
South New Brighton Reserves Management Plan

Blighs Garden, Bridge Reserve, South New Brighton Park

Draft Non-Comprehensive Review



March 2014 May 2021

Preface

The ~~2014~~ Management Plan for Blighs Garden, Bridge Reserve and South New Brighton Park ~~has been was~~ prepared by the Christchurch City Council in accordance with the Reserves Act 1977 and replaced the 2010 Management Plan for these reserves.

~~This plan~~It was initiated in response to significant changes in the reserves brought about by the 2010-2011 Canterbury earthquakes. It is needed to guide the recovery and management of the reserves.

~~In October 2012, the Christchurch City Council publicly notified its intention to prepare a Management Plan and distributed a consultation leaflet in South New Brighton inviting suggestions on redevelopment and management of the three reserves. Community workshops were held in November 2012 and April 2013. A draft plan, incorporating the values and aspirations expressed by the community together with the Christchurch City Council's strategic directions and policies, was prepared and advertised. The plan was open for public submissions 30 August 2013 to 8 November 2013. A Hearing was held on 20 February 2014. This final plan was approved by the South New Brighton Reserves Management Plan Hearing Panel on 19 March 2014. In 2019, community consultation was undertaken on treatment options of the eroding estuary edge. The Council subsequently decided to approve an engineered treatment option. As this was not consistent with the management plan which required a more natural estuary edge, this review of the management plan is necessary to allow the Council decision to be implemented. Some background information within the plan has also been updated.~~

It is expected that this Management Plan will remain in force for approximately 20 years before being reviewed again.

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1 INTRODUCTION

This Management Plan covers the three reserves known as Blighs Garden, Bridge Reserve, and South New Brighton Park, which are located on the eastern side of Christchurch in the suburb of South New Brighton. Together, these three reserves extend almost three kilometres along the left bank of the lower Avon River/Ōtākaro to the north-eastern shore of the Estuary of the Heathcote and Avon Rivers/Ihutai.

A unique feature of these reserves is their location on the shores of an estuary and the associated ecological, recreation, cultural, landscape and heritage values. The reserves offer unique estuarine and land-based wildlife habitat. They offer distinctive recreation experiences through walkways and sport and a generous amount of open space. They house community facilities and host numerous community events. They are a significant landscape feature at the gateway to South New Brighton. They provide a strong sense of place, are of historical significance to the local community, and have been developed over many years for a variety of uses.

Māori/ Tangata Whenua, specifically Ngāi Tūāhuriri / Ngāi Tahu have strong connections with the area through the significant mahinga kai (food and resource gathering) value of both the Estuary of the Heathcote and Avon Rivers/Ihutai and the coastline. Cultural and historical associations identify the area as a place of different kāinga (settlements) for mahinga kai in particular, as well as an important trade and travel route between Kaiapoi and the other settlements of Banks Peninsula/ Horomaka, especially Rāpaki. The reserves managed under this plan continue to provide an important link for tangata whenua connecting the Estuary of the Heathcote and Avon Rivers/Ihutai, the Avon River/Ōtākaro, and the coast to their cultural heritage, and the places retain their significance to Ngāi Tahu.



Playground and basketball



Dogs and football



View across salt marsh to Blighs Garden



Heron on the water's edge

The coastal location of the reserves and their low-lying nature presents challenges such as flooding and erosion risks, which have been exacerbated by the Canterbury earthquakes. The earthquakes have also significantly affected the reserves' environment, landscape, buildings, and facilities.

The purpose of this Management Plan is to guide recovery, redevelopment, and ongoing management of the reserves to optimise the environmental, social, cultural, personal, and economic benefits to be gained from them. It does so by ensuring that the special values of these reserves are conserved and enhanced for people to enjoy so that the reserves continue to be a valuable component of Christchurch's network of parks.

The Management Plan sets out a vision, objectives, and policies for managing the reserves. It identifies key reserve values to be protected and enhanced, describes proposed recreation zones, and resolves a number of issues. Resource information about the reserves is presented and the policy framework within which management of the reserves sits. A list of references and the relevant dog bylaw map is included at the end of the document.

A Development Plan has also been prepared for the South New Brighton reserves which is available in a separate document. This sets out concept plans for each of the reserves and prioritised development projects to be implemented as resources allow.

1.1 LOCATION OF RESERVES

The South New Brighton reserves are located on the north-eastern shore of the Estuary of the Heathcote and Avon Rivers/Ihutai at the mouth of the Avon River/Ōtākaro, on the eastern side of Christchurch. To the east of the reserves is residential housing and South New Brighton Beach. West of the reserves is the Avon River/Ōtākaro and the Estuary of the Heathcote and Avon Rivers/Ihutai with Bexley Wetland and the oxidation ponds on the opposite shore.



Figure 1. Location of the South New Brighton reserves

1.2 TANGATA WHENUA / MANAWHENUA

Ngāi Tahu are the tangata whenua (the local Māori people) who have strong historical links to the area of this plan, particularly one of the Papatipu Rūnanga of Ngāi Tahu, Te Ngāi Tuāhuriri Rūnanga. This Rūnanga represents the collective interests of the whānau (family) and hapū (sub-tribe) that are recognised as the manawhenua (those with customary authority) for the area, and who hold ancestral links and have interests in the area of the South New Brighton reserves and further to the Estuary of the Heathcote and Avon Rivers/Ihutai and the surrounding lands and coast.

The Local Government Act 2002 requires Councils to take into account the relationship of Māori and their culture and traditions with their ancestral land, water, wāhi tapu (sacred places and things), valued flora and fauna, and other taonga (treasures).

The area of the South New Brighton reserves and the Estuary of the Heathcote and Avon Rivers/Ihutai and catchment has considerable cultural and historic importance to tangata whenua within Christchurch and the wider Canterbury area. It has been a place of settlement and use, in particular for mahinga kai (food and resource gathering), for Ngāi Tahu people for over 600 years, including Ngāi Tahu tūpuna (ancestors) from earlier Ngāti Mamoe and Waitaha settlements. South New Brighton Park was the site of the historic kainga (settlement), Te Kai a Te Karoro.

Ngāi Tahu visited and extensively used the Estuary of the Heathcote and Avon Rivers/Ihutai and Southshore Spit/ Te Karoro Karoro for mahinga kai, travelling from their strongholds at Kaiapoi pā, Rāpaki in Lyttelton Harbour/ Whakaraupō, and other places on Banks Peninsula/ Horomaka. Food and resources gathered here were used in an important trade and social network between hapū and whānau throughout the South Island/ Te Waipounamu. The estuary also provided access to a network of waterways from Lake Ellesmere/ Te Waihora to the waterways further north toward the Waimakariri River, as well as a route to the fishing grounds of Pegasus Bay/ Te Kaikai a Waro. After settlement of Christchurch these relationships and the significance of the Estuary of the Heathcote and Avon Rivers/Ihutai for mahinga kai were recognised through the designation of an area of land on the western side of the estuary as a Māori Reserve (Te Ihutai). This reserve was later confiscated under the Public Works Act (in 1956) for the sewerage treatment works, and a replacement reserve¹ was provided as reparation under the Ngāi Tahu Claims Settlement Act.

The significant relationships of tangata whenua with the area covered by the Management Plan were recognised in the 2010 Management Plan, and this has been further developed in the preparation of this plan, with specific provisions included to address the cultural values associated with the reserves. Key provisions include the Christchurch City Council's commitment to work with Ngāi Tahu² to develop an area of cultural and historical significance within South New Brighton Park, to establish a

¹ This replacement reserve is located in Waimakariri District.

² Note Ngāi Tahu is used in a generic sense in places in this management plan. It is Ngāi Tuāhuriri Rūnanga who are the manawhenua for this area, and they will be engaged to address the matters of relevance to Ngāi Tahu, except where the specific interests of Te Rūnanga o Ngāi Tahu are required to be addressed.

stand of coastal native forest, to restore estuary edge riparian margins and to determine an appropriate Māori name for the reserves. The implementation of this plan will require an ongoing relationship with Ngāi Tahu.

2 VISION

The vision for the reserves is:

People benefiting from a range of recreation, sporting, cultural and environmental opportunities compatible with a unique and protected estuary edge environment.

3 OBJECTIVES AND POLICIES

This section presents objectives and policies to be adhered to in managing the reserves which are targeted at achieving the following priority outcomes.

Social and Personal Outcomes

- Physical health
- Mental wellbeing
- Cultural wellbeing
- Developmental benefits of children
- Sense of adventure and exploration
- Positive recreation opportunities for young people
- Family bonding
- Sense of community
- Skill development

Cultural Outcomes

- Recognition of manawhenua and their cultural relationships and kaitiaki responsibilities
- Restoration of cultural landscapes and cultural relationships with ancestral places
- Restoration of values including ecological and Ngāi Tahu values
- Restoration of mahinga kai
- Cultural, historical and heritage awareness and learning opportunities for the whole community

Environmental Outcomes

- Environmental protection and restoration
- Increased biodiversity
- Nature appreciation
- Environmental awareness and learning
- Landscape protection and enhancement
- Flood protection

Economic Outcomes

- Cost effective development and management
- Optimal use of reserves

The objectives and policies have been grouped into topics for ease of reference but many policies cross several topics.

3.1 ECOLOGY

OBJECTIVE: To protect and restore ecological values of the reserves and river and the estuary margin

POLICIES:

- 3.1.1 Manage the river and estuary margin to facilitate natural environmental processes where possible, subject to policies 3.2.3, [3.2.5](#), and 3.3.1. |
- 3.1.2 Conserve, restore, and manage the salt marshes as conservation areas and as a cultural resource and allow for their inland migration in response to changing environmental conditions.
- 3.1.3 Manage Jellicoe Marsh to facilitate natural environmental habitat and processes.
- 3.1.4 Ensure restoration, development, and maintenance of the river and estuary margin is done in accordance with an approved Development Plan and provides for cultural landscapes, cultural and ecological values, and strategic views across the estuary and beyond.
- 3.1.5 Retain and/or replant selected trees (including dead trees) for bird roosting and nesting or for other wildlife values, where they do not pose a risk to public safety or are detrimental to cultural values.
- 3.1.6 Ensure plant removal is carefully managed on a case by case assessment to minimise erosion problems or removal of important bird roosting sites.
- 3.1.7 Schedule vegetation and tree clearance works outside the bird nesting season (late August to late January) where possible.
- 3.1.8 Retain some felled logs and smaller debris, uncovered, for invertebrate habitat and natural processes to occur in the native coastal forest areas.
- 3.1.9 Discourage, through design, public access and activity that displaces or disrupts birds, particularly near nesting areas.
- 3.1.10 Remove and control animal and plant pests (refer to Canterbury Regional Pest Management Strategy 2011-2015) and other species considered to be a threat to environmental, recreational, or cultural values in accordance with Christchurch City Council policies and practice.

3.1.11 Monitor and manage land use activities along the river and estuary margin to minimise any negative impact on the Estuary of the Heathcote and Avon Rivers/Ihutai.

3.1.12 Stop unformed roads along the estuary margin of South New Brighton Park and Bridge Reserve as necessary to prevent negative impacts on the reserve values from vehicle access, and incorporate that land into the adjacent reserves as local purpose (esplanade) reserve.

3.2 CLIMATE CHANGE

OBJECTIVE: To adapt to the effect of climate change in the reserves

POLICIES:

3.2.1 Plan for the effect of Climate Change and predicted Sea Level Rise in all reserve developments in accordance with Christchurch City Council plans and policies³.

