwards, when The Riccarton Bush Board of Trustees assumed permanent responsibility, the Bush was in a very open and dilapidated state. Where trees had been felled for building purposes during the Deans era the associated debris and rapid growth of

smothering climbing plants and aggressive weeds required ongoing attention. Sadly, the Bush was treated like an English woodland. Much of the debris was gathered up and burnt within the Bush, and grassy clearings and the forest floor were regularly mown, causing damage to the surface roots of kahikatea and preventing the recruitment of native plants. The uncommon native climbing rata and white clematis were probably also eliminated by mowing. Another negative practice was the proliferation of walking tracks compacted with hard fill, thereby preventing lateral drainage and causing widespread winter ponding.

A positive outcome was the planting of kahikatea, totara and mataī in areas where these trees had been extracted during the Deans era. Many of these trees have grown well and have flowered for several years. However, the introduction of the North Island lacebark, an aggressive analogue of the exotic sycamore, threatened to take over many canopy gaps at the expense of resident native trees and shrubs. In brief, the first 60 years of the Trust's stewardship could hardly be described as beneficial overall to the restoration of Riccarton Bush. Fortunately, this situation was not irreversible.

From 1973 onwards the Trust Board adopted a fresh approach to the management of the Bush in an effort to turn around the unnatural effects of the previous 'woodland' treatment. Initially the following actions were implemented: the legal boundary was re-surveyed and secured by new fencing, and private gates and walking tracks were eliminated; litter gathering/burning and mowing within the Bush were stopped; unnecessary tracks were closed off, broken up and the ground allowed to recover; a

nursery was established on site to raise plants from seed sourced from the Bush for 'nurse' planting in cleared areas; detailed soil and groundwater surveys were completed to guide management; a consistent approach to the control of weed and animal pests was adopted; and the progressive removal of exotic trees from the Bush boundary was begun, with the cleared areas planted with fast growing understory species raised in the nursery.

Later initiatives included the progressive removal of the North Island lacebark; the establishment of photo points and permanent plots to monitor the changes that ensue; the installation of an artesian bore and dual irrigation/fire protection system; and the erection of a predator-proof fence around the Bush boundary, generously sponsored by the Gamma Foundation.

Collectively, these practices have resulted in a significant increase in the recruitment of native woody and herbaceous plants, ferns and bryophytes, and a rapid recovery of the understory and ground layer; a steady build-up of forest floor litter; raised levels of humidity and soil moisture during dry spells; the gradual displacement of exotic species; the virtual elimination of animal pests; and a notable increase in visiting and nesting birds, both native and introduced. Compared to its previous open 'woodland' condition, the Bush now has a continuous cover of vigorous native plants and in places is quite impenetrable. Over the last 40 years of the Trustees stewardship, The Riccarton Bush has demonstrated the remarkable resilience of small forest remnants and their inherent capacity to respond to sensible management practices. Having said that, it is well to remember

that The Riccarton Bush is a small, albeit priceless remnant, forever isolated from natural processes met with in large tracts of similar forests elsewhere. It is a managed forest and will continue to depend on sound practices put in place to enable it to maintain and enhance its present near-natural state.

Future initiatives are proposed; in particular, the maintenance of a continued canopy dominance of the iconic kahikatea.

Figure 1 on the next page shows the extent of the indigenous forest area in 1849, based on an original plan of the Deans farm of 400 acres, buildings and Riccarton Bush, drawn by Charles Torlesse, dated 22 August 1849 and signed by Captain Joseph Thomas, Principal Surveyor.

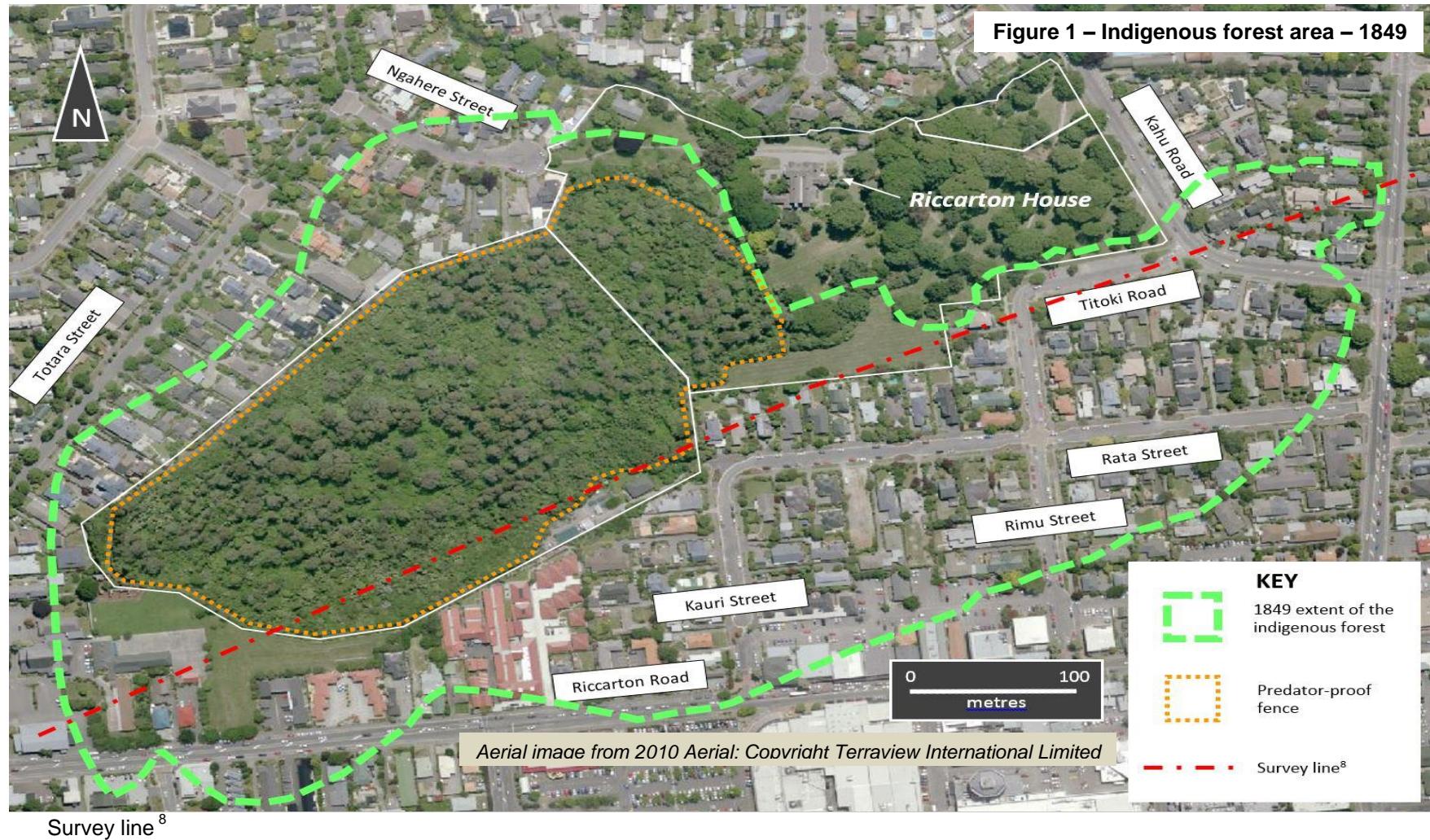
By agreement, the timber to the right of the survey line shown in Figure 1 became the property of the New Zealand Company and was subsequently allotted to the Canterbury Pilgrims for their use. This timber was quickly felled for building purposes and firewood.

