

Draft Logan Park Management Plan 2025



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1 Introduction

Logan Park is Dunedin's premier outdoor sports facility, boasting multiple playing fields and pitches (including artificial surfaces), 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 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 meets the Ministry of Health's recommended 7 hours of activity a week by a rate 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 Waitaha were the first people to set eyes upon and occupy Te Wai Pounamu (the South Island). Under the chieftainship of Rākaihautū, they travelled from their homeland of Hawaiki on their waka (ocean canoe) the Uruao, arriving first in Whakatū (Nelson) where they began their journey further south. Ōtepoti Dunedin is part of the wider ancestral landscape spanning most of Te Wai Pounamu under the mana and rakatirataka of Kāi Tahu whānui. 'Kāi Tahu whānui' encompasses the different whakapapa lines, including those from Waitaha and Kāti Mamoe ancestry, that Kāi Tahu today have. Kāi Tahu is made up of 18 papatipu rūnaka which exist to uphold the mana of their people over the land, freshwater, sea, and natural resources in their takiwā (ancestral area). Te Rūnanga o Ōtākou and Kāti Huirapa Rūnaka ki Puketeraki are the two kaitiaki rūnaka who hold manawhenua status in Ōtepoti (the Dunedin City District). Logan Park is within the takiwā of Te Rūnanga o Ōtākou and sits within the ancestral landscape surrounding the Otago Harbour.

Ōpoho Creek runs south along the western flank of Te Pahure-o-Te-Rangipokiha/Te Pahuri-o-Te-Rangipohika (Signal Hill) and alongside Logan Park before being diverted through culverts and flowing

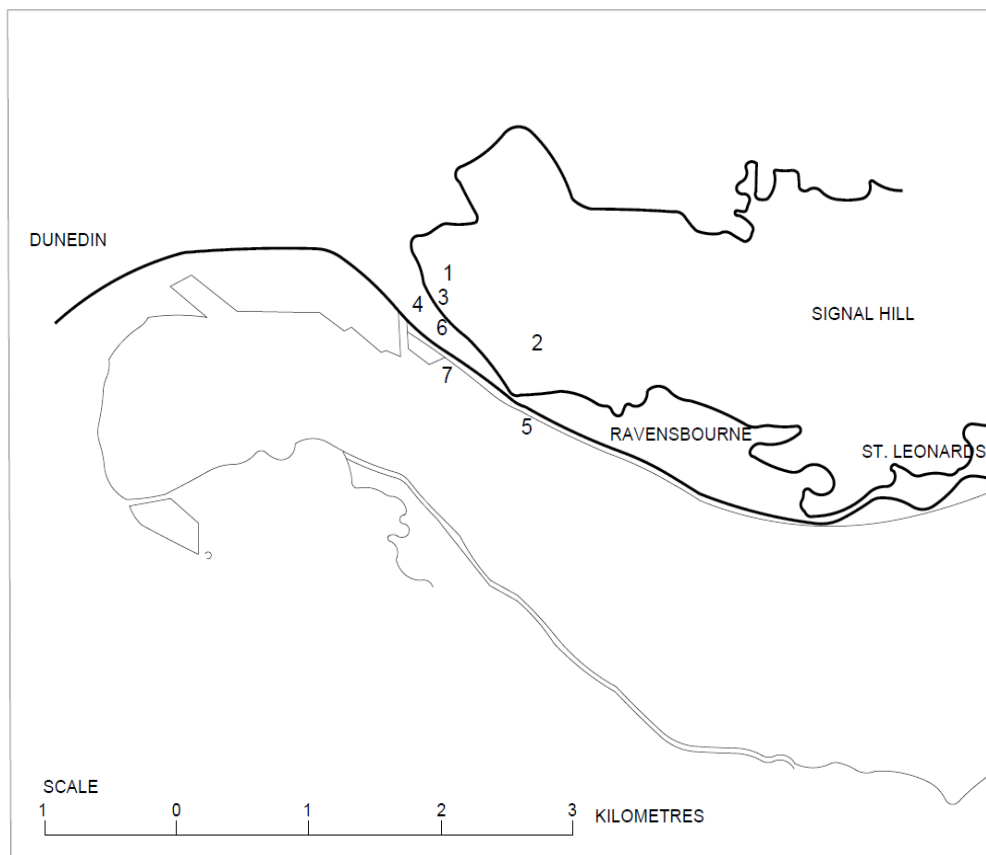


into the Ōwheo (the Water of Leith). Ōpoho was also the name for the former inlet at Otago Harbour known as Pelichet Bay, which was reclaimed in 1913 to construct Logan Park. The Ōwheo, which Ōpoho Creek discharges into, then flows into the Otago Harbour. There were other named places, including a kāika or settlement, in the close vicinity.