3.2.2 Ensure reserve facilities are located away from the river and estuary margin where they can be sustained without flood and erosion protection and to allow space for natural environmental processes to occur.

3.2.3 Allow for essential flood and erosion protection of facilities that must be located near the river and estuary margin to function, e.g. boat ramps, some stopbanks and drainage utilities.

3.2.4 Facilitate the protection and restoration of natural defences to improve the resilience of the river and estuary margin to the effects of climate change and erosion.

3.2.5 Allow for rock armouring, a cobbled beach, and enhanced saltmarsh with a protective breakwater along the estuary edge between the boat ramp and the boardwalk in South New Brighton Park to manage erosion.

³ The National Coastal Policy Statement 2010 is currently the Council's strongest directive and requires that hazard risks over at least 100 years are to be assessed. The Christchurch City Council heeds Government advice on coastal hazards and climate change (MfE, 2008/2017) which sets out a range of projections for different scenarios, Sea Level Rise of at least 1m over the next 100 years is considered a minimum, currently, is to plan for Sea Level Rise of 4550cm by 2070 and consider a rise of at least 10680cm by 212000. However, new international research points to a mid level projection of approximately 1.4m by 2100 (Royal Society of NZ, 2010). The Council is producing the Ōtautahi Christchurch Climate Change Strategy (currently out for consultation until 18 April 2021). See further information in section 6.4.

3.3 FLOOD PROTECTION

OBJECTIVE: To protect and provide for flood protection functions of the reserves

POLICIES:

- 3.3.1 Allow stop banks, retention basins, or other flood protection measures to be raised, extended, and maintained as necessary for flood protection in accordance with legal requirements, and Christchurch City Council policies, plans, and levels of service. Proposed stopbank works must be considered in consultation with tangata whenua.
- 3.3.2 Locate any required stopbanks a distance from the river and estuary margin where they can be sustained without flood and erosion protection and to allow space for natural environmental processes to occur.

3.4 LANDSCAPE

OBJECTIVE: To protect and enhance landscape values of the reserves

POLICIES:

- 3.4.1 Manage all trees for public safety in accordance with Christchurch City Council policies and practices.
- 3.4.2 Continue with removal of unsafe trees as required to ~~reinstate~~ retain full public access to the reserves.
- 3.4.3 Monitor the health and structural integrity of the remaining trees and manage their long term removal and replacement in accordance with an approved Development Plan.
- 3.4.4 Ensure tree management is coordinated with other reserve management and development activities to minimise disturbance to park users and for continuity of the park development.
- 3.4.5 Replacement planting of tall tree woodlands is to be with a mix of exotic woodland and native coastal forest suited to the changed environmental conditions, use of the reserves, and their site specific purpose, e.g. ecology, culture, landscape etc., in accordance with an approved Development Plan.
- 3.4.6 Ensure all planting is a suitable distance from residential boundaries to avoid fall safety hazards and shading issues on adjacent private property when the trees mature.

- 3.4.7 Ensure planting adjacent to residential boundaries is fire resistant.
- 3.4.8 Manage the understorey of the exotic woodland area (see Development Plan) to enhance the open woodland experience by controlling weeds, limbing up trees, and utilising Crime Prevention Through Environmental Design (CPTED) principles.
- 3.4.9 Use an open style of planting around high use activity areas consistent with CPTED principles.
- 3.4.10 Support community participation in planting and / or maintenance programmes in the reserves.
- 3.4.11 Retain and enhance large open grassed areas in South New Brighton Park suitable for recreation such as organised group picnicking, community events, and casual recreation.
- 3.4.12 Ensure shade and shelter is considered in any development or landscape plans.

3.5 CULTURE AND HERITAGE

OBJECTIVE: To recognise and restore the value of the reserves for tangata whenua, including for mahinga kai, and to recognise and provide for tangata whenua as kaitiaki (guardians) of the South New Brighton reserves.

POLICIES:

- 3.5.1 Provide for access to the Estuary of the Heathcote and Avon Rivers/Ihutai to recognise the customary rights and relationships between manawhenua and the coastal marine area to provide for mahinga kai and the carrying out of kaitiaki responsibilities.
- 3.5.2 Ensure the appropriate restoration and planting of species that support mahinga kai. This shall be done in consultation with tangata whenua.
- 3.5.3 Work in partnership with Ngāi Tahu to identify, develop and maintain an area within South New Brighton Park that recognises the cultural and historical significance of the area, consistent with an approved Development Plan. The area will acknowledge the historic kainga of Te Kai a Te Karoro, and the importance of the Ngāi Tahu heritage and values in this area, including use of the area for mahinga kai. This could be

achieved through the establishment of native coastal forest and habitat restoration, the development of a heritage walkway and/or area using appropriate design features, art and interpretation, and estuary edge riparian planting.

- 3.5.4** Undertake consultation with Ngāi Tahu to determine an appropriate Māori name for each of the reserves, to be formalised through the Christchurch City Council's reserve naming process and acknowledged alongside, or instead of, the existing names.
- 3.5.5** Work in partnership with Ngāi Tahu to develop appropriate public information and interpretation of areas of cultural and historical significance to Ngāi Tahu, including along the Estuary Walkway (from Evans Avenue to Ebbside Street).
- 3.5.6** Consult with Te Ngāi Tūāhuriri Rūnanga, when planning any major construction works and ensure appropriate protocols are implemented. All such works shall be carried out in accordance with the relevant policies and guidelines contained in the Mahaanui Iwi Management Plan 2013.
- 3.5.7** Any works in proximity to the recorded archaeological sites (NZ Archaeological Association references M35/294 and M35/293) may be subject to a consent process under the Historic Places Act 1993. An authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement of any earthworks, including fencing, landscaping, road or walkway formation, services trenching or geotechnical testing. It is an offence to damage or destroy a site for any purpose without authority. The Historic Places Act contains penalties for unauthorised site damage. Contact Historic Places Trust for further information.
- 3.5.8** Immediately contact Ngāi Tūāhuriri Rūnanga and the New Zealand Historic Places Trust if anything of an archaeological nature is encountered (for example shells, charcoal-stained soil, fire-cracked stones, artefacts or Kōiwi (human remains)) during any programmes of work, such as excavation, fencing and building of walkways. Under the Historic Places Act 1993, it is unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without prior authority (consent) from the New Zealand Historic Places Trust. Contact Historic Places Trust for further information.

3.6 RECREATION AND SPORT

OBJECTIVE: To increase participation in community, recreation and sport activities compatible with the estuary edge environment.

POLICIES:

3.6.1 Establish ‘tranquil zones’, ‘active zones’, ‘conservation zones’, and ‘camp zones’ as shown in [Figure 2](#) and described in section 5.

3.6.2 Allow for recreation, sport and community activities that comply with recreation zones of this plan and consistent with Christchurch City Council policies and practices, giving priority to those activities that are dependent on the reserves’ natural non-built resources.

3.6.3 Continue to enhance and add to the range of recreation and sport facilities consistent with Christchurch City Council policies and plans to meet identified community needs⁴ compatible with this plan.

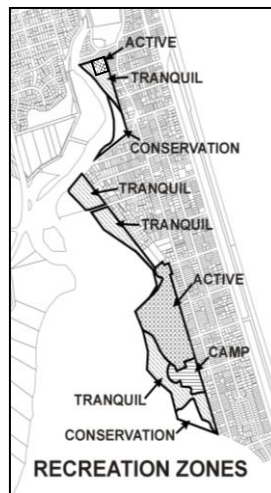


Figure 2. Recreation Zones

3.6.4 Concentrate all built recreation, sport, or community activity facilities within the active zones and the camp zone.

3.6.5 Enhance and add to recreation facilities in the tranquil zones only to offer opportunities consistent with quiet appreciation of the environment or facilitation of movement of people through the area, e.g. seating, bird hides, interpretation, art, shared use tracks.

3.6.6 Ensure the design, location and construction of any facilities are sensitive to tangata whenua values.

3.6.7 Incorporate cultural references to tangata whenua and the wider community history into the design of the playground when it is renewed.

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⁴ Community needs are commonly identified through research, consultation, community requests and feedback, e.g. South New Brighton – Southshore Community and Recreation, Sport and Arts Needs Analysis Report (2005)

- 3.6.8** Ensure the events space and picnic area in South New Brighton Park are available to the public to book through the Christchurch City Council's park booking system where this does not conflict with leases, licenses, allocated sports use, or environmental protection.
- 3.6.9** Continue to make the existing sports fields in South New Brighton Park available for sports use through the Christchurch City Council's sports field allocation process. Allocated sports use will take priority over casual use.
- 3.6.10** Manage all recreation and sport activities to prevent damage to resources or significant negative impact on the reserves and users.
- 3.6.11** Retain the Estuary Walkway through the reserves as a shared use walking and biking track, fully accessible for people with disabilities. Secondary tracks will be less formal alternative loop routes that offer a more exploratory experience.
- 3.6.12** If a stop bank is constructed through South New Brighton Park, allow for a formal shared use track on top of it.
- 3.6.13** Ensure built public recreation and sport facilities can be accessed by people of all abilities from nearby car parks, entrances, or the main track.
- 3.6.14** Provide facilities and services such as drinking fountains, toilets, and rubbish receptacles as necessary to facilitate use of the reserves and consistent with Christchurch City Council policy and practice.
- 3.6.15** Allow dogs in the reserves in accordance with Christchurch City Council bylaws and policies⁵. ~~Currently this requires that dogs be kept at least one metre away from children's play equipment, dogs are prohibited from some wetland areas and must be on a leash on the section of walkway from Tovey Street to Bridge Street. Refer to dog bylaw map in the appendix.~~
- 3.6.16** Allow for the continuation of the camping ground in the camp zone and the upgrading of facilities as decided by the Christchurch City Council.
- 3.6.17** Clearly define the boundary of the campground and the reserve.

⁵ ~~Currently this requires that dogs be kept at least one metre away from children's play equipment, dogs are prohibited from some wetland areas and must be on a leash on the section of walkway from Tovey Street to Bridge Street. Refer to dog bylaw map in the appendix.~~

3.7 SIGNS AND INTERPRETATION

OBJECTIVE: To facilitate learning about the reserves

POLICIES:

- 3.7.1 Provide information that facilitates use of the reserves, e.g. names of the reserves at all entrances, signage about recreation and sport opportunities, bookings, rules, bylaws, Council ~~Action Line~~[contact details](#) for reporting graffiti and maintenance requirements.
- 3.7.2 Facilitate, as resources allow, the preparation and implementation of an interpretation plan for the reserves to present environmental, cultural, historical, and heritage information and artwork. Consult with Ngāi Tahu in the development of this plan with regard to the interpretation of Ngāi Tahu history and cultural values (refer to 3.5.5).
- 3.7.3 Signage shall conform to the ~~Greenspace Park~~ [Signs Manual](#), and be designed and located in sympathy with the environment and landscape.

3.8 BUILDINGS, STRUCTURES AND ARTIFICIAL SURFACES

OBJECTIVE: To optimise the balance of the amount and quality of open space with built facilities

POLICIES:

- 3.8.1 Allow for a transitional community centre and potential future, permanent, shared-use community facility in South New Brighton Park.
- 3.8.2 Allow for a change of reserve classification as required for the area of land upon which any future community facility and playcentre grounds sit to Local Purpose (Community) Reserve under the Reserves Act 1977.
- 3.8.3 Retreat from current occupation of Ministry of Education land by ensuring that any new Christchurch City Council facilities sit entirely within the reserve boundary.
- 3.8.4 Consider other new buildings on the reserves only when they are necessary to facilitate outdoor use of the reserves, the use can not be accommodated within existing buildings, and they do not have a significant negative impact on reserve values. This will require public notification and Christchurch City Council approval.

