



Mouth of the Styx River/Puharakekenui.

CONCEPTS / PROPOSED PROJECTS

27 STYX RIVER LANDSCAPE DEVELOPMENT CONCEPT

27.1 Styx River Mouth/Brooklands Boat Ramp Landscape Plan

A draft landscape development plan for the Council administered public reserve on the south side of the Styx River/Puharakekenui mouth was advertised for public comment at the beginning of 2008. Proposed developments included a viewing platform, jetty, toilet block and an upgrade to the existing carpark. The public response, through written submissions and at a public meeting, raised a number of issues, including the siting and design of the toilet block.

The Shirley/Papanui Community Board on 20 August 2008 approved the landscape plan presented on page 111, and a concept design for new toilet and changing facilities, in order to proceed to detailed design and construction/implementation.

The Board also resolved to advocate to the Council for removal of the right of way for public foot access between the reserve and Harbour Road that runs through the private property at 87 Harbour Road.

The Council resolved on 16 October 2008 to receive the report of the Board from the Board's 20 August 2008 meeting, which included the clause of the report dealing with the Styx River Mouth/Brooklands Boat Ramp Landscape Plan.

The development work at the mouth of the Styx River/Puharakekenui was largely completed by July 2010.



	DATE: 11/08/10 DRAWN BY: J. Stoddart CHECKED BY: J. Stoddart APPROVED BY: J. Stoddart DATE: 11/08/10	APPROVED: [Signature] DATE: 11/08/10	PROJECT: Styx River Mouth Reserves DRAWING: Landscape Plan SHEET: A1	CITY OF CHRISTCHURCH CITY ENGINEER: TERRY HUBBARD TERRY HUBBARD	CITY OF CHRISTCHURCH CITY ENGINEER: TERRY HUBBARD TERRY HUBBARD
	Styx River Mouth Reserves Landscape Plan For Board Approval		SHEET: A1 OF: 1		

27.2 Proposed boardwalk

As part of the proposed developments for the Council administered public reserve area on the southern side of the Styx River/Puharakekenui mouth, for which the draft landscape plan was consulted on and approved in 2008, it is proposed to investigate the construction of a boardwalk over part of the inter-tidal area of Brooklands Lagoon/Te Riu o Te Aika Kawa and on adjacent land above the Mean High Water Springs (MHWS) mark. This will run from the estuary end of Harbour Road to the reserve area at the mouth of the Styx River/Puharakekenui.

In addition, foreshore enhancement on the land lying above Mean High Water Springs would entail removal of the old car tyre retaining wall and recontouring of the ground so that it grades naturally into the estuary area.

The three route options for the proposed boardwalk (see the plan on page 103), will cross a previous allotment of Crown land. This allotment (Lot 29 Deposited Plan 311066) was vested to the Crown, pursuant to Section 237A of the Resource Management Act 1991, following subdivision of the previous lot/section in 2002. Section 13 of the Foreshore and Seabed Act 2004 and Section 27 of the Resource Management (Foreshore and Seabed) Amendment Act 2004 subsequently replaced this vesting, in respect of that part of the allotment lying in the Coastal Marine Area (CMA). In effect, though, there is no change in ownership, which remains with the Crown.

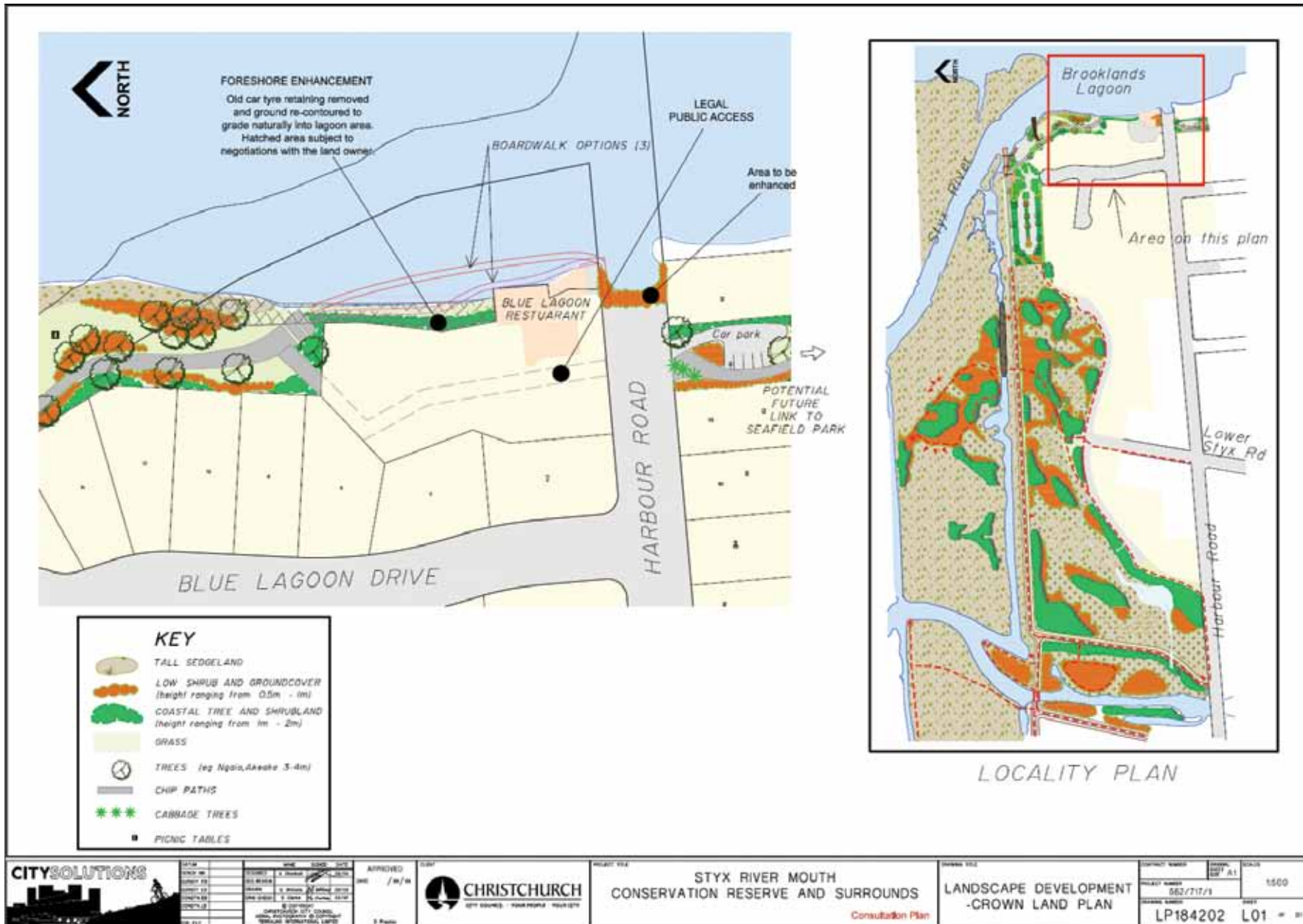
In this case, the administration of the whole of Lot 29 is with the Department of Conservation, with Environment Canterbury having responsibility for activities in the part that is in the CMA (that is, the part below MHWS). Although a Certificate of Title number (43544) was allocated for Lot 29 at the time of subdivision, it has never been issued.