Ōtākou is the original name of the eastern channel that runs from the harbour entrance along the eastern edge almost as far as Harwood where it abruptly stops. However, the harbour waterway that spans the area from Te Rae o Tupa (the northern tip of Pukekura) and extending up to Ōtepoti at the head of the harbour, although an ocean harbour, it was commonly referred to as an awa by their tūpuna due to its riverlike characteristics, albeit an ebb and flow behaviour.

Ōtākou is now more widely recognised in the Otago area as the name for the entire harbour and the settlement at the lower end of the Otago Peninsula. Otago eventually became the name for that entire southern region that is a modified version of Ōtākou. The earliest activity on the Otago Peninsula has been supported by reliable archaeological evidence centred on the 13th and 14th Century. These were samples of charcoal, bone and shell unearthing many moa butchery sites. This speaks to the centuries-long association of Kāi Tahu whānui with the Otago Harbour, of which Logan Park was originally a part.

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 Rakihia (a prominent Kati Mamoe chief who entered into a peace agreement with Kai Tahu).
7. Otukaiwheki- A source of tree ferns.

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 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 Management Plan

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

Management plans are required by section 41 of the Act to provide for and ensure use, enjoyment, maintenance, protection, and preservation of the 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.

Management planning is a process for determining the management direction the community and the DCC would like to apply to reserves. management plans outline the DCC's intentions for use, development, and maintenance of its reserves. The aim of the Act is to ensure development meets the purpose of the 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 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 Management Plan will take precedence.

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

- 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 park
- 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 park
- 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 , it has not been gazetted. The Reserves Act 1977, section 17, describes the intention of a recreation 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

6 Leases and Deeds

Several Dunedin organisations have lease agreements administered by DCC Parks and Recreation.

- Athletics Otago Inc.- 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.
- Otago Hockey Association 1990 Inc.-2 x artificial pitches adjoining Harbour Terrace. Lease expires 30/06/2035.
- Otago Hockey Association 1990 Inc.- carpark. Lease expires 31/10/2026.
- 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.
- Otago Cricket Association Inc. Proposed new lease in 2025. indoor training facility.
- No.7 District Federation of New Zealand Football Inc.- storage structure to the south of the hockey pitches. Lease expires 31/08/2026.
- Tennis Otago Incorporated- the occupation of clubrooms, courts, and associated carpark. Lease expires 30/06/2039.
- Otago Polytechnic -182 Union Street (former bowls club). Lease expires 15/12/25. Proposed to terminate in February 2026.
- Sport Otago- Central section of the parking area in front of the tennis centre. Lease expires 31/10/2026.
- Otago Polytech- carparking. Lease expires 31/10/2026.
- Pure Padel. New padel courts on the edge of tennis courts. Proposed new lease in 2025.

Additional leases are administered by DCC Property.

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.



Marksman 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

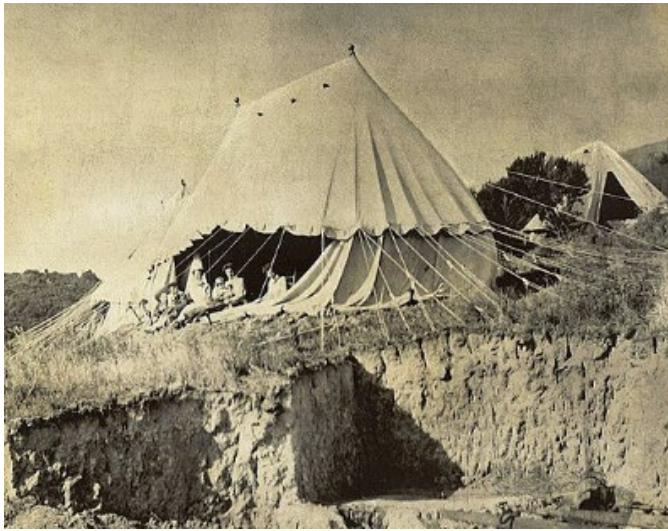
The submarine 'Platypus' is built in Pelichet Bay. Intended to be used in Central Otago rivers to extract gold, the trial run was unsuccessful and the crew of two had to be rescued as the submarine would not surface. The Platypus was subsequently scrapped. A large section of it can still be seen at the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