- 3.8.5** Ensure any new buildings or alterations or additions to existing buildings are designed to accommodate a range of future uses.
- 3.8.6** Locate any new buildings to avoid or minimise the need for additional infrastructure such as roads and car parks.
- 3.8.7** Ensure the design, location and construction of any new buildings or alterations or additions to existing buildings and any infrastructure constructions are sensitive to tangata whenua values. No new facilities are to be sited in any area that is identified as of primary cultural significance without the agreement of tangata whenua. During the planning phase for all proposed construction works assessment and mitigation proposals for potential effects on cultural values must be undertaken in consultation with Te Ngāi Tūāhuriri Rūnanga.
- 3.8.8** Encourage the minimisation of negative environmental impacts in any new reserve developments, e.g. use permeable surfaces, and onsite treatment of stormwater.
- 3.8.9** Consider removing any vacant buildings from the reserves if suitable recreation, sporting or community uses for them can not be found.
- 3.8.10** Applications for easements through the reserves are to be processed in accordance with relevant legislation and Christchurch City Council plans, policies and practice.
- 3.8.11** All other possible options shall be fully investigated before an easement is considered through a reserve that is inconsistent with the purpose of that reserve.
- 3.8.12** Where, in the opinion of the Christchurch City Council, the effects on the reserves of any structure proposed to be erected within the easement are no more than minor, the Christchurch City Council may approve the granting of an easement in accordance with any Christchurch City Council policy prevailing at the time, and with any conditions that the Christchurch City Council deem necessary.
- 3.8.13** The visual and physical impact of services on the values of the reserves shall be minimised and services will be placed under ground where possible.
- 3.8.14** Allow for continued use of the telecommunications tower located west of 386A Estuary Road in accordance with legal agreements in place. Consider any further extensions or alterations to the facility based on impacts on the reserve and resource consent requirements.

- 3.8.15** All buildings and structures are to be kept in a good state of repair.
- 3.8.16** Colour schemes and design of all buildings and structures are to be approved by the Christchurch City Council and selected to help integrate the building or structure into the reserve landscape and to discourage graffiti and vandalism.
- 3.8.17** Plant and manage trees and shrubs in an ongoing manner to integrate any buildings or structures into the reserve landscape.
- 3.8.18** Additional lighting of facilities in the reserves shall be permitted where necessary to facilitate the use of facilities and safety within the reserves in accordance with CPTED principles, subject to consultation with the community and resource consent requirements.

3.9 LEASES, LICENCES AND BYLAWS

OBJECTIVE: To achieve an optimal balance of public and exclusive reserve access

POLICIES:

- 3.9.1** Allow the occupation or exclusive use of a facility or part of a reserve by clubs or organisations only through the issuing of a lease and/ or license. This requires public notification and Christchurch City Council approval.
- 3.9.2** Applications for new leases or licences 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, up to the maximum term permitted by the Reserves Act 1977 and in accordance with the Christchurch City Council's plans, policies and practices.
- 3.9.3** Leasing of existing park buildings or facilities for groups or activities that do not make use of the reserve may be considered only if no other suitable leasee is found and the activity is consistent with that area's Reserves Act classification.
- 3.9.4** Lease/ license renewals, with a right of renewal, expired or current, are to be granted as a right of the tenant for the term specified in the lease/ licence provided that the continuing use of the facility is needed, there is no higher priority use identified, the use is compatible with this Management Plan,

and the tenant is financially viable and has a stable membership.

- 3.9.5** Concessions for commercial activities within the reserves may be granted, in accordance with the Christchurch City Council's policies and practice, where there is a genuine need in terms of reserve management, or where they contribute to achieving the vision and objectives of this Management Plan.
- 3.9.6** Allow the issuing of liquor licenses to be considered only when there is no significant negative impact on the reserves.
- 3.9.7** Regulate and manage the reserves in accordance with relevant statutory and legal requirements, Christchurch City Council by-laws and policy.

3.10 MOTOR VEHICLES

OBJECTIVES: **To facilitate reserve access with minimal negative impact on the reserve and users**

POLICIES:

- 3.10.1** Allow for motor vehicle access and parking in South New Brighton Park only as necessary to facilitate use of the reserve and to meet the requirements of the [City-District Plan](#).
- 3.10.2** Prevent motor vehicle access to areas outside of designated driveways and car parks unless authorised by the Christchurch City Council as per the Parks and Reserves Bylaw 201608.
- 3.10.3** Ensure driveways and car parks are maintained in good condition.
- 3.10.4** Limit vehicle speed in the reserves through use of design features and speed limits.
- 3.10.5** Lock vehicle access gates in South New Brighton Park at night. Gate locking times shall be decided in conjunction with the [Parks](#) Area Supervisor and shall be indicated at the appropriate reserve entrances. Club and other members of the public that require access after these times shall have the opportunity to apply for a key to gain access after hours.
- 3.10.6** Retain emergency vehicle access through the northern section of Bridge Reserve, from Kibblewhite Street to Bridge Street, as agreed by the Christchurch City Council when the south west end of Kibblewhite Street was stopped.

3.11 PERSONAL SAFETY

OBJECTIVE: **To make the parks safe**

POLICIES:

3.11.1 Adhere appropriately to Crime Prevention Through Environmental Design (CPTED) principles when designing and developing the reserves.

3.11.2 Support and encourage the use of low or open and transparent fencing along reserve boundaries.

4 RESERVE VALUES

The distinctive features and settings of Blighs Garden, Bridge Reserve and South New Brighton Park have a strong association with the Estuary of the Heathcote and Avon Rivers/Ihutai and contribute recreational, ecological, cultural, and landscape diversity to the open space network of Christchurch.

The following aspects of the reserves are highly valued by the community and tangata whenua and should be protected in future management decisions.

- a) Large size of the reserves and connections between them and the wider community.
- b) Accessibility and availability of the reserves for public use.
- c) Diverse range of outdoor recreation and sport opportunities.
- d) Extensive views across the Estuary of the Heathcote and Avon Rivers/Ihutai towards the Port Hills and the Southern Alps/Ka Tiritiri o te Moana.
- e) Diversity in landscape character including woodlands, open grass areas, undulating sand dunes, native coastal plants, waterway interface, and a balance of formally developed recreation and sport areas and less developed informal areas.
- f) Opportunity to experience nature.
- g) Variety of wildlife present, particularly birdlife, including migratory species.
- h) Habitat and conservation values for many important native species, including Ngāi Tahu taonga and mahinga kai species within the reserve and in riparian margins.
- i) Cultural significance for Ngāi Tahu as a historic travel route, kāinga and as part of a contemporary cultural landscape and mahinga kai area.
- j) Historical, heritage, and archaeological values of the reserves.
- k) Ecological values and significance of parts of the reserves (Jellicoe Marsh and the Estuary edge are part of Heritage site 19.01 in the Christchurch City Plan).
- l) Access to the Estuary of the Heathcote and Avon Rivers/Ihutai.
- m) Sense of place and identity for the South New Brighton suburb.
- n) Access to sheltered recreation opportunities.

5 RECREATION ZONES

A recreation experience is the result of the setting and the activity. The reserves have been divided into recreation zones to provide diverse experiences to meet the widest range of preferences and cater for the largest number of people.

The four different recreation zones described below and illustrated in policy 3.6.1 provide guidance on reserve development to ensure a diverse range of recreation experiences are available. The table below describes the physical, social, and administrative setting characteristics of each of the recreation zones, key activities, and experiences anticipated in the zones.

Tranquil zones are quiet areas with low levels of development where people can experience nature. Active zones are highly developed, busy areas for organised sport, recreation, and

community activities. Conservation zones are areas where the natural environment takes precedence over human activity. The camp zone is an area set aside for a campground.



School cross country event in South New Brighton Park



Children playing in Blighs Garden



Dog walking

Table 1. Recreation zones, settings, activities and experiences

Zone	Setting Characteristics	Key Activities	Experiences
Tranquil	<ul style="list-style-type: none"> Mixture of vegetation types including native coastal forest, exotic trees, and salt marsh Limited facility provision, e.g. tracks, seats and wildlife viewing facilities Main track is shared use and fully accessible for people of all abilities, some less formal secondary tracks available also Infrequent contact with other people Directions and interpretation information Dog use, to be kept out of wetland areas Zoned Conservation 1 with some Open Space 2 	<ul style="list-style-type: none"> Walking Jogging Exercising dogs Cycling Experiencing nature Enjoying views Cultural heritage appreciation Cultural practices Natural play Relaxing Picnicking 	<ul style="list-style-type: none"> Enjoying access to a wide variety of outdoor environments within a single area close to home Enjoying nature and the scenery Enjoying getting some physical exercise Reducing tension and escaping every day responsibilities for a while Enjoying some physical rest Enjoying family togetherness Enjoying being with friends and meeting new people with similar interests Enjoying tranquillity and solitude and escaping from noise and crowds of people Outdoor learning, exploration, learning about nature and the geography of the area Introspection and contemplation, thinking about spiritual values Nostalgia, bringing back pleasant memories Developing skills and abilities Doing something creative Teaching or leading others Enjoying some risk taking adventure Experiencing cultural practices and kaitiakitanga through restoration of indigenous biodiversity and mahinga kai.
Active	<ul style="list-style-type: none"> Mixture of vegetation types including open grass areas, exotic woodland trees, some native coastal forest Diverse range of recreation, sport and community facilities Facilities available for people of all ages and abilities Mix of busy periods with people always in view and quiet times Information signage provided Controlled vehicle access Dog use Zoned Open Space 2 with Conservation 1A along the water's edge 	<ul style="list-style-type: none"> Playing Picnics, BBQs Sports, e.g. tennis, football, cricket, sailing, orienteering, cross country running Community events and activities Walking Jogging Exercising dogs Cycling Relaxing Cultural heritage appreciation Cultural practices 	
Conservation	<ul style="list-style-type: none"> Salt marsh Estuary Walkway Infrequent contact with other people moving through the area Interpretation information Leashed dogs only on tracks outside of salt marsh Zoned Conservation 1A 	<ul style="list-style-type: none"> Experiencing nature Walking Jogging Cycling Exercising dogs Enjoying views Cultural heritage appreciation Cultural practices 	
Camp	<ul style="list-style-type: none"> Close to residential area Coastal park setting with a variety of planting Formalised grounds and facilities High level of facility provision Accessible to people of all ages and abilities In sight of other people most of the time Information signage and personnel on site Management controls promoted and enforced User fees charged Zoned Open Space 2 	<ul style="list-style-type: none"> Camping and associated recreation activities Children's play Reserve access 	

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6 ISSUES

This section discusses the main issues that this Management Plan seeks to resolve.

6.1 EARTHQUAKE DAMAGE

Blighs Garden, Bridge Reserve and South New Brighton Park were significantly impacted by the Canterbury earthquakes. Damage included lateral spread, liquefaction, land settlement, loss of trees, and damaged buildings and facilities that has changed the reserves forever. Coastal erosion has increased and vegetation composition and wildlife habitat have been significantly altered. The land, vegetation, and wildlife are still adapting to the new environmental conditions.