As the area over which the proposed boardwalk will cross is entirely outside any area that the Council controls, landowner consent will be required to be sought from the Department of Conservation and an application for a coastal permit to erect the structure in the part that is in the CMA will need to be lodged with Environment Canterbury.

The rationale for the proposed boardwalk is that it will improve and enhance the public access from Harbour Road to the Styx River/Puharakekenui mouth, in associated with the much needed improvement of amenity at the end of the road. The proposed development will also provide the opportunity for the public to experience the Brooklands Lagoon/Te Riu o Te Aika Kawa environment.

Although there is an existing legal public access in the form of an easement (right of way on foot in gross) over the adjacent private property, this access is not clear to the public. It passes around privately owned dwellings, which are part of a restaurant/motor camp complex.

Note: At its meeting on 14 May 2009, following its resolution to approve the Brooklands Lagoon/Te Riu o Te Aika Kawa area draft parks master and management plans to be notified for public submissions, the Council resolved to immediately surrender the easement on the above-mentioned private property, and further resolved for a memorandum of encumbrance to be attached to the property's title, restricting opposition to the proposed boardwalk on the coastal marine area.



28 LANDSCAPE CONCEPT FOR HABITAT RESTORATION NORTH OF HARBOUR ROAD

Consent was given in 2005 for a residential subdivision at the end of Lower Styx Road. On 23 May 2007, to meet the requirements of reserve contribution for this subdivision, two parcels (Lots 33 and 34, Deposited Plan 380529) were created as part of this subdivision, totalling 7.799 hectares in area. These were vested on deposit with the Council as Scenic Reserve under Section 19(1)(b) of the Reserves Act 1977.

A concept for landscape restoration of the site is described and illustrated below and on the next page.

Note: Any future development of these reserves will be dependent upon proposals being considered in the relevant Long Term Council Community Plan and implemented through the capital works programme. Any works that eventuate will be consistent with the relevant provisions of the Reserves Act 1977.

VISION

The new Conservation Reserve land will be restored to a self sustaining mosaic of predominantly native plant and animal communities based on underlying soils, topography, groundwater and landscape values.

The vegetation patterns will contribute to a network of restored patches and corridors linking significant habitat areas around the Brooklands area, through which native birds, reptiles and invertebrates will be able to move freely from site to site.

This new reserve also will provide effective storm-water runoff treatment and retention from the new residential development before discharging to ground, or into the Styx River/Brooklands Lagoon system. Walkways will be located strategically to cause minimum disturbance to wildlife and the natural ecosystem processes. They will link into a wider system of walkways in and around the area including those along the Styx River. This will allow local residents, the wider public of Christchurch and visitors from further afield to interact with nature, and experience a unique environment that is arguably one of the city's best kept secrets.

KEY

TALL SEDGELAND



Restoration of areas of tall sedge-land (14.6 ha) will be achieved primarily through controlled grazing and weed control over a number of years. This may be hastened by low-density planting of nursery grown stock to act as a seed-source in areas where these species are absent. Methods of direct seeding of these species needs to also be investigated, and this should be carried out in partnership with the Styx Living Laboratory.

SHRUB COMMUNITIES

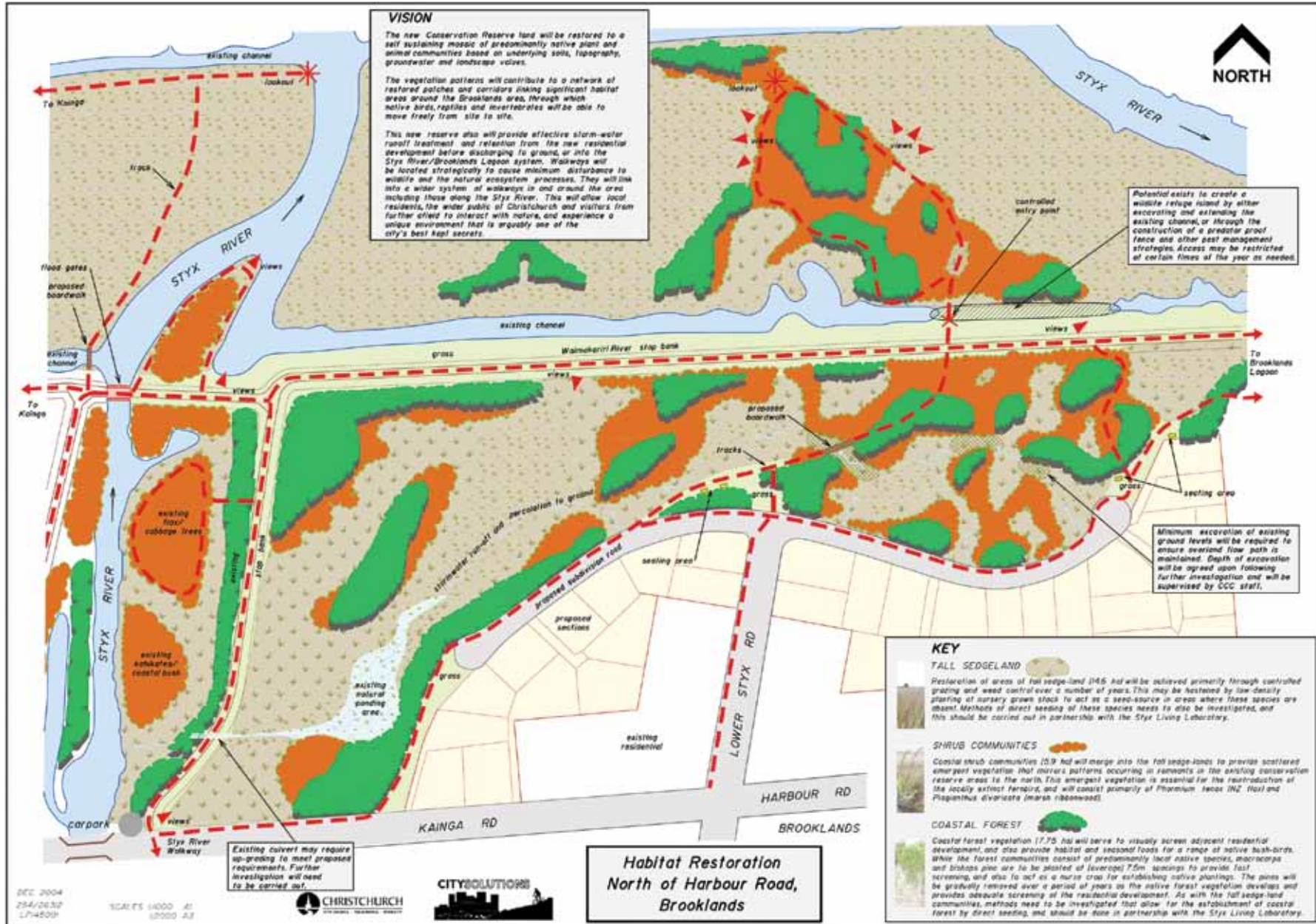


*Coastal shrub communities (5.9 ha) will merge into the tall sedge-lands to provide scattered emergent vegetation that mirrors patterns occurring in remnants in the existing conservation reserve areas to the north. This emergent vegetation is essential for the reintroduction of the locally extinct fernbird, and will consist primarily of *Phormium tenax* (NZ flax) and *Plagianthus divaricata* (marsh ribbonwood).*

