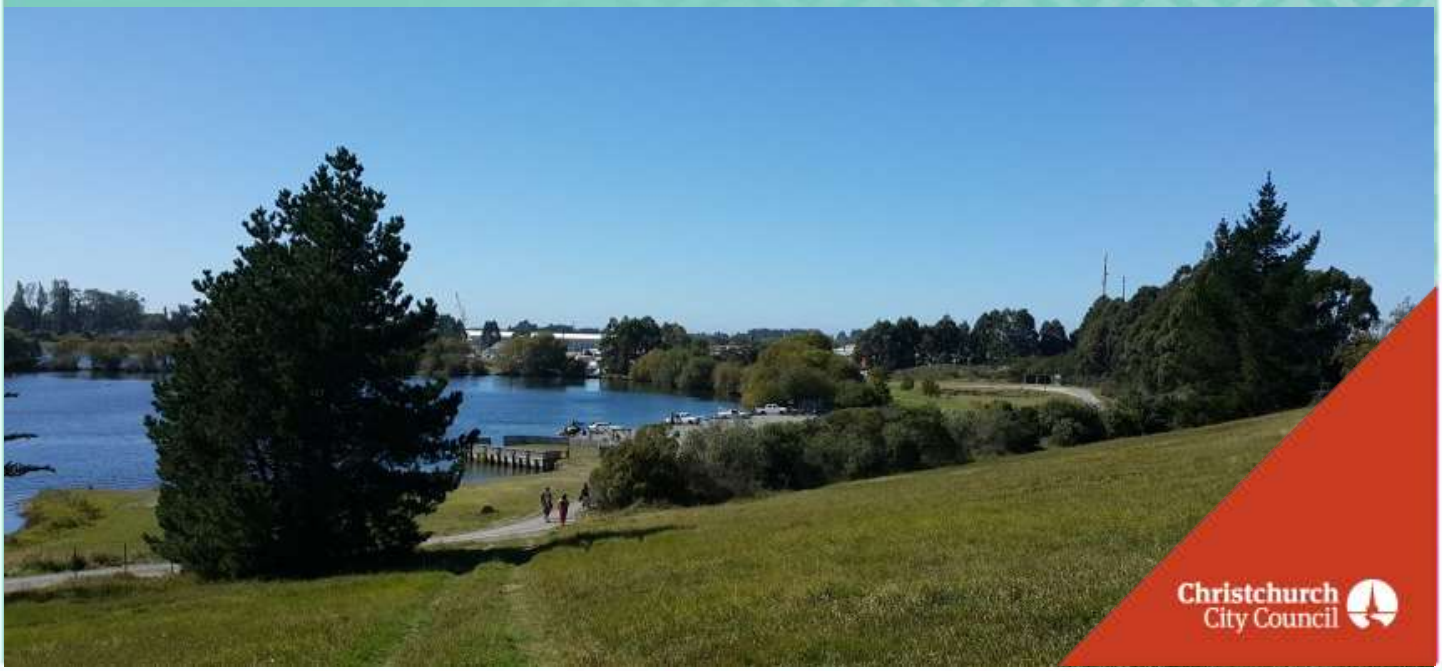
Roto Kohatu Reserve Development Plan

September 2022



Christchurch City Council

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Development Plan Overview

This Development Plan presents the landscape plan for Roto Kohatu Reserve and prioritises possible development projects. It aims to guide the development of the reserve to achieve the vision, objectives and policies of the Roto Kohatu Reserve Management Plan 2022, and should be read in conjunction with the Reserve Management Plan. The Development Plan may be reviewed at any time without reviewing the entire Management Plan. Any new Development Plan is subject to Community Board approval.

Adoption of this Development Plan by the Christchurch City Council does not constitute a commitment by the Council to implement any of these projects. Each proposed project will be considered and prioritised through the Council's budget processes alongside other possible projects.

Some funding is indicated in the Christchurch City Council's Long Term Plan 2021 – 2031 for implementation of this Development Plan. Additional funding will be required to complete implementation.

Introduction

Roto Kohatu Reserve, located in the north of the city, is made up of two freshwater lakes, Tahi and Rua, and a large area of capped landfill. The reserve is a popular place for a range of outdoor activities such as walking, swimming and water sports.

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

The Reserve is surrounded by industrial development on three sides and rural land to the north-west. It is separated from residential areas, so the noise effects of park activities create minimal disturbance, and access for most people is by car.

The reserve is part of a network of reserves along Christchurch's northern edge of the city that includes the Groynes and Waimakariri River Regional Park. The Ōtukaikino Track connects Roto Kohatu Reserve to Clearwater Drive and north through to the Groynes. Other connected walkways extend to the Waimakariri River, Waimakariri River Regional Park and the coast.

