

Notice of Meeting:

I hereby give notice that an ordinary meeting of the Consultation Hearings will be held on:

Date: Tuesday 17 February 2026
Time: 9.30 am
Venue: Council Chambers, Dunedin Public Art Gallery, The Octagon,
Dunedin

Sandy Graham
Chief Executive Officer

Hearings Committee - Bylaws and Policies**Draft Logan Park Management Plan****PUBLIC AGENDA**

MEMBERSHIP

Chairperson	Cr Steve Walker	
Members	Hoani Langsbury	Cr Mickey Treadwell
Senior Officer	Heath Ellis (Group Manager, Parks and Recreation)	
Governance Support Officer	Wendy Collard	

Wendy Collard
Governance Support Officer

Telephone: 03 477 4000
governance.support@dcc.govt.nz
www.dunedin.govt.nz

Note: Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.

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1 KARAKIA TIMATANGA

THE MEETING WILL OPEN WITH A KARAKIA TIMATANGA.

2 APOLOGIES

At the close of the agenda no apologies had been received.

3 CONFIRMATION OF AGENDA

Note: Any additions must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

DECLARATION OF INTEREST

EXECUTIVE SUMMARY

1. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative or independent member and any private or other external interest they might have.
2. Elected and Independent members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.

RECOMMENDATIONS

That the Committee:

- a) **Notes/Amends** if necessary the Elected or Independent Members' Interest Register attached as Attachment A; and
- b) **Confirms/Amends** the proposed management plan for Elected or Independent Members' Interests.

Attachments

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Hearings Committee (Logan Park Management Plan) Register of Interest 27 January 2026				
Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
Cr Micky Treadwell	Director	Atawhai Interactive Tapui Ltd	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Contractor	Otago Polytechnic	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Co-owner	Residential Property	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Green Party of Aotearoa	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Otaru Sister City Society (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Ice Sports Dunedin Incorporated (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Ōtepoti Dunedin Live Music Advisory Panel (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Te Ao Tūroa Partnership (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Peninsula Community Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Cr Steve Walker	Trustee	Dunedin Wildlife Hospital Trust	Potential grants recipient	Withdraw from discussion and leave the table. If the meeting is in public excluded leave the room. Seek advice prior to the meeting.
	Member	Orokonui Ecosanctuary	Potential grants recipient	Withdraw from discussion and leave the table. If the meeting is in public excluded leave the room. Seek advice prior to the meeting.
	Member	New Zealand Labour Party	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Residential Property - Dunedin	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Various publicly listed companies	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	NZ Sea Lion Trust	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Justice of the Peace		No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Predator Free Dunedin	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Edinburgh Sister City Society (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Heritage Fund (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Art Gallery Acquisitions Committee (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Hereweka Harbour Cone Trust (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	NZ Masters Games Trust Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Regional Transport Committee (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Member	Ōtepoti Dunedin Live Music Advisory Panel	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Predator Free Dunedin (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Hoani Langsbury	Manager	Otago Peninsula Trust	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Trustee	Yellow-eyed Penguin Trust	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Trustee	Otago Peninsula Biodiversity Group	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	External Issues Komiti	Te Runanga o Otakou	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	TBA	Te Runanga o Otakou-Tangata Tiaki	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Otakou Alternate	Te Runanga o Ngai Tahu	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Member	DoC Te Roopu Kaitiaki	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Committee Member	Ariki Athletics Club	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Member	Port Otago Technical Committee	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	RMA Commissioner	Environment Canterbury	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Trustee	Predator Free Dunedin	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Chairperson	Peninsula Biodiversity Trust	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Trustee	Wild Dunedin	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Member	Technical Advisory Group to the New Zealand Battery Project	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	OPCB representative	Wellers Rock and Wellers Jetty project	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Panel Member	Dunedin Hospital Build	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Committee Member	ORC Regional Leadership Committe	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Member	Site Led Committee - Otago Regional Council	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Member	Future Development Strategy Hearing Panel	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Independent Commissioner	DCC Reserve Management Plans		Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.
	Member	Otepoti Dunedin Destination Plan Advisory Group	No conflict identified.	Withdraw from discussion and leave the table if a conflict of interest is identified. Seek advice on actual or potential conflicts of interest prior to the meeting.

PART A REPORTS

SPEAKING SCHEDULE

Department: Civic

EXECUTIVE SUMMARY

- 1 The purpose of this report is to provide the Hearings Committee with a schedule of submitters wishing to present their views, in person, on the Draft Logan Park Management Plan.
- 2 The speaking schedule is attached (Attachment A). Please note as there may be changes to the schedule, an updated one will be supplied at the meeting.
- 3 As this is an administrative report the Summary of Considerations is not required.

RECOMMENDATIONS

That the Committee:

- a) **Notes** the speaking schedule.

Signatories

Author:	Wendy Collard - Governance Support Officer
Authoriser:	Scott MacLean - General Manager City Services

Attachments

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Date	Time	Submitter Name	Submission No
17-Feb-26	9.40 am	Gordon Roy, Otago University	1268233
17-Feb-26	9.50 am	James Nation, Sport Otago	1263328
17-Feb-26	10.10 am	Tom Scott, Te Whatu Ora	1268237
17-Feb-26	10.20 am		
17-Feb-26	10.40 am	James Ussher	1268162
17-Feb-26	10.50 am	Rachel Fleener	1257225

DRAFT LOGAN PARK MANAGEMENT PLAN 2025 - SUMMARY OF FEEDBACK FROM COMMUNITY ENGAGEMENT

Department: Parks and Recreation

EXECUTIVE SUMMARY

- 1 This report provides a summary of submissions received during community engagement on the draft Logan Park Management Plan, 2025 (the Draft Plan). To date, Logan Park has been managed under The Sports Ground Management Plan (1999) and the Reserves Management Plan-General Policies (2005).
- 2 The community engagement process was held between 1 September and 3 November 2025.
- 3 There were 33 submissions made during the period of community engagement on the Draft Plan. The engagement process followed the requirements of section 41(6) of the Reserves Act 1977 and Section 83 of the Local Government Act 2002. Of the submissions received, 24 supported the Draft Plan and 6 did not. There were 3 that stated neither support nor opposition.
- 4 There are 6 submitters that wish to speak to their submissions at the Hearing. Of those, 4 are in support of the Draft Plan and 2 neither expressed support nor opposition.

RECOMMENDATIONS

That the Committee:

- a) **Considers** the feedback gathered through the public consultation process regarding the Draft Logan Park Management plan.
- b) **Makes** A recommendation to DCC staff based on the information provided by submitters.

BACKGROUND

- 5 The Reserves Act 1977 sets out the required advertising and consultation process when a reserve management plan is being created or reviewed.
- 6 Logan Park is not legally classified as a reserve and therefore does not legally require a reserve management plan. Regardless of this, consultation and development of The Draft Plan has followed the statutory requirement of the Reserve Act 1977 (the Act).
- 7 Given the importance of Logan Park to Dunedin, the Draft Plan seeks to commence the legal process of gazetting the park as a Reserve.

- 8 The first stage of consultation took place between 3 April 2023 and 28 April 2023. This was done via a copy of the Draft Plan and a simple questionnaire with options to provide feedback directly, online and via email. Feedback from this process was used to develop the Draft Plan. The Draft Plan is in **Attachment A** and the questionnaire is in **Attachment B**.
- 9 This report relates to the second stage of consultation on the Draft Plan. A report to the 24 April 2024 Strategy, Planning and Engagement Committee sought approval to commence the second stage of public consultation of the draft Logan Park Management Plan.

Moved (Cr Kevin Gilbert/Cr Jim O'Malley):

That the Committee:

- a) **Approves** the statement of proposal, including the draft Logan Park Reserve Management Plan.
- b) *Authorises the commencement of the process required by Section 41(6) of the Act for the public consultation process.*
- c) *Notes that a Hearings Panel will consider submissions on the draft Logan Park Reserve Management Plan and make recommendations to the Strategy, Planning and Engagement Committee.*

Motion carried (SPECC/2024/018)

- 10 Submissions highlighted key issues. These include traffic and parking, improved pedestrian and cycling amenity, support for major outdoor recreation events and management of Logan Park as a place primarily for organised sport.
- 11 As well as providing for organised sports, outdoor events and casual recreation, Logan Park also attracts national and international events. These events bring commercial benefit, add vibrancy to the city and provide local sports people access to top level competition.
- 12 Logan Park is a valued open space servicing the surrounding student community and the wider public. It provides bookable spaces and all-year access to a centrally located major sports facility.

DISCUSSION

- 13 Section 41,6(a) of The Reserves Act 199A requires a 2-month advertised consultation period for the second stage of public engagement.
- 14 Consultation occurred between 1 Sept 2025 and 3 November 2025.
- 15 Public drop-in sessions were held at the Dunedin Public Library, The Edgar Centre, Unipol Gym, Logan Park sports fields and The Caledonian Athletics track. These sessions were held both mid-day and early evening.
- 16 Submissions were received via an online questionnaire and by email and mail or provided at drop-in sessions.
- 17 Sports and recreation groups were contacted via email and invited to meet and/or submit.

- 18 There was a divide between submitters relating to traffic and parking. Some submitters saw the need for more carparking while others were in favour of reduced car parking, providing for more active transport and improved pedestrian safety and amenity.
- 19 There was wide support for Logan Park to be a place for outdoor music events. Baseline and Southern Sounds are organisations specialising in outdoor music events. Both organisations currently hold resource consents for annual licenced major events at Logan Park, between 3,000 to 5,000 attendees.
- 20 33 submissions were received during the 2-month submission period.
- 21 Submissions were grouped into the following headings;
- upgrade playing surfaces/more artificial playing surfaces (5).
 - Accessibility and more diverse use/events (7).
 - Health, environment, and wellbeing (3).
 - Priority given to organised sports (5).
 - Management and future planning (2)
 - Increase carparking (5)
 - Improve cycle and pedestrian amenity (13)
 - Improve facilities and buildings (5)
- 22 A desire to expand the use of Logan Park to include non-sport events, such music events and improving the pedestrian/cycling amenity and safety within Logan Park, received the most submissions. Improving playing surfaces/adding more artificial playing surfaces, prioritising organised sports, increasing carparking and improving the function of buildings and facilities each received 5 submissions.

OPTIONS

- 23 There are no options to this report as the purpose is to present a summary of submissions.

NEXT STEPS

- 24 The next step is for the hearing committee to consider the consultation results and to make recommendations to the Council regarding the proposed Draft Logan Park Management Plan.

Signatories

Author:	Peter Christos - Parks and Recreation Planner John Brenkley - Planning and Partnerships Manager
Authoriser:	Heath Ellis - Group Manager Parks and Recreation Scott MacLean - General Manager City Services

Attachments

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SUMMARY OF CONSIDERATIONS

Fit with purpose of Local Government

This decision enables democratic local decision making and action by, and on behalf of communities.

Fit with strategic framework

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
3 Waters Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Future Development Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Logan Park makes a significant contribution to the city's well-being and sense of community. Reserve Management Plans allow for the development and implementation of policies that respond to the distinct conditions of our reserves. Reserve management plans also provide the ability to respond to changing community needs and alignment with other council objectives and policies.

Māori Impact Statement

Feedback from Aukaha was sought and received and has been included in the Draft Plan.

Sustainability

Sustainability has been considered during the consultation process. Feedback relating to environmental issues will inform the management and operation of the reserve.

LTP/Annual Plan / Financial Strategy /Infrastructure Strategy

This summary report has no implications for the above documents.

Financial considerations

This summary report has no financial implications.

Significance

The draft Plan is considered low in terms of Council's Significance and Engagement Policy.

Engagement – external

The Reserves Act 1977 requires DCC to consult with the public when a reserve management plan is being created or reviewed.

Engagement - internal

Parks and Recreation Services have sought input and worked with other DCC departments during the drafting of the Plan.

Risks: Legal / Health and Safety etc.

There are no identifiable legal risks associated with this summary report.

SUMMARY OF CONSIDERATIONS

Conflict of Interest

There is no identifiable conflict of interest associated with this summary report.

Community Boards

There are no known implications to community boards with this summary report.

Draft

Logan Park Recreation Reserve Management Plan



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1 Introduction

Logan Park Recreation Reserve (Logan Park) is Dunedin's premier outdoor sports facilities boasting multiple playing fields and pitches (including artificial surfaces), a full-sized athletics track and stadium and tennis centre. As well as this, Logan Park is home to the University of Otago Oval where regular domestic and international matches are played. Logan Park is key to providing for sport and active recreation within the wider Otago context. To date, Logan Park has been managed under the Reserves Management Plan: General Policies (2005) and the Sports Ground Management Plan (1999). This is because the facility has not been legally classified as having reserve status through gazetting. This Plan will address specific management issues and user needs of the Logan Park.

By national standards, Dunedin has a high rate of sports participation. Sport New Zealand's *Active NZ Survey - Otago Insights 2021* collected data over 5 years and found that young people in Otago engaged in physical activity at a rate 2% higher than the national average. Importantly, the same group meet the Ministry of Health recommended 7 hours of activity a week by a rate that was 3% higher than the national average. Adult comparisons were slightly lower but still higher than the national average. Population growth, changing demographics and emerging sports and recreation trends are likely to see demands on Logan Park (and other facilities) both increase and change. The Dunedin City Council (DCC) understands the need to manage competing interests to ensure the future needs and expectations of the wider community are met. Logan Park is a key sports and recreation facility that has a long association with sport at grass roots level through to elite events, competitions, and tournaments.

As well as managing playing fields, the plan seeks to develop actions to manage buildings and facilities to ensure they are fit for both current and future use. Any new buildings will be coordinated to avoid impacting on the open character of the grounds or reduce playing areas and will support Logan Park as a major sports hub within the city.

The plan has been developed with feedback from sports and recreation groups, neighbouring institutions, interested members of the public, mana whenua, local and national authorities and DCC staff.

2 Mana whenua

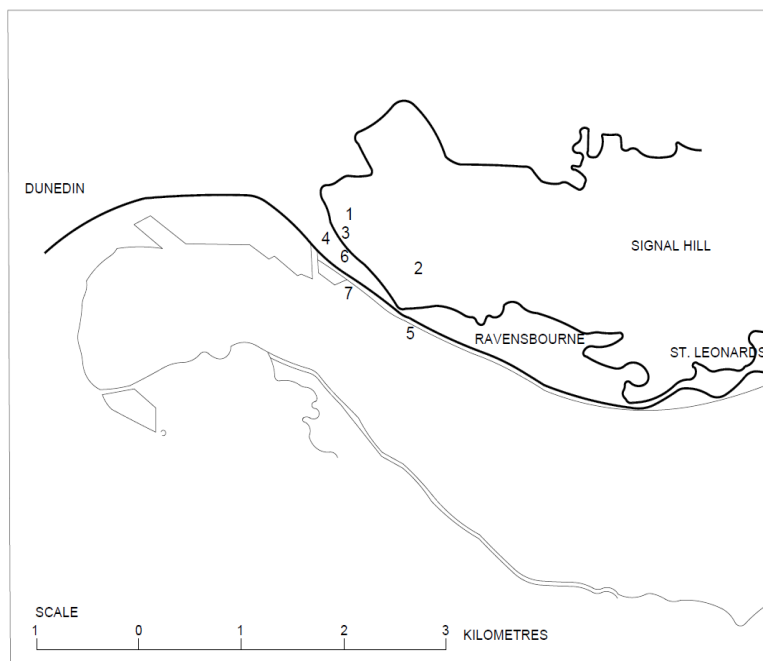
The landscape now known as Ōtepoti Dunedin is part of the wider ancestral landscape under the mana and rakatirataka of Kāi Tahu whānui. The original inhabitants of the area were Kāti Hāwea and Te Rapuwai, who settled Te Wai Pounamu from Polynesia. Over time, further groups migrated and settled here, including the Waitaha people who are known to have arrived on the waka Uruao. A well-known tribal ancestor of Waitaha was Rākaihautū, who carved out the lakes and rivers of Te Wai Pounamu with his kō Tuwhakaroria, a supernatural digging implement.

Further migration and settlement by groups from the North Island occurred in the seventeenth and eighteenth centuries, including Kāti Māmoe from the Hastings area and Kāti Tahu from the East Cape of the North Island. Through conquest and intermarriage, these different whakapapa lines were referenced by the phrase 'Kāi Tahu whānui' encompassing the broader ancestral connections underpinned by this history of migration and settlement.

Due to the abundant supply of seafood and transportation options within the harbour, settlements were scattered along the coastline of the upper harbour. Inland settlements also established on the Taieri Plains where wetlands and waterways provided rich sources of food. A network of tracks between the harbour and the plains was soon established, providing access between inland and coastal food sources.

As European immigration increased, Māori settlements on the lower harbour and Otakou Heads became more common. Trading and access to the upper harbour was facilitated by several waka landings. The Toitu stream landing was particularly important as a place to trade and harvest eel.

Māori placenames associated with the upper harbour were documented as part of The Otago Harbour Planning Study (Ellison 1991). Notable places close to Logan Park and of Māori significance include:



Significant Māori sites near Logan Park.

1. Owheo (Water of the Leith) - the residence of Wheo. The mouth of Owheo stream was occupied by Kati Moki and Kati Hinetewai hapu/sub-tribe.
2. Opoho - The followers of Poho, an 18th century Kati Wairua chief (Kati Wairua, were a subtribe of Kai Tahu), established a settlement on the edge of the inlet. Poho and his whanau built a small kaika near the outlet of a stream that flowed into the inlet.
3. Matakareao - A source of supplejack (kareao) - on the edge of Owheo used to make baskets to catch crayfish and make rope. Kareao was also gathered for its medicinal properties.
4. Te Iri O Wharawhara te Riki ("The place where Wharawhara was lifted up"). This place was where Wharawhara died and was tied to a post for his tribe to see him before he was buried.
5. Taurangapipipi - A site associated with a nesting colony of young birds known as Pipi (brown creeper).
6. Tutai a Te Matauira- A place occupied by Kati Ruahikihiki. Te Matauira was the father of Hinehakiri who married Te Rakihiia (a prominent Kati Mamoe chief who entered into a peace agreement with Kai Tahu).
7. Otukaiwheki- A source of tree ferns.

5

3 Location

Logan Park occupies flat low-lying land that borders Union Street East and Anzac Avenue to the south, Signal Hill and Logan Park High School to the north, Harbour Terrace to the west and Butts Road to the east. It is located about 2kms to the north-east of The Octagon, within a 15-minute walk from most North Dunedin residential areas, a short walk from the University of Otago campus and on the edge of the Otago Polytechnic campus. It is a short walk from the edge of the Otago Harbour and the mouth of Owheo / Water of the Leith.

Land to the north and west of the reserve slopes upward, whereas it is flat to the south and towards the harbour. Logan Park Drive divides the grounds into two distinct areas and connects Union Street East to Butts Road. The tree lined channelled tributary of Opoho Creek forms the eastern boundary.

The facility occupies a total area of approximately 24 hectares. This includes 2,740m² within the south-west corner of the site that has been formerly leased by the Logan Park & Businesswomen's Bowling Club.



Logan Parks location relative to The Octagon.

4 Purpose of a Reserve Management Plan

Logan Park is not a gazetted reserve under the Reserves Act 1977. The process outlined in the Act for creation and review of reserve management plans is being used for this management plan to ensure consistency with Council's other reserve management plans.

Reserve management plans are required by section 41 of the Act to provide for and ensure use, enjoyment, maintenance, protection, and preservation of the reserve for the *purpose for which it is classified*. In the case of Logan Park, which is not gazetted under the Act, the purpose will be Recreation Reserve.

Reserve management planning is a process for determining the management direction the community and the DCC would like to apply to reserves. Reserve management plans outline the DCC's intentions for use, development and maintenance of its reserves. The aim of the Act is to ensure reserve development meets the purpose of the reserve and, through the public's involvement, ensures their needs are considered while managing the resource in a sustainable manner.

The creation of this management plan implements the following action within the Parks and Recreation Strategy 2017 – 2027: *"Review current Reserve Management Plans, including Coastal Reserves, and existing open space policies."*

This plan is intended to identify the unique features and uses of Logan Park and provide a broad vision for its ongoing management and development. Site specific reserve management plans are subject to continuous review with a comprehensive review every 10 years.

The policies of the Dunedin City Council Reserve Management Plan – General Policies (2005) are an integral part of this plan. General Policies cover the day-to-day administration of reserves in Dunedin. This plan does not replicate policies in General Policies as they are under constant and separate review. Where any issues are addressed by both General Policies and this plan, policies within the Logan Park Recreation Reserve Management Plan will take precedence.

The plan has been drafted for the benefit of reserve stakeholders. It will provide clarity to:

- Reserve users regarding the DCC's management intent for Logan Park.
- Property owners other than the DCC.
- Lease agreement holders.
- DCC's strategic and operations staff who maintain and develop the reserve.
- Councillors who are ultimately responsible for allocation of resources for this.
- Temporary events and commercial activity are permitted providing they are compatible with the primary use of the reserve.
- All facilities are physically accessible.
- Emerging and minor sports are supported.

- All ages are encouraged to be physically active by the addition /renewal of outdoor play and exercise equipment.
- Accessing Logan Park prioritises public transportation and vehicle/pedestrian conflict is avoided through good design.

5 Legal Description

Logan Park consists of 8 land parcels administered by the DCC (see Figure 2) and the table of properties below. While the land has been vested as reserve, it has not been gazetted. The Reserves Act 1977, section 17, describes the intention of a recreation reserve as *‘the purpose of providing areas for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside with emphasis on the retention of open spaces and on outdoor activities.’*

	Legal Description	Record of Title/Status	
1	Lot 4 DP487989	705851 DCC Freehold	Heritage covenant (Sargood Centre), various easements, Land Covenant 10300162.2
2	Lot 2 DP397579 (Uni Oval Grandstand and Annex)	422302 DCC Unit Title/ Uni of Otago Unit Title	Unit1 and Accessory 1A DP 406349 (RT422291)
3	Lot 3 DP487989	705850 DCC Freehold	Heritage covenant (Sargood Centre), various easements, Land Covenant 10300162.2
4	Part Dunedin Town Belt	OT218/68 DCC Freehold	DCC Freehold: see plan 2
5	Part Sections 86,87,88 Blk xxxvii Town of Dunedin	Part OT39/214 DCC Freehold	see plan 1
6	Crown Land Town of Dunedin	HMKing	See plan 2
7	Lot 5 DP 722	OT104/203 DCC Freehold	190 Harbour Terrace
8	Part legal road (St David Street)		Legal Road unformed: see plan2



Logan Park land parcels map.



Plan 1: area of part unformed road at the intersection of Harbour Terrace and St David Street.



Plan 2: area of Crown Land near the intersection of Dundas Street and Butts Road.

6 Leases and Deeds

Several Dunedin organisations have lease agreements.

Athletics Otago Ltd.- clubrooms and storage within the Caledonian grandstand building. Lease expires 30/06/2030.

Hill City- University Athletics Club inc.- clubrooms to the north of Sargood Centre. Lease expires 30/06/2033.

Sport Otago- Central section of the parking area in front of the tennis centre. Lease expires 31/10/2026.

Otago Hockey Association 1990 Inc.-2 x artificial pitches adjoining Harbour Terrace. Lease expires 30/06/2035.

Otago Cricket Association Inc.- most of the rear of The Oval grandstand and ablution block to the west of the grandstand. Office lease expired 30/05/2020.

No.7 District Federation of New Zealand Football Inc.- storage structure to the south of the hockey pitches. Lease expires 31/07/2025.

Tennis Otago Incorporated- the occupation of clubrooms, courts, and associated carpark. Lease expires 30/06/2039.

Otago Polytechnic Ltd.-182 Union Street (former bowls club). Lease expires 30/04/2024.

The University of Otago and The Dunedin City Council entered into a deed of agreement 'Oval Redevelopment Proposal' 2003. This deed includes agreed amendments a former 2002 deed which sets out the development of The University Oval

The Deed sets out development for rugby and cricket within The Oval. This sets out agreed development including - that general aligns with the 2002 Deed:

- grandstand redevelopment
- university grandstand annexe development
- grandstand common area development
- media centre development
- groundsman storage facility
- services provision
- Roading and parking
- General site development

The Deed sets out terms for cost sharing agreements, responsibilities, areas of mutual management, subdivision agreement and access and easements agreements. The Deed states that the universities financial obligation includes the total costs of the annex and 50% of the costs of common areas and services. The council agreed to contributing not less than \$400K towards other aspects of the redevelopment. The council acknowledged its responsibility to maintain the grounds and facilities (other than the annex) within the redevelopment area.

Historic Timeline

1817

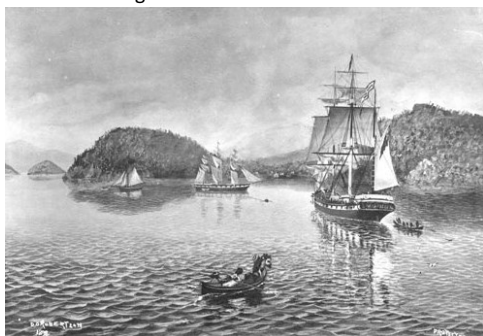
Whaling ships begin to arrive while Ngai Tahu were in control of the region.

1826

First Europeans to see the upper reaches of the harbour were the crew of the Rosanna, captained by Richard Bell.

1848

Colonialists begin to arrive on The John Wickliffe and the Phillip Lang.



The John Wickliffe at the lower harbour.

1861

Gold is discovered in Central Otago. Clearance of dense broadleaf podocarp forest and reclamation of harbour mudflats commences followed by dredging of the harbour to facilitate shipping.



Walter Hatton's 1861 impression of the developing City.

1862

The first steamer is built within the province, 'The Betsy Douglas'. The steamer was used to transport prospectors up the Taieri River to Gabriel's Gully.



The Betsy Douglas preparing to leave Pelichet Bay.

1867

The North Dunedin Rifle Company establishes the Pelichet Bay Rifle Range on the lower slopes of Signal Hill. The firing mounds were located along Butts Road. The range quickly becomes Dunedin's main shooting venue. At its most popular, it provided facilities for 40 marksmen to shoot 20 targets simultaneously. Accidents and near misses weren't unheard of, including one death.



Marksmen and spectators near the current Logan Park High.

1868

Otago Acclimatization Society establishes one of the country's first fish hatcheries on the lower reaches of Opoho Creek.

1870's

A significant embankment is built across Pelichet Bay as part of the construction of the harbourside road to Port Chalmers- effectively creating Lake Logan. Subsequent flood gate failure created issues of stagnation.



The beginning of better connections with Port Chalmers and west harbour bays.

1880's

Logan Park Quarry is established to take advantage of a headland of phonolite basalt rock. The rock was used to construct the railway causeway to Port Chalmers and used for harbour reclamation.



The quarry as a backdrop for Lake Logan.

1873

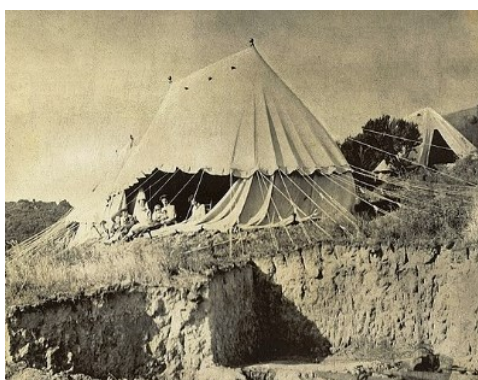
The submarine 'Platypus' is built in Pelichet Bay. Intended to be used in Central Otago rivers to extract gold, the trial run was unsuccessful and the crew of two had to be rescued as the submarine would not surface. The Platypus was subsequently scrapped. A large section of it can still be seen at the grounds of The Middlemarch Museum.



The main hull of Platypus.

1908

Pelichet Bay Infectious Diseases Hospital is at the final stages of construction just as a major outbreak of scarlet fever occurs.



A temporary hospital, consisting of two large marquees established on the Lake edge.

1923

Road and rail links to Port Chalmers are formed across the inlet and reclamation efforts are accelerated to accommodate the South Seas International Exhibition.

1925



The South Seas International Exhibition buildings are constructed.

1930

Once over, the exhibition grounds left a large flat area that was the catalyst for development of multiple sports fields.



The footprint of Logan Park is established.

1941

Fire destroys the original grandstand, which was located where the current Caledonian grandstand has been built.



An act of petty theft led to the destruction of the original grandstand.

1960's

Noticeable development of Logan Park as a specialised cricket facility included 17 pitches and increasing international fixtures (touring teams from Australia and England).

1974

Logan Park High School is established on the former Pelichet Bay Rifle Range.



Logan Park High School.

2000

The Caledonian relocates from South Dunedin to Logan Park.

2019

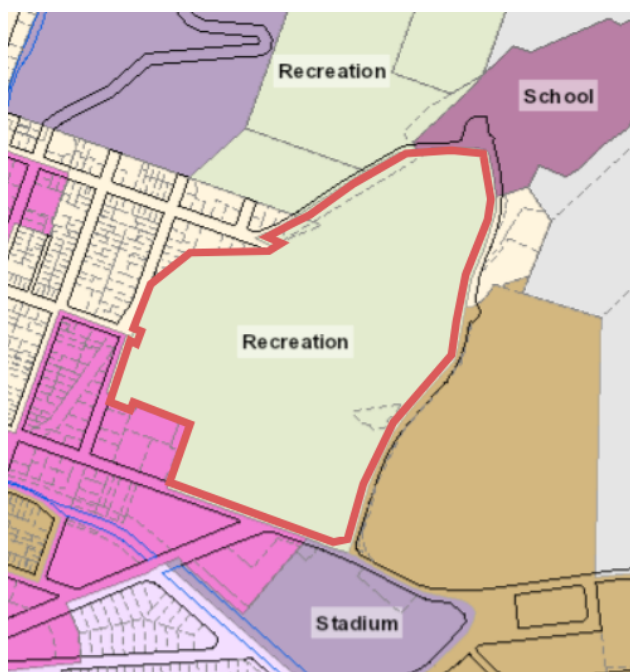
Logan Park artificial turf is officially opened by Columbian football international, Jaun Pablo Angle.

7 District Plan

The Resource Management Act 1991 (RMA) requires the Council to prepare a district plan under Section 73. The purpose of district plans is to assist the Council in carrying out its functions as described in Section 31 of the RMA. The District Plan must also reflect the functions and purpose of the RMA, promoting sustainable management.

In 2016 the Dunedin City's Second-Generation District Plan (2GP) was released. The 2GP still has some appeals that need to be resolved. However, the majority of it has been adopted, including the zoning provisions for the Reserve. Only the 2GP zoning has been identified within this Plan.

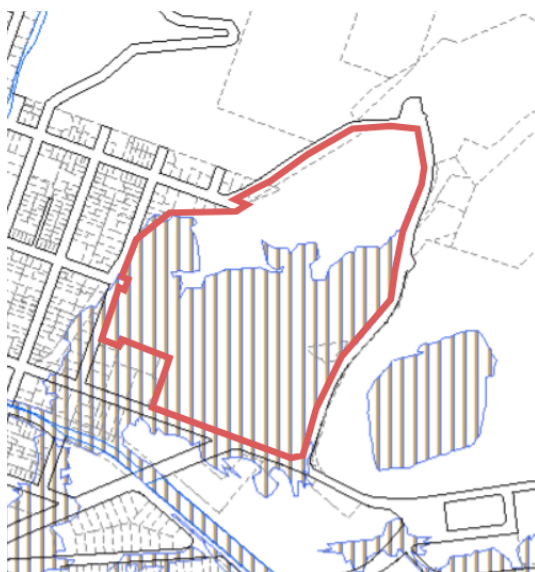
The reserve includes the following zonings, schedules, and mapped areas:



Recreation zone



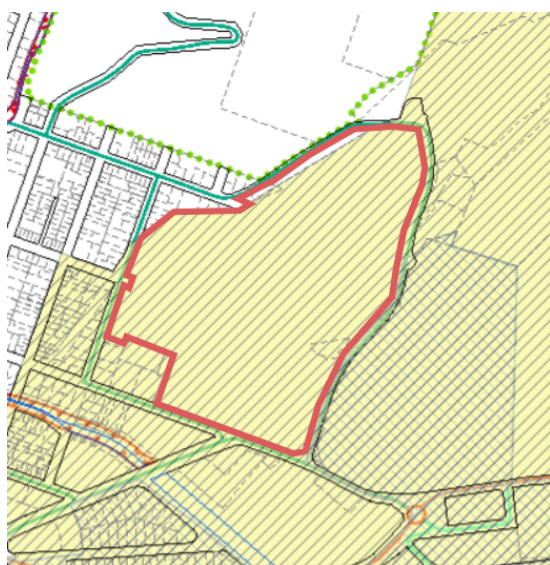
Hazard 3-Type: Flood



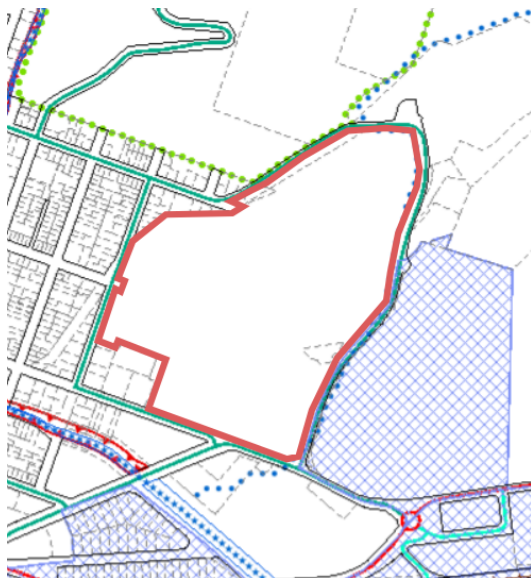
Hazard 3-Type: Coastal



Scheduled Items-B774 Former Public Art Gallery and B373 Logan Park Grandstand



Stadium Noise



Esplanade Reserve Strip – Opoho Stream

8 Site Analysis

8.1 Historic

Pre-colonisation, Logan Park and surrounding areas (including much of North Dunedin) were covered with matai, totara, kahikatea, and broadleaf forest. This extended as far as North East Valley and Woodhaugh, along the coast edge towards Port Chalmers and south towards The Octagon. The forest would have reached the water's edge of the shallow tidal inlet eventually known as Pelichet Bay (named after the English surveyor who mapped the harbour). This name was trialled at several different locations, as far south as Hanover Street, before finally being applied to Logan Park.

The area was soon cleared to make way for settlement and industry. A flax works, boat building, lime kiln, hotel, swimming baths and even an illicit still once featured on the edge of the bay. During the mid-1800's, the development of the causeway and rail-line improved connections between the developing township and isolated settlements along the west harbour, including Port Chalmers.

As the city grew and more ships arrived, outbreaks of infectious disease increased and the need for isolation centres became paramount. Between 1860 and 1916, passengers from arriving ships where isolated on Kamau Taurua/ Quarantine Island. Increasing numbers of immigrants placed pressure on the city to build new isolation facilities, particularly after early fever hospital in the Town Belt had already been shut down due to poor patient care and substandard construction.

Finding a suitable location for a new facility became critical. After fierce debate, the land to the east of the bay was considered best for an isolation hospital. The land was in the ownership of the Defence Ministry, which was hesitant to relinquish it, and the local authorities did not want to contribute financially. It was eventually decided that Pelichet Bay would house a new permanent fever hospital with the Defence Ministry leasing land to the Health Department. The location was considered sufficiently distanced from residential areas, although it was on the edge of a stagnant water way infested with mosquitos.

Before the permanent facility could be built, a sudden scarlet fever outbreak forced the need for an emergency tent hospital. This was a relatively short-lived requirement with the permanent facility being opened in 1908.

The current timber 'fever hospital' was listed by NZ Heritage in April 2011 with a category 1 classification. The listing includes a small utility building (most likely a makeshift morgue) located to the north of the main building. The facility was closed during the Exhibition and reopened in 1926 and it continued to take patients until 1952.



The timber fever hospital and morgue today. HNZ protected building currently used as student accommodation.

8.2 Community and Recreation

Before the bay was fully reclaimed, it provided a sheltered and popular location for boating, swimming, and fishing. However, an unintended consequence of the new causeway was change to tidal processes. This led to significant silting issues and before long increasing stagnation and unpleasant odours began to impact the bay's appeal as a place for recreation.



Model yacht racing on the edge of Lake Logan. Photo credit Te Papa.

The location of the new fever hospital further highlighted public anxiety about the bay. However, as various epidemics declined, attention soon shifted back to reclamation and planning for the South Seas Exhibition. During the mid 1800's to early 1900's international exhibitions, or World Fairs, were important trade events during and following the Industrial Revolution and the negotiation of free trade agreements.

The first such event was 'The Great Exhibition of the Works of Industry of all Nations', more commonly known as The Crystal Palace Exhibition or Britain's Great Exhibition. The success of this event was immense and sparked a global race to hold similar events. Between 1880 and the First World War, 40 such events were held throughout the world.

The six-month South Seas Exhibition proved to also be a tremendous success- evident by the 3.2 million visits it attracted. Upon its conclusion, in May 1926, it left behind an expansive flat area that offered new recreation opportunities for the city. After the dismantling of the exhibition, playing fields were established around the permanent exhibition hall and art gallery, further contributing to the transformation of the area.

8.3 Sports Grounds Development

After the South Seas Exhibition, the whole of Logan Park was within ownership of The Harbour Board with the City Council having a lease agreement that ensured the grounds were preserved for sports. Subsequently, the Otago University Association leased 3.8 acres from the city council for the purpose of cricket. By the early 1930s five new rugby grounds, two football pitches and six hockey fields had been established. For summer codes, thirteen cricket pitches, fourteen lawn tennis courts and a croquet lawn were developed.

The University Oval is a picturesque ground, with a backdrop of forested hills, historic grandstand, grassed embankments and tree-lined edges. The Oval has a longstanding association with the development of cricket within Otago. The establishment of the University Cricket Club happened shortly after the founding of the university and regularly organised matches involved the University, the Dunedin Club, the Citizens Club (mostly tradesmen), and the Albion Club. By the mid to late 1800s, touring first-class teams from Australia and England included Dunedin on their schedules. Despite its rich history, the Oval didn't host its first international match (a test between New Zealand and Bangladesh) until January 2008.

Rugby also has a strong association with Logan Park. The first formal match on the site was played in 1871 and therefore predated the formation of the English Rugby Union. While early matches were largely informal, with teams hobbled together and rules negotiated before matches, organisation of the sport was greatly improved with the formation of the Otago Rugby Union, in 1877.

The union was not incorporated until the mid-1950s and therefore relied on all legal agreement (including leases) to be made on behalf by the university. University of Otago Rugby grew strongly, producing 42 All Blacks over its history - more than any other club in New Zealand.

The Caledonian Society was established in 1862. One of the societies' key functions was the promotion of national literature and customs through night classes. The society established an institution on Stuart Street that later became King Edward College. Another goal of the society was the advancement of athletic sports combined with traditional highland games. The first Caledonian Grounds were established in 1864 on what is now known as the North Grounds. The society shifted to South Dunedin in 1875. These grounds were purchased by the council in 1943 and extensively developed in the 1950s, including the construction of the existing Caledonian Gymnasium (a war memorial) on the corner of Andersons Bay Road and Hillside Road.

In 2000 the new Caledonian facility was established at Logan Park, and it still retains its status as the city's major athletics hub boasting a modern stadium and track along with playing fields and hammer throwing cages. Otago Athletics are the main tenant of the (new) Caledonian grounds.

8.4 Current Sports Field Layout

Today Logan Park has several distinct areas with most of the sports fields to the west of Logan Park Drive. Including:

- 3 x cricket pitches,
- 3 x rugby pitches (including 1 x artificial surface)
- 5 x football pitches (including 2 x artificial surfaces)
- 4 x junior football pitches
- 2 x artificial hockey pitches.

To the east of Logan Park Drive is the University Oval, extending from Anzac Avenue to The Sargood Centre and bordered by Logan Park Drive and Butts Road.

The Oval contains two cricket pitches- one reserved for first class and international matches, six cricket practise nets and three rugby pitches including training areas for The Highlanders Rugby team.

The north section of the reserve includes a single rugby field (Rugby 6), the Caledonian Grounds and grandstand, tennis clubrooms and courts and a small area for junior football and hammer throwing.

While the grounds are primarily designed and maintained for organised sports, Logan Park also offers opportunities for casual sports and passive recreation due to its proximity to the densely populated campus zone and the minimal use of gates and fences.

With the development of Forsyth Barr Stadium, there is a heightened focus on the area as a place for sports and recreation, with potential synergies between Logan Park, the university, the polytechnic, and the stadium. This increased focus has led to elevated demands on both the reserve and the broader area, resulting in issues related to parking, bookings and traffic circulation.



Logan Park sports fields distribution.

9 Architectural Values

While The Sargood Centre and the Oval grandstand perhaps have the most obvious historic value, there are other structures and buildings within the reserve that are also noteworthy.

9.1 The University Oval Grandstand

A grandstand was built within the northeast quadrant of Logan Park (now the site of the new Caledonian grandstand). The original structure was burnt to the ground in 1942 during a disastrous attempt to steal petrol that was stored under it.

The University Oval Grandstand was built in 1930. It features reinforced concrete construction and metal framing, showcasing roughcast panels and a roof made of Marseilles tiles. Designed by Edmund Anscombe, the construction was supervised by Miller & White and commissioned for the University of Otago Students Association.

It remained in use until 1997, when it was condemned due to rotten timber. By 2003, approximately half of the grandstand had been demolished, including the removal of all interior seating and stairs. During this period, a new annex was added to the back of the grandstand and in 2004, the revitalised grandstand was reopened for public use, featuring a new glass-fronted long room.

The modern annex building is occupied by Otago University Rugby while Otago Cricket occupy levels 1 and 2 of the historic grandstand.



The Cricket Oval grandstand with three storied University of Otago Rugby annex attached.

The Sargood Centre

This building is listed under the Historic Places Act 1993. The building was originally built as an art gallery for the 1925 New Zealand and South Seas International Exhibition. World fairs and exhibitions created large gatherings of people and they ranked amongst the most important events held in the nineteenth and early twentieth centuries. Most exhibition buildings and sites were designed to be temporary and there are relatively few structures remaining. The Gallery appears to be the only surviving in-situ exhibition building from any of the exhibitions held in New Zealand and is also significant in the international history of exhibitions.

It was designed by Edmund Anscombe. Anscombe had the initial idea to hold the exhibition in Dunedin and was appointed as the official architect for the Exhibition Committee in June 1924. He designed and supervised the lay out and construction of all seven of the exhibition pavilions. The Exhibition gallery was symmetrically laid out with a large central hall. It included two main access circuits with the ten smaller galleries on either side of these. Each gallery was linked to its neighbour via decorative plaster archways. Natural lighting to the galleries was through skylights, which reflected light down the walls while leaving the centres of the galleries in comparative darkness.

At the time of its opening, the design of the building received high praise from the then President of the New Zealand Institute of Architects, Samuel Hurst Seager- a specialist in gallery lighting. Upon the closure of the exhibition, the building was secured by the Dunedin Art Gallery Society via a significant donation by Percy and Lucy Sargood (later Sir and Lady Sargood). In making this gift the Sargood's' intention was that the Gallery be the focus of a major public recreation area and a memorial to their only son Cedric, who was killed at Gallipoli. The Sargood's continued to be important benefactors to the Gallery, funding the construction of the 1951 Sargood Wing. The Dunedin Public Art Gallery occupied the building until 1997.

The building is occupied by Otago Polytechnic. An annex to the north is occupied by Sport Otago.



The Sargood Centre provides modernised interior spaces.

9.2 Hill City Athletics Pavilion

Directly to the north of the Sargood Centre is a separate brick and sheet clad building. This was built as the Logan Park Pavilion in 1968. The building has undergone some minor modification to provide additional changing rooms and toilets. A second level overlooks the adjacent playing fields, towards the Caledonian track. This building is now home to the Hill City - University Athletic and Harriers Club.

The ground level of the building is used for storage by University of Otago Rugby.



Hill City- University Athletics and Harriers Club.

9.3 Stevenson Tennis Centre

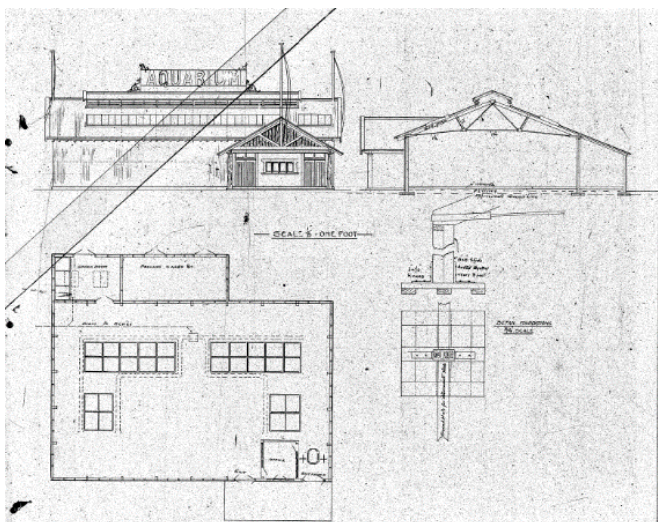
The current Tennis Otago club rooms originated as part of the South Seas Exhibition. Initially designed as an aquarium, the building's interior was adorned with mounted game animal heads. The exhibition's primary purpose was to showcase introduced animals for hunting and fishing, along with species of special interest and plants. The diverse collection included American catfish, turtles, and frogs imported from Queensland, as well as tuataras and penguins.

The original building was made somewhat sturdier than other exhibition halls due to the need to support the weight of filled tanks. Interior lighting was provided by a series clerestory windows, high on the building. The timber framed building was clad with asbestos sheet and corrugated iron and purchased by Otago Tennis in 1930. The tennis pavilion also houses a (disused) squash court.

The building is occupied by Tennis Otago Board, the general manager and financial administrator. Car parking in front of the building is leased to Sport Otago.



The Stevenson Tennis Centre.



The original drawings for the Great Exhibition aquarium.

9.4 Caledonian Grandstand

The current grandstand, at the New Caledonian Grounds, was built when the Caledonian shifted to Logan Park from its original home in South Dunedin. It provides spectator seating for 1,000, changing facilities, first aid, and drug testing rooms for players as well as public facilities. The grandstand and track were completed in 1999. Recent improvements include new lighting, pitch upgrades and the addition of gender inclusive changing rooms as part of the preparations for the 2023 FIFA Women's World Cup. The building is occupied by Otago Athletics and the pitch is used by University AFC and Northern AFC as well as being used for school competitions.



The New Caledonian grandstand at the northern end of Logan Park.

9.5 University Oval Gateway

The gateway was donated by the Dunedin Amenity Society in 1969 to mark the universities centennial. It serves as a vehicle and pedestrian entrance to the oval grandstand, Otago Rugby annex and playing fields. It includes two small concrete block gateway structures with wrought iron gates. The small buildings are a mirror image of each other.



The gateway provides controlled access to the University Oval.

9.6 Alexander McMillan Hockey Pavilion

The two storeyed plaster rendered building close to the edge of Harbour Terrace was designed by Oakley Grey Architects, the pavilion features a moderately steep pitched roof, pedestrian entrance off Harbour Terrace, external stairs and landing on the north and it has a similarly sized annex on the east elevation. The pavilion overlooks the adjacent artificial hockey pitches. The building is occupied by The Otago Hockey Association.



The McMillan hocky pavilion on the edge of Harbour Terrace.

9.7 Football Pavilion

The old football pavilion sits on the west boundary, between the artificial football pitches and the recently constructed Polytech student accommodation block (Te Pa Tauria). The 1930's pavilion is a single storied plaster building that underwent upgrades in 2011. The upgrades included a completely redeveloped interior, new ablution block and a new roof. A small utility shed is located directly to the north (former St Johns building) of the pavilion and a slightly larger shed to the south.

The pavilion is a bookable space primarily used for football and rugby.



The football pavilion has had recent improvements to changing and ablution facilities.



Open space surrounding Logan Park



Building layout and use

10 Site analysis

10.1 Access

Logan Park Drive provides one-way vehicle movement through the reserve. Vehicle access is from Anzac Avenue, exiting on to Butts Road. There are 107 angle parks on the east edge of Logan Park Drive, 62 adjacent to the tennis centre, 30 (including 2 mobility) in front of the Sargood Centre and 23 (including one mobility park) directly opposite The Caledonian grandstand. There are no coach drop-off areas within Logan Park however there is a single bus stop on the south edge of Butts Road and Close to the Caledonian Grounds turnstile.

Car parking is available on the surrounding streets including Union Street East, Butts Road and Harbour Terrace. Traffic movements around Logan Park are relatively high during the week, with demand for short to medium term on street car parking for university and polytechnic students and staff. Harbour Terrace and Butts Road are also used as links between the central city to North Dunedin and Opoho, creating further vehicle movements through the area.

The intersection of Anzac Avenue (state highway) and Union Street East creates a significant barrier for pedestrian movement to and from the reserve. This is complicated by the entrance to Logan Park also being located on this intersection. While the bypass encourages trucks to avoid much of Anzac Avenue, the location of the quarry makes it difficult for trucks to enter and leave the quarry and drivers prefer to use Anzac Avenue.

Given the proximity to the polytechnic and university, Logan Park is well serviced by buses with two major routes (14 and 63) running along the length of Union Street East while route 38 terminates at Forth Street and route 15 runs along Harbour Terrace.



Bus routes that service Logan Park.

There are few formed footpaths on Logan Park Drive, other than a relatively short section on the edge of the Caledonian Grounds and another short section extending from the tennis centre to the south. A new sealed path, set back and parallel with Logan Park Drive, and a short section of path between Union Street East and the football pavilion were installed as part of the artificial football pitch development. There are also sealed paths on the edge of the artificial hockey pitches.

Anzac Avenue and Harbour Terrace are relatively open edges, providing pedestrian access to most fields. Pedestrian access from Butts Road is limited with a narrow track traversing a steep embankment along the northern boundary of the reserve, a small turnstile located near the north/east corner of the Caledonian Grounds and a sealed pedestrian entrance near the intersection of Butts Road and Dundas Street. None of these entrances are particularly well defined.

Opoho Creek restricts entry from Butts Road with vehicle and pedestrian access sharing a short bridge across Opoho Creek. There are three further vehicle bridges however, these are controlled by gates and not for public use.



Paths and roading within the site.

10.2 Landscape Values

After the South Seas Exhibition, the tidal bay was drained and raised by about 3.1m and Opoho Creek was realigned along the east boundary (The History of Logan Park, p15). The depth of the existing



stone lined channel along Butts Road, gives some indication of the scale of fill needed to provide ground that was not affected by tidal action. There is little evidence of the early landscape and the reserves character is now defined by reclamation, flat topography, open character and tree lined edges. The natural course of the Opoho Creek has been replaced by the concrete channel running along the reserve's east boundary. Small pockets of amenity planting are limited.

The surrounding hills provide a picturesque backdrop with both native and exotic species. The mature poplars along Union Street East, Anzac Avenue and Butts Road are distinguishing features of Logan Park.

Biodiversity values are limited, given the highly modified nature of the park and need to maintain it as playing fields.

There is no known endangered flora or fauna within Logan Park and there is limited opportunity for habitat.

Opoho Creek now functions as an open drain of the edge of Logan Park.

10.3 Use of the Reserve

Currently the reserve is foremostly maintained and managed for organised sports games and training, including first class and international cricket matches. Logan Park provides training a base for:

organisation	Established	grades
Highlanders	1996	Mens, women's and under 20 squads
Otago University Rugby Football Club	1884	Premier 1 and 2 men's, premier woman's, colts, junior colts, Seafarers 7's team men and women
Southern United FC	2004	15 Grades including Mens and women's grades from U7s- U19 and senior grade
Al Huda FC	2020	
Otago University Association Football Club	1939	Mens and women's grades
University Grange Cricket Club	1986-87	Mens and women's premiere. Second and third grades
Otago Cricket Association	1879	Volts, Sparks, Otago A, U21 Women's, U19 Mens, U17 Men

Issues identified through the public consultation process:***Demand***

Given the number of established organisations and clubs using Logan Park, there is increasing pressure to provide space and times to meet demand. This is made more problematic by other sports clubs within the city travelling to Logan Park for training. Many of the submissions received noted over subscription as an issue and this is worsened by teams and groups not using the on-line booking system and occupying space that has been allocated to others.

Training capacity

Some submitters saw additional lighting and increased artificial turf area as a way to provide extra times for games and training. While this could alleviate some pressure, it would be reliant on users' willingness to train and play at times that were not seen as ideal or too late.

Passive recreation

There are no specific facilities to cater for informal or passive recreation such as a playground, skate park or basketball half court etc., despite this, Logan Park does attract informal recreation, particularly because of surrounding student housing. Typically, such activity includes jogging, walking, dog walking, frisbee, informal ball games etc. There is also demand for less organised sports (often requiring less area) and variations to games that require less time and fit better with the multiple demands of modern life.

Non sport events

In recent years, the northern junior football fields have been used for commercial music events. The popularity of these events has raised the need to consider how organised non-sports events can be accommodated at Logan Park without unduly restricting the primary purpose of the reserve and/or causing damage to playing surfaces.

Emerging sports

In the future, emerging sports, a more active aging population, improvements to accessibility and participation and shifts in recreation trends could place additional demands on the management of Logan Park. An example is the rapid growth of pickleball - a cross between tennis and badminton played with short bats and on small courts. Pickleball is the fastest growing sport in the USA for three consecutive years with 36.5 million Americans playing between 2021 and 2023. It is gaining momentum in Australia and New Zealand and is ideally suited to reuse of tennis courts (4 pickleball courts will fit within one full size tennis court).



Baseline has been a popular student event since 2020.

11 Neighbours

Logan Park looks over Te Pukenga/ Otago Polytechnic and student housing on Harbour Terrace and Dundas Street, Te Kura Akau Taitoka/ College of Education, Forsyth Barr Stadium to the south and Logan Park High School to the north. A significant area to the east of Butts Road (between the historic fever Hospital and the quarry) is zoned as Inner City Residential and a large medium density residential development has been consented on the hillside beside the old Fever Hospital.

12 S.W.O.T Analysis

The following analysis sets out to identify a range of both positive and negative aspects that can be used as an additional tool to guide policies and objectives.

Strengths:

- Central location and ease of access.
- Location on the edge of the polytechnic, the university and associated facilities.
- Scale and ability to host a range of training and game/match needs.
- Amenity afforded by surrounding landscape feature and relationship with Signal Hill.
- Recent FIFA upgrades and improvements to drainage and lighting.
- Efficiency offered by artificial pitches.
- Within the Stadium Noise mapped area which allows for concerts to occur.

Weaknesses:

- Over subscription and failure to adhere to booking system.
- Drainage and lighting restricting opportunities during parts of the year.
- Reduced accessibility of existing facilities.
- Some existing facilities not meeting current needs - such as accessibility and being gender inclusive.
- Current parking configuration is not optimal.
- Limited pedestrian network with reduced accessibility.
- Reduced wayfinding and directional signage.
- Historic lack of coordinated development.

Opportunities:

- Improve accessibility for all users.
- Consolidate future building development.
- Centralise administration - potentially off site.
- Establish council operations/officers on site to assist daily management.
- Make clear safe linkages to surrounding facilities - such as Unipol and Signal Hill.
- Reconfigure parking to prioritise pedestrian/cycling options.
- Outdoor concert venue.

Threats:

- Logan Park sits within two hazard zones.
- Increased oversubscription from other sports clubs within the wider city using Logan Park to train on.
- Impacts of non-sports events on scheduling of sports events.
- Impacts of non-sports events such as concerts on the playing surfaces.
- Potential reverse sensitivity issues because of encroaching residential activity.

13 Opportunities

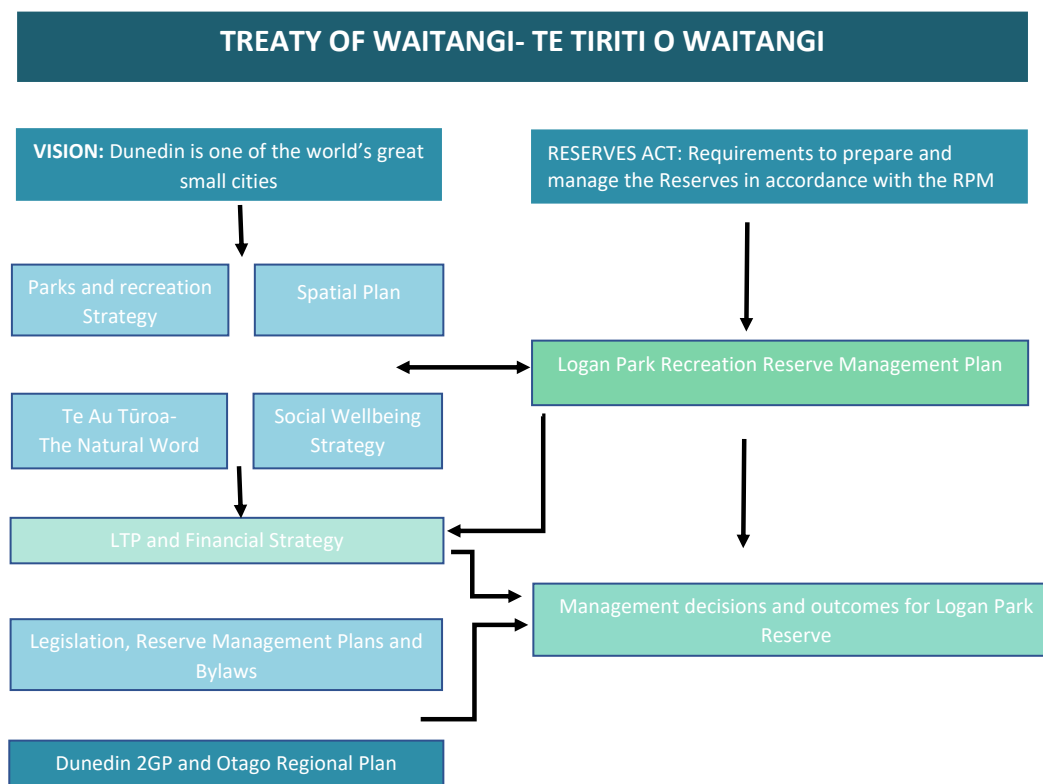
Based on the analysis of Logan Park undertaken in a previous section, the Logan Park is considered to present the following opportunities.

- Identify where mana whenua and heritage values can be expressed so as to be engaging and explain the rich histories of Logan Park.
- Consider effective and creative wayfinding without the excessive use of signage.
- Improve the pedestrian/cycling network and related facilities to provide better connections between fields and facilities and generally improve accessibility.
- Improve access by consolidating car parking without reducing pedestrian amenity and safety.
- Identify where significant landscape features can be developed, restored and protected through management practices and future development.
- Reconsider systems to avoid conflicts due to irregular use of the booking system.
- Consolidate administration of sports groups and organisations to improve efficiencies.
- Investigate the need to develop indoor and/or covered sports surfaces and identify where such facilities should be located via a master plan.
- Improve accessibility including paths, furniture, toilets, and other facilities. Map these and use to inform a master plan with suggested staging.
- Identify what additional facilities and changes are required to accommodate emerging and modified sports.
- Identify and mitigate any issues of user safety (CEPTED) such as night use of the reserve.
- Identify how concerts could be integrated into the annual schedule so that they don't interfere with scheduling of sport or cause damage to surfaces.

14 Strategic Methodology

This plan outlines strategic outcomes, management objectives and policies which are informed by conclusions of the site analysis, vision, identified opportunities and the DCC strategic framework.

This section of the plan co-ordinates management and development of the reserve to achieve its vision and help deliver Dunedin's strategic framework and vision to be one of the world's great small cities. Figure 5 shows how the plan is part of the DCC's strategic framework to deliver the strategically aligned management decisions and outcomes for the reserve.



Logan Park Management Plan's relationship with DCC's strategic framework

15 Management objectives and policies

Introduction

The plan aims to provide a framework for development and enhancement proposals or any other action which may impact the reserve.

The plan's objectives are oriented towards actions and provide the basis for developing policies on matters that DCC may need to address. The management objectives are a filter to assess the suitability of activities within the reserve and to identify controls needed to maximise benefits and minimise impacts. The degree to which activities affect objectives (or the management activities which enact the objectives) will define management policies.

The policies enable objectives to be achieved. Over time, as objectives are attained or require change, relevant policies will also be amended. The policies guide aspects of the reserve and provide a framework for management continuity. General management policies for reserves are described in the document 'Reserve Management Plan – General Policies', which should be read in conjunction with this plan. The General Policies apply to the reserve management unless they are over-ridden by the Logan Park Reserve Management Plan policies. Council constantly review the General Policies to ensure they are relevant.

Objective 1

Manage Logan Park primarily as a place for sports and active recreation.

Policies

- 1.1** Initiate the process of Logan Park being classified with reserve status.
- 1.2** Logan Park grounds are developed and maintained, first and foremost for sport and activities that support sport.
- 1.3** Strengthen relationships, protocols and consultation with organisations that have a direct interest in preserving and improving the quality playing surfaces and facilities for all users.
- 1.4** Limit the occurrence of commercial events and schedule such events to have limited impacts on sport and active recreation.

Objective 2

Sufficient fields and facilities are allocated to meet demand.

Policies

- 2.1** Fields will be allocated on a seasonal basis and according to demand.
- 2.2** Fields and facilities will be temporarily closed for use to allow for repairs. When this occurs, alternative fields and facilities will be provided when practical to do so.
- 2.3** Council will retain the right to determine the allocation of sports fields for games and training.
- 2.4** Right to the use of any sports fields will be given to reservations made through council booking system unless there is a prior agreement or lease with council.

Objective 3

Users of Logan Park will feel safe while engaged in sport and recreation and moving through Logan Park.

Policies

- 3.1** A CPTED (crime prevention through environmental design) audit will be carried out and recommendations will be enacted. Future design will follow CPTED principles.
- 3.2** Maintenance standards will be upheld any required repairs, particularly because of vandalism, will be carried out as soon as possible.
- 3.4** Investigate opportunities to connect the site with adjacent blue/green corridors.

Objective 4

Enable and support emerging recreational activities.

Policies

- 4.1** Manage the reserve as a multi-purpose recreational resource, focusing primarily on organised sport but also consider play, walking, running, passive recreation and cultural events.
- 4.2** Identify opportunities to provide for diverse and emerging recreation and play opportunities for all ages, gender, abilities and cultures.
- 4.3** Ensure the reserve and facilities are accessible for all by undertake an accessibility audit by a suitably qualified person and use this to implement change and guide future development.
- 4.4** DCC to consult and assess where best to locate and encourage recreational activities, facilities and buildings within Logan Park, with consideration of Logan Park could relate to other recreational areas within the city.

Objective 5

Manage future building development.

Policies

- 5.1** A building survey report will discuss the condition of existing buildings and facilities and their ability to meet both current and future needs. The report will explore opportunities to use existing buildings to increase indoor courts and training facilities.
- 5.2** Any new building, and associated signage, will be designed to visually integrate with the existing environment and not diminish or dominate the natural character of the reserve or reduce playing/sports opportunities.
- 5.3** Any new building should be adaptable and capable of meeting a range of needs.
- 5.4** New buildings and yards must be designed, located and managed to ensure outdoor storage does not diminish amenity from within the site and on the edges of the site.

Objective 6

Improve access.

Policies

- 6.1** Ensure entrance points are appropriately signed and include maps and/or other wayfinding information.
- 6.2** Assess the main vehicle entrance on Union Street East with consideration to improve pedestrian safety and connectivity with Forsyth Barr Stadium and the West Harbour cycleway.
- 6.3** Assess the function of Logan Park Drive to better provide for pedestrian movement - including during major events within the site.
- 6.4** Investigate alternative spatial arrangements with reduced parking along Logan Park Drive.
- 6.5** Assess existing pedestrian paths on the edge of the reserve to ensure they meet the needs of pedestrians and runners.
- 6.6** Investigate opportunities to develop pedestrian links and wayfinding between Logan Park the Town Belt, Northern Cemetery, Botanic Gardens and Signal Hill.

Objective 7

Provide historic interpretation.

Policies

- 7.1** Collaborate with heritage experts to identify and map sites that have historic interest and/or importance. Use this information to plan and develop engaging interpretation.
- 7.2** Engage with iwi to best recognise and celebrate Manawhenua values through art, design and place naming.

Objective 8

Preserve and enhance the landscape/open character of Logan Park.

Policies

8.1 Consider placement of any new facilities and buildings so they do not dominate open spaces or restrict views towards Signal Hill and The Northern Cemetery.

8.2 Develop succession plan for historic trees along Logan Park Drive and at street boundaries.

8.3 Investigate the historic path of Opoho Creek and produce a restoration plan to rehabilitate this important waterway.

Draft Logan Park Reserve Management Plan feedback

We're asking for your feedback on our Draft Logan Park Reserve Management Plan (RMP) and its suitability for managing Logan Park. Your feedback is an important part of the plan's review and will help shape the final document. We will consider your feedback before we finalise the changes.

The submission period is from Monday, 1 September to Monday, 3 November 2025.

You can see the draft Logan Park RMP here. (Link will be inserted to access draft Plan)

Your feedback

Do you support our Logan Park Reserve Management Plan?

Yes/No

Please tell us what you agree/disagree with and why. (250 word limit)

Do you have any other comments about the Logan Park Reserve Management Plan? (250 word limit)

Do you have any further suggestions for improving the park? (250 word limit)

Do you wish to be heard by the Hearings Committee in support of this submission?

Yes/No

If you wish to speak, you will be contacted with a speaking time as soon as possible after submissions close.
(Note: You may be able to present your views by audio or audio-visual link).

Do you want us to update you on the next stages of this project * (required)

Yes/No

Your details

If you would like to be contacted for further follow up, or to be updated on this work, please ensure you provide your contact details below:

Name:

Organisation (if applicable):

Email: *(please type in a valid email address - name@domain, name.name@domain (eg name@name.co.nz, name.name@name.org etc)*

KARAKIA WHAKAMUTUNGA

The meeting will close with a Karakia Whakamutunga.