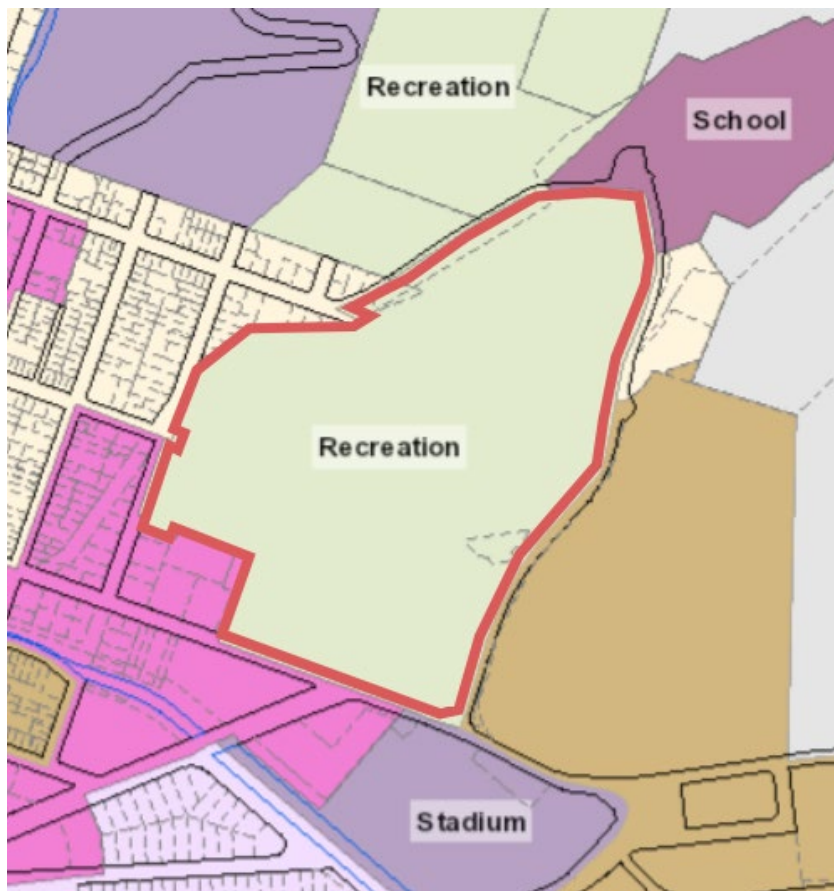
Logan Park artificial turf is officially opened by Columbian football international, Jaun Pablo Angle.

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, most of it has been adopted, including the zoning provisions for the. Only the 2GP zoning has been identified within this Plan.

This includes the following zonings, schedules, and mapped areas:



Recreation zone



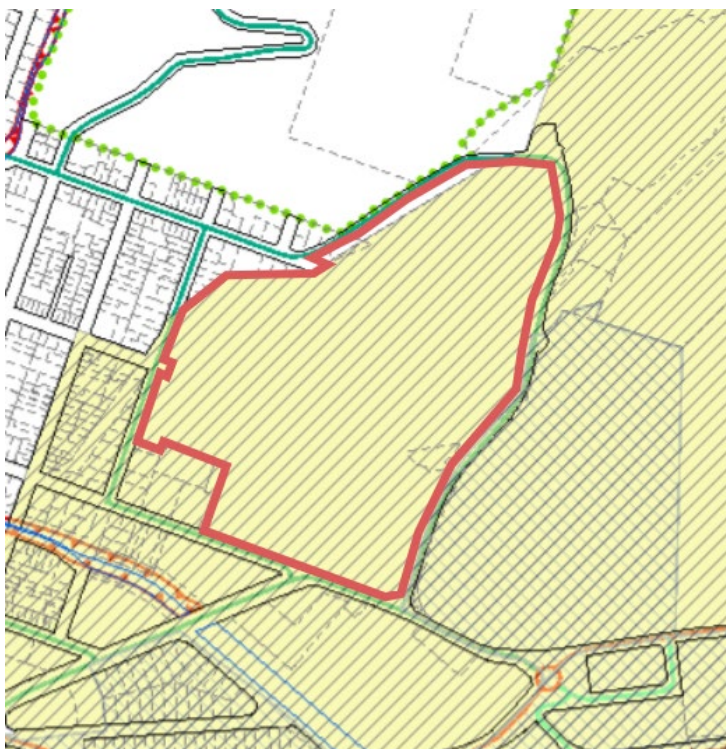
Hazard 3-Type: Flood



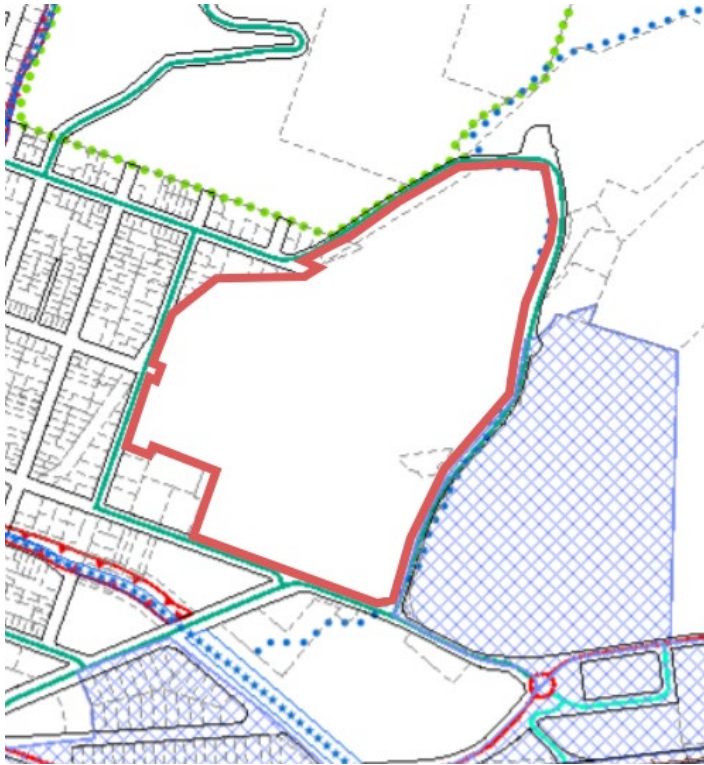
Hazard 3-Type: Coastal



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



Stadium Noise



Esplanade 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 were 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 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 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 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

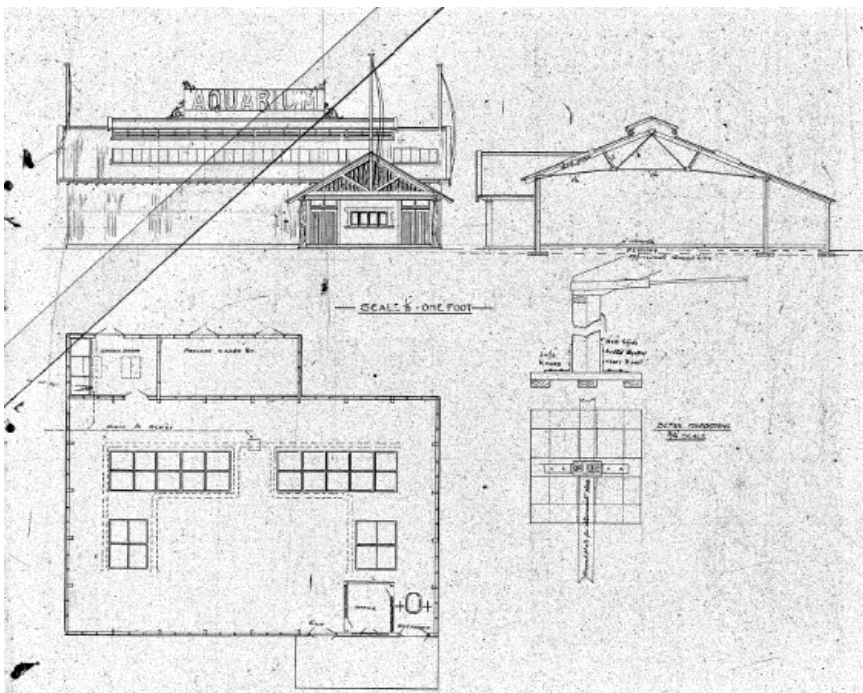
The current Tennis Otago club rooms originated as part of the South Seas Exhibition. Initially designed as an aquarium, the building's interior was adorned with mounted game animal heads. The exhibition's primary purpose was to showcase introduced animals for hunting and fishing, along with species of 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 Alexander McMillan Hockey 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 Tauri). 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