Management Area A, which is located at the northern tip of the reserve, hosts one of the two lakes (Lake Rua). To the northern side of the lake is a relatively flat lawn area. The lakes are made up of former gravel pits and a formed causeway separates the two lakes.

The middle section of the park, Management Area B, includes Lake Tahi, the canoe polo area, and undulating surrounds.

Management Area C, located at the western tip of the reserve, has a hill which covers a former landfill. The hill is largely grassed and provides vantage points for views into and out of the site.

The park is valued by visitors for the natural setting of trees and birdlife and the recreation and sport opportunities provided by the open water surfaces and water quality of the lakes.

Management Areas

The reserve has been divided into different management areas to structure the activities undertaken in each area and will be managed to avoid damage to the natural resources of the park.

Booked activities and events will be permitted in the park where these are consistent with management policies for the relevant management area. These activities and events will be managed to reduce conflict with other activities and visitor use and enjoyment of the site by booking at times that avoid peak park use. The areas are illustrated in Figure 1 and described in Table 1. The design, location and construction of any facilities must be sensitive to tangata whenua values.

Figure 1: Roto Kohatu Reserve management and habitat areas

Table 1: Recreation zones, settings, activities, and experiences

Area	Setting Characteristics	Key Activities	Experiences
Management Area A	• Located at the northern tip of the reserve • Hosts one of the two lakes (Lake Rua) • Lake Rua is made up of a former gravel pit • A formed causeway separates Lake Rua from Lake Tahi • The northern side of the lake has a relatively flat lawn area • Informal peak season use coincides with the warmer months particularly during school holidays with youth swimming and doing bombs. • A popular place for family recreation during summer weekends for picnics and swimming. • This area can receive visitors well into the thousands on a peak summer day. • Informal and organised water sports are popular on both week days and at weekends. • Organised water sport events are held in this area. • The area is regularly used for school groups learning to sail during the school terms. • Signage is in place in attempt to encourage use of safe swimming areas and also protect wildlife.	• Swimming • Dragon Boating • Waka Ama • Angling • Sailing • Model Yachts • Paddle Boarding • Cycling • Walking • Relaxing • Picnicking • Scuba Diving • Kayaking	• Access to the outdoors • Enjoying nature and the scenery • Enjoying getting some physical exercise • Enjoying some physical rest • Enjoying family time • Enjoying being with friends and meeting new people with similar interests • Outdoor learning, exploration, learning about nature and the geography of the area • Developing physical skills and abilities • Doing something creative • Teaching or leading others • Experiencing cultural practices and kaitiakitanga through indigenous sports
Management Area B	• Located in the middle section of the reserve • Hosts one of the two lakes (Lake Tahi) • Lake Tahi is made up of a former gravel pit • A formed causeway separates Lake Tahi from Lake Rua • The canoe polo area is located at the southern end of the area • The area has mainly undulating surrounds • This area is mainly used for organised club water sport activities. • Canoe Polo is mainly during week day evenings and weekends • Jet Sport use is mainly at weekends or during the week outside of work hours. • Larger regional and national events for water sports can be held in this area. • Signage is in place which identifies Lake Tahi being for powered water craft only.	• Canoe Polo • Jet Skiing • Jet Sports • Relaxing • Walking	
Management Area C	• Located at the western tip of the reserve • Has a hill which covers the former landfill • The hill is largely grassed and provides vantage points for views into and out of the site • Area mostly used by people walking, exercising their dogs and cycling to connect to the Ōtukaikino Track through to the Groynes. • Occasionally used to hold events like Cyclocross and Cross country running.	• Walking and jogging • Exercising dogs • Experiencing nature • Radio control cars • Community and Commercial Events • Picnicking • Relaxing	

Landscape Plan

The landscape plan for Roto Kohatu Reserve presented in this section is indicative only and illustrates the proposed development of the reserve in a very general manner. The exact size and location of various items will be determined at the detailed design stage.

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

Roto Kohatu Reserve

The current entrance off Sawyers Arms Road is to be stopped at the car park. The driveway over the landfill hill will be closed for public access. A new vehicle and pedestrian entrance into the reserve off Outlook Place is proposed to provide more direct access to Lake Rua. Additional sites for overflow car parking for events will be investigated.

Remediation works are proposed at the northern edge of Lake Rua to remove rubble, create a beach to improve access and construct a jetty and / or diving pontoon.

Trees and shrubs are to be planted around the edge of Lake Rua to provide shade and break up open grass areas to deter undesirable birds that present bird strike risk for the airport. Willow islands and tall trees along the margins of lakes will be maintained. Water margins will be expanded and thickened to provide habitat and nesting areas for waterfowl, along with the creation of other sanctuary areas to protect birds as appropriate.