COASTAL FOREST



Coastal forest vegetation (7.75 ha) will serve to visually screen adjacent residential development, and also provide habitat and seasonal foods for a range of native bush-birds. While the forest communities consist of predominantly local native species, macrocarpa and bishops pine are to be planted at (average) 7.5m spacings to provide fast screening, and also to act as a nurse crop for establishing native plantings. The pines will be gradually removed over a period of years as the native forest vegetation develops and provides adequate screening of the residential development. As with the tall sedge-land communities, methods need to be investigated that allow for the establishment of coastal forest by direct seeding, and should be done in partnership with the Styx Living Laboratory.



29 MID SEAFIELD PARK LANDSCAPE CONCEPT

29.1 Enhancement of Mid Seafield Park

Mid Seafield Park, which extends from the Māori reserve land (Puharakekenui) in the south to Anfield Street and the Christchurch Water Sports Club land in the north, has been, and is being, subjected to change. This change is both physical and legal, the latter including the transfer of significant portions of the land parcels that make up North (lying between the Water Sports Club land and Harbour Road) and Mid Seafield Parks to the Crown with the enactment of the Foreshore and Seabed Act 2004. There is a history of human modification of this part of the existing Seafield Park area, including damage to the saltmarsh vegetation by motor vehicles. Recently (at the time of writing of this plan in 2008), the residential subdivisional development between Beacon Street and Lower Styx Road, and the associated wetland development in the Park, has brought about change to the Park environment at this end. This is largely the enhancement of the Park environment through creation of a wetland habitat that is consistent with the Park's original and existing natural values.

With classification as scenic reserve, under Section 19(1)(a) of the Reserves Act 1977⁶⁹, of the parcels of land making up North and Mid Seafield Park, there is the opportunity to recreate, restore, enhance or preserve the scenic, natural, historical, amenity and recreational values of these areas. This is also consistent with the areas' zoning as Conservation 1A and status as an ecological heritage site. Such opportunity mostly applies to Mid Seafield Park. To this end, proposed developments are raised in the following subsection and mapped in the following landscape concept, with potential costs listed in the following table.

⁶⁹ This means that areas that are classified as such are protected and preserved in perpetuity for their intrinsic worth and for the benefit, enjoyment, and use of the public, because they possess such qualities of scenic interest, beauty, or natural features or landscape that their protection and preservation are desirable in the public interest. It also means that the indigenous flora and fauna that is present shall, as far as possible, be preserved, and exotic flora and fauna, as far as possible, be exterminated. The implication of this for landscape design is to plant only natives. They should also be of local genetic stock.

29.2 Proposed Developments

Refer to the landscape concept on page 108.

Note: The proposed developments are raised here for consideration only. They would need to be included in a future Long Term Council Community Plan, and budgeted for in an annual works programme, before they could be progressed. None are included in the Long Term Council Community Plan 2009-19. Also, tracks and trails shown may include, in part, existing alignments. See map on page 50 for existing tracks and trails.

(A) Beacon Street entrance

The entrance to Seafield Park via Beacon Street is upgraded to provide safe access and parking for vehicles and horse floats. Recreation information and directional signage for Seafield Park is sited where it is visible to, and accessible by, all.

(B) Beacon Street wetland

Creation of an estuarine lagoon sub-system and restoration of an historic tidal channel to Brooklands Lagoon/Te Riu o Te Aika Kawa. The site is managed to encourage native saltmarsh species to naturally re-colonise disturbed surfaces and areas currently occupied by exotic grasses. Active restoration, through forest and shrubland plantings, is undertaken on adjacent dunes and in areas not likely to be re-colonised naturally.

The wetland area ultimately provides feeding, breeding and high tide roosting space for birdlife, which is not available in, or around, Brooklands Lagoon/Te Riu o Te Aika Kawa. Moats of permanent water are designed and located to provide a degree of separation from the adjacent residential areas, and deter cats, dogs and people from disturbing birds using the wetland.

(C) Harbourmaster's house site

Development of the ex-Waimakariri Harbour Board's harbourmaster's house site. Used in the days when the Waimakariri River entered the sea opposite and prominent today by being on the tallest dune in Seafield Park, and with some remaining exotic fruit and flowering trees and shrubs. Development as a picnic area, with panoramic views to be had across Brooklands Lagoon/Te Riu o Te Aika Kawa, Seafield Park and the adjacent Beacon Street wetland. Information signs describe the site's historical significance.

(D) Barkers Brook

Restoration of Barkers Brook, currently existing as an artificial drain, to a 'natural' condition, with bank profiles and direction of flow mirroring natural Canterbury coastline waterways. This restoration is able to establish a natural gradient from freshwater wetland through to saline, due to a good base flow of freshwater from the waterway's upper reaches.

(E) Home Guard live firing range

Restoration of the 'butts' portion of a Second World War live firing range, used by the Home Guard and Territorial Forces, to as near as possible its original war years condition, with historic information provided. Only the eastern-most 'butts' portion is in Seafield Park, with the remainder, and the majority, of the range area located on adjacent private land.

(F) Earlham Street entrance

The Earlham Street entrance to Seafield Park is upgraded to accommodate expected future increased visitation to the Park at this point for walking, horse riding and mountain biking, with provision of a semi-formal car parking area and information signs.