Community use of the reserves has changed post earthquake both as a result of damaged facilities and also altered population patterns and club membership.

The previous 2010 Management Plan for the reserves has suddenly become obsolete. A new plan is needed to guide sustainable redevelopment of the reserves in light of the new environmental conditions, predicted effects of projected climate change, and changing recreation patterns and needs.



King tide flooding

6.2 ECOLOGY

Many ecological values of the reserves have been significantly modified and degraded over the years and there has been a significant loss of native vegetation in the area.

The naturally occurring vegetation in this area is significant and of high conservation value, particularly in the riparian and salt marsh areas. Salt marsh is a habitat and vegetation that occupies the upper part of the tidal range around the margins of estuaries. It comprises land plants that are tolerant of salt and tidal inundation, located between the mudflats of the lower part of the tidal range and the land above. Salt provides a major stress upon plant growth and survival, so the plants that occur there (called halophytes) have mechanisms to deal with excessive salinity. Salt marshes are dynamic and shifting channels in the estuary have caused them to change historically. Where sediment has been deposited, salt marsh vegetation has colonised, where it has been removed the salt marsh has retreated. Salt marshes are important for vegetation, fauna, and as spawning areas for fish. They also play a major role in protecting the adjacent land through shoreline stability by absorbing wave energy and reducing erosion.

The earthquakes mean the zone suitable for salt marsh has moved with the land. At South New Brighton where the land has dropped, the estuary side of salt marsh is now too far down in the tidal range for salt marsh plants to survive. On the landward side, areas previously beyond the tidal range are now inundated to varying degrees and have become suitable for salt marsh. The overall effect is migration of the salt marsh inland. To retain the

ecological and coastal defence values of the salt marsh, it is important to allow this migration to occur.



Boneseed (*Chrysanthemoides monilifera*) a frequently occurring plant pest



Boxthorn (*Lycium ferocissimum*), a common plant pest

Other unique challenges include managing the natural ecological changes expected in this area over time, including those related to earthquake effects and predicted sea level rise. Pest plants are a problem in some parts of the reserves and need to be removed and controlled, including wilding pines in some areas. There is also a lack of ecological information and interpretation on site and opportunities for environmental learning could be improved. Redevelopment of the reserves post earthquakes presents a unique opportunity to address many of these issues and rejuvenate ecological values.

6.3 JELlicoe MARSH

At the southern end of South New Brighton Park, a conservation salt marsh wetland, sometimes referred to as Jellicoe Swamp but more accurately as Jellicoe Marsh, was protected by a low bank or bund that separated the salt marsh from direct tidal effects and subsequent erosion. Water entered and exited through a single entrance at the footbridge. The bund ~~has been significantly eroded, particularly post earthquake, and is now regularly breached. It is appropriate to let natural processes slowly occur and not to repair or remove the bund, was significantly damaged in the earthquakes. A new~~



Jellicoe Marsh

~~bund was constructed at the north west end of the marsh with a walking track leading to the repaired boardwalk. The boardwalk is protected from wave action by a rock breakwater. The bund and boardwalk are repeatedly overtopped in very high tides with loss of track surface material and ongoing erosion of the bund. Continued repairs are unsustainable and the longevity of the bund and track is doubtful.~~

6.4 CLIMATE CHANGE

~~The Council is producing the Ōtautahi Christchurch Climate Change Strategy (out for consultation until 18 April 2021) which sets the direction for how we can plan for and adapt to life in a changing climate. It includes the draft goal “We understand and are preparing for the ongoing impacts of climate change”.~~

The Government is planning to repeal the Resource Management Act 1991 and replace it with

- Natural Built Environments Act (NBA);
- Strategic Planning Act (SPA); and
- Climate Change Adaptation Act (CCAA).

The Randerson Report which recommended the reforms said in relation to climate change that the legislation should

- Enable existing use protections and resource consents to be modified or extinguished in specified circumstances relating to climate change adaptation.
- Make plan-making more efficient and responsive to change (= less public participation, reduced appeal rights), so that it better accommodates the uncertainty associated with climate change adaptation
- Have a new Act dealing solely with the complexities of managed retreat and climate change adaptation.

The Council started the Coastal Hazards Adaptation Planning Programme in Nov 2020. This programme will provide adaptation planning to the various areas that are vulnerable to coastal hazards including the South New Brighton reserves.

6.46.5 EROSION OF THE RIVER AND ESTUARY MARGIN

Erosion of the river and estuary margin in South New Brighton has been occurring for a long time. Up to the 1990s there was salt marsh on the flats south of the jetty, but this has been eroded away. Following the earthquakes and associated land settlement, some parts of the reserves are now regularly inundated at high tides and erosion of the estuary edge has accelerated in some areas. Predicted sea level rise and continuing storm action means further erosion and flooding are unavoidable.



Shoreline erosion

Options for the physical management of the estuary edge to control the natural process of erosion include hard engineering options or soft engineering options. Hard engineering options, such as seawalls and gabion baskets, can have a high impact on the landscape or environment and may not be sustainable. Soft engineering options, such as salt marsh, are often less expensive than hard engineering options. They are usually more long-term and sustainable, with less impact on the environment.

A mix of options has previously been applied to the river and estuary margin in the South New Brighton reserves. ~~The salt marsh areas are still effectively protecting the estuary edge from erosion and are responding to the changed environment.~~

The rock wall adjacent to the South New Brighton jetty and ramps ~~has which collapsed after the earthquakes, has been replaced with gabion baskets, leaving this area of shore unprotected and eroding rapidly. To retain access to the jetty and ramps from the land, protection of this area will need to be restored. A hard engineered option is likely to be required to ensure the continued functionality of these facilities.~~

Prior to the earthquakes, the gabion baskets/reno mattresses between the boat ramp and Jellicoe Marsh were already being overtopped, some erosion was occurring on the landward side, have slumped and some have had opened up, spilling their contents. Their decline has been exacerbated by the earthquakes with significant lateral spread and slumping occurring. They are being overwhelmed by tidal water and are no longer effective. Erosion is occurring on the landward side. Some of the low lying areas are beginning to stabilise with new, low gradient beaches forming. Other areas will continue to erode without management intervention before reaching a new equilibrium. They are being overwhelmed by tidal water and are no longer effective. Both hard engineered and soft engineered solutions need to be considered for ongoing protection of this area.

Existing salt marsh areas are still effectively protecting the estuary edge from erosion and are responding to the changed environment. The stretches of river and estuary margin that are vegetated with salt marsh continue to be well protected from erosion. However, post earthquake, some areas, particularly around Bridge St, have settled below the level at which the salt marsh can survive. The salt marsh is beginning to migrate inland to ground that has settled at a level now suitable for its survival. It is important to allow this inland migration of salt marsh both for the natural defence it offers against erosion and for the important ecological habitat it provides.

A summary of the hard and soft engineered options are presented in Table 2 below.

Table 2 Summary of hard and soft engineering options

Option	Description	Advantages	Disadvantages
Sea wall/gabion baskets	<ul style="list-style-type: none"> A concrete or rock wall built in the space where the land drops away to the water. Wire or plastic mesh baskets filled with rocks. The existing previous sea wall near the jetty and ramps has collapsed and has been replaced with gabion baskets. 	<ul style="list-style-type: none"> Stops erosion in the short term. Can effectively protect access to the boat ramps and jetty. 	<ul style="list-style-type: none"> Expensive. No ecological value. Increased erosion of the beach (see Figure 3 below). Could eventually be overwhelmed by sea level rise and need to be replaced. High environmental, landscape, and cultural impact. Potentially dangerous drop into water and difficult to climb out.
Gabion baskets/reno mattress	<ul style="list-style-type: none"> Wire or plastic mesh baskets filled with rocks. Sloping rock armouring enclosed in mesh. The existing gabion baskets/reno mattresses between the jetty and Jellicoe Marsh have failed. 	<ul style="list-style-type: none"> Stops erosion in the short term. Can absorb energy from the waves. Can be sloped to absorb wave energy and reduce beach erosion. Could protect stopbanks and utilities where space for natural defence is not available. 	<ul style="list-style-type: none"> Cheaper than a sea wall but do not last as long - require ongoing maintenance and replacement. Increased erosion of the beach. Will eventually be overwhelmed by sea level rise. Negative environmental, landscape, and cultural impact.
Cobble beach	<ul style="list-style-type: none"> An engineered cobble 	<ul style="list-style-type: none"> Effectively absorbs 	<ul style="list-style-type: none"> No ecological or

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	<u>beach with appropriate sized material and gradient to remain stable</u>	<u>wave energy to reduce erosion in the short term</u> <ul style="list-style-type: none"> • <u>Adaptable to sea level rise. can be topped up</u> • <u>Cost effective</u> • <u>Appears more natural looking than above options</u> 	<u>cultural value</u> <ul style="list-style-type: none"> • <u>Will eventually be overwhelmed by sea level rise</u>
Beach nourishment	<ul style="list-style-type: none"> • Beaches are made higher and wider by importing material to the site and revegetating. 	<ul style="list-style-type: none"> • Can be cost effective. • Retains the natural appearance of estuary edge. 	<ul style="list-style-type: none"> • May be expensive and difficult to establish. • Likely to require ongoing replenishment of beach material. • Difficult to establish plants.
Managed retreat	<ul style="list-style-type: none"> • Relocate reserve facilities away from the water's edge and allow areas of the shoreline to erode naturally and salt marsh to colonise. 	<ul style="list-style-type: none"> • Retains the natural balance of the coastal system. • Eroded material encourages the development of beaches and salt marshes. • Significant ecological, cultural, and landscape benefits. • Low cost. • Sustainable long term protection responsive to the effects of climate change. • Creates the "natural" setting desired in the tranquil zone. 	<ul style="list-style-type: none"> • Requires space for land and vegetation migration.

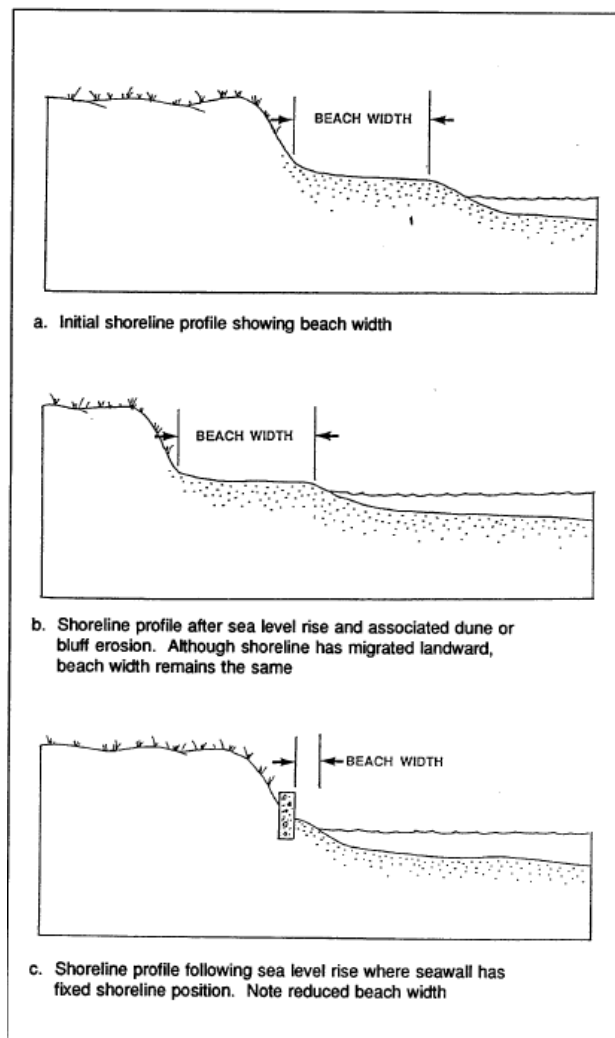


Figure 3 Example of beach loss through erosion following placement of a seawall (Source: Griggs et al, 1997)

In managing the reserve, the Christchurch City Council needs to work within the new environmental parameters for the most sustainable long term solutions and consider the whole of life costs for any coastal defences.