The hill covering the landfill will provide an area for informal recreation activities including walking, dog exercise, cycling, and will provide viewing points to be retained with areas of low planting. Development may include the creation of additional paths to enhance the lakes circuit walk for pedestrians and cyclists and align with the current desire line. Development may also include planting for a natural lizard habitat and / or plant conservation with an informal pathway network. The vehicle bay on the hill above Lake Tahi will be removed and replaced with a landscaped lookout area.

Picnic tables are to be placed at various locations around the reserve near key activity areas to provide seating for visitors.

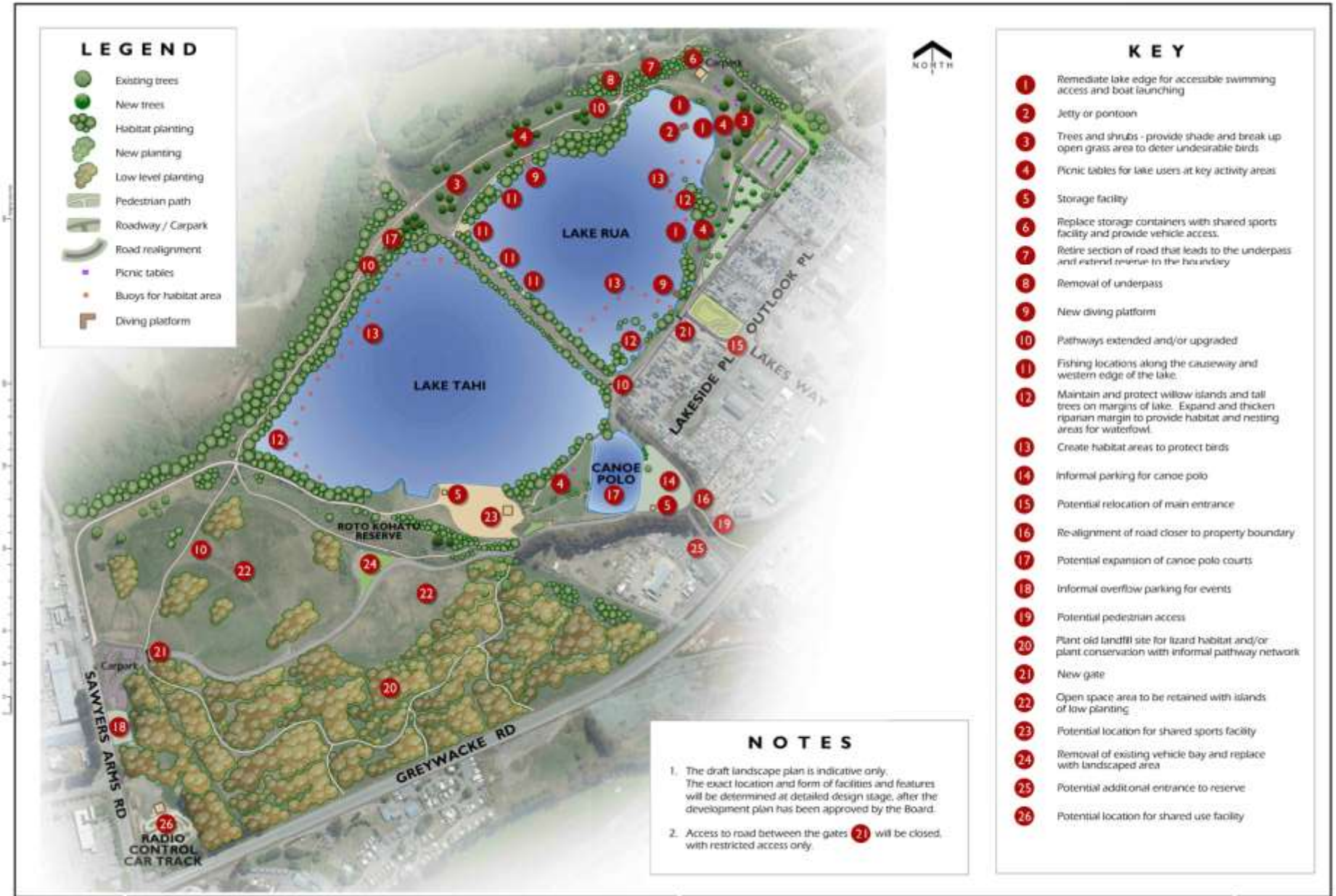
A shared-use sports facility building and / or other structure with an adjoining carpark is proposed at the northern end of Lake Rua to facilitate aquatic recreation activities.