The traditional Māori economy was one of fishing, catching birds and gathering food. Pūtaringamotu was one of the many kainga (villages) in the Christchurch area and the whole region had been occupied by the Māori because of an abundant food supply. Systematic methods of using the mahinga kai (food working places) had been developed by the Māori using appropriate techniques for obtaining food while at the same time conserving the resource. A social system was developed to do the work and each whanau (family) had its allotted rights and duties. Thus, Ngāi

Tahu at Pūtaringamotu would have specialised in the products from the local forest as well as participating in birding and fishing further afield. Wood pigeons were abundant, as were a variety of ducks, quail, eels and flounder.



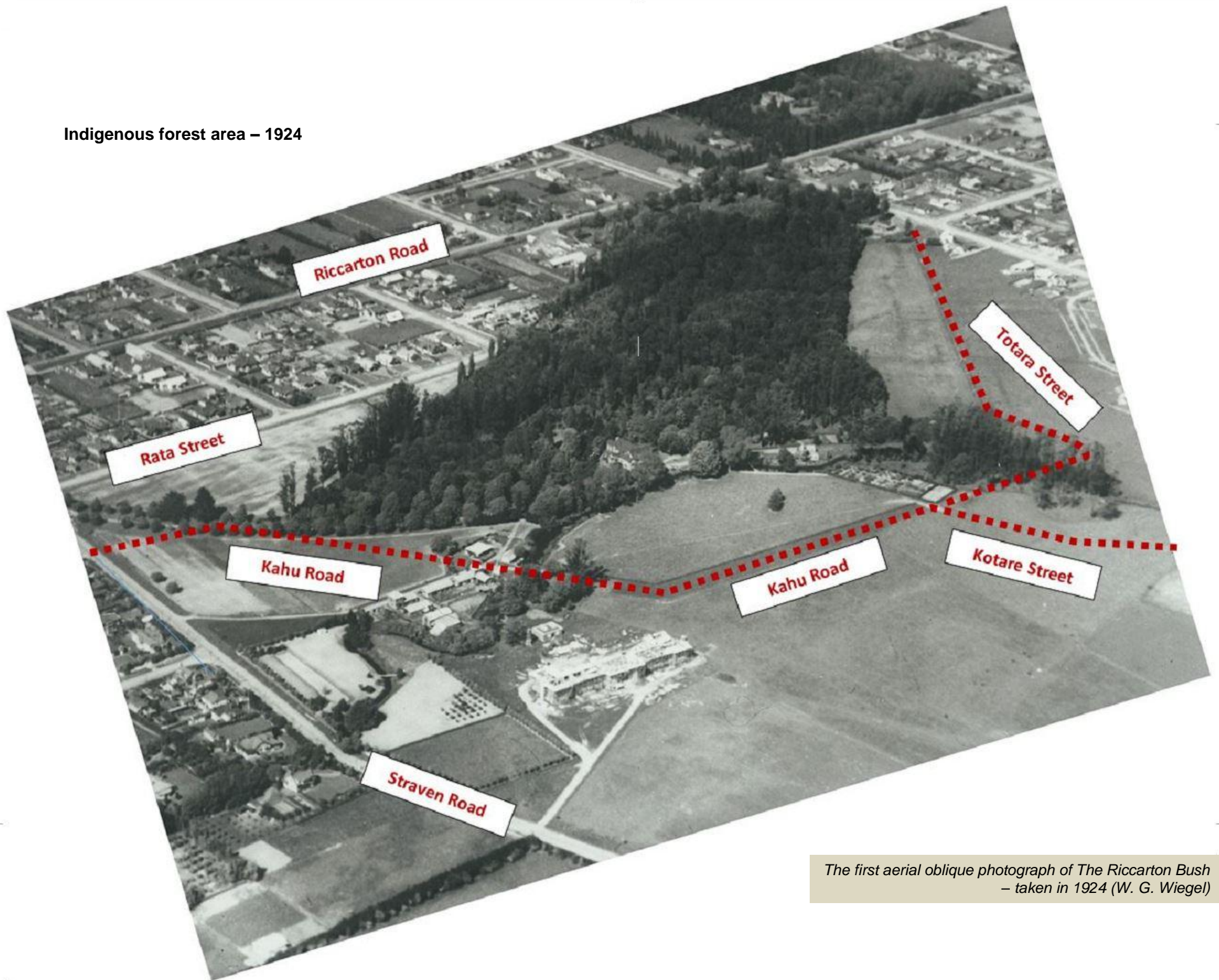
Grey Warbler (image provided by Rob Dally on 20 August 2015)



⁸ By agreement, the timber to the right of the survey line shown in Figure 1 became the property of the New Zealand Company and was subsequently

allotted to the Canterbury Pilgrims for their use. This timber was quickly felled for building purposes and firewood.

