

Roto Kohatu Reserve Management Plan (DRAFT)

November 2021



Christchurch
City Council



Overview and consultation process

Background to the Roto Kohatu Management Plan

Located at the north-west edge of Christchurch, Roto Kohatu Reserve is a popular destination for a wide range of water-based and other recreational activities, and a haven for biodiversity.

The reserve is classified as Recreation Reserve under section 17 of the Reserves Act 1977 except for an area fronting Outlook Place which is a Local Purpose Reserve under section 23 of the Reserves Act 1977.

We have drafted the first reserve management plan for this reserve and public notice has been given in accordance with section 41(6) of the Reserves Act 1977.

How you can comment on the draft management plan

Please send your submission in writing to:

Have your say at: www.ccc.govt.nz/HaveYourSay

Or

Email: engagement@ccc.govt.nz

Or send to

FREEPOST Authority No. 178
Draft Roto Kohatu Reserve Draft Management Plan Submissions
Democracy Services Unit
Christchurch City Council
PO Box 73016
Christchurch Mail Centre
Christchurch 8140

Please indicate in your submission if you wish to speak to a hearings panel about your submission.

The Hearings Panel will consider a staff report and all submissions to help finalise their recommendations to the Waimāero Fendalton–Waimairi–Harewood Community Board.

As delegated decision-makers the Board will decide whether to adopt the plan or ask for further input.

Once adopted by the Community Board the plan becomes the operative management plan for the Reserve.

Draft Roto Kohatu Reserve Development Plan

We are consulting at the same time on the development plan for the reserve, which has been generated by the Management Plan and is available at the same locations. There is no hearings process for the development plan, and the community board will consider all the feedback before making a decision to approve the plan.

Please make sure your submission on the Management Plan and any separate feedback on the development plan reaches us by Monday 28 March 2022.

Any questions—please contact Engagement Advisor Philippa Upton: 03-941-8808, or philippa.upton@ccc.govt.nz

Contents

1. Background	43
1.1 Introduction	54
1.2 Location	65
1.3 Reserve Map	76
1.4 Vision	76
2. Objectives and Policies	87
2.1 Management Areas	98
2.1.1 Management Area A (Lake Rua and adjoining area)	119
2.1.2 Management Area B (Lake Tahi and adjoining area)	124
2.1.3 Management Area C	124
2.2 Recreation and Sport	131
2.3 Leases, licenses, and other tenure agreements (includes commercial activities)	131
2.4 Access, circulation, and parking	141
2.5 Buildings and structures	151
2.6 Biodiversity and ecology	161
2.7 Vegetation and planting	171
2.8 Landfill	171
3. Site Values	181
3.1 Recreation values	191
3.2 Environment values	191
4. Issues	201
4.1 Recreation and sport	211
4.2 Access, circulation, and parking	211
4.3 Buildings and structures	211
4.4 Biodiversity and ecology	220
4.5 Landfill	220
5. Resource Information	231
5.1 Land information	242
5.1.1 Land tenure and legal status	242
5.1.2 Planning information	252
5.2 History	262
5.3 Physical description	262

5.3.1 Setting	2624
5.3.2 Site description.....	2624
5.4 Use of the site.....	2825
5.4.1 Activities	2825
5.4.2 Buildings and facilities	2826
5.4.3 Occupation of site	2926
5.4.4 Events and other organised use	3027
5.5 Vegetation	3129
6. Policy and planning framework	3230
6.1 Guiding documents and legislation.....	3331
6.2 Christchurch City Council planning framework for reserve management plans	3331
6.3 Bylaws.....	3533
6.4 Other relevant plans	3634

1. Background



1.1 Introduction

Located at the north-west edge of urban Christchurch, Roto Kohatu Reserve is part of a network of parks connected by walkways and greenways. The park has varied landform and character that includes the lakes, open grass areas and a rounded hill.

Te Ngāi Tūāhuriri are mana whenua of this takiwā.

Roto Kohatu Reserve is highly valued for the leisure and sport opportunities provided by the two lakes: Lake Tahurangi and Lake Ruanui, and these lakes have become increasingly popular for both organised and informal activities. The lake margins are bordered by trees and other vegetation, and the park is a green haven for people and a wide range of water birds.

With the exception of a small area fronting Outlook Place, all areas of Roto Kohatu Reserve are classified as 'Recreation Reserve' under the Reserves Act 1977. The reserve at the Outlook Place entry is a Local Purpose (utility) Reserve.

This reserve management plan provides direction for the management and development of Roto Kohatu Reserve. Reserve management plans provide the community with greater certainty about the function and management of a reserve and ensure that management decisions are consistent with the Reserves Act 1977. The management plan recognises the values of the reserve, establishes a vision for its future, and sets management objectives and policies to achieve the desired outcomes.

This plan has been developed in consultation with the community according to the process outlined in the Reserves Act 1977.

1.2 Location

Roto Kohatu Reserve borders Sawyers Arms Road and Greywacke Road and is ten kilometres north-west of the centre of Christchurch near Christchurch International Airport. The Ōtukaikino Track connects Roto Kohatu Reserve with The Groynes and Darroch Reserve, and has further connections to the Isaac Farm Track, Waimairi Walkway and Templars Island Trail.



Figure 1: Location map

1.3 Reserve Map

The reserve is encompassed by Sawyers Arms Road in the west and Greywacke Road in the east and south. The Ōtukaikino Track begins at the main entrance to the reserve from Sawyers Arms Road.



Figure 2: Map with Roto Kohatu Reserve outlined in blue

1.4 Vision

Roto Kohatu Reserve is developed and managed as an aquatic playground for a wide range of organised and informal water-based recreation and sport activities while supporting the biodiversity and amenity values of the area.

2. Objectives and Policies



2.1 Management Areas

The reserve has distinct character areas with different patterns of use that are recognised by three management areas identified in Figure 3 below. The following objectives and policies cover the three management areas within the Roto Kohatu Reserve. Primary and secondary uses for these areas are defined and specific policies apply to these areas to structure management decisions.