Enhancing the resilience of habitats and ecosystems is an objective of the Christchurch City Council⁶ requiring that the management of local habitats and ecosystems takes into account the impact of climate change. It is important that the full sequence of naturally occurring

⁶ Climate Smart Strategy [2010-2025](#)

habitats can continue to evolve and flourish and that these are not significantly constrained by man-made structures. Any new reserve developments must be appropriately located and consider the long term impact of climate change. Natural processes must be allowed to occur to attain a sustainable and more ecologically valuable environment. Space is required to allow the inland migration of salt marsh. Allowances will need to be made, however, for water based facilities such as boat ramps, which will need some protection.

Community consultation was undertaken in 2019 on various treatment options for the eroding estuary edge. The proposed options were:

- New bund close to the estuary edge with repair, replacement or infill of existing erosion protection structures, or
- New setback bunds (25 – 100 m from the edge) with repair, replacement or infill of existing erosion protection structures, or
- New setback bunds (25 – 100m from the edge) with re-contoured and planted estuary edge to develop sloping beaches.

In total 110 residents provided feedback on these options with a preference for the set-back bund and sloping beach across all three questions asked. Sixty-three percent agreed or strongly agreed that this option responds to the earthquake legacy issues identified by the community, 66 percent agreed that this option would improve their quality of life, and 65 percent agreed that this option provided the community with a sense of confidence in their future.

However, in November 2020, the Council resolved to approve a cobble beach with existing reno mattress as core as the preferred method of implementing a restoration of the edge. It is subject to funding in the 2022-31 Long Term Plan, detailed design and consenting.

6.56.6 FLOOD PROTECTION

Stopbanking down the Avon River/ Ōtākaro currently stops at Bridge Street. The need for flood protection south of Bridge Street following the earthquake land settlement is still being investigated. The lidar map below illustrates the amount of vertical land movement that has occurred from the earthquakes. The southern part of the estuary has lifted, while the northern part has lowered. Stopbanks are a likely, but not certain, option for flood protection. The Management Plan has allowed for stopbanks. The preferred location for any stopbanks is inland away from the estuary edge where they are not at risk of being eroded and they provide space to facilitate natural processes.



Flooding issues

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Important notice

This map and data was prepared and/or compiled for the Earthquake Commission (EQC) to assist in assessing insurance claims made under the Earthquake Commission Act 1993 and/or for the Canterbury Geotechnical Database on behalf of the Canterbury Earthquake Recovery Authority (CERA). It was not intended for any other purpose. EQC, CERA, their data suppliers and their engineers, Tonkin & Taylor, have no liability to any user of this map and data or for the consequences of any person relying on them in any way. Each Canterbury Geotechnical Database (<https://canterburygeotechnicaldatabase.projectorbit.com/>) map and data is made available solely on the basis that:

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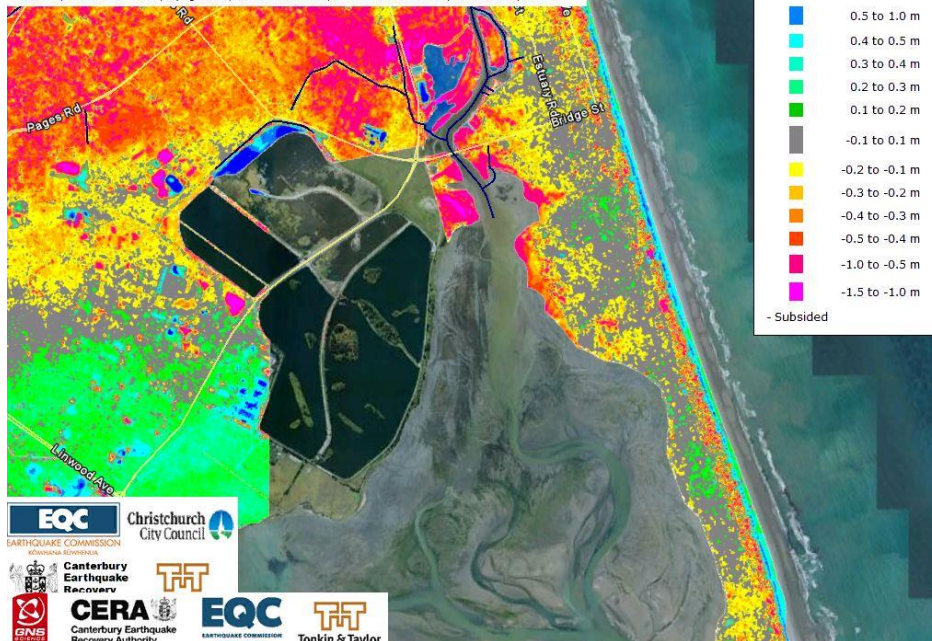


Figure 4 Lidar Map showing vertical land movement in Christchurch following the earthquakes pre September 2010 to post December 2011

The Management Plan allows for stopbanks. The preferred location for any stopbanks is inland away from the estuary edge where they are not at risk of being eroded and they provide space to facilitate natural processes.

There is an existing bund in Blighs Garden and Bridge Reserve (north). A new bund is planned or partially constructed from Bridge St to Ebbtide St, generally on the alignment illustrated in the South New Brighton Reserves Development Plan 2021.

6.66.7 LEGAL UNFORMED ROAD

There is an undeveloped road along the western boundary of South New Brighton Park and part of Bridge Reserve, some of which is on land and some of which is in the water. As a legal road there are certain public use rights and restrictions on actions that may impede public access. The most complete way of satisfying these concerns is to stop the unformed legal road and add the land on the landward side of mean high water springs to the adjoining reserve. The road is identified-zoned in the City-District Plan to be stopped as Open Space Natural and Open Space Coastal. Those parts of the legal road that are on the seaward side of mean high water springs vest in the Crown and are deemed to be stopped under the Foreshore and Seabed Act 2004.

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6.76.8 WOODLANDS AND REPLANTING

The reserves' pine and macrocarpa woodlands were severely impacted by the earthquakes. Many trees died, fell over, or became unstable and parts of the reserves were closed to public use for safety reasons. Large numbers of dangerous trees have since been removed from all three reserves, dramatically altering the landscape. ~~Further tree removal is continuing so the reserves can be fully reopened for public access.~~ Remaining trees are being monitored and managed with a view to long term staged removal and replacement as they become a risk to public safety or become over mature.

This plan resolves the issue of what the replacement planting shall look like. The community has mixed views on replanting with strong preferences ranging from only pine and macrocarpa trees to only native plants, to a mix of both exotics and natives. Public suggestions included replanting tall trees, removing tall trees, planting a commercially harvested pine forest, retaining the woodland effect, having open grass areas, more shrubbery, areas of coastal bush, and fruit trees.



Uprooted tree in South New Brighton Park



Tree removal in Bridge Reserve 2012



Community Planting Day 10 June 2012

Large parts of the reserves are no longer suitable for pine and macrocarpa woodlands, particularly in Bridge Reserve and along the river and estuary margin, where the land has settled and become waterlogged and, in some areas, saline. The saturated soils of Blighs Garden may be a limiting factor for the future health of the remaining trees in that area, likely to become even more of a problem as sea levels rise. When the trees are removed, appropriate replacement species must be selected that are suitable for the environmental conditions and ecological, recreational, cultural, or landscape outcomes being sought.

The plan aims to rejuvenate many of the benefits provided by the former woodlands with new planting suited to the changing environmental conditions and recreation use patterns. The woodlands were a significant landscape feature, provided shade and shelter, and were enjoyed by many as an important component of the recreation setting, creating privacy and a sense of solitude. They offered wildlife benefits, including the provision of roosting and nesting sites for many birds and habitat for many other species. Trees contribute to improved air quality, provide oxygen, reduce soil erosion, and reduce noise pollution.

A mix of exotic woodland and native coastal forest is proposed for replanting to satisfy the diverse community preferences and to achieve the desired outcomes in each particular site. Species selection will be based on experience and knowledge of the area, soil type (Kairaki sand), general environmental conditions (remnant sand dunes, coastal), and site specific requirements, e.g. low lying or on top of a mound. Salt tolerance will be a key

consideration. A wider mix of species suited to a range of conditions will be introduced that can respond to a changing environment and become self sustaining.

Concerns about shading and fall hazards on neighbouring residential areas have been an ongoing issue. All new planting will be located to avoid shade and fall hazards on neighbouring properties.

As a result of changed conditions following the earthquakes, the Christchurch City Council can no longer meet the conditions of the resource consent for the stop bank at the end of Kibblewhite Street which states that “The Council shall ensure that appropriate tall growing and saline tolerant species are established in the reserve within the areas shown on the (application) plan as plantation planting so as to maintain an effective windbreak for the benefit of properties to the east of this reserve.” The Council may address this issue by cancelling this resource consent or seeking a variation to the conditions and will ensure that vegetation is restored within this area in accordance with the policies in this plan.

6.86.9 CULTURAL VALUES

Māori (meaning Ngāi Tahu and before them Ngāti Mamoe and Waitaha) have had long associations with the South New Brighton area and the Estuary of the Heathcote and Avon Rivers/Ihutai that is not currently acknowledged or evident through the reserves’ landscape character. Vegetation across the reserves currently bears no resemblance to the original vegetation from which resources were gathered and there is no acknowledgement of the cultural significance of the site through interpretation or artwork.

As an area of public open space with strong environmental and cultural heritage values, Ngāi Tahu⁷ have an ongoing interest in parks in this area, and for the state of the environment in this area and wider catchment.



Waka training

Ngāi Tūāhuriri Rūnanga have recently completed cultural health monitoring of the area, completing a State of the Takiwā cultural health assessment in 2012, which was a follow on from the first survey done in 2007. Results from these assessments show that the South New Brighton area rates poorly for cultural health, and that this has had a significant impact on the customary relationship of tangata whenua with this site. Significant issues include the loss of native vegetation and mahinga kai values in the area, and other effects associated with land use change and water quality.

A particular concern is degradation of the cultural health of the Estuary of the Heathcote and Avon Rivers/Ihutai through extensive and ongoing storm water and wastewater discharge, leaving the once food and resource-bearing shorelines and estuary waters contaminated. Restoring water quality and habitat for indigenous species is urgently required. This includes the restoration of naturally occurring native vegetation along the shoreline, and a range of other steps to improve mahinga kai values wherever opportunities arise.

⁷ See footnote 2.

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There are two known midden sites within the reserves recorded with the New Zealand Archaeological Association. M35/293 is in Bridge Reserve, M35/294 is in South New Brighton Park. For more information contact the Historic Places Trust. An inspection in 2003 recorded no remaining visual evidence of the sites. However, it is important that these sites are not disturbed, and that appropriate steps are taken to manage other cultural heritage values and sites that may be discovered in the area.

6.96.10 RECREATION

There is a small amount of conflict between different track users. Formal tracks should all be designed for shared use.