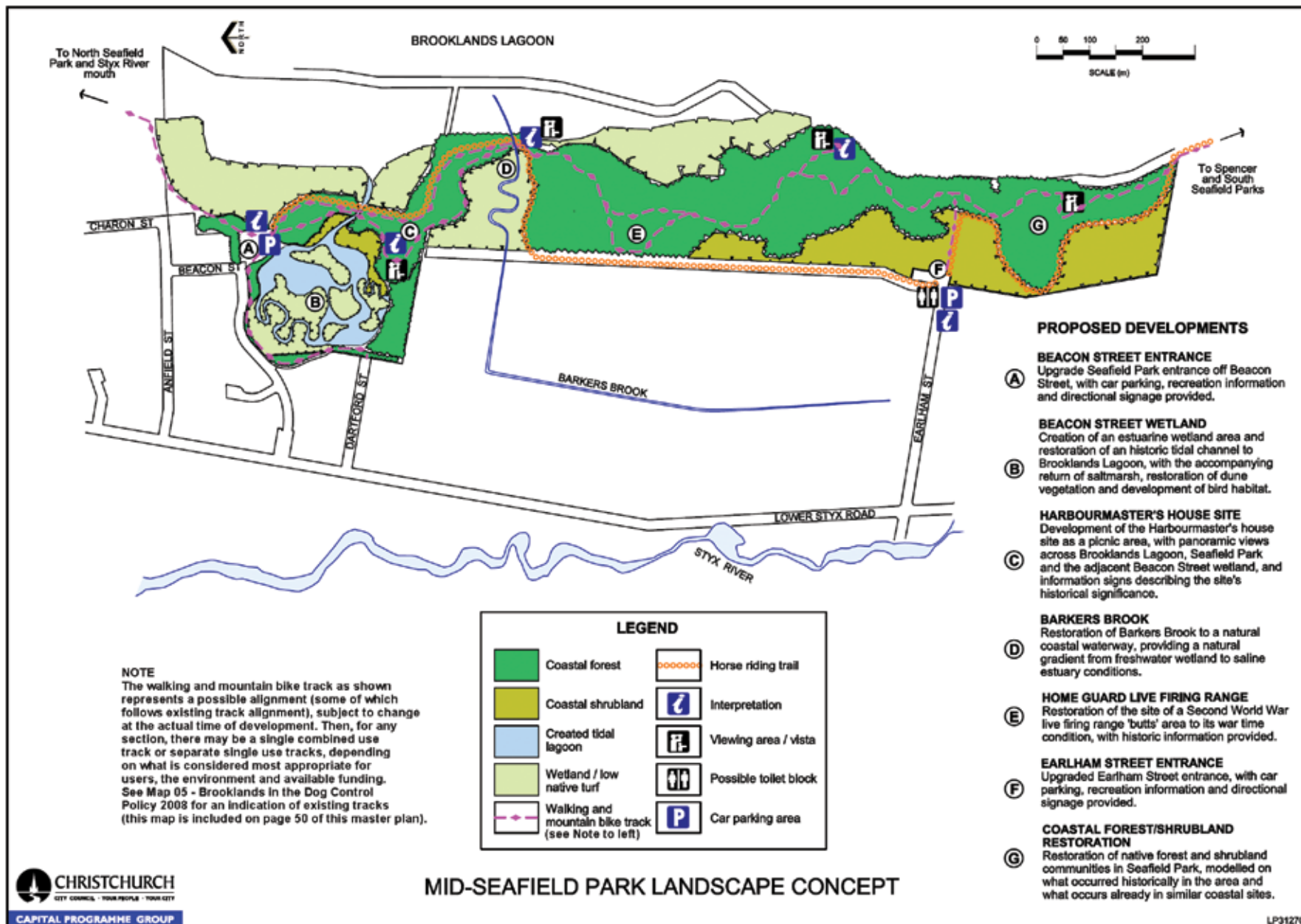
(G) Coastal forest restoration

Forest restoration in Seafield Park is modeled on what is known about the historic vegetation sequences and plant communities in the area, and what may be potential forest cover, because it occurs already in similar coastal sites.

The main forest communities will include species such as manuka and kanuka, ngaio and akeake. Secondary species will include cabbage tree, broadleaf, South Island kowhai, karamu, small leaved *Coprosma* species, tree daisy, golden akeake, lemonwood, kohuhu, five finger, lancewood and, where conditions allow, totara and matai. As initial plantings mature, and offer a good degree of

frost protection, niche and frost tender species will be established, including, for example, *Clematis paniculata*, whiteywood/mahoe and karaka, the latter being a non-local species that was widely cultivated in coastal areas by early Māori.

Native shrubland communities will include many of the smaller growing species that will occur in the restored forest communities, with the addition of New Zealand flax (harakeke), toe toe, koromiko, shrubby pohuehue, korokio, matagouri, prostrate kowhai, tauhinu, poroporo and marsh ribbonwood.



29.3 Indicative possible costs to implement planning proposals as part of the Mid Seafield Park landscape concept

PLANNING PROPOSAL ⁷⁰	DESCRIPTION / ROUGH ORDER OF CAPITAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19 ⁷¹ / POSSIBLE DATE(S) TO BE IMPLEMENTED	ROUGH ORDER OF OPERATIONAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19
P35 Beacon Street Wetland Restoration.	<p>Includes:</p> <ul style="list-style-type: none"> • Restoration planting of 4.4 hectares of forest (\$134,600, Year 1). • Wetland restoration planting (\$34,000, Year 1). • Development of 1 kilometre of paths (\$75,000, Year 2). • Installation of signage (\$21,000, Year 2). • Vehicle gates (\$7,500, Year 2). • Car park upgrade (\$30,000, Year 2). • Bird-watching hide (\$75,000, Year 4). <p>Total = \$377,100 capital expenditure</p>	<p>Includes:</p> <ul style="list-style-type: none"> • Restoration planting of 4.4 hectares of forest (\$10,000). • Wetland restoration planting (\$3,000). • 1 kilometre of paths (\$5,000). • Installation of signage (\$2,000). • Vehicle gates and car park upgrade (\$3,000). • Bird-watching hide (\$7,000). <p>Total = \$30,000 annual operating expenditure</p>
P36 Earlham Street Dune Slack/ Dune Ridge Restoration.	<p>Includes:</p> <ul style="list-style-type: none"> • 1 hectare of wetland restoration planting (\$30,000, Year 3). • Wetland path development (\$28,500, Year 3). • Road reserve (previous) path development (\$28,500, Year 3). • Boardwalk (\$36,000, Year 3). • Signage and interpretation (\$10,000, Year 3). • Car parking bays (\$10,000, Year 3). • Earlham Street tree planting (\$2,700, Year 3). • Restoration planting of 2.9 hectares of shrubland (\$45,720, Year 4). <p>Total = \$191,420 capital expenditure</p>	<p>Includes:</p> <ul style="list-style-type: none"> • 1 hectare of wetland restoration planting (\$3,000). • Wetland path development (\$1,000). • Road reserve (previous) path development (\$1,000). • Boardwalk (\$3,000). • Signage and interpretation (\$1,000). • Car parking bays (\$1,000). • Restoration planting of 2.9 hectares of shrubland (\$4,000). <p>Total = \$14,000 annual operating expenditure</p>

⁷⁰ Numbers P35-P36 relate to summaries on pages 16 and 17.

⁷¹ IMPORTANT NOTE: Each of these costs has been raised for consideration for inclusion in a future Christchurch City Council Long Term Council Community Plan but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. None are included in the Long Term Council Community Plan 2009-19. They are included here to give an indication of the potential level of costs of proposed development.