Figure 3: Habitat and management areas

Commented [SA1]: Plan deleted and updated with plan showing revised habitat areas

Objective:

1. Development of facilities and management of activities within each management area gives initial priority to the primary uses, and secondary priority to secondary uses.

2.1.1 Management Area A (Lake Rua and adjoining area)

Primary use	Secondary uses
<ul style="list-style-type: none"> • Water-based informal recreation 	<ul style="list-style-type: none"> • Booked water-based non-motorised recreational activities including commercial recreational use outside of peak use periods. • Booked commercial activities ancillary to recreational activities (coffee carts, ice cream carts and similar) where compatible with the primary purpose of this area and subject to bookings and other approval, (refer section 2.3: Leases and licences). This may be approved at periods of peak use.

Policies

1. Lake Rua will be managed as an unpatrolled water body.
2. During peak use periods, informal public recreation will be given priority over bookings for other activities.
3. At the discretion of the Council, organised events or other booked activities may be allowed outside periods of peak use where they do not conflict with other approved activities on the park.
4. At the discretion of the Council, organised events or other booked activities may be allowed during periods of peak use where the effect on informal use of the park is assessed as being insignificant because the scale of use is low, the frequency of events is low, or activities take place at times when the reserve is not well used.
5. Management of bookings by the Council will take account of possible conflicts of use and over-use as identified from feedback from clubs and other park visitors.
6. Any commercial activities on the reserve require approval by the Council. Commercial activities will either be ancillary to recreational uses, for example food and coffee carts; or be compatible with informal recreation, for example commercial recreation activities that take place outside of peak use periods.
7. At the discretion of the Council, a sports facility building and / or other structure may be constructed for shared use to facilitate use of this area for aquatic recreation activities, (refer section 4.3: Buildings and Structures).
8. At the discretion of the Council a shade structure or structures may be constructed that could be associated with a future recreation facility in this area.
9. Remediation works at the northern edge of Lake Rua to remove rubble, create a beach to improve access and construct a slipway and jetty and / or diving pontoon may be constructed subject to any consenting requirements.
10. Fishing structures around the lake will be removed over time in consultation with the Canterbury Coarse Fishing Club [and Fish & Game to support the enhancement and protection of habitat areas \(Refer Section 2.6: Biodiversity & Ecology\)](#). At the discretion of the Council, selected fishing platforms along the causeway and western edge of Lake Rua may remain.

2.1.2 Management Area B (Lake Tahī and adjoining area)

Primary uses	Secondary uses
<ul style="list-style-type: none"> Powered watercraft activities in Lake Tahī Canoe polo in the canoe polo lake area Land-based informal recreation. 	<ul style="list-style-type: none"> Other recreational activities and events compatible with the Jet Sports Club, canoe polo activities, and the biodiversity values of the habitat areas.

Policies

- Secondary recreational activities may be approved by the Council where these are compatible with the primary uses of Lake Tahī and biodiversity values of the habitat areas.
- At the discretion of the Council, organised events or other booked activities may be approved where they do not conflict with the primary uses of the area and other booked activities on the park.
- At the discretion of the Council, a sports facility building and / or other structures, such as storage facilities, with an adjoining carpark may be constructed for shared use to facilitate use of this area for aquatic recreation activities, (refer section 4.32.5: Buildings and Structures).
- The canoe polo area may be extended with the addition of two additional playing courts and additional carpark capacity subject to approval by the Council and any required consents and approvals.

Note:

- For the purposes of the objectives and policies, ‘peak use periods’ is defined as summer school holidays and summer weekends (1 November to 1 March).
- Bookings for events are considered in this section, however, recurring use will generally require other agreements considered in section 2.3: Leases and licences.
- When considering an application for an event, information requirements may include a Traffic Management Plan, site location plan, health and safety plan, alcohol licence or any other information or regulatory document appropriate to the consideration.
- Activities on Lake Tahī and the adjoining canoe polo area will require assessment against the Canterbury Regional Council Navigation Safety Bylaw and approval from the Jet Sports Club and the Council. Swimming is not authorised in these areas except where provided for in formal agreements and with approval from the Canterbury Harbourmaster.

2.1.3 Management Area C

Primary uses	Secondary uses
<ul style="list-style-type: none"> Recreational club activities within the area zoned ‘Open Space Community Parks Zone’. In other areas, informal recreation activities including walking, dog exercise and cycling. 	<ul style="list-style-type: none"> Events and organised fitness activities.

Policies

- Retain the area currently used for recreational club activities including radio control cars and allow for additional compatible recreational activities by other clubs in this area where approved by the Council.
- At the discretion of the Council a sports facility building and / or other structure may be constructed outside of the area of landfill for shared use to facilitate use of the area currently used for recreational club activities, (refer section 4.3: Building and Structures).

3. The hill covering the landfill will provide an area for informal recreation activities including walking, dog exercise, cycling, and will provide viewing points. Development may include the creation of additional paths and entrances for pedestrians and cyclists.
4. At the discretion of the Council, organised events and other compatible recreational activities including organised fitness activities may be approved including during peak use periods.

2.2 Recreation and Sport

Objective:

1. Co-ordinated shared use of the reserve by a wide range of organised and informal water-based and other recreation and sport activities that are managed to be compatible with biodiversity values.