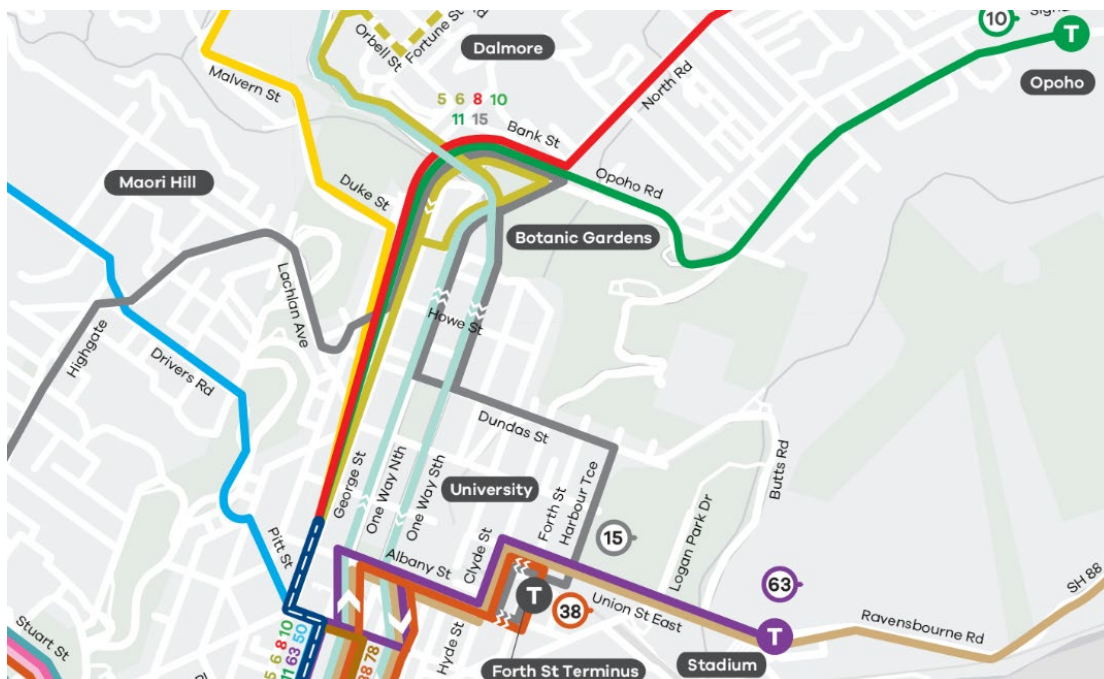
10.1 Access

Logan Park Drive provides one-way vehicle movement through the. 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. 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 hocky 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, 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



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

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 '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.

10.3 Use of the park

Currently, the park 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	Professional squad, 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	Mens and youth
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:

Protecting Logan Park as a premier sports facility

While there were many submissions in support of alternative uses for Logan Park, a significant number of the public wished to see the facility retained, first and foremost, for sports (both organised and casual). A significant number saw the value of Logan Park and were in favour of maintaining the status quo.

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 suggested additional lighting and increased artificial turf area 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 (i.e. too late in the evening).

Informal recreation

There are no specific facilities to cater for informal or 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.

Natural values and passive recreation

Some submitters promoted the amenity values of the Logan Park and felt that there were opportunities to develop Logan Park as a place of relaxation and contemplation. These submissions typically related to the landscape values of Logan Park and surrounding areas and often related to improving and protecting ecological and amenity values.

Non-sport commercial 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 park and/or causing damage to playing surfaces and buildings.

Poor vehicle and pedestrian network

Parking and traffic movements along Logan Park Drive reduce the pedestrian amenity and options within the park. While some submitters saw traffic and parking as an issue, others had specific issues with because of, what was perceived, as limited parking. Drop-off/pick-up management was brought up as an issue (particularly on Harbour Terrace). Other concerns raised were the need to investigate alternative parking areas, restricting parking times and promoting passive transportation.

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 was the fastest growing sport in the United States A 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-sized tennis court).



Bassline has been a popular student event since 2020.

11 Neighbours

Logan Park looks over 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.