Generally, dogs do not cause many problems in the reserves. However, there is a need for better control of some dogs, for owners to clean up after their dogs, and for dogs to be kept away from the playgrounds. Strategic placement of rubbish bins or dog bins is required to encourage removal of dog faeces.

Various home made recreational structures appear in the reserves from time to time. While it is great to see people making use of the reserves and children being creative, the result can sometimes cause problems. Safety of users is a concern, as is damage to the resources of the reserves, such as trees. Private initiatives to create new recreation facilities should only be undertaken in consultation with the Christchurch City Council.



Dog on playground despite signage

6.106.11 RESERVE NAMES

The reserves have been known by a variety of names which can cause confusion. The names of the reserves were consulted on during preparation of the 2010 Management Plan and it was decided to retain the current names. This plan reconfirms the names of the three reserves as Blighs Garden, Bridge Reserve and South New Brighton Park (for locations see [Figure 1](#)).

Bridge Reserve and South New Brighton Park have been referred to historically as Kibblewhite Reserve, Bridge Reserve, Dog Bay, Pleasant Point Domain, Jellicoe Park, and South Brighton Domain. In June 1953, following a public meeting convened by the South Brighton Progress League (later the Residents Association), the Council resolved that the then Pleasant Point Domain and Jellicoe Park be renamed South New Brighton Park. It appears the name was applied to the reserve area from Beatty Street to Ebbtide Street, while the area north of Beatty Street became known as Bridge Reserve. Some people still use the name South Brighton Domain.

The name Blighs Garden is in reference to John Bligh's privately owned pleasure garden which was located in the vicinity from the 1880s to the early 1900s.

The addition of a Māori name for the reserves is desired to reflect the importance of the relationship of Māori, their culture and traditions with ancestral lands, waters, sites, wāhi

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tapu and other taonga, and their inclusion in management of the reserve. Such a name would need to be determined in consultation with tangata whenua. Refer to policy 3.5.4

6.116.12 SIGNAGE

Some signage in the reserves is inconsistent and out of date. There is a lack of information about reserve layout and directions, recreation opportunities, management information, and historic, environmental and cultural interpretation. Given the large size and multi-use nature of the reserves, improvements in the number, quality and location of signs is needed to assist the public's use and understanding of the reserves and help with management of the reserves. Signage should be upgraded to comply with the Christchurch City Council's [Greenspace-Park Signs Manual](#).

6.126.13 BUILDINGS

Buildings can facilitate use of the reserves. However, their design and location is important to minimise their impact on the open space available for public use, and on environmental, cultural, recreation and landscape values of the reserves. The ongoing maintenance costs are also an important consideration. The establishment of buildings in the reserves must therefore be carefully controlled.

It is important to maintain the appearance of buildings. Buildings that appear run down or neglected can attract unwanted vandalism and make the area feel less safe. Colour schemes are also important to minimise negative visual impact.

6.12.16.13.1 Community Centre



Transitional community building being put into place

The demolished South New Brighton Community Centre has been replaced by a temporary transitional building. Long term options for a permanent replacement are still to be investigated. This plan allows for a new shared use community facility in the future. Ideally, the site of any future community centre should be classified as a local purpose (community building) reserve. The former South New Brighton Community Centre sat across the boundary between South New Brighton Park (at Beatty Street) and the South New Brighton School. Part of the car

park is also on Ministry of Education land. Any new Christchurch City Council development in this area is to be wholly located within the reserve.

6.12.26.13.2 Toilets

The toilets ~~that were~~ next to the main playground in South New Brighton Park ~~are were~~ earthquake damaged and ~~the Council will work with insurers to replace the toilet as part of the Facilities Rebuild Project being run by the Council have subsequently been replaced~~



Old Toilet block

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6.12.36.13.3 Blighs Garden building

The former croquet club building in Blighs Garden has been vacated and is now in Council ownership. ~~A Detailed Engineering Evaluation (DEE) is yet to be completed. The results of the DEE will dictate if the building can be made available for lease, in which case it will be advertised and applications invited for use that are consistent with this plan. No new use has been found for this building. It remains vacant and deteriorating. It is planned to remove the building.~~



Former croquet club building in Blighs Garden

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6.12.4 Bowling Club

~~The South New Brighton Bowling Club is ceasing operations. The building and facilities are earthquake damaged and are to be demolished.~~

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6.12.56.13.4 Scouts

~~The lease of the building at the end of Jellicoe St to is no longer wanted by the Pegasus Sea Scouts. It is in poor condition, would be costly to repurpose, and has no future identified use. Therefore, it is proposed to be demolished. has expired and is rolling over on a monthly agreement. Currently discussions are being held with the Scouting Association on all their leased facilities, including this one. Appraisal and determination of future use of the hall is still to be made.~~



Scouts building

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6.12.66.13.5 New buildings

~~The Pleasant Point Yacht Club is seeking to re-establish~~ has established new facilities itself in South New Brighton Park having lost its former Rat Island Reserve facilities to earthquake damage and subsequent demolition. ~~This plan allows for a yachting facility to be considered in the reserve. The exact location and nature of the facility are still to be determined and must be consistent with this plan. The yacht club is located near the boat ramps south of the jetty in South New Brighton Park.~~

~~A spa and sauna complex known as the Brightside Spa has been proposed. The exact location and nature of the facility are still to be investigated and assessed against this plan.~~

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6.136.14 CAMPGROUND

The camping ground is a long standing amenity within South New Brighton Park, ~~that has suffered damage from the earthquakes. Prior to the earthquakes, its facilities and services were in need of an upgrade. The Christchurch City Council will be investigating options for the long term future of the campground and decisions are still to be made. It is leased to an external provider.~~ This plan allows for the campground to continue.

~~Security of the campground needs to be improved by better defining the boundary between the campground and the public part of South New Brighton Park, and installing security~~

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fencing in some areas to restrict access. However, access to the reserve for local residents needs to be maintained.

Should the campground discontinue, the site will be reintegrated back into South New Brighton Park.

6.146.15 VEHICLE PARKING

Car parks are provided in South New Brighton Park near the community centre, playground, jetty, and boat ramp. Roads around the reserves are also used for parking by visitors to the reserves.



Car stuck in the mudflats near the jetty

The car parks near the jetty and boat ramp are earthquake damaged and are now threatened by erosion and flooding. The car park by the boat ramp is not level, sealed, or marked. These car parks have attracted undesirable driving behaviour and 'hooning' in the past. Additionally, vehicles are able to gain access from near the jetty this car park on to the mudflats of the estuary where they cause environmental damage and sometimes get stuck. Therefore this car park has a locked gate. Ramp users may apply for a key. The car parks will be repaired.

The Pleasant Point Yacht Club is investigating the potential of establishing a club facility near the boat ramp. Repair and redevelopment of this car park is dependent on the final plans for the yacht club and the need for public car parking.

There is a lack of car parking facilities to service the sports fields at Jellicoe Street. Jellicoe Street becomes congested with parked cars at peak times. Car park provision for sports fields is a requirement of the City District Plan. A new car park within the reserve is proposed.

6.156.16 RESERVE ACCESS AND ENTRANCES

There are numerous pedestrian entrance points into the reserves, most of which lack views and directions, which is confusing for new visitors unfamiliar with the reserves. All of the entrances require upgrading to make them more attractive, inviting, and accessible and to link them to the main Estuary Walkway track.

The entrances at Evans Avenue and beside the former croquet club off Union Street in Blighs Garden are of particular concern being narrow, with no sight lines around sharp 90° angles. The Evans Ave entrance is also now compromised by sandbags and unfinished stopbanks. Both the Evans Avenue entrance and the entrance beside the croquet club need to be improved. This entrance is no longer required and it is proposed to close it and dispose of the land. Improved access from South New Brighton School could also be investigated for the benefit of residents in Seafield Place and Cradock Street.



Entrance by croquet club

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6.166.17 BRIDGE STREET CROSSING

Crossing Bridge Street ~~is between the reserves can be hazardous, for pedestrians and cyclists with current traffic management. Bridge Street is the main road into the suburb of South New Brighton and the maximum allowable traffic speed through this area changes from 70 kph to 50 kph near the Bridge Street entrances to the reserves.~~ There is a lay-by for vehicle parking on both sides of Bridge Street adjacent to the reserve entrances. ~~Many users of Bridge Reserve and the Estuary Walkway enter the reserves at this point or cross Bridge Street to continue down the track. While street improvements are outside the scope of this plan, opportunities need to be explored to address vehicle speed and pedestrian, cycle and vehicle conflict in this area to improve the safety of reserve users. A pedestrian island has now been installed.~~



Cyclists attempting to cross Bridge Street (pre-earthquake)

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6.176.18 ANTI-SOCIAL BEHAVIOUR AND SOCIAL SAFETY

Anti-social behaviour and inappropriate use of the reserves continues to be an issue. Concerns include “hoons”, traffic speed, graffiti, vandalism, and intimidating behaviour.

The vegetation and large size of the reserves presents considerable safety challenges. Lack of road frontage, blocked views, use patterns, and high fence boundaries contribute to a lack of informal surveillance and feeling of isolation which can make the reserves feel unsafe. Employing CPTED principles in developing the reserves will help to address some of these issues.

In the areas of native coastal forest plantings away from main activity areas, certain CPTED principles will not be adhered to so that natural ecological processes are allowed to occur.

6.186.19 MAINTENANCE

The unsightly presence of rubbish, particularly along the water’s edge, is a continuing issue. The accumulation of sea lettuce and associated rotting smell can also be a problem. Cleaning up of this area should be regularly undertaken as part of the maintenance programme developed in consultation with tangata whenua.

6.196.20 RED ZONED LAND

There is strong interest in the community as to what might happen with red zoned land in the area, particularly the land adjacent to the reserves. Red zoned land, as a result of the earthquakes, is no longer suitable for residential use and has been acquired by the Government. The future treatment and use of this land is still to be determined and is outside the scope of this plan. The Management Plan may be extended in the future to include red zoned land adjacent to the reserves if appropriate.

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7 RESOURCE INFORMATION

This section presents descriptive information about the reserves.

7.1 RESERVE STATUS

The land parcels that make up the reserves covered by this Management Plan are classified under the Reserves Act 1977 as follows.

Blighs Garden

Legal Description	Area	Certificate of Title	Classification and Gazettal
Part Reserve 1579	5.2609 ha.	NZ Gazette 1995 p460	Recreation Reserve
Part Lot 2 DP 6051	0.0397 ha	Title 381/106	Recreation Reserve Declared Recreation Reserve by Christchurch City Council 18 August 2008. NZ Gazette 2009 p3896

Bridge Reserve (north and south of Bridge Street)

Legal Description	Area	Certificate of Title	Classification and Gazettal
Sec 2 SO 16502	0.3048 ha.	Title 45A/1242	Local Purpose (Esplanade) Reserve Christchurch City Council resolution 11 September 2008
Sec 1 SO 16502	0.3388 ha	Title 45A/1241	Recreation Reserve Christchurch City Council resolution 11 September 2008
Part of Part Reserve 1579			Local Purpose (Utility) Reserve Christchurch City Council resolution 27 February 2013. Gazettal in process.
Part Reserve 1579	6.4334 ha	Title 45A/1241	Recreation Reserve NZ Gazette 1998 p355

South New Brighton Park

Legal Description	Area	Certificate of Title	Classification and Gazettal
Reserve 4874	12.2417 ha	Title 8K/989	Recreation Reserve NZ Gazette 1982 p1453
Sec 1 SO 17958	0.6235 ha	Title 32B/70	Recreation Reserve Declared Recreation Reserve by Christchurch City Council 18 August 2008. NZ Gazette 2009 p3896
Reserve 4875	15.5678 ha	Title 8K/989	Recreation Reserve NZ Gazette 1982 p 1453
Pt Lot 84 DP 829	0.0784 ha	Title CB306/218	Recreation Reserve Declared Recreation

			Reserve by Christchurch City Council 27 February 2013. NZ Gazette 2013 p2250
TOTAL AREA	40.889 ha		

The unformed legal road along the estuary edge of South New Brighton Park to Bridge Street will not have a legal description or classification until it has been stopped and incorporated into the reserve. This parcel of land is referred to in the Management Plan, but is not subject to the Reserves Act 1977.