Indigenous forest area – 1924



*The first aerial oblique photograph of The Riccarton Bush
– taken in 1924 (W. G. Wiegel)*

Gifting of the land and resources

The greater portion of the present day The Riccarton Bush property, constituting largely The Riccarton Bush indigenous forest, was gifted by the Deans family to the people of Canterbury in 1914 under the following conditions (from the Preamble, Riccarton Bush Act 1914):

1. That the said property shall be named "The Riccarton Bush," and shall be used and kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand.
2. That the said land shall be vested in and controlled by a Board of five members, two of whom shall be nominated by the City Council of Christchurch, two by the members of the family of the said John Deans, and one by the Philosophical Institute of Canterbury.
3. That entrance shall be free to the public at such hours and subject to such restrictions and regulations as may from time to time be appointed and made by such Board.
4. That, for or towards the expenses of the maintenance and upkeep of the said Riccarton Bush, the City of Christchurch shall provide out of its general funds annually a sum of at least [two hundred dollars⁹].

⁹ Reference to "two hundred dollars" substituted for reference to "one hundred pounds" on 10 July 1967 by Decimal Currency Act 1964.

5. That the said City Council of Christchurch shall promote such legislation as shall be requisite to incorporate such Board as a body corporate with perpetual succession and a common seal.

Further acquisition and vesting

In 1947 a further area of 5.26 hectares, including Riccarton House, was purchased for 16,500 pounds, with this financed by the City Council and surrounding local bodies. Legislation was passed vesting this new area in the Riccarton Bush Board of Trustees, membership of which was increased to nine with the addition of representatives from the then Riccarton Borough Council and the Waimairi, Heathcote and Paparua County Councils.

Post local government reorganisation in 1989, the Christchurch City Council nomination became six.

The property at 30 Kahu Road (the original site of Deans Cottage) has historically been linked to The Riccarton Bush property. It was purchased by the Riccarton Bush Trust in 1975 for the sum of \$90,000. This land was transferred to the Waimairi County Council's administration but then was again vested in the Trust by the Riccarton Bush Amendment Act 2012.

Deans Cottage

Deans Cottage, which is among the first buildings to be built on the Canterbury Plains, was completed in May 1843. An earlier cottage built by the Deans was later demolished, although it survived well into the twentieth century. This initial 'cottage' (it was more like a barn) is commemorated by a plaque and oak tree planted by Jane Deans near the

Kahu Road bridge. Nails were not used in constructing the first cottage as these were left in Wellington. Instead a system of interlocking pegs was used. The present location of Deans Cottage on the lawn near the main house is its third resting place.

The Cottage was originally built close to the Avon River near the Kahu Road bridge. In 1950 it was relocated to a site 170 metres upstream to a site near the Scout Den, commemorating the first 100 years of settlement in Canterbury. The Rotary Club of Riccarton restored it on this site and it was later moved to its present position adjacent to the Bush entrance.

The Cottage is a two storey building, although the top storey is boarded off and not currently available for viewing. The interior is of dark brown native timber. On entry, there are two rooms on the left. The front one is a furnished bedroom closed off for viewing by glass panels. On the right is the living room, with fireplace, table and chairs, writing desk and kitchen equipment. In the far left room is some documentation showing the initial extent of the Deans estate and some illustrations that graphically describe the original conditions on arrival at The Riccarton Bush property, and furnishings are currently on loan from the Canterbury Museum. The walls inside one cupboard upstairs (blocked off from view) are papered with early editions of "The Press", which advertise Cobb & Co. coaches, magazines of the day and other items now obsolete. In 1901 the original electricity was obtained from a water wheel in the Avon River in what is now the Boys' High School grounds.

The cottage is listed by Heritage New Zealand Pouhere Taonga as a Category 1 Historic Place, which means it is a historic places of special or outstanding historical or cultural significance or value.

Riccarton House¹⁰

Riccarton House is testimony to the fortitude of John Deans' wife, Jane, who commissioned the first and second stages of this house. Jane ensured the continuation of the Deans' settlement in Canterbury after the untimely death of her husband.