The section of road that leads to the underpass at the northern end of Lake Rua is to be retired and useable park space extended to the reserve boundary.

The canoe polo area adjacent to Lake Tahi is proposed to be extended with two additional playing courts and relocation of the current informal carpark. Storage facilities required for Jet sports and canoe polo are to be designed and located to minimise their visual impact. The location of the driveway near the canoe polo area will be realigned closer to the property boundary.

Fishing structures around the lake will be removed over time in consultation with the Canterbury Coarse Fishing Club. Selected fishing platforms along the causeway and western edge of Lake Rua may remain.

The area currently used for radio control cars will be retained and may be extended if required to allow for additional compatible activities in this area. A sports facility building and / or other structure may be constructed to facilitate shared use of the area.


LEGEND
Existing trees
New trees
Habitat planting
New planting
Low level planting
Pedestrian path
Roadway / Carpark
Road realignment
Picnic tables
Buoys for habitat area
Diving platform
NORTH
LAKE RUA
LAKE TAHI
CANOE POLO
ROTO KOHATU RESERVE
LAKESIDE PL
OUTLOOK PL
LAKES WAY
GREYWACKE RD
SAWYERS ARMS RD
Carpark
RADIO CONTROL CAR TRACK
NOTES
1. The draft landscape plan is indicative only. The exact location and form of facilities and features will be determined at detailed design stage, after the development plan has been approved by the Board.
2. Access to road between the gates 21 will be closed, with restricted access only.
KEY
1 Remediate lake edge for accessible swimming access and boat launching
2 Jetty or pontoon
3 Trees and shrubs - provide shade and break up open grass area to deter undesirable birds
4 Picnic tables for lake users at key activity areas
5 Storage facility
6 Replace storage containers with shared sports facility and provide vehicle access.
7 Retire section of road that leads to the underpass and extend reserve to the boundary
8 Removal of underpass
9 New diving platform
10 Pathways extended and/or upgraded
11 Fishing locations along the causeway and western edge of the lake.
12 Maintain and protect willow islands and tall trees on margins of lake. Expand and thicken riparian margin to provide habitat and nesting areas for waterfowl.
13 Create habitat areas to protect birds
14 Informal parking for canoe polo
15 Potential relocation of main entrance
16 Re-alignment of road closer to property boundary
17 Potential expansion of canoe polo courts
18 Informal overflow parking for events
19 Potential pedestrian access
20 Plant old landfill site for lizard habitat and/or plant conservation with informal pathway network
21 New gate
22 Open space area to be retained with islands of low planting
23 Potential location for shared sports facility
24 Removal of existing vehicle bay and replace with landscaped area
25 Potential additional entrance to reserve
26 Potential location for shared use facility
Christchurch City Council
ROTO KOHATU RESERVE LANDSCAPING
Landscape Plan for Approval
Original Plan Size: A3

Prioritised Development Projects

Table 2 prioritises the development projects indicated in the Roto Kohatu landscape plan. Priorities relate to the relative timeframe for implementing the projects, rather than the level of importance. The timing of the projects will be highly dependent on the availability of resources.

Table 2: Proposed development projects and staging

Project	Map	Description	Priority
Reserve entrance and entrance gate	15, 21	Potential relocation of the main entrance to Outlook Place. Gate installed at Sawyers Arms road carpark and the driveway over the landfill hill closed. An additional gate installed at Outlook place for access to the area south of this entry, and controlled access for organised activities.	High
Swimming development and boat launch	1	Enhancement of lake Rua edge for easy swimming access and boat launching, mitigate the effects of erosion and remediate rubble and old concrete.	High
Planting	3, 22	Park wide landscape development with trees and shrubs to provide shade and amenity enhancement. Retaining of open space area in Management Area C with islands of low planting	High
Pathways	10, 23	Enhancement and development of tracks throughout the reserve to improve access and circulation as part of the lakes circuit walk. Pedestrian access between driveway and Lake Rua to be enhanced. Formal path from Sawyers Arms road entrance to align with existing desire line.	High
Wildlife development	12, 13	Develop and implement an ongoing restoration enhancement programme including planting and pest plant control. Expand and thicken lake margin planting to provide habitat and nesting areas for waterfowl.	High
Reserve furniture	4	Picnic tables and other park furniture features for lake users at key activity areas.	High
Sport storage facility – Lake Rua	6	Replace storage containers on the northern end of Lake Rua with a shared sports storage facility that has appropriate vehicle access.	Medium
Underpass and vehicle bay	7, 8, 25	Retire the section of driveway that leads to the underpass at the northern end of Lake Rua that passes above the Ōtukaikino Track entrance, and remove the underpass. Removal of existing vehicle bay located on the landfill hill and replacement with landscaped area.