Recreation Reserves are for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and the protection of 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 (Esplanade) Reserves are for the purpose of providing and retaining areas for esplanades, a fixed linear area of riverbank, lakeshore or seashore either in a natural or modified state available primarily for conservation and public access. Refer to Section 23 of the Reserves Act 1977 for further information.

Local Purpose (Utility) Reserves are for the purpose of providing and retaining areas for utilities. Access may be prohibited to part or all of the reserve. Refer to Section 23 of the Reserves Act 1977 for further information.

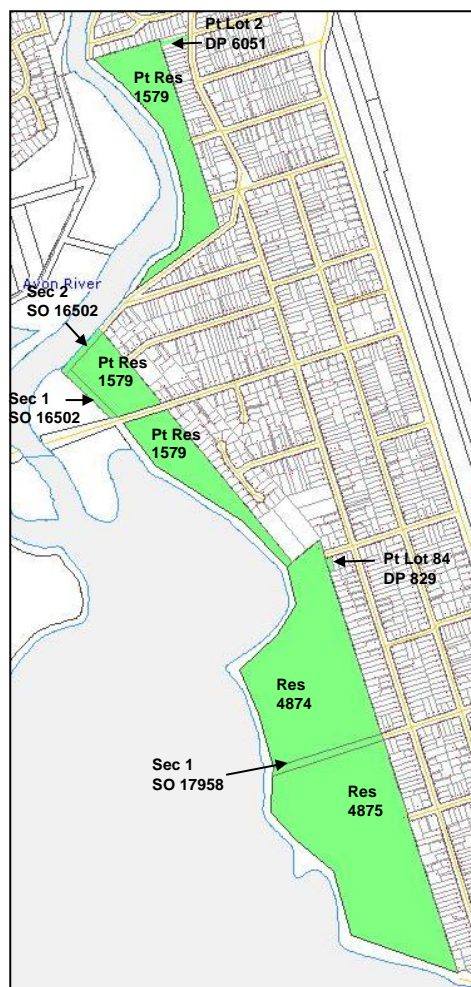


Figure 5 Diagram of land parcels

7.2 CITYDISTRICT PLAN ZONING

There is a mix of City-District Plan zones across the reserves, including Open Space Community Parks (OCP), Open Space Natural (ON), and Open Space Coastal (OC). Conservation 1 (natural, ecological and scenic parks), Conservation 1A (coastal margins), Open Space 2 (district recreation and open space) and Living 1 (outer suburban). Ecological Heritage Site 19.01 The scheduled Site of Ecological Significance SES/LP/14 the Avon Heathcote Estuary/ Ihutai and Environs along the estuary margin is also partly within the reserves.

Blighs Garden is largely zoned Conservation 1ON, with the former croquet club zoned Open Space 2OCP and the wetland area in the southern part of Blighs Garden zoned Conservation 1AOC. Bridge Reserve is zoned Conservation 1ON. The bulk of South New Brighton Park is zoned Open Space 2OCP except for Jellicoe Marsh and the legal, unformed road which are zoned Conservation 1AOC. Jellicoe Marsh and the estuary edge are also protected as part of scheduled Site of Ecological Significance SES/LP/14 the Avon Heathcote Estuary/ Ihutai and Environs. Ecological Heritage Site 19.01. The section at the Beatty St entrance is zoned Living 1 but will be changed to match the adjacent Open Space 2.

The following descriptions of the different zones are taken from the City-District Plan.

Areas in the OCP zone enable formal and informal recreation activities, while complementing and enhancing neighbourhood and Central City amenity values. The ON zone recognises extensive natural, ecological, scenic, and outdoor recreation areas and ensures protection and enhancement of biodiversity, landscape, cultural, and historic heritage values and compatible recreation. The OC zone protects the natural environment of the sandy beaches and rocky shorelines of the Christchurch City coast from Waimakariri River to Taylors Mistake, while providing for restoration and enhancement of indigenous vegetation and habitats of indigenous fauna, including the extensive network of dunes along the open coast, compatible coastal recreation activities, public access to the coast, and natural hazard defences. Conservation 1 (natural, ecological and scenic parks) Zone include habitats for birds, fish and invertebrate species. These areas also have significant scientific, educational, recreational and landscape values. In addition, a large number of these sites are important areas for tangata whenua, both in the past and present. The importance of these areas for passive and generally informal recreation is becoming more appreciated, and management of these sites must take into account the impacts of human activities on fragile ecological systems.

The Conservation 1A (coastal margins) Zone extends inland from mean high water springs (the landward boundary of the coastal marine area) to provide a buffer between coastal

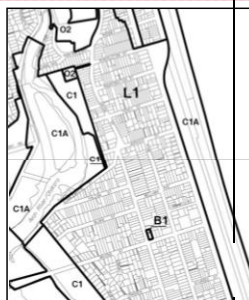


Figure 6 District Plan zones

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processes and urban development. Much of the land in the zone is ecologically fragile. The zone aims to recognise and protect areas of significant natural flora and fauna, and prevent these areas being subject to the adverse effects of inappropriate use or development, particularly disturbance of the land surface and of vegetation. Management of this area must take into account the potential effects of human activities on these easily damaged areas. Activities within the coastal area must be sympathetic with its natural character. Land in the zone is, like that in the Conservation 1 Zone, of important heritage and resource value to the tangata whenua.

Many parks in the Open Space 2 (district recreation and open space) Zone have substantial physical resources within them such as clubrooms, changing sheds and toilet facilities. As well as these, recreation facilities such as tennis courts, goal posts, cycle and walkways, are common in this zone. Some parks also contain community facilities of value to the local neighbourhood. It is important that a high level of open space is maintained in these areas, as they will often serve both district and local functions. The level of private use of public recreation space is therefore subject to assessment where general public use may be excluded. These areas may also contain sites with natural, ecological and/or historic values. The pressure of high public use on any natural, ecological and historic values must therefore be taken into account in management of areas in the zone. Land in this zone is important in terms of visual open space and for trees.

7.3 RECREATION, SPORT AND OTHER ACTIVITIES

The reserves provide a range of formal and informal recreation, sport and community opportunities. These include walking, jogging, cycling, dog exercising, playing, field sports, tennis, picnicking, camping, community activities, fishing, boating, bird watching, playcentre. Public sport and recreation facilities are provided within South New Brighton Park with playgrounds, a basketball court, barbecues, picnic tables, and sports facilities. Other recreation activities such as walking, relaxing and enjoying more peaceful surroundings are provided for throughout the reserves. The reserves are also connected to other river walking tracks and wider coastal recreation resources. Large numbers of people use the reserves, particularly South New Brighton Park, which can be stretched to capacity on warm summer days.

7.3.1 Leases and Licences

The following clubs and organisations hold current or recently expired leases or licences over parts of the reserves. Those leases and licences that have expired continue on the same terms as the original lease on a month to month basis pending formal appraisal as per policy 3.9.4.

South Brighton Bowling Club

Lease no: 4906

Expiry date: 30 June 2002 with 21 years right of renewal

Area: 4545 m2 approx upon which their clubrooms and greens are located

~~Note: The Club has decided to cease operations, demolish its earthquake damaged facilities, and relinquish its lease.~~

~~Scouts New Zealand~~

~~Lease no: 5020~~

~~Expiry date: Monthly.~~

~~Area: 2811 m2 approx upon which their hall is located~~

~~Note: A short term lease is being negotiated to cover the building footprint only, approximately 300m². Future use of this building is still to be appraised and determined with the Scouting Association.~~

South New Brighton Tennis Club Incorporated

Lease no: 16620

Expiry date: 31 July 2021 with 22 years right of renewal

Area: 3750 m2 approximately upon which their clubrooms, courts and carpark are located.

South ~~New~~ Brighton Motor Camp - ~~Morhawk (2017) Limited~~

~~Lease no: 4025821156~~

~~Final Expiry date: 31 August 2014/30 April 2028 with 11 years right of renewal. Short term arrangements are in place for continuation of the campground. Future lease options are still to be assessed. Refer to section 6.13.~~

Area: 3.50 hectares approximately upon which the motor camp is located

Note: Both the Christchurch City Council and lessee have ownership interests in the improvements on the land.

~~The following leases may be considered and will be assessed in light of this plan and in accordance with the Christchurch City Council's plans, policies and practice:~~

~~Pleasant Point Yacht Club:~~

~~Lease no: 20429~~

~~Final expiry date: 28 February 2049~~

~~Area: 1109 m2 approximately upon which their club facilities are located.~~

~~The Club has applied for a temporary occupation agreement to locate temporary yachting facilities (4 containers) within the vicinity of the jetty in South New Brighton Park. The Club intends to apply for a lease to establish a permanent facility in the same vicinity.~~

~~Brightside Spa: There is a community initiated proposal to establish a spa resort within South New Brighton Park. A lease will be required for such a facility.~~

Community facility: Future options for any potential community facility centre are still to be investigated. The playcentre grounds that were formerly included as part of the South New Brighton School's lease of the community centre needs to be further investigated.

7.3.2 Easements and services

The following easements and services are in the reserves.

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Bridge Reserve

Easement: To drain water in gross on Part Reserve 1579. This is for the existing underground pipes from Seafield Place.

Proposed easement: For the stormwater retention basin and pump station under construction in Bridge Reserve, north of Bridge Street, on Part Reserve 1579.

South New Brighton Park

Proposed easement: To convey stormwater in gross. This is for the existing underground pipes from the end of Beatty Street.

Proposed easement: For the existing underground ocean outfall pipeline from the end of Jellicoe Street.

Services: There are existing underground pipes from the end of Halsey Street.

The Broadcasting Corporation of New Zealand / Kordia

Memorandum of Transfer: 297164.ITE

Easement: The perpetual right of occupancy and use is by way of a registered easement upon which is located a translator tower and ancillary building and necessary plant and equipment to receive and transmit radio and telecommunications signals.

7.4 PHYSICAL DESCRIPTION

7.4.1 Topography and Soils

The South New Brighton reserves are located on the north-eastern shore of the Estuary of the Heathcote and Avon Rivers/ Ihutai, on the western edge of the Southshore Spit / Te Karoro Karoro. The spit was formed from sand carried to the coast by the Ashley/ Rakahuri and Waimakariri Rivers and dispersed along the foreshore by sea currents, building it up along the shore to enclose the Estuary of the Heathcote and Avon Rivers/Ihutai. The spit is a dynamic feature, subject to gradual fluctuations in size and shape.

The topography of the reserves is generally flat with some undulating sand dunes. The predominant soil type of the young dune ecosystem is Kairaki sand, a soil type formed on raw sand dunes devoid of colloid coatings. The soil does not possess distinct topsoil. Without the sand binding effects of plant roots this type of soil erodes rapidly. The soil is very free draining with the sand containing water repellent silicon particles. Fertility is low.