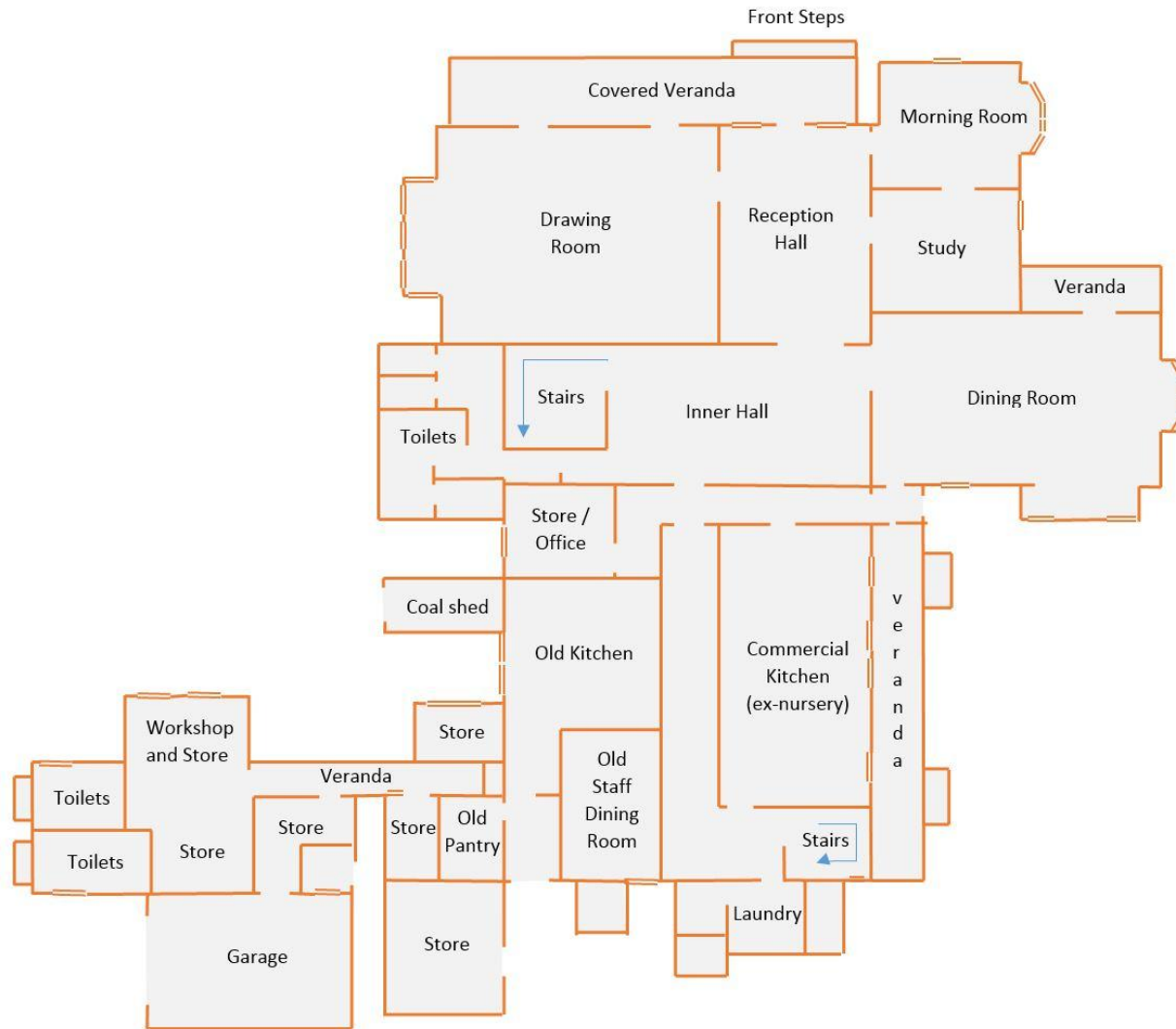
In 1856 Jane commissioned the first section of Riccarton House to be built by James Johnson at a cost of 560 pounds. The two storey section (four rooms) of the House remains as part of the east wing of the present structure. In 1874 a second section was built, and in 1900 a substantial addition designed by the architectural firm of England Brothers was added to accommodate the growing family of John Deans II and his wife, Catherine.

A restoration and conservation programme of Riccarton House had been undertaken by The Riccarton Bush Trust prior to the 2010-2011 Canterbury earthquake sequence. The House is open to the public and used as a functions and meetings venue. The area in front of the House is used for the Christchurch Farmers' Market.

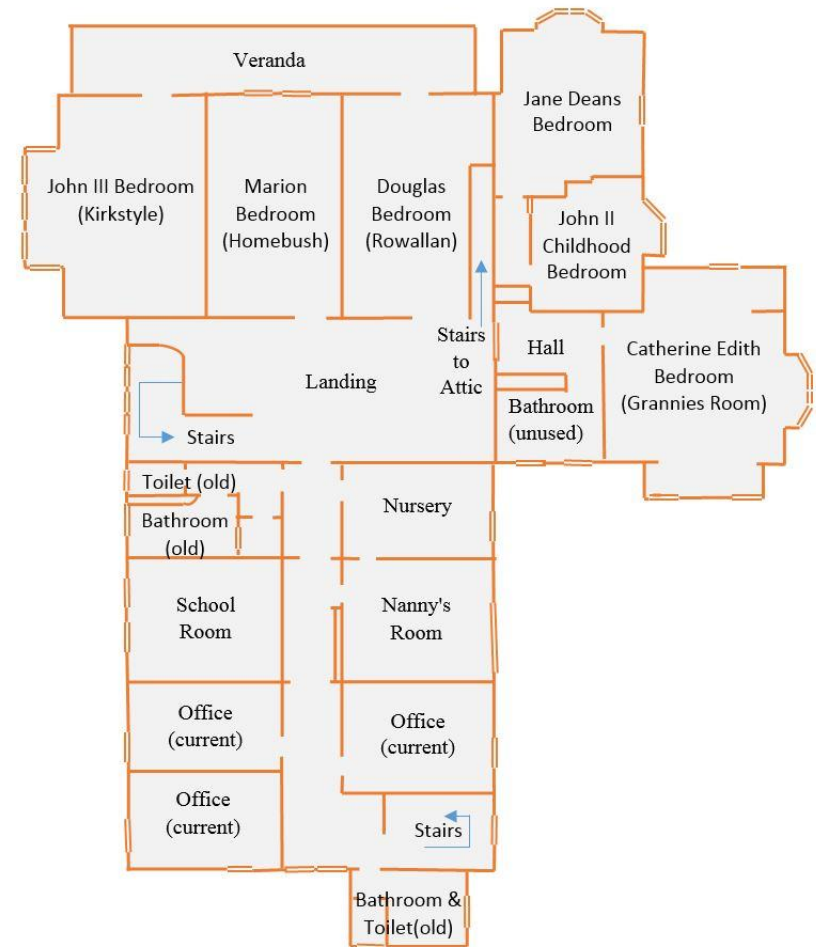
See Figure 2 on the next page for a present day floor plan.

¹⁰ Information sourced:
<http://my.christchurchcitylibraries.com/riccarton-bush/>.