PLANNING PROPOSAL ⁷²	DESCRIPTION / ROUGH ORDER OF CAPITAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19 ⁷³ / POSSIBLE DATE(S) TO BE IMPLEMENTED	ROUGH ORDER OF OPERATIONAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19
<p>P37 Restoration and development south of Earlam Street.</p>	<p>Includes:</p> <ul style="list-style-type: none"> • 3 hectares of wetland restoration planting (\$38,000, Year 5). • Restoration planting of 4.4 hectares of forest (\$103,550, Year 6). • 500 metres of wetland path construction (\$37,500, Year 6). • Signage and interpretation (\$7,500, Year 6). <p>Total = \$186,550 capital expenditure</p>	<p>Includes:</p> <ul style="list-style-type: none"> • 3 hectares of wetland restoration planting (\$3,000). • 4.4 hectares of forest restoration planting (\$10,000). • 500 metres of wetland path construction (\$3,000). • Signage and interpretation (\$1,000). <p>Total = \$17,000 annual operating expenditure</p>
<p>P38 Restoration and development between Earlam and Beacon Streets.</p>	<p>Includes:</p> <ul style="list-style-type: none"> • Development for the WWII Home Guard Rifle Range area (\$42,500, Year 4). • Restoration planting of 14.3 hectares of forest (\$312,600, half Year 7, half Year 8). • 3 hectares of wetland restoration planting (\$38,000, half Year 9, half Year 10). • Toilet installation (\$250,000, half Year 9, half Year 10). • 1,500 metres of path construction (\$112,500, half Year 9, half Year 10). • Signage and interpretation (\$30,000, half Year 9, half Year 10). • Reintroduction of the fern bird (\$22,000, half Year 9, half Year 10). <p>Total = \$827,800 capital expenditure</p>	<p>Includes:</p> <ul style="list-style-type: none"> • Development for the WWII Home Guard Rifle Range area (\$4,000). • Restoration planting of 14.3 hectares of forest (\$15,000). • 3 hectares of wetland restoration planting (\$3,000). • Toilet installation (\$20,000). • 1,500 metres of path construction (\$10,000). • Signage and interpretation (\$3,000). • Reintroduction of the fern bird (\$1,000). <p>Total = \$56,000 annual operating expenditure</p>

⁷² Numbers P37-P38 relate to summaries on page 17.

⁷³ IMPORTANT NOTE: Each of these costs has been raised for consideration for inclusion in a future Christchurch City Council Long Term Council Community Plan but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. None are included in the Long Term Council Community Plan 2009-19. They are included here to give an indication of the potential level of costs of proposed development.

30 SPENCER PARK AND SOUTH SEAFIELD PARK LANDSCAPE CONCEPT

30.1 Improvement of public access and facilities in the Spencer Park area

Spencer Park has been, and will continue to be, a popular outdoor recreation destination for locals, Christchurch residents and visitors alike. It is also an important starting point for those wishing to access areas adjacent, and beyond, for recreation purposes, such as Seafield Park, Brooklands Lagoon/Te Riu o Te Aika Kawa viewing points, Spencer Park Beach and Bottle Lake Forest Park.

With increasing use of the Spencer Park area by the public, has come greater pressure on Park facilities and vehicle congestion on the Park roads, particularly during the busiest times, such as public holidays and weekends over the summer months. There are issues with the roads, in addition to the vehicle congestion occurring at times, including vehicle speeds, safety for other users, parking, road maintenance and the non-functioning of the existing one way ring road. There is also the desire to shift the focus of access for the main Park road from being just an extension of Heyders Road to the four wheeled drive vehicle and horse entrances to the beach, to one that is more of a Park road that leads traffic, which passes the turn-off to the picnic ground, to parking areas near the surf life saving club building and further along towards Bottle Lake Forest Park, making these the main arrival points for those using the road.

In 2005 there was a major redevelopment of the play facilities in the picnic ground area of the Park. This has proven to be a success, with the space being very popular with families and groups with young people.

A new playground is being installed as part of the development of the newer part of South Seafield Park extending west into the Spencerville residential subdivision.

For other facilities in the Park there are several issues. Some facilities do not meet the needs of visitors and some are surplus to requirements. In the case of buildings in the Park, there is the need to rationalise these, in terms of renovation, re-utilisation or even removal, if unused and un-needed. Signage and information boards throughout the Park and adjoining areas must be improved, be consistent, conform with the Council's policies for signage and serve to promote the Park and its values.

Examples of the specific issues pertaining to facilities in Spencer and South Seafield Parks include:

- The Park Ranger's office, which is sited at the end of the camping ground shop building, is cramped and hard for the public to find.
- The building, comprising a house and attached shop, at the south-west corner of the picnic ground is empty and unused.
- The house beside the South Seafield Park entrance is not required to accommodate the Park Ranger.

- Seafield Park Hall, beside the entrance to the South Seafield Park horse park area, is relatively unused and hidden.

All parcels of land making up Spencer Park and South Seafield Park, with the exception of the one containing Seafield Park Hall (this is a classified Local Purpose (Youth Holiday and Recreation Camp) Reserve) are now classified as Recreation Reserve under the Reserves Act 1977 and any development and use of the Parks is subject to the provisions of this Act. Primarily, this development and use, including the provision of facilities, is to enable and assist the public to access and enjoy the Parks for the purpose of outdoor recreation.

30.2 Proposed Developments

Refer to the landscape concept on page 114.

Note: The proposed developments are raised here for consideration only. They would need to be included in a future Long Term Council Community Plan and budgeted for in an annual works programme before they could be progressed. None are included in the Long Term Council Community Plan 2009-19. Also, tracks and routes shown largely include existing alignments.

(A) Upgrade of the Seafield Park Hall

Identify potential uses of this building and then restore/upgrade accordingly. Would require landscaping around the building, and measures to raise its profile and attractiveness for use, including, for example, provision of signage and removal of fences and trees to make it more accessible, visible and safe to use.

(B) Construction of a new section of Park road and closure of sections of existing Park road

In order to shift the focus of destination from the existing Heyders Road beach vehicle access to the surf life saving club beach pedestrian access (because it is safer for swimmers to enter the sea at this point), as well as to walking and mountain bike track entrance points to Bottle Lake Forest Park, it is proposed to construct a 300 metre section of new road (see the landscape concept map on page 114). Associated with this would be, firstly, closure of the adjoining section of Heyders Road (which is legal road) to public vehicle access, but retention of the road alignment and surface for access by pedestrians, cyclists,

horse riders and other non-motorised use. It is proposed for there to be consideration of the stopping of all legal road that runs through South Seafield and Spencer Parks and instead provide vehicle access, as required, on 'Park roads' as opposed to 'public roads'. In all cases, free public vehicle access will be maintained to the car park at the controlled vehicle entrance to the beach.

Secondly, the road returning from the Bottle Lake Forest Park entrance point to the northern side of the lakes area will be closed to traffic, and the part along the western side of the lakes area reinstated to a natural surface.

All Park roads will become two-way and, although will provide for free public vehicle access, will be developed and managed as part of a Park resource for the benefit of all Park users.

(C) Development of an informal car parking area for access to walking and mountain bike track entrances into Bottle Lake Forest Park

Links to adjoining areas from Spencer Park and Seafield Park for further outdoor recreational experience, in particular Bottle Lake Forest Park for walking and mountain biking, means parking space for vehicles must be provided for those who wish to use the crossing points as the start and/or end of their activity. Parking is already provided in Seafield Park for those who wish to access the rest of this Park further to the north, but is necessary develop some parking space at the end of the Park road for people to access Bottle Lake Forest Park for walking and mountain biking. It need only be informal (that is,

unsealed and un-marked) as the main Spencer Park parking area on the road is near the surf club building.