7.4.2 Climate

The predominant winds around the South New Brighton reserves are the north-easterly, north-westerly and south-westerly. The north-easterly is frequently cold and salt laden and is most common in the summer months. As such it inhibits the establishment of trees and other plants and limits what can grow in the area. Some protection is provided by the sand dunes and housing on the seaward side. The cold north-easterly can have a negative impact on outdoor activities around South New Brighton but the South New Brighton reserves are highly valued as outdoor areas sheltered from the north-easterly. Less frequent, but of considerably more importance, is the north-westerly, which is often strong and dry, leading

to severe water stress in the vegetation. It can also affect the establishment of plants. It is both gusty and prolonged and can cause branch breakage and die back in tree canopies. Southerlies are cold, and can be intense. They can have a catastrophic effect on trees. The South New Brighton reserves are highly valued as outdoor recreation areas sheltered from all of these winds.

7.4.3 Landscape and Vegetation

Historically, Southshore Spit/Te Karoro Karoro was a wetland and dune environment covered in rushes, eelgrass and scrub. The area supported an abundance of wildlife and was an important food and resource gathering area for local Māori.

Currently, vegetation in the reserves includes the remains of the former large mature pine and macrocarpa plantations which were planted for soil stabilisation and to protect the sand dunes. Pockets of self-established native understorey, open grassed areas, and salt marsh are also present, with large areas of recently felled woodland. The remaining woodlands are mature with a limited remaining life.

At South New Brighton, salt marsh carries the greatest concentration of native vegetation in its appropriate environmental setting. Much fringes the reserves on the estuary side, and there is a large area within Jellicoe Marsh. The dominant vegetation type is rushland of sea rush (*Juncus kraussii*) and oioi (*Apodasmia similis*) with lesser areas of marsh turf and shrubland. There are some areas of brackish vegetation upstream and a notable area of raupo (*Typha orientalis*) around a freshwater spring.

Nothing exists of the original land vegetation of the reserves, yet there are native plants present amongst the exotic. Some would have been derived from original remnants, but much has come from plants that have been planted in the reserves or have spread from adjacent properties. Some coastal species such as ngaio (*Myoporum laetum*) and the short-lived poroporo (*Solanum laciniatum*) have done particularly well and are now a well-established part of the local flora.

The size and diversity of the reserves, and expansive views out over the estuary on the western boundary, offer a sense of remoteness from the urban environment. The relationship to the coastal environment, a 'floor' of sand and pine needles, and once well vegetated areas with relatively few structures and hard surfaces, creates a rustic naturalness and wilderness experience.

7.4.4 Fauna

The Estuary of the Heathcote and Avon Rivers/Ihutai and surrounding sand and mudflats, oxidation ponds, freshwater wetlands, and farmland provide a wide range of habitats and support a large and varied wildlife population within a heavily urbanised area. A variety of wildlife is present in the South New Brighton reserves and adjacent areas including birds, mudflat snails, tunnelling mudflat crabs, eels, fish, shrimps, and cockles.

The Estuary of the Heathcote and Avon Rivers/Ihutai is both nationally and internationally significant in supporting rare species and migrating species of birds. Together with adjacent conservation and habitat areas, the reserves have the potential to act as a cornerstone bird habitat on the eastern side of Christchurch City and evolve into a core

breeding and wintering habitat.

A wide range of wetland/estuarine birds occur on salt marsh and mudflat habitats within the lower Avon River/Ōtākaro and along the shoreline of the South New Brighton reserves. Since the earthquakes, the presence of two rarely seen swamp birds have been confirmed – the Australasian Bittern and the Marsh Crake. The Bittern is both a nationally and globally endangered species. The nationally critically endangered Grey Duck and White Heron are also present.

Since the earthquakes, 48 bird species have been recorded regularly occurring in the reserves, representing approximately one third of the bird species recorded on the Estuary of the Heathcote and Avon Rivers/Ihutai. Several wetland birds use the pine trees and other tall trees near the estuary edge for roosting and nesting. A number of dead trees have been retained along the estuary edge for roosting. Factors that limit the numbers of birds in the area include available feeding grounds, nesting habitat, safe high tide and nesting roosts and the number of predators.

A variety of both native and introduced woodland species occur in the reserves with varying seasonal patterns of abundance. None of the woodland birds are of critical conservation value but the occurrence of six native species is notable – Bellbird, Silvereye, Fantail, Grey Warbler, Shining Cuckoo and Kereru. Almost all the woodland species found in the reserves are generalists and it is anticipated that they will adapt to the removal of the pine and macrocarpa woodlands by moving to other tall trees nearby and by using a mixture of other vegetation.

7.4.5 Access, Circulation and Car Parking

There is very limited road frontage to the reserves but there are numerous entrances from road ends, some of which have space to park vehicles. The Estuary Walkway forms the main track through the reserves from Evans Avenue south to Ebbtide Street ~~and is in need of repair following the earthquakes~~. Several points are now occasionally flooded at high tide or have been eroded away at the estuary edge. ~~The northern part of the track has been left in an unfinished state following reconstruction of the stopbank.~~ Various other informal and partly developed tracks cross the reserves in a relatively ad hoc and confusing manner with no clear directions.

Public vehicle access into the reserves is available from Beatty Street into several car parks within South New Brighton Park.

8 SUMMARY OF RESERVES HISTORY

The catchment of the Estuary of the Heathcote and Avon Rivers/Ihutai has considerable cultural and historical importance to tangata whenua within Christchurch and the wider Canterbury area. It was a place of many kāinga (settlements) and mahinga kai (food and resource gathering) for Waitaha, Ngāti Mamoe and Ngāi Tahu for over 600 years. Waitaha were the first settlers of the Estuary of the Heathcote and Avon Rivers/Ihutai, and they used different kāinga (settlements) around the estuary, one being Te Kai a Te Karoro at or near what is now South New Brighton Park.

Ngāi Tahu established strongholds at Kaiapoi pā, at Rāpaki in Lyttelton Harbour/Whakaraupo, and further afield on Banks Peninsula/Horomaka. People from both these kāinga visited and extensively used the Estuary of the Heathcote and Avon Rivers/Ihutai as a mahinga kai. Food and resources gathered here were used in an important trade and social network between hapū and whānau throughout the South Island/Te Waipounamu.

The Estuary of the Heathcote and Avon Rivers/Ihutai also provided access to a network of waterways from Lake Ellesmere/Te Waihora, extending to waterways to the north of the city. It also provided a route to the fishing grounds of Pegasus Bay/Te Kaikai a Waro. Evidence of use of the reserves by Māori can be found in the presence of ovens and middens within South New Brighton Park.

In 1874, reserve land was designated from the Ashley River/Rakahuri to the Southshore Spit. Over the years, most of the land was sold for settlement. The South New Brighton reserves are a remnant of the former vast reserve and were held as plantation reserves. Trees were planted to stabilise sandy soils and to shelter the settlement of South New Brighton from southerly winds.

The area of South New Brighton Park has been known by many names. In the early 1900s, the northern shore of South New Brighton Park was known as Dog Bay, as it was a place where dogs, which had been drowned, were washed ashore by the current. Dog Bay was renamed Pleasant Point by the New Brighton Power Boat Club, which built the first jetty around the time of World War I. Bridge Reserve and the northern half of South New Brighton Park was known as Pleasant Point Domain and developed from around the 1930s as people from Christchurch took an interest in picnics and recreation by the sea. The southern half of the reserve was known as Jellicoe Park, after Sir John Rushworth Jellicoe (Governor General of New Zealand from 1920-24). In June 1953, after consultation with various Residents' Associations and similar organisations in the New Brighton district, the Christchurch City Council resolved that both Jellicoe Park and Pleasant Point Domain be changed from plantation reserve to recreation reserve and be re-named South New Brighton Park.

Blighs Garden was named after John Bligh who established a privately owned pleasure garden in the New Brighton area in the late 1870s.

9 POLICY FRAMEWORK

Management of the 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 and the Resource Management Act 1991.

The contents of the Management Plan have been guided by the strategies and policies of the Christchurch City Council, within the framework of the [Three-year Plan 2013-16 Long Term Plan](#) and the [City-District Plan](#). The Council plans, strategies and policies of greatest relevance are listed below.

- Biodiversity Strategy 2008
- [Christchurch Active Living Strategy 2004](#)

- ~~Greenspace-Parks and Foreshore Activity Management Plans~~ and Asset Management Plans
- Dog Control Bylaw 2016~~08~~
- Operational Pest Plan 2010
- ~~Climate Change Policy 1995~~
- Climate Smart Strategy 2010-2025
- Parks and Waterways Access Policy 2002
- Physical Recreation and Sport Strategy 2002
- Public Open Space Strategy 2010-2040
- ~~Recreation and Sport Policy 1996~~
- Safer Christchurch Strategy 2005
- Safer Canterbury, Creating Safer Communities Design Guide 2005

In preparing this plan and managing the reserves, the Council must also address other statutory and non-statutory documents, and this includes Ngāi Tahu planning documents. The Mahaanui Iwi Management Plan 2013 is the active plan for the South New Brighton reserves. The Avon-Heathcote Estuary Ihutai Trust's draft ~~Our Estuary Ihutai~~ Management Plan ~~2020-2030~~~~13-2021~~ is also particularly relevant.

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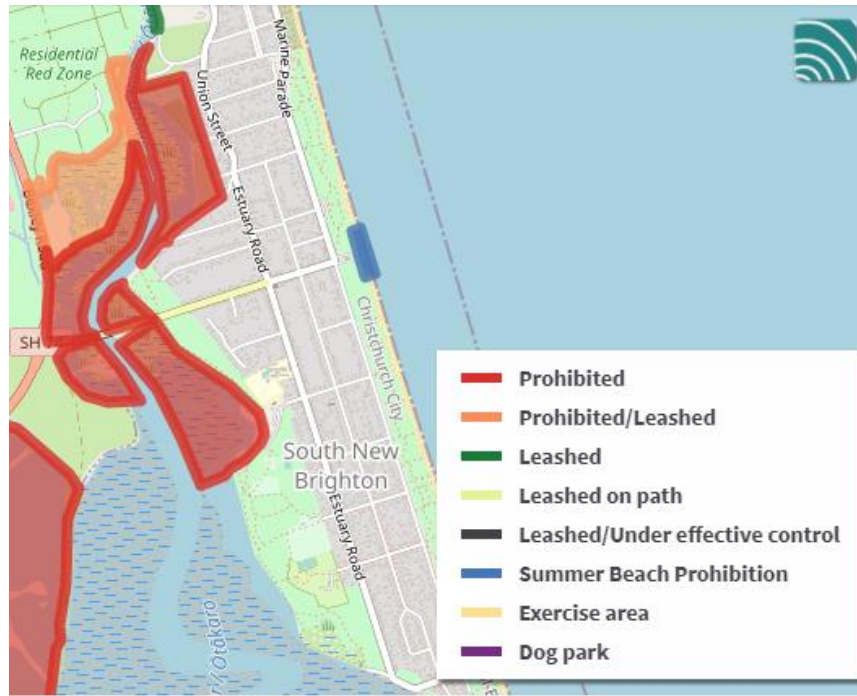
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APPENDIX 1. DOG BYLAW 2016 MAP



<https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/dog-control-policy-and-bylaw-2016>



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