Figure 2 – Riccarton House floor plan – ground floor



– second floor



The earthquakes of 2010 and 2011

The seven brick chimneys were deconstructed down to first floor ceiling height following significant damage as a result of the 4 September 2010 earthquake. Riccarton House was closed to the public following the February 2011 earthquake due to damage received. However, a grant of more than \$128,000 from the Christchurch Earthquake Appeal Trust, together with an insurance payment, meant it was possible to start in October 2012 a \$2 million project to repair, strengthen and renovate the historic property, this work being completed mid-2014.

Deans Cottage received some damage, mainly to the stone chimney at its northern end. Other than the need to secure the chimney, this did not mean the cottage had to be closed to the public and it has remained open till now, although repairs have yet to be done.

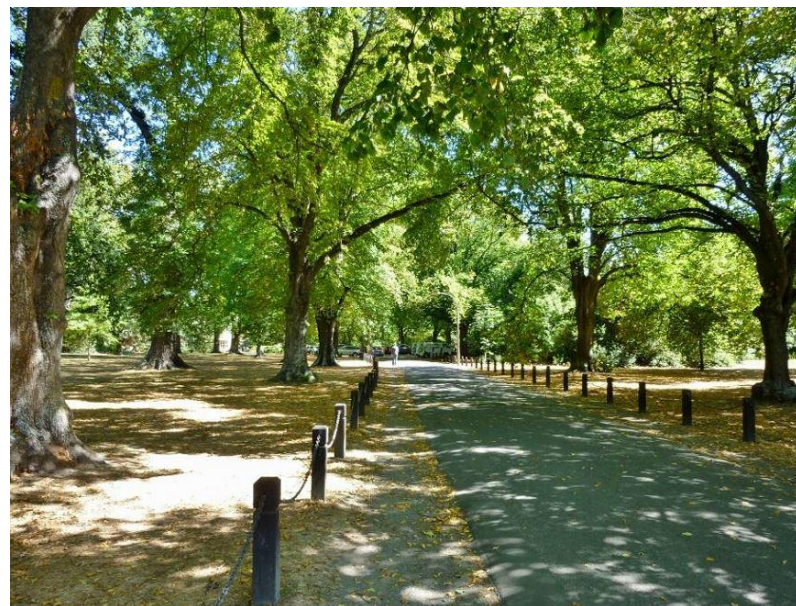
LOCATION, ACCESS AND PARKING

The Riccarton Bush property ("the Property") is situated in the Riccarton Ward and is approximately 3.25 kilometres west of Cathedral Square. It is bordered to the north by the Avon River / Ōtākaro, to the east by Rimu Street, Titoki Street and Kahu Road, and to the south and west by residential housing. Directly across Kahu Road to the north and north-east is Christchurch Boys' High School, while St Theresa's Catholic Primary School makes up part of the southern boundary.

Access points to the Property are at Ngahere Street and Kahu Road, the latter being the sole vehicular access. The driveway off Kahu Road is

asphalt sealed and widens into a gravelled vehicle parking area and then continues on to a gravelled gathering area in front of the Riccarton House. Parallel to this driveway where it passes in front of Riccarton House is a cycle/pedestrian pathway that continues on past Deans Cottage to the Ngahere Street entrance.

The main entranceway off Kahu Road leads up a driveway bordered by an avenue of large deciduous trees, mostly Limes (*Tilia sp.*). There is a spacious open area to the south of the driveway that has several mature specimen trees including *Abies* (Fir), *Cedrus* (Cedar) and *Sequoiadendron* (Wellingtonia) species. An oak tree planted by Jane Deans in 1897 to mark the site of the first building on the Canterbury Plains is located just off Kahu Road.



Driveway
off Kahu
Road

PURPOSES OF THE RICCARTON BUSH PROPERTY

The Riccarton Bush property has assets and features of special value, including:

- The sole remaining remnant of Canterbury's kahikatea floodplain forest, and with the oldest trees in Christchurch.
- One of the largest, if not the largest, heritage houses (Riccarton House) in Christchurch, built in the Victorian/Edwardian era/style, and homestead of the estate of one of the first settler families of the Canterbury Plains.
- Containing one of the first buildings to be built on the Canterbury Plains (Deans Cottage).
- Established heritage English style landscaped grounds.
- Free, and encouraged, public access.
- Close to the centre of the City (only 3.5 kilometres away).
- An area known to Māori as Pūtaringamotu ("the place of an echo") and traditionally important to them as one of the pre-European sources of food in the Christchurch area.



Entrance pathway off Ngahere Street

Land Tenure/Legal Status/Area

The Riccarton Bush property (the Riccarton property) is made up of the following land areas:

Table 2 – Land Parcel Legal Descriptions / Areas

Legal Description	Certificate of title	Area (ha)
Lot 1 DP 44967	295/40	6.3686
Lot 1 DP 14082	636/65	5.0788
Lot 1 DP 13688	511172	0.3339
		11.7813

This land is held pursuant to the Riccarton Bush Act 1914.

Constitution of the Trust (Board of Trustees)

Adapted from section 5 of the Riccarton Bush Amendment Act 1947 / 2012

1. The Christchurch City Council must appoint five members, as follows:
 - (a) Three members must be persons whom the Council decides to appoint;
 - (b) Two members must be elected members of a community board, as defined in Section 5 of the Local Government Act 2002, for either of the following communities:
 - (i) the community in which the Riccarton Bush is situated; or

- (ii) a community immediately adjacent to that in which the Riccarton Bush is situated.

2. The family of John Deans must appoint two members by nominating them under Section 9 of the Riccarton Bush Act 1914.
3. The Royal Society of New Zealand Canterbury Branch Incorporated¹¹ must appoint one member.
4. The Board (of The Riccarton Bush Trustees) may appoint one member.