(D) Improved/tidied four wheel drive vehicle (controlled) and horse beach access points

Although the proposed road layout is designed to encourage drivers to head to the parking areas by the surf life saving club and at a road end in Bottle Lake Forest Park, the existing parking area at the end of the Heyders Road legal road will remain a valid destination for vehicles authorised to access the beach and for horse riders to access the dedicated horse track leading to the beach. The access tracks, though, need to be of a standard that is appropriate for providing such access but also have minimal impact upon the local environment and, as much as possible, blend in with the dune landform and vegetation.

(E) Improved/tidied informal horse float parking area at the horse beach access point

As with Proposed Development (D) above, the existing parking area at the end of the Heyders Road legal road will remain a valid destination for visitors traveling by vehicles, including those with horse floats. The parking area, though, needs to be enhanced. It needs to retain its informal, relatively undeveloped layout, which is consistent with the natural/wild character of the area. Specifically, suitable parking needs to be provided for vehicles with horse floats that also meets the above requirements.

(F) Relocated Park Ranger office and information centre

As part of the necessary assessment and rationalisation of the buildings in Spencer Park and South Seafield Park, one proposal is to relocate the Park Ranger's office from its existing site at the end of the camping ground shop to the ex-Rangers house on the northern side of Heyders Road. Reasons for doing this include – a cramped existing facility and which is hard for the public to find to obtain Park information (although fine for an office). Utilisation of the ex-rangers house will allow these issues to be addressed. The building is available, and although there is a Bottle Lake Forest Park ranger living there currently, there is no requirement now for rangers to be living on site.

(G) Possible camp shop extension

The lessees of the camping ground have earlier had discussions with the Council over the possibility of expanding the existing camp office/shop facility to include a café on the site. This would involve an increase in the building footprint, plus additional space for outdoor seating. Alternatively, if the ranger's office is vacated, that space could be utilised.

Consideration needs to be made as to whether or not a café is necessary to meet the needs of campers. A further matter for Council to take note of is that the camping ground lease expires in 2014 and, although such a development may be able to be included under the existing lease, it is debatable if it would be financially viable for any party to establish such a commercial

enterprise until there is a longer term security of tenure. With respect to the alternative option of using the ranger's office space (if vacated), as this part of the building is outside the existing camping ground leased area, a new lease would be required, and likely need to be open for public tender.

(H) Removal of old shop/house at the south-west corner of the Picnic Ground

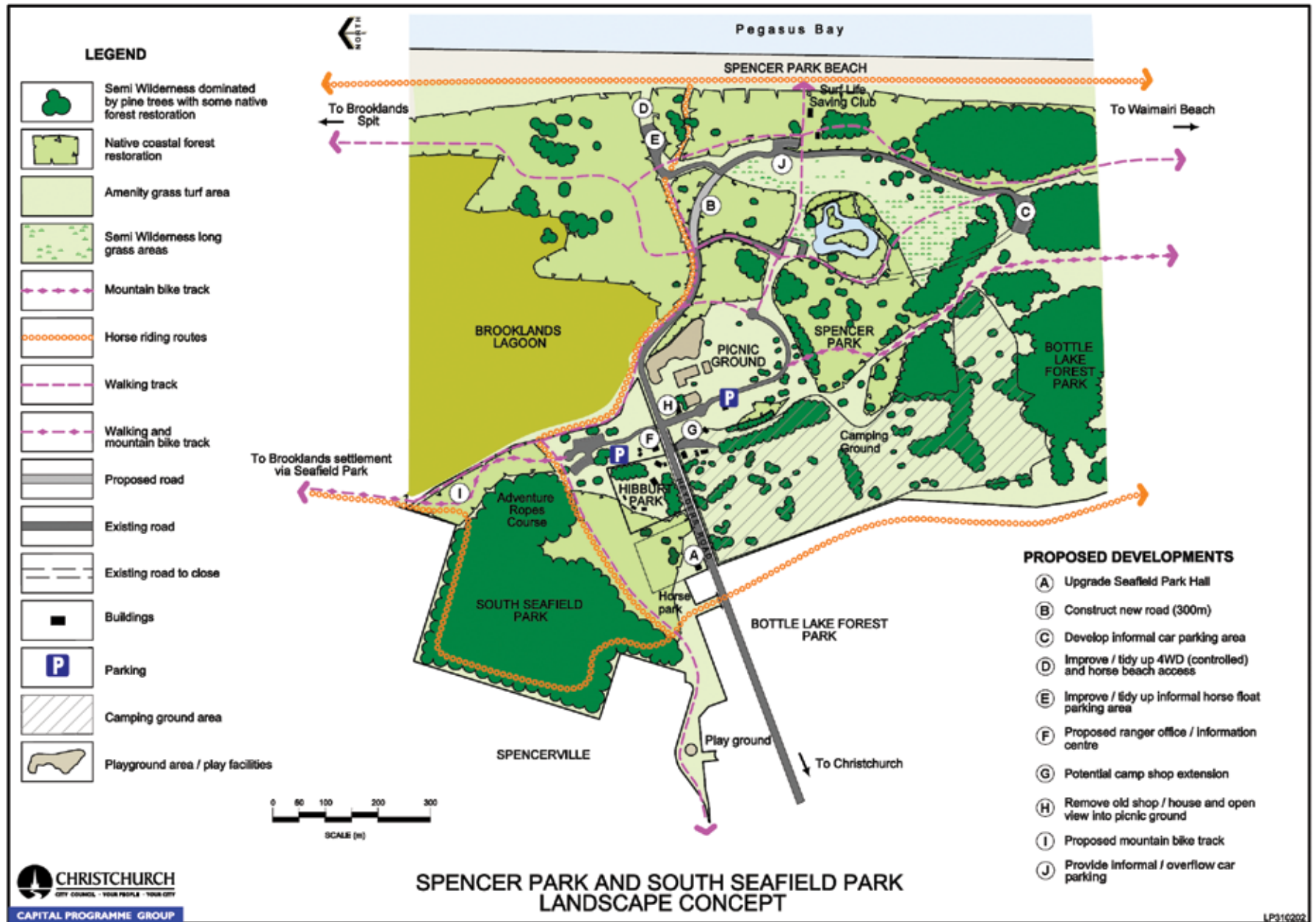
This building complex is not being used and, although there have previously been suggestions for its use, these have not been considered to be appropriate or necessary. The building will require significant expenditure to bring it up to standard and to maintain. It is not required for any Park purpose. The option to remove this building is attractive, as this will serve to open up the view into the Picnic Ground, with benefits, including improved safety arising from better visibility and the site being able to be landscaped as additional green open space.

(I) Mountain bike track/route development and promotion

Extension of the existing mountain biking opportunities in Bottle Lake Forest Park northward through Spencer Park and South Seafield Park to the Brooklands Lagoon/Te Riu o Te Aika Kawa edge legal road link to Mid Seafield Park. This will be along a route that is clearly identifiable and compatible with other Park uses. It will be part of the proposed mountain bike route between the Waimakariri Regional Park and Bottle Lake Forest Park.

(J) Informal/overflow car parking near the surf life saving club building

Provide informal/overflow parking across the road from the car park by the surf life saving club building.