Policies:

1. Agreements for booked activities and events can be considered by the Council for approval where these are consistent with management policies for the relevant management area. The Council will not approve bookings for recreation activities in habitat areas, (refer Figure 3 above), and may require that some activities are distanced from habitat areas.
2. All organised use within the reserve by clubs and organisations, including commercial activities and events, must be approved by the Council as a booking or other agreement by the Council. Recurring activities, including annual and weekly bookings, will generally be given priority over one-off bookings for this use.
- 2.3. [Management of park areas will take into account any possible conflicts of informal use as identified by Council staff and be managed accordingly.](#)

2.3 Leases, licenses, and other tenure agreements (includes commercial activities)

Objectives

1. To establish and maintain leases to manage all occupations of the reserve.
2. To require all clubs and organisations with regular ongoing use of the reserve, including commercial activities, to have an agreement for this use.
3. Commercial activities on the reserve will complement the enjoyment and experience of visitors.

Policies

1. All organised use, other than one-off events, will have formal tenure setting out rights and responsibilities. One-off bookings are considered in sections 2.1 and 2.2 above.
2. The type of tenure agreement will depend on the nature and frequency of use. Tenure agreements may include leases, licences, permits, and sports use allocation. An activity such as an event will require an approved booking where it is not covered by an existing use agreement.
3. Allow the occupation or ongoing exclusive use of a facility or part of a reserve by clubs or organisations only through the issuing of a lease agreement.
4. Allow commercial recreational use of the reserve only through the issuing of an agreement. Approvals for commercial activities within the reserve that are contemplated by this plan may be granted where these are consistent with Council strategies, policies, and bylaws, and where they contribute to achieving the vision, objectives, and policies of this reserve management plan.

5. Where leases for occupation or agreements for commercial activities are not contemplated in this reserve management plan, public notification and approval by the Council will be required.
6. Applications for new agreements for existing or new activities are to be considered and granted on their merits and compatibility with the vision, objectives and policies of this management plan including the policies specific to management areas and other Council plans, policies, and strategies, as well as consideration of approved existing activities.
7. Applications for continued occupation where agreements have expired will be considered where there is a proven need for the continued use and no higher priority use is identified, and use is consistent with this reserve management plan and with Council strategies and policies. The Council will review and update all terms and conditions of an expired agreement.
8. Approvals including those for commercial recreational use will generally not be issued where they would reduce public use of Management Area A over peak use periods over summer school holidays and summer weekends (1 November to 1 March). Exceptions may be made for organised activities in areas of the park or at times when there is not high use, for example the early morning.
9. Applications for approvals for use of Lake Tahi will only be considered by the Council where these are agreed with the leaseholder, (the Canterbury Jet Sports Club), and are consistent with Council and Environment Canterbury Bylaws.

Note:

1. One off-events will be assessed under the objectives and policies for each Management Area, refer section 2.1: Management areas.

2.4 Access, circulation, and parking

Objectives:

1. To improve access for park visitors including those arriving in cars and those using the park as cyclists and pedestrians.
2. To have sufficient car parks available to cater for regular use of the park.

Policies

1. A new park entry for vehicles and pedestrians may be created through the existing utility reserve on Outlook Place to provide access to the nearby carpark. When a new park entry is constructed in this location, access will be reorganised so that
 - a. Access to the south of this entry for canoe polo and fishing will be by controlled entry.
 - b. The existing driveway across the landfill will be closed for regular public vehicle use beyond the carpark areas adjoining Sawyers Arms Road. The driveway will be retained for management and maintenance purposes and as a shared use path.
2. Current park uses, including access, where they are located within the property at 60-64 Greywacke Road may be formalised by the Council.
3. An additional park entry for vehicles and / or pedestrians to the canoe polo area may be developed through road reserve to the north of 60-64 Greywacke Road or other areas along Greywacke Road, (refer Figure 5 in section 5.3.2).
4. Where vehicle access is required for approved or booked activities outside of formed access and carpark areas, this will be by controlled entry. Any parking outside of public carpark areas will require specific approval in a booking or an agreement such as a lease or licence.

5. Any new or improved internal driveways, including those with exclusive club use, will be designed and managed [with consideration of a range of recreational uses](#), to reduce conflict with pedestrians and cyclists and other park use. Maintenance activities are not considered to be improvements.
6. Bike and pedestrian paths may be extended and/or upgraded to improve internal circulation and connect to new pedestrian entries, adjoining roads and surrounding track networks. Paths and routes will be designed for shared use by walkers, runners, and cyclists, and to maintain clear sightlines for the safety of users. [Wherever practically possible, paths shall be constructed to accessible standards](#).
7. The Council may investigate and implement the stopping of areas of unformed roads that adjoin the north-west of the park and incorporating this land into the reserve subject to required approvals.
8. Public carparks will generally be formed at the edges of the reserve to reduce possible conflict between vehicles and other activities on the park, except where parking is provided in association with and approved by a lease.
9. Sufficient car parks will be formed in leased and un-leased areas of the reserve for regular use of the park excluding events and times of peak use periods.
10. [Overflow car parking areas may be provided near Sawyers Arms Road for events and peak use periods over summer. Parking in areas other than recognised parking areas may be allowed as part of approvals for an event.](#)
- 10.11. [CPTED \(Crime Prevention Through Environmental Design\) principles will be applied in the planning and implementation of all access circulation and parking development.](#)

2.5 Buildings and structures

Objectives:

1. To enable provision of suitable multi-use facilities to meet the needs of organised and casual use of the park.
2. To ensure that the design and scale of development is appropriate for the reserve environment.
3. To preserve the open space and amenity of the park by minimising built structures.

Policies:

1. Mana whenua values – [including accidental discovery protocols](#) - will be recognised in Council park development projects in accordance with the treaty partnership between the Council and Iwi. Design of any interpretation and representation of Māori culture should recognise Te Ngāi Tūāhuriri as mana whenua of this takiwā.
2. Facilities and services such as [\(but not limited to\) drinking fountains, cycle racks, track markers, seating, bridges, rubbish bins, signs \(entry, interpretation, and wayfinding\), security cameras, shade sails, outdoor showers, and toilets may be provided and maintained](#) to meet the needs of park visitors, facilitate use of the park, ~~and~~ improve the visitor experience, [and discourage scavenging opportunities for birds and vermin](#).
3. At the discretion of the Council, modifications to the lake edges may be constructed outside of habitat areas to facilitate use of the lakes where this is consistent with other park values including biodiversity.
4. CPTED principles (Crime prevention through environmental design) will be applied in the planning and development of all structures.
5. At the discretion of the Council, sports facilities including buildings and other structures may be approved outside of land fill areas where necessary to facilitate use of the surrounding park, (refer

section 2.1: Management Areas). Facilities are expected to be designed to accommodate shared use and provide flexibility for a range of future uses.