Powers of the Trust (Board of Trustees)

As set out in Section 19 of the Riccarton Bush Amendment Act 1947, powers of the [Trust] include the following things (adjusted from the Act for the purposes of this plan):

- (a) Lay out, enclose and plant The Riccarton Bush property ("Riccarton property") or any part thereof in such manner as the [Trust] thinks fit, and prohibit the public from entering or encroaching on any such enclosed or planted part.
- (b) From time to time set apart any part of the Riccarton property for any specific purpose of public amusement or recreation and permit

¹¹ This was previously the Philosophical Institute of Canterbury, which began in 1862. The Institute became a constituent of the Royal Society of New Zealand in 1867 and was incorporated in its own right as a Branch of the Royal Society of New Zealand in 2002.

the use thereof upon such terms and conditions as the [Trust] thinks fit, and annul any such setting-apart.

- (c) Erect or authorize any person, body or society (incorporated or not) to erect on any portion or portions of the Riccarton property buildings for ornamental purposes, or stands or pavilions or gymnasias or other buildings necessary for the full use of the Riccarton property for the purposes for which it is set apart, on such terms as to plans, size, situation, custody and otherwise in all respects as the [Trust] determines, and fix charges for the use of and generally regulate admission to any such building.
- (d) Prescribe the games which may be played on the Riccarton property or any part thereof, and regulate the use of the Riccarton property for such games, and prohibit altogether the playing of any particular game therein.
- (e) Prohibit persons from carrying on any trade, business, or occupation within the Riccarton property unless licensed by the {Trust}, and fix fees to be paid in respect of such licences.
- (f) Cause such parts of the Riccarton property to be laid out for carriage-ways and such parts thereof for footways as the [Trust] thinks proper.
- (g) From time to time make, stop up, divert, widen or alter any bridges, ways or watercourses in, upon, through, across or over

any part of the Riccarton property, subject to the payment of compensation for damage thereby to adjacent lands.

- (h) Appoint such officers and servants as may be deemed necessary, at such salaries or other remuneration as the [Trust] thinks fit, and may define their duties and functions.
- (i) Do any other thing which may be requisite for the proper and beneficial management and administration of the Riccarton property or any part thereof.



City Plan Zones

The Riccarton Bush property (the Riccarton property) is zoned in the Christchurch City Plan as Conservation 1 (Natural, ecological and scenic parks).

Extract from the Christchurch City Plan¹²:

Volume 3 : Part 5 Conservation Zones : 1.2 Conservation 1 (Natural, ecological and scenic parks) Zone

1.2 Conservation 1 (Natural, ecological and scenic parks) Zone 14 November 2005

Zone description and purpose

Areas in the Conservation 1 Zone include habitats for birds, fish and invertebrate species. These areas also have significant scientific, educational, recreational and landscape values. In addition, a large number of these sites are important areas for tangata whenua, both in the past and present. Covering a large proportion of the zone are sites which have been specifically identified for their ecological heritage value and which are listed in Part 4, Appendix 2. As vegetation and habitat remnants of pre-human Christchurch, these areas are important resources which maintain and enhance the city's identity and character.

The importance of these areas for passive and generally informal recreation is becoming more appreciated, and management of these sites must take into account the impacts of human activities on fragile ecological systems. Some sites may contain facilities associated with education, research, ecotourism, recreation or associated uses.

¹² At the time of approval of The Riccarton Bush Management Plan the Christchurch City Plan is the operative plan for Christchurch. The new Christchurch District Plan, with new zones that The Riccarton Bush property will sit in and be surrounded by, is expected to be completed in 2016.

Environmental results anticipated

- (a) Control of development and impacts of public use in this zone environment, in a manner which ensures its character remains substantially unchanged.
- (b) The conservation and enhancement of ecological, scientific, landscape, botanical, cultural, heritage, and functional values of land in this zone.
- (c) The maintenance and enhancement of the City's identity and character, by providing representation of important natural and heritage values.
- (d) Protection and enhancement of ecological heritage sites identified within the zone.

Formalised Occupation

The following gives an overview of the formalised occupations/uses that are in place through written legal agreements between the Trust and the occupiers/formal users of the Riccarton property.

Leases

The Scout Association of New Zealand leases an area of land by the Avon River near the Ngahere Street entrance to the Property for the Permitted Use of Scout Den for the Riccarton Scouts. The current term of this lease ends on 12 November 2018. There is a right of renewal of this lease for a further term of five years if all the terms outlined in the lease agreement have been met. The Final Expiry Date is 12 November 2023.

A caterer is licensed to run a restaurant in part of Riccarton House. On Saturdays, the grounds are home to the Christchurch Farmers Market.

Guided heritage tours of Riccarton House and guided walks in the Bush are able to be purchased.

Casual use (informal, passive and active)

Walking through and resting in the Grounds and in the Bush. Cycling along the dedicated cycle/walk-way between Kahu Road and Ngahere Street.

More continuous use

Scottish Society, Players.

ECOLOGICAL VALUES

Flora

The Riccarton Bush indigenous forest is of scientific, ecological, educational and historical value for five main reasons:

1. It is the sole local survivor of the pre-Polynesian Canterbury alluvial floodplain podocarp forest that once stretched discontinuously from north of Christchurch almost to Timaru.
2. It contains the oldest trees in the Christchurch area with some estimated to be up to 600 plus years old.
3. Its ecology is unique in Canterbury due to the kahikatea/pōkākā/hinau combination.

4. It provides a site where soils, and the vegetation that helped to produce them, can be studied.
5. It has very high educational value for high school and tertiary student studies, particularly as a site where regeneration techniques in the Christchurch area can be studied.

In spite of its importance the Bush deteriorated significantly over a period of 130 years preceding 1975, when a new management system was implemented. The Bush has been regenerating strongly since then and by 1990 was starting to regain a 'natural' appearance, especially with respect to the ground flora. However, the 130 years of drainage and weed intrusion before 1975 took their toll and the Bush as we see it today is a highly modified version of the original pre-European forest.

The Riccarton Bush is identified in the Christchurch City Plan as an ecological heritage site (EHS 12.01), which is described with a vegetation type of Kahikatea semi-swamp forest.

Fauna

Mammals and reptiles

Riccarton Bush and its original inhabitants have changed during the last thousand years. Among these changes has been the introduction of alien species of animals. Some of these, such as the European hare, came and went leaving only subtle or indiscernible traces on the present ecosystem. Others, such as the omnivorous Polynesian rat (kiore), feral dog and

domestic stock possibly gained access at one time but there is no evidence of their presence or likely impact.

The possum population numbered at least 65 in 1976. Since then possums have been controlled by the predator-proof fence. Possums are a potential threat to many native plants and birdlife.

There had been a small population of rabbits established near Deans Cottage but these probably had no effect on the Bush.

Ship rat and Norway rat frequent the Bush at various times. Ship rats are more at home in the forest, being able to climb well. Bird fledglings, eggs and native insects are particularly vulnerable to rats, especially in isolated forest 'islands' such as Riccarton Bush. Mice are probably the most common rodent in the Bush.

Both domestic and feral cats frequented the Bush before the installation of the predator-proof fence. The feral cat population was then probably not self-sustaining but maintained by abandoned pets. Cats, both domestic and feral, are a major threat to birds in the Bush but by themselves are unlikely to change the kinds of birds now present, those species that were vulnerable having been eliminated long ago.

The only reptile known to be present in recent times has been the common bush gecko. A colony living in an old, dying kahikatea tree had to be forcibly evacuated to other trees when their tree collapsed. They have not been seen since.

This is the only representative of the original native vertebrate fauna, other than birds, to have survived.

No other introduced mammal now in New Zealand seems capable of an entrance and maintaining a permanent presence in the Bush against human wishes.

It might be possible with suitable management, such as predator control, to reintroduce some desirable native vertebrates, such as birds, lizards or even bats. In recent times a small number of giant native weta and 208 Canterbury gecko have introduced to the Bush.

Birdlife

Introduced birds, including hedge sparrow, thrush, blackbird and starling, use the Bush frequently for nesting and as a source of food. In addition, there are small resident populations of the native fantail and grey warbler, as well as the migrant white-eye. Wood pigeons established in the Christchurch Botanic Gardens and bellbirds are regular visitors at most times of the year, especially when the kahikatea is in fruit. They may now be nesting in the Bush. During John Deans' early days the Bush was full of kaka and robins, and wood pigeons were plentiful. The surrounding country abounded in native waterfowl, quail and bittern. Most disappeared from these places in the first decade of settlement.

Invertebrates

Moths – Riccarton Bush has played an important part in the history of entomology in New Zealand, with many famous entomologists studying the insects and spiders found there. The order of Lepidoptera has been well studied; of the families found in New Zealand, 70 per cent have been collected in the Bush.

The majority of families that make up the order of Lepidoptera are moths. In addition to these the Bush also supports a relatively rich and diverse fauna of other insects, such as scale insects, mites, spiders, and those from other groups.

TANGATA WHENUA VALUES¹³

Our last remnant stand of swamp dwelling kahikatea, Pūtaringamotu is the Māori name for the area now known as Riccarton Bush.

Pūtaringamotu was the site of one of the many kāika (settlements) that Māori established in the maze of swamps, waterways and lagoons lying between Waihora (Lake Ellesmere) and the Waimakariri River.

Pūtaringamotu means either the place of an echo or the severed ear. The latter is a metaphoric expression referring to 'bush isolated from the rest'. This is in reference to the great fire that swept across Ngā Pākihi

¹³ Information sourced and adapted from the Christchurch City Libraries website and specifically from <http://my.christchurchcitylibraries.com/ti-kouka-whenua/putaringamotu/>.

Whakatekateka o Waitaha (the Canterbury Plains) during the moa hunter period, leaving behind this bush remnant.

Local Māori also believed that, at a certain place in the forest, those trained and skilled in the practice could hear the sound of people approaching on the trails through the surrounding swamp by putting an ear to the ground, hence the name ‘place of an echo.’

Kaimahi (workers) from Kaiapoi worked the wetlands that once existed in this area and Pūtaringamotu was often visited by Ngāi Tahu tohunga.

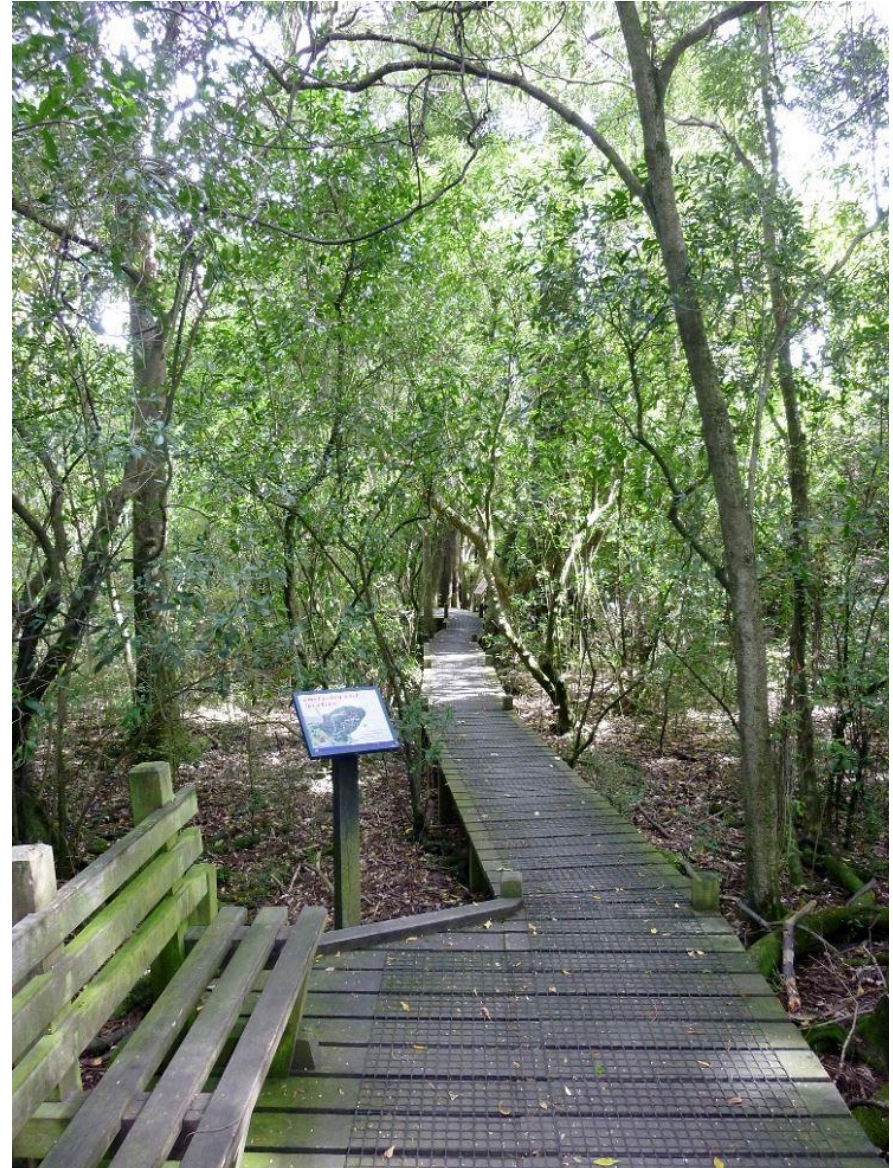
When Europeans began arriving in the early 1800s Pūtaringamotu was occupied by the Ngai Tūāhuriri, a sub-tribe of Ngāi Tahu, who were spread throughout the South Island.

There were two pā sites in the area at this time, one near the site of the present day Bush Inn and the other further towards the Burnside area.

Pūtaringamotu is the city’s oldest treasure. The only other similar remnant of bush was located at Papanui on the present day Sawyers Arms Road in the north-west of the city. That bush was completely milled in the 1850s.

The erection of a predator-free fence around Pūtaringamotu is testament to the continuing importance of this bush remnant to the City. This fence protects native birds and insects and provides a safe environment for them to live in.

Within The Riccarton Bush



FACILITIES

Track system

There is a series of signposted tracks running through the Bush itself, providing walks of varying lengths for visitors.

The main track is a 40 minute walk starting from Riccarton House. The walk goes through dense stands of kahikatea and cabbage trees, while on the forest floor bush rice grass and various ferns mingle with seedlings and young climbers. The visitor notices that areas of the Bush remain unaltered from their original state, whereas in other places the Bush has been disturbed but is now vigorously regenerating.

The nature trail is a shorter track. After forking a short distance into the Bush the track dips in and out of dappled shade and forest clearings, where there is opportunity to stop and enjoy the bird and plant life. The pleasant stroll features many of the common tree species, including kahikatea, totara, manatu, karamu, mahoe and kowhai. Cabbage trees line the path and, in some places, pahuehue, kohia and native jasmine hang in thick cascades over the track. The nature trail leads back to Riccarton House via an inner loop.

The direction taken since the mid-seventies has been to discourage unnecessary off-track use of the Bush, seek a reduction in the number of tracks and achieve a higher standard of track surface for those retained. In recent years, this reduction in length of track has allowed regeneration to occur in the central region of the Bush. This has taken the pressure off

germination of replacement plants by reducing the amount of trampling that occurred when off-track use was more prevalent. Ceasing to mow grassed areas in the forest has also discouraged people from moving off tracks in an attempt to find a sunny glade to rest in or view from.



The Riccarton Bush entrance / exit

Predator-proof fence

This was erected in 2004, primarily funded by the Gama Foundation, a Christchurch charitable trust. As a consequence, all possums, rats and cats have now been removed from the Bush.

PART F

REFERENCES

9.0 PLANNING FRAMEWORK

10.0 SELECTED FURTHER READING

9 PLANNING FRAMEWORK

This management plan has been prepared with reference to other key documents, including those listed below, and seeks to address the different parts/uses of The Riccarton Bush property ("Riccarton property") in an integrated manner. The plan addresses key issues and highlights the purpose for which the Riccarton property exists and was gifted to the people of Canterbury. In moving forward, the management policies and proposed actions will guide the future development and use of the Riccarton property.

RELEVANT DOCUMENTS

- Riccarton Bush Act 1914 (consolidated with amendment acts in 1947 and 2012)
- Christchurch City Plan
- ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (revised 2010)
- Riccarton House Landscape Conservation Report 2009



The Reception Hall – ground floor, Riccarton House



Riccarton House – NW corner

10 SELECTED FURTHER READING

Beaumont, Louise (2009). *Riccarton House Landscape Conservation Report*. Christchurch City Council, Christchurch, New Zealand.

Chilton, Chas. (Ed.) (1924). *Riccarton Bush: A remnant of the Kahikatea swamp forest formerly existing in the neighbourhood of Christchurch, New Zealand*. The Canterbury Publishing Co., Ltd., Christchurch
(<http://christchurchcitylibraries.com/Heritage/Publications/RiccartonBush/>)

Deans, Jane (1889). *Canterbury past and present*. New Zealand Country Journal 6 (6): 38 1-392.

“*Letters To My Grandchildren*”. By Jane Deans, Riccarton, 16th December, 1885.

Doody, Brendan J. (2008). *Riccarton Bush and the natural and social realities of native trees in Christchurch, New Zealand*. A thesis submitted in partial fulfilment of the requirements for the Degree of Master of Applied Science at Lincoln University.

Molloy, Brian (ed.) (1995). *Riccarton Bush / Putaringamotu: Natural history and management*. Christchurch, Riccarton Bush Trust. 330 pp.

Ogilvie, Gordon (1966). *Pioneers of the Plains: The Deans of Canterbury*. Shoal Bay Press, Christchurch, New Zealand.



Riccarton Bush old trees