30.3 Indicative possible costs to implement planning proposals as part of the Spencer Park and South Seafield Park landscape concept

SITE OF PLANNING PROPOSAL ⁷⁴	DESCRIPTION / ROUGH ORDER OF CAPITAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19 ⁷⁵ / POSSIBLE DATE(S) TO BE IMPLEMENTED	ROUGH ORDER OF ANNUAL OPERATIONAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19
P39 Entrance Area of the Spencer Park/ Seafield Park area.	<p>Includes:</p> <ul style="list-style-type: none"> • Ranger’s office upgrade (\$250,000, Year 1). • Old shop and house removal (\$50,000, Year 1). • Shop/house site restoration (\$16,800, Year 1). • New roading layout (\$120,000, Year 3). • Signage and interpretation (\$75,000, 2011). • Road removal (380 metres) (\$15,000, 2013). • Car parking development (50 bays) (\$85,000, 2013). • Path development (\$40,000, 2013). <p>Total = \$651, 800 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Ranger’s office (\$2,000). <ul style="list-style-type: none"> • New road (\$2,000). • Signage and interpretation (\$2,000). <ul style="list-style-type: none"> • Car parks (\$5,000). • Paths (\$4,000). <p>Total = \$15, 000 annual operating expenditure</p>
P40 Picnic Ground area of Spencer Park.	<p>Includes:</p> <ul style="list-style-type: none"> • Playground extension (\$50,000, Year 2). • Playground shade sails (\$35,000, Year 2). • Paddling pool upgrade (\$20,000, Year 2). • Planting of 100 specimen trees (\$28,500, Year 2). • Ten electric barbeques (\$50,000, Year 2). • Restoration of original shelter (\$15,000, Year 2). • Path construction (550 metres) (\$38,500, Year 2). <p>Total = \$237,000 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Playground extension (\$5,000). <ul style="list-style-type: none"> • Planting of 100 specimen trees (\$3,000). <ul style="list-style-type: none"> • Path construction (550 metres) (\$4,000). <p>Total = \$12,000 annual operating expenditure</p>
P41 South-east Picnic Ground area (four hectares) of Spencer Park.	<p>Includes:</p> <ul style="list-style-type: none"> • Pine removal (\$30,000, Year 1). • Planting⁷⁶ (\$97,000, Year 2). • Paths (\$17,500, Year 2). • Mountain bike track development (\$14,700, Year 2). <p>Total = \$159,200 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Planting (\$6,000). • Paths (\$2,000). • Mountain bike track development (\$2,000). <p>Total = \$10,000 annual operating expenditure</p>

⁷⁴ Numbers P39-P41 relate to summaries on page 17.

⁷⁵ IMPORTANT NOTE: Each of these costs has been raised for consideration for inclusion in a future Christchurch City Council Long Term Council Community Plan but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. None are included in the Long Term Council Community Plan 2009-19. They are included here to give an indication of the potential level of costs of proposed development.

⁷⁶ Comprises cost of site preparation, the plants and establishment of them.

SITE OF PLANNING PROPOSAL ⁷⁷	DESCRIPTION / ROUGH ORDER OF CAPITAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19 ⁷⁸ / POSSIBLE DATE(S) TO BE IMPLEMENTED	ROUGH ORDER OF ANNUAL OPERATIONAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19
P42 Road access to beach areas in Spencer Park.	<p>Includes:</p> <ul style="list-style-type: none"> • New roading (400 metres) (\$120,000, Year 3). • Paths (300 metres) (\$21,000, Year 4). • Signage (\$20,000, Year 4). • Car parking (\$85,000, Year 5). • Fencing (700 metres) (\$7,000, Year 5). <p>Total = \$253,000 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • New roading (400 metres) (\$2,000). • Paths (300 metres) (\$1,000). • Signage (\$20,000, 2012). • Car parking (\$85,000, 2013). • Fencing (700 metres) (\$7,000, 2013). <p>Total = \$9,000 annual operating expenditure</p>
P43 Central ponding area (ten hectares) in Spencer Park.	<p>Includes:</p> <ul style="list-style-type: none"> • Road removal/excavation of ponds (\$50,000, Year 4). • Planting (\$170,000, Year 4). • Paths (one kilometre) (\$70,000, Year 4). • Mountain bike track (350 metres) (\$12,250, Year 4). • Fencing (300 metres) (\$3,000, Year 4). • Pedestrian bridge (700 metres) (\$60,000, Year 7). <p>Total = \$365,250 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Planting (\$10,000). • Paths (one kilometre) (\$3,000). • Mountain bike track (350 metres) (\$1,000). • Pedestrian bridge (700 metres) (\$6,000). <p>Total = \$20,000 annual operating expenditure</p>
P44 Southern Brooklands Lagoon/ Te Riu o Te Aika Kawa margin (2.3 hectares) in Seafield Park.	<p>Includes:</p> <ul style="list-style-type: none"> • Planting (\$60,000, Year 5). • Paths (350 metres) (\$25,000, Year 5). • Mountain bike track (350 metres) (\$12,250, Year 5). • Pine tree removal (\$20,000, Year 5). • Lagoon boardwalk (\$225,000, Year 10). <p>Total = \$342,250 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Planting (\$5,000). • Paths (350 metres) (\$2,000). • Mountain bike track (350 metres) (\$5,000). • Lagoon boardwalk (\$5,000). <p>Total = \$17,000 annual operating expenditure</p>

⁷⁷ Numbers P42-P44 relate to summaries on page 18.

⁷⁸ IMPORTANT NOTE: Each of these costs has been raised for consideration for inclusion in a future Christchurch City Council Long Term Council Community Plan but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. None are included in the Long Term Council Community Plan 2009-19. They are included here to give an indication of the potential level of costs of proposed development.

SITE OF PLANNING PROPOSAL ⁷⁹	DESCRIPTION / ROUGH ORDER OF CAPITAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19 ⁸⁰ / POSSIBLE DATE(S) TO BE IMPLEMENTED	ROUGH ORDER OF ANNUAL OPERATIONAL COSTS ADDITIONAL TO ANY FUNDING IN THE LONG TERM COUNCIL COMMUNITY PLAN 2009-19
P45 Horse park and wider area in Seafield Park.	<p>Includes:</p> <ul style="list-style-type: none"> • Retrofit of Seafield Park Hall (\$100,000, Year 6). • Planting (\$170,000, Year 6). • Paths (1,250 metres) (\$75,000, Year 6). <p>Total = \$345,000 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Retrofit of Seafield Park Hall (\$10,000). • Planting (\$10,000). • Paths (1,250 metres) (\$5,000). <p>Total = \$25,000 annual operating expenditure</p>
P46 Coastal forest strip (ten hectares) in Spencer Park and Spencer Park Beach.	<p>Includes:</p> <ul style="list-style-type: none"> • Planting (\$170,000, Year 7). • Mountain bike track (800 metres) (\$28,000, Year 7). <p>Total = \$198,000 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Planting (\$10,000). • Mountain bike track (800 metres) (\$2,000). <p>Total = \$12,000 annual operating expenditure</p>
P47 Wilderness area (20 hectares) in Spencer Park.	<p>Includes:</p> <ul style="list-style-type: none"> • Planting (\$139,600, Year 8). • Mountain bike track (700 metres) (\$24,500, Year 8). <p>Total = \$164,100 capital expenditure</p>	<p>Includes for:</p> <ul style="list-style-type: none"> • Planting (\$10,000). • Mountain bike track (700 metres) (\$2,000). <p>Total = \$12,000 annual operating expenditure</p>
Spencer Park Surf Life Saving Club building, Spencer Park Beach.	<p>Includes:</p> <ul style="list-style-type: none"> • New occupation licence for a further term of 21 years (the club has a right of renewal). • The club has requested the building (owned by the Council) be upgraded to meet existing and future needs. <p>Note – These are covered by separate Council processes.</p>	

⁷⁹ Numbers P45-P47 relate to summaries on page 18.