6. Any buildings or structures will have appropriate character and design for the surrounding reserve and will be located where they do not detract from reserve values and use. Colour schemes and design of all buildings and structures are to be subject to review by the Council Parks Unit and approval by the Council to ensure that the area is integrated into the surrounding park landscape and discourage vandalism. Shipping containers without suitable cladding will not be approved.
7. At the discretion of the Council, removable structures may be approved to support aquatic recreation activities until permanent facilities are approved and constructed.
8. Services within the park will be located underground where possible to reduce their impact on the amenity of the park.
9. Where vacant buildings are in a state of disrepair they will be removed from the reserve.

2.6 Biodiversity and ecology

Objectives:

1. To protect vulnerable or uncommon birds on the park [only](#) where species [and habitat](#) are compatible with airport activities.
2. To protect and enhance park [and wider landscape](#) biodiversity values through the creation of 'habitat areas' and additional planting
3. To inform park visitors of the importance of the habitat areas and appropriate behaviour in the vicinity of these areas.

Policies:

1. Areas that have been recognised as important for bird breeding will be defined as 'habitat areas' as identified in Figure 3 of section 2.1. These areas will be protected and enhanced, and public access to these areas will be discouraged.
2. Trees within habitat areas will be managed for biodiversity outcomes including retention of existing trees and vegetation and dead trees and logs. Willows and other wilding or less desirable species may initially be retained to provide habitat and be progressively replaced.
3. Tree and vegetation maintenance activities around the lake margins will be done outside of bird breeding seasons (generally September to January). If tree or vegetation maintenance must take place during the breeding seasons, an ecologist / bird expert will be consulted in the planning of works.
4. Information signs and fencing may be constructed to discourage recreation activities in habitat areas.
5. Advocacy measures including signage, interpretation and publicity may be used to improve people's understanding of birds on the site including the need to stay away from habitat areas and avoid feeding bird species [associated with bird strike of airplanes](#).
6. Pest plants and animals are to be removed in accordance with Council policies and practice ~~and~~ Environment Canterbury guidelines ~~and~~ [requirements of the Mahaanui Iwi Management Plan](#).
7. Other mechanisms to protect nesting birds may be considered including locating buoys to identify habitat areas and working with user groups to adjust recreational use as wildlife patterns change.

2.7 Vegetation and planting

Objectives:

1. To establish trees and other vegetation to support the biodiversity and amenity values of the park and surrounding area.
2. To co-ordinate planting on the park through a development plan.
3. To ensure planting does not create public health and safety risks.

Policies:

1. Planting will be guided by a development plan to be prepared by the Council [\(as consulted with Christchurch International Airport Limited to reduce birdstrike risk\)](#).
2. Plant species used in landscaping will generally be indigenous. Plants will be grown from locally sourced seed supplies where possible. New specimen trees will generally be native species except where specific attributes are required and will include species that support mahinga kai.
3. Specimen trees will be established and maintained outside of the landfill area to provide shade and shelter for visitors and discourage flocking birds.
4. CPTED principles (Crime prevention through environmental design) will be applied in the planning and development of all plantings.
5. At the discretion of the Council, trees will be located and managed so that they allow for appropriate passive surveillance into and around the main activity areas of the park.
6. Tree planting on boundaries other than road reserves will be established where it does not overhang adjoining properties.
7. A vegetated edge around the lakes will be established and maintained in habitat areas, and other areas where planting does not conflict with organised and informal recreation, for example at the northern edge of Lake Rua.
8. Exotic trees outside of habitat areas will be evaluated and considered for removal, and trees with poor form or faults and wildling or less desirable species removed or replaced over time. The existing stone pine trees will be retained while they have good form.
9. Tree and vegetation management will be coordinated with other reserve management and development activities to minimise disturbance to park visitors and birds.

2.8 Landfill

Objective:

1. To avoid any public health and safety risks from the former landfill.

Policies:

1. Future earthworks, structures, and landscaping works within the landfill area will be planned and constructed to take account of site constraints, including, but not limited to, the potential for differential settlement, presence of methane gas and the need to protect and avoid disturbance to the clay cap. The construction of buildings or the planting of trees over landfill is not anticipated, and all proposed works above areas of landfill including planting will be subject to technical review from Council staff responsible for landfill activities.

3. Site Values



3.1 Recreation values

Roto Kohatu Reserve is highly valued by visitors for the recreation and sport opportunities provided by the open water surfaces and clear water of the lakes and the natural setting of green spaces, trees, and birdlife. The lakes support many diverse organised sports activities, (refer section 5.4: Use of the site) in addition to casual recreational use.

Roto Kohatu Reserve has been described as a ‘hidden gem’ and informal recreation has become increasingly popular particularly with young people and families.

Roto Kohatu Reserve is administered as a coarse and trout fishing location under the North Canterbury Sport Fish and Game Management Plan. Tench is the main sports fish in the lakes, and trout are also present.

3.2 Environment values

28 wetland and water birds have been identified at Roto Kohatu Reserve, including uncommon birds. Birds with particular conservation interest are as listed below:

Common name	Conservation status & significance for Roto Kohatu Reserve	Notes
Australasian Crested Grebe	Nationally vulnerable species – Roto Kohatu is a breeding site of local and regional importance	Rare and threatened native aquatic bird now breeding in Canterbury lowland waterways
Australian Coot	Naturally uncommon species that breeds on this site	
NZ Scaup	Roto Kohatu is a breeding site of national importance for this species	Endemic diving duck
Little Cormorant / Shag	Not nationally threatened	Potential for breeding on site, prefers tall trees overhanging the water

Other birds that are infrequently seen at Roto Kohatu include the Australasian Little Grebe, Pied Cormorant, White-fronted Tern and Black-fronted Tern.

4. Issues



4.1 Recreation and sport

- There are limited numbers of large, clean, and sheltered freshwater bodies close to Christchurch. Increasing demand for organised activities and casual recreational use at Roto Kohatu Reserve is now reducing the availability of space for some water activities.
- With increasing use of the site there has been greater competition between different uses. As an example, people are reporting that it is difficult to find areas that are quiet enough for fishing during weekends over the warmer months.
- Some recreational water activities are not compatible and cannot safely take place at the same time, for example scuba diving and sailing.
- Most recreational groups using the park do not have formal use agreements. Without agreements for use, expectations of priority of use by these groups may not be aligned with expectations of the Council and other recreational groups.
- Use of Lake Tahurangi for jet sports activities benefits the district by reducing jet sport activities in rivers and estuaries, however it reduces other opportunities for use of Lake Tahurangi.
- Access from the shore into the lakes in some areas is difficult because of the profile of the shore and erosion from high levels of use.
- The lake includes areas where there are underwater branches and other debris. Some of this debris has been removed by contractors to the Council, and some areas are more suitable for swimming and diving than other areas of the lakes.

4.2 Access, circulation, and parking

- Although Roto Kohatu Reserve has additional frontage to Greywacke Road and Outlook Place, there is no formed access from these roads.
- The long unsealed access driveway extending across the site generates dust affecting nearby activities including canoe polo. The access driveway cannot be sealed where it passes over landfill areas, and it is difficult to maintain to a good standard.
- The access driveway extends across a property owned by Environment Canterbury at 60-64 Greywacke Road without a formal agreement.
- The access driveway has a reputation for unsafe driving activities and the formation does not provide adequate room for cyclists and pedestrians.
- [During the peak season, limited parking capacity within the Reserve can become an issue, leading to traffic congestion and unsafe parking behaviour.](#)

4.3 Buildings and structures

- There has been a lack of planning to accommodate the demand for club facilities. Temporary structures including shipping containers and fenced areas for storage have been established on the park by recreation clubs and organisations, and these structures do not maintain the amenity of the park.
- Flat areas within the park are limited, and unplanned development would reduce the land available for recreational use and affect use during periods of peak use.
- The Public Open Space Strategy notes that a current issue in parks is exclusive use by sporting clubs, and while this is appropriate in some parks, generally there should be no impacts on the rights of the public to freely access public open space areas.

4.4 Biodiversity and ecology

- The Council's Ecologist has advised that with increasing recreational activity on this site, there has been greater disturbance and declining abundance of some of the more sensitive wetland species, and some species are congregating in more vegetated and less-disturbed areas of the lake in response. These areas are identified as 'habitat' in Figure 5 of section 5.3.2.
- The proximity of the park to Christchurch International Airport and associated risk of bird strike means that some birds should be discouraged from using the park— [through design, landscaping and management](#). Bird species that have a higher risk of airplane bird strike include geese, ducks, gulls, and pigeons.
- Rudd, a fast-breeding pest fish that can affect water quality, is present in the lakes.
- Pest plants in and at the water margin include Lagarosiphon major, an oxygen weed and Phragmites australis, an emergent reed.
- Complaints have been made to the Council about dogs roaming freely or swimming in Lake Rua.
- Existing vegetation includes wilding and less desirable species such as willows and alders, however removal of these trees would reduce bird habitat.

4.5 Landfill

- Central areas of Management Area C overlay landfill as shown on Figure 3 in section 2.1. Landfill remediation at the time that this landfill was closed usually consisted of a 600mm layer of clay capping material followed by 100mm of topsoil to allow grass establishment and did not include soil to allow planting other than lawn grasses.
- Development on areas of the park over the old landfill are constrained by the need to preserve the landfill cap to avoid subsidence of land and the release of landfill gases. Planting options on areas of landfill are limited and construction of all structures including signs and paving needs to be carefully planned to prevent penetrating the clay cap.

5. Resource Information



5.1 Land information

5.1.1 Land tenure and legal status

The reserve is held in four parcels as shown in the following table and Figure 4 below:

Legal Description	Record of Title	Status	Classification under the Reserves Act	Derived
550 Sawyers Arms Road				
Sec 1-3 S0 19671	CB44A/620 (24.6560 ha)	Fee Simple. Subject to the Reserves Act 1977: Classified as Recreation Reserve	Recreation Reserve	Acquired from Bitumix Limited for Recreation Reserve under Public Works Act by Gazette Notice A428435.1 (1999 p 3318).
Lot 1 DP 23093	CB4B/1415 (22.3841 ha)	Fee Simple. Held in trust pursuant to Section 17(5) of the Reserves and Domains Act 1953	Recreation Reserve	Transferred from The North Canterbury Catchment Board by Transfer 647604.
Lot 7 DP 36870	738037 (4161 m ²)	Fee Simple. Subject to Reserves Act 1977	Recreation Reserve	Transferred from The North Canterbury Catchment Board by Gazette Notice 307322.4.
1 Outlook Place				
Lot 600 DP 504682	760356 (2438 m ²)	Fee Simple. Subject to Reserves Act 1977	Local Purpose (utility) reserve	Vested in CCC by Lakes Industrial Parks Ltd on subdivision DP 504682

Park activities extend onto the legal unformed road to the north of the park (shaded yellow in Figure 4 below), and the main driveway through the park extends through 60-64 Greywacke Road owned by Environment Canterbury.

Recreation Reserves provide areas for public recreation and sporting activities and for the physical welfare and enjoyment of the public. Their purpose is also to protect the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside. Refer to Section 17 of the Reserves Act 1977 for further information.

Local Purpose (Utility) Reserves have the purpose of providing and retaining areas for utilities. The reserve at 1 Outlook Place contains a detention basin. Refer to Section 23 of the Reserves Act 1977 for further information.



Figure 4: Land Parcels that make up Roto Kohatu Reserve.

Note: Park land is shaded green and adjoining legal unformed road is shaded yellow

5.1.2 Planning information

Christchurch District Plan zones

1 Outlook Place (Record of Title 760356) is currently zoned Industrial Heavy Zone.

Other reserve parcels are zoned Open Space Metropolitan Facilities Zone except for the south-west corner (outlined with a dotted line in Figure 4 above) that is zoned Open Space Community Parks Zone.

Open Space Metropolitan Facilities Zone provides for larger recreation facilities including motorised sports facilities, events, and multifunctional use. Open Space Community Parks Zone provides for formal and informal recreation activities and smaller scale recreation facilities.

The reserve is located entirely within the Christchurch International Airport Bird Strike Management Area where there are greater controls over establishing new waterbodies and stormwater basins and is within a noise contour and development protection overlay area related to airport activities.

5.2 History

The area where Roto Kohatu Reserve is now located was originally established as Ashby's Gravel Pit. The two large lakes (now named Lake Tahī and Lake Rua) were excavated from the 1960s, and then used for uncontrolled land fill from commercial operations on the site.

The hill to the south of Lake Tahī encloses a landfill established by Waimari County Council. This landfill has been closed and rehabilitated in accordance with resource consent conditions, and there is continued monitoring of groundwater in the surrounding areas for leachate contaminants. This previous use of the site restricts activities such as construction and planting of trees until gas levels have diminished and land has settled.

Tracks connecting Roto Kohatu Reserve with other reserves in the area were established from the early 1990s, and later work included upgrading and planting these connections.

5.3 Physical description

5.3.1 Setting

Roto Kohatu Reserve is located at the north-west edge of Christchurch urban development and is surrounded by industrial development on three sides and rural land to the north-west. The reserve is separated from residential areas and any noisy park activities are less likely to create nuisance.

The reserve is part of a network of reserves framing the north of Christchurch that includes the Groynes and Waimakariri River Regional Park.

The Ōtukaikino Track connects Roto Kohatu Reserve to Clearwater Drive and north through to the Groynes, and connected walkways extend to the Waimakariri River, Waimakariri River Regional Park and the coast.

5.3.2 Site description

The south-west of the park has a hill formed by mounding over a former landfill. The north-east of the park is flat to undulating and includes two lakes that are former gravel pits (refer Figure 5 below).

The hill is largely unvegetated and provides vantage points for views into and out of the site and reduces views into parts of the site.

Lake Tahī and a constructed extension to the lake forming the canoe polo area occupy most of the centre of the park. Lake Rua is located at the north-west of the site and is bordered by a relatively flat lawn area to the north.

Driveways and walkways extend through the site and include a section of the Ōtukaikino track. Planting includes trees around the lake edge and on some boundaries.

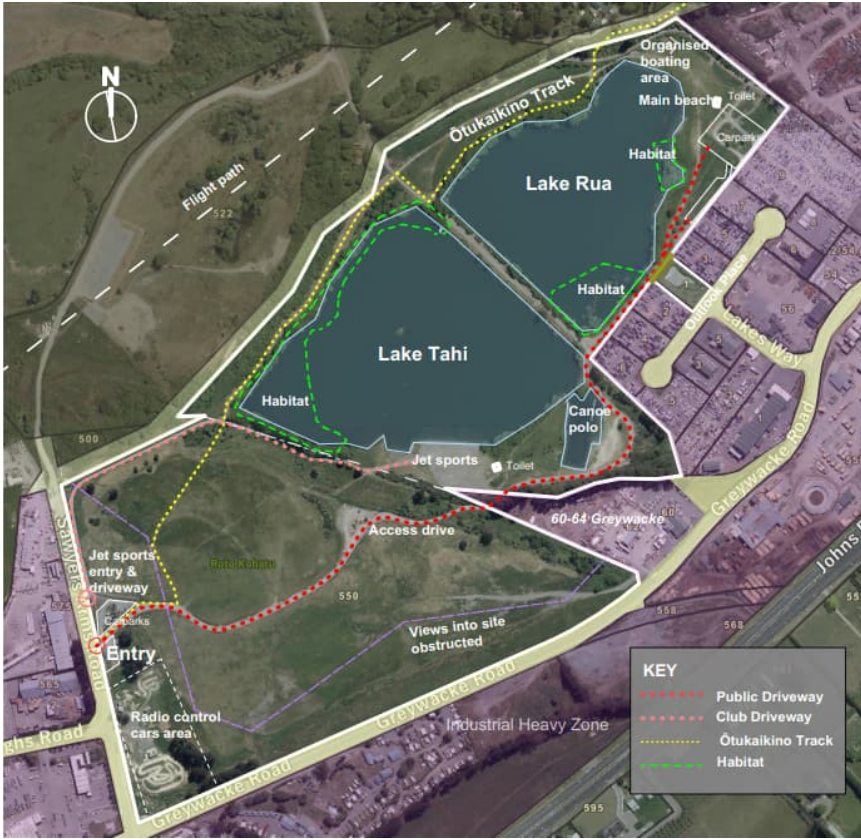


Figure 5: Site features

The landform, layout and development of the park and adjacent industrial area means that there is poor surveillance from surrounding streets and properties, particularly outside of work hours.

Public vehicle access is currently from Sawyers Arms Road. The Canterbury Jet Sports Club has a gated club entry on Sawyers Arms Road with a driveway connecting to Lake Tahiti. A separate entry from Sawyers Arms Road provides access to the area used for radio-controlled car operation.

5.4 Use of the site

5.4.1 Activities

The lakes currently provide open water for:

- fitness and recreational swimming
- canoe polo
- waka ama
- kayaking
- fishing and angling
- sailing and water safety
- model yachts
- jet skiing
- paddle boarding
- scuba diving
- dragon boating
- sports events, e.g. triathlons, jet sports, dragon boating, waka ama, and fishing.

The wider park currently provides for other activities including:

- walking and running
- dog exercise
- outdoor education including organised groups
- picnicking and relaxation
- community and commercial events including athletics
- biking
- radio control cars
- Scouts' activities associated with the nearby Scout Camp.

Vehicle gates are currently open 7am to 9pm during Daylight Saving, 7am to 7pm for the rest of the year; pedestrians can enter the park outside of these hours.

Use by different groups has been co-ordinated by an indicative calendar at the start of the summer season that is managed by the Park Ranger.

Land based informal recreation activities including walking, running and dog exercising have a wider spread over different times of the year and day.

5.4.2 Buildings and facilities

Recent development on the site includes the construction of a toilet and a carpark near the north-east edge of Lake Rua and another toilet on the southern side of Lake Tahī. Temporary structures have been erected by clubs and organisations to facilitate recreation activities and include shipping containers and fenced areas.

5.4.3 Occupation of site

The following clubs and other organisations occupy areas of the site or have a lease over areas at Roto Kohatu Reserve:

Group	Occupation	Tenure	Use hours and frequency	Notes
Lake Tahī and Canoe Polo area				
Canterbury Jet Sports	Exclusive lease of lake. Have separate road entry and driveway. Seeking permanent storage facility for equipment and event staging area.	Exclusive lease of Lake Tahī and car park until 2039	'Jet ski' activities Monday-Friday 9am-6pm all year, also 9am-9pm summer Saturday 9am-8pm Sunday and Public Holiday 10am-6pm	Hold jet sports events. Prepared to accommodate one off event requests for other sports events. Use agreement with Outdoor Swimmers Club to use Lake Tahī.
Mainland Canoe Polo Association	Currently two containers on site and allocated lake area. Infrastructure includes goals, boundary ropes and pontoon. Controlled access to informal car parking by lake.	No current permissions for container, approvals for events	Canoe Polo training and events early August to end May, when used every day particularly during daylight-saving outside of school or work hours	Continuous use of lake since 2003. Regional venue including national competition and training. Have requested expansion of lake area.
Lake Rua				
Aoraki Dragon Boating Club and associated groups including Schools	Shared fenced compound on site for boats and 40ft container	No current permissions other than for events.	Regular training October to April Thursday and Friday evenings and weekends, events	Onsite since 2012. Main season October to April Also use Avon River and Kaiapoi River, site is too small for national events
Kore Sailing school	Shared fenced compound on site for boats and 40ft container	Expired licence for Lake Rua and surrounds	Generally, weekday use during school terms 1 and 4. Sail and water confidence courses primarily for schools, 3500 people a year September to April	Educational commercial activity.
Christchurch Model Yacht Club	Share use of container on site		Current use of site generally mid-week during winter months to avoid other uses	
Land based				
Harewood radio control model car club	SW corner of reserve on Sawyers Arms Rd	Expired lease	Monthly meets	

5.4.4 Events and other organised use

Organised use of the reserve ranges from groups that use the reserve frequently throughout the year to those who use it a couple of times a year or on a casual basis.

Approvals were given for 35 events held in the two years spanning 2019 to 2021, of which approximately two-thirds were water based or partly water based. Event use of Lake Tahī has included fishing competitions and duathlons at the discretion of the Canterbury Jet Sports Club.

The Council has received requests for additional activities including long-term commercial activities that would take up large areas of the lake surface.

The following groups and organisations have used Roto Kohatu Reserve for events or other organised use:

Group	Frequency of use	Notes
Ara Polytech Outdoor Education Programme	Casual basis, usually 6-10 days late summer	Commercial / educational outdoor water activities
Canterbury Kayaking	1 course per week September to April	Use of site for 2 years for kayak training, (commercial activity). Use may be at short notice when river levels are high, generally weekday as weekends too busy
Canterbury Triathlon / Junior Triathlon Club	1 event Sunday end of November, 4:30-6pm summer late afternoons	Triathlon festival event involves 300-400 people Training sessions 20-40 children Lake also used by members for training
Christchurch Model Yacht Club	Hardly using currently	Mainly based at Lake Victoria in Hagley Park Asked to move from Groynes to Lake Rua by the Council, however, prefer to move back to Groynes if water weed under control
Dive HQ	Occasional use	Prefer other locations as more interesting, however use Lake Rua for dive courses when weather unsuitable elsewhere. One van with 14 people, can be 2-3 times a week. Commercial activity
Canterbury Coarse Fishing Club	Fishing by members, usually outside of peak use periods, also events.	Administered by Fish and Game for coarse and trout fishing activities Coarse fish active over summer but people finding that site is too busy for fishing over summer weekends. Clubs not running regular competitions any more as lake is too busy Events have included fishing competitions, some competitions on Lake Tahī.

Fit and Abel	Occasional bookings for Real Swim Series	Commercial lake swimming events
Learn Active	Casual basis, generally 3 times per term and usually between 10am and 3pm	Not for profit group providing outdoor education opportunities to people with intellectual disabilities. Also have programmes during school holidays however site can be too busy.
Outdoor Swimmers Club	Use agreement with Canterbury Jet Sports Club to use Lake Tahī up to 7 days a week before 8am and before 9am on Saturdays	Use times Monday to Saturday before 8am, Sunday before 9am. Exemption under Navigational Safety Bylaw.
Southern New Foundland Society	Once a month, generally 2nd Sunday, 3 water training days a year	Try to have events in cooler months when less use
High School kayaking and outdoor education and NZ Defence Force kayak training	Casual use	Kayak training for schools and other groups
Step Ahead Trust	2 days a year for kayaking	Site also used more frequently for walking. Not for Profit group
Top Sport Kayaking	14 courses a year, generally Friday mornings	Kayak training, commercial activity
Waka Ama	Training and events	Groups include Te Waka o Aoraki, Kai Ngaru, Waitaha, Te Awahaku, Te Waka Pounamu
YMCA	Casual basis generally one day per week during terms and school holidays	Contract for other organisations including schools and adventure trusts. Not for profit group.
Youthtown	Casual use for water-based activities	Take groups on camp at the neighbouring Omaka

5.5 Vegetation

Recent plantings at the Sawyers Arms Road entrance to the park are native, and mature trees on site are predominantly exotic including willow trees, pines, and eucalypts.

Stone pines (*Pinus pinea*) at the north-west corner of Lake Tahī were grown from seed collected in Italy and were planted 20 years ago and are now producing edible seeds.

6. Policy and planning framework



6.1 Guiding documents and legislation

Management of reserves is governed by the Reserves Act 1977 under which they are held and by the legal responsibilities of the Christchurch City Council under the Local Government Act 2002, the Resource Management Act 1991 and other legislation.

6.2 Christchurch City Council planning framework for reserve management plans

The content of this management plan and management of the reserve are guided by the vision, strategies and policies of the Christchurch City Council and other relevant organisations that provide a hierarchy of guidance to the management of Roto Kohatu Reserve.



Key Strategies and Policies (continued)

Waterways and Wetlands Natural Asset Management Strategy 1999

This strategy recognises Roto Kohatu lakes as significant recreation areas

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Strategies/NaturalAssetManagementStrategy.pdf>

Safer Christchurch Strategy 2016-2021

The strategy focuses on priority areas with the aim of making Christchurch the safest city in New Zealand

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/safer-christchurch-strategy>

Ōtautahi Christchurch Climate Resilience Strategy 2021

Sets goals and programmes of work to guide responses to climate change

<https://ccc.govt.nz/assets/Documents/Environment/Climate-Change/Otautahi-Christchurch-Climate-Resilience-Strategy.pdf>

Christchurch District Plan

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan>

Parks and Waterways Access Policy 2002

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/accessibility-policies/parks-and-waterways-access-policy-2002>

Trading and Events in Public Places Policy 2018

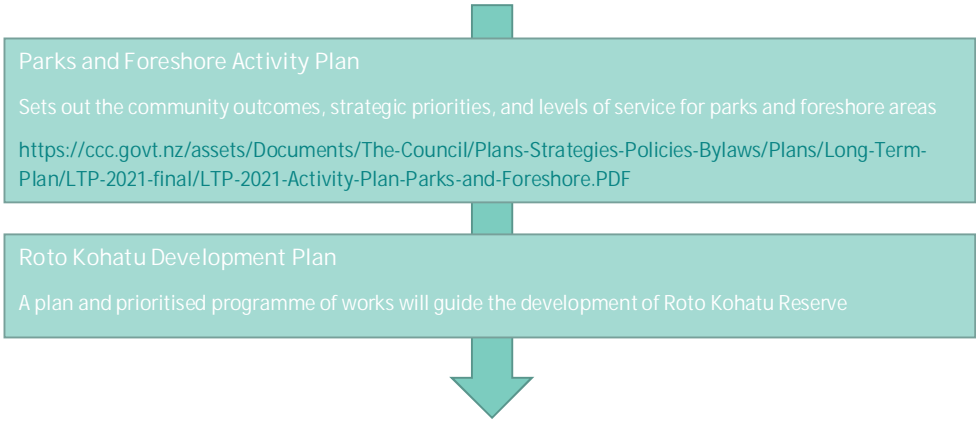
Regulation of commercial activities in public spaces

<https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/TRADING-AND-EVENTS-IN-PUBLIC-PLACES-POLICY-2018.pdf>

Tree Policy 2021

Our policy for managing and maintaining trees in public open spaces

<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/policies/trees-policies/tree-policy>



6.3 Bylaws

Bylaws are local laws that apply only in a city or district that are enforceable by Council staff or nominated agencies, and are reviewed at least every 5 years.

Christchurch City Council Bylaws

The Dog Control Policy and Bylaw 2016 permits access of dogs under effective control within the hill area of the reserve. However, dogs must be on a leash around Lakes Tahī and Rua and are prohibited from swimming in the lake to protect wildlife values and avoid conflict with recreational activities. There are no exceptions in the current Dog Control Policy and Bylaw to allow dog training at Lake Tahī or Lake Rua.

The Parks and Reserves Bylaw 2016 does not allow other animals to be brought into reserves except where authorised by an approval including a licence or booking approved by an Authorised Council Officer, and any conflict with birdlife should be avoided.

Approval for events under the Public Places Bylaw can be for one-off or regular events by a permit or licence. Commercial use of public places also requires Council approval under the Public Places Bylaw.

Environment Canterbury Bylaws

The Council Navigation Safety Bylaw 2016 reserves Lake Tahī for powered watercraft only and the adjoining canoe polo area of the lake for canoe polo only. Lake Rua is reserved for non-powered vessels, with swimming allowed at the discretion of Council Park Rangers.

6.4 Other relevant plans

In preparing this plan and managing the reserves, the Council must also address other statutory and non-statutory documents from other agencies including Ngāi Tahu.

NGĀI TAHU MAHAANUI IWI MANAGEMENT PLAN 2013.

This document notes that 'reserves, parks and other open space provide numerous opportunities to enhance cultural landscape values, particularly indigenous biodiversity. Indigenous species valued by Ngāi Tahu as mahinga kai can be incorporated into landscape design and appropriate protocols developed to enable cultural harvest'.

Environment Canterbury Plans

Environment Canterbury Land and Water Regional Plan.

Canterbury Regional Pest Management Plan