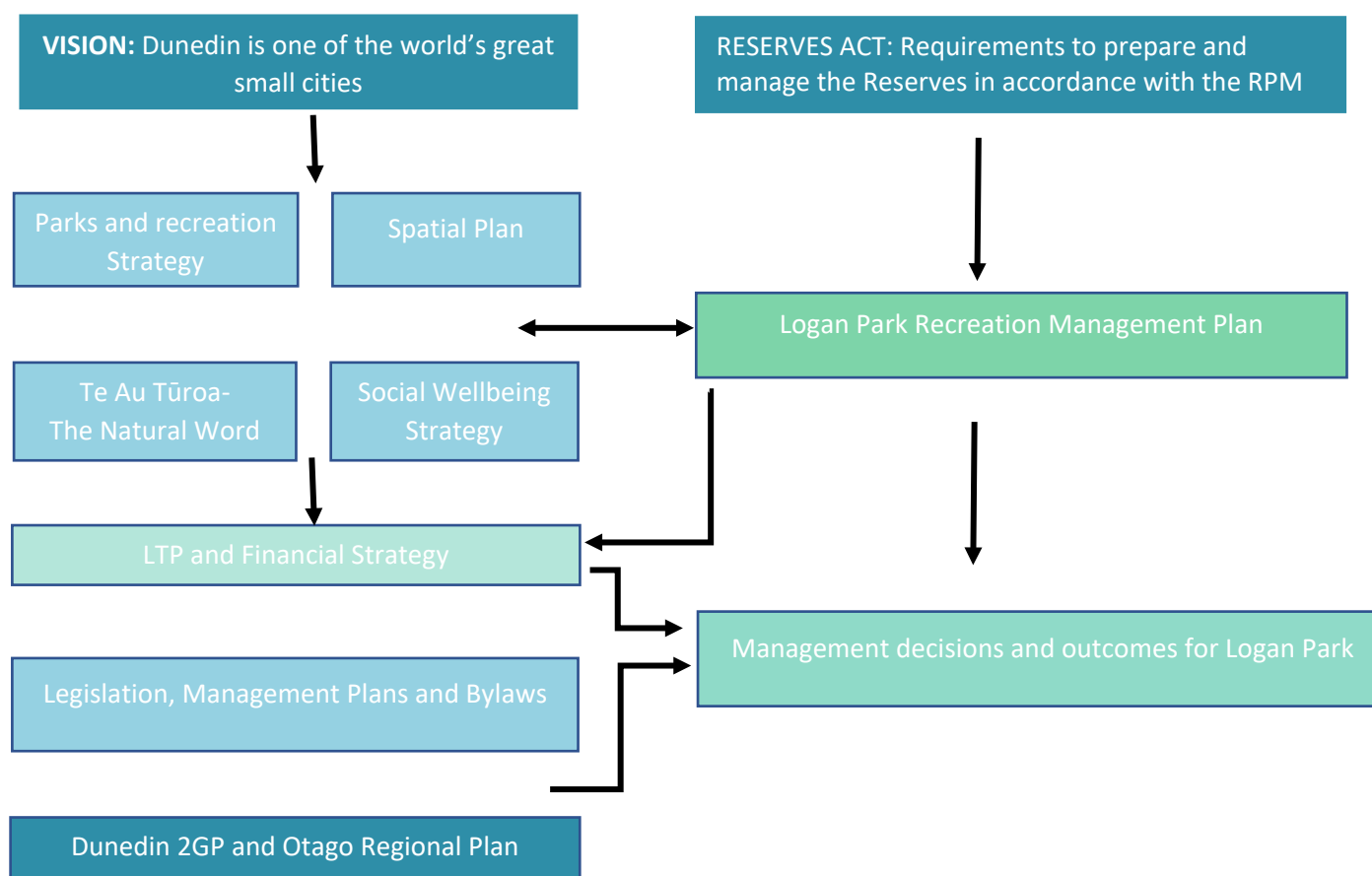
- Identify where mana whenua and heritage values can be expressed to be engaging and explain the rich histories of Logan Park.
- Consider effective and creative wayfinding without the excessive use of signage.
- Improve the pedestrian/cycling network and related facilities to provide better connections 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 park.
- 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 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 park.

TREATY OF WAITANGI- TE TIRITI O WAITANGI



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 park.

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 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 and provide a framework for management continuity. General management policies for reserves are described in the document 'Management Plan – General Policies', which should be read in conjunction with this plan. The General Policies apply to the management unless they are over-ridden by the Logan Park Management Plan policies. Council constantly reviews 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 park 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 park 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 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 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.