⁸⁰ IMPORTANT NOTE: Each of these costs has been raised for consideration for inclusion in a future Christchurch City Council Long Term Council Community Plan but there is no certainty that they will be approved for inclusion in the plan. If not, they will not be funded. None are included in the Long Term Council Community Plan 2009-19. They are included here to give an indication of the potential level of costs of proposed development.

31 SPENCER PARK CAMPING GROUND

A lease to Christchurch Holiday Parks Limited to operate the camping ground⁸¹ at Spencer Park commenced on 3 April 1995 to run for a term of 19 years, with no right of renewal. It is, therefore, due to expire on 2 April 2014. Prior to that time, the Council will review the public benefit arising from this use of the Spencer Park recreation reserve. The Council will seek to continue this use if it is satisfied that there is sufficient need for the facilities and amenities and that some other use should not have priority in the public interest⁸².

A new lease to operate a camping ground will be issued in the standard format used by the Council, following the necessary processes and procedures required for the establishment of all new leases. Any public comment on the future of the camping ground arising from the consultation on this master plan and the Spencer Park Management Plan will be considered in the leasing process.

As part of the master planning the Council will look at the interface of the camping ground with the rest of Spencer Park, including entrances and shared facilities. In addition, consideration can be made of the level of facilities that are required/beneficial for the users of the camping ground, including the appropriateness of advanced facilities, such as a restaurant/café.

See the photo plan on page 95 for an approximate representation of the camping ground lease area.

A proposed landscape and planting plan for the camping ground was prepared by the Council in December 2004 to guide planting in that area. This was put out for public comment early in 2005.

The Shirley/Papanui Community Board resolved on 19 April 2006 to approve the landscape plan to become part of this master plan, and that implementation of the landscape plan be undertaken as programmed.

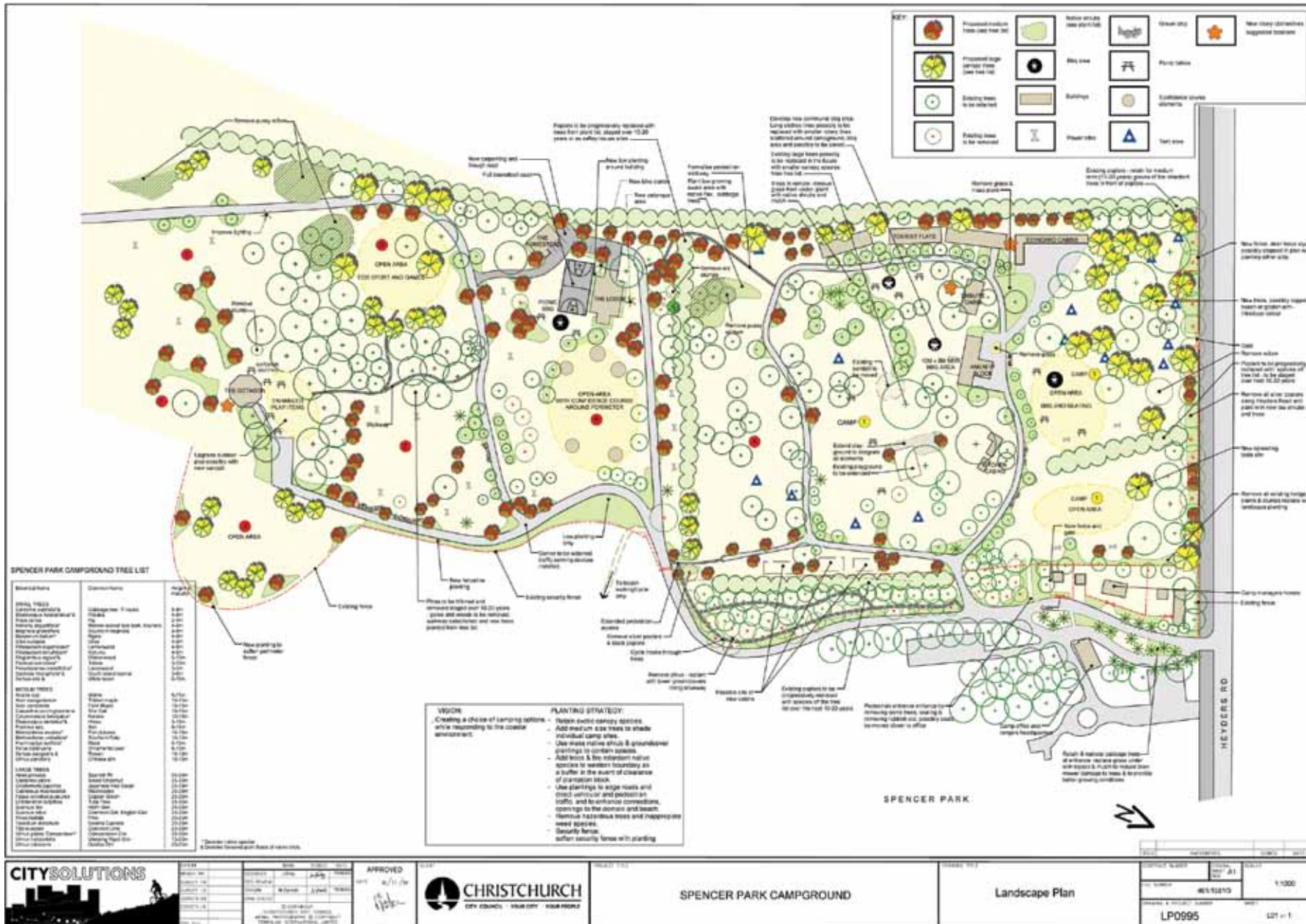
The staff report to the Board and the attached tree list and landscape improvements programme are included in the Spencer Park Management Plan 2010. The landscape plan is on the following page.

⁸¹ Marketed as the Spencer Beach Holiday Park (<http://www.spencerbeachholidaypark.co.nz/>).

⁸² At this point in time the intention is for this part of Spencer Park to be continued to be used for camping ground purposes from April 2014.



Photo
View across the Spencer Park carpark to the camping ground.



DATE	10/11/10
APPROVED	[Signature]



SPENCER PARK CAMPGROUND
Landscape Plan

SCALE: 1:500
LP0995

PROJECT NO.	461/10/10
DATE	10/11/10
SCALE	1:500
PROJECT NO.	LP0995
DATE	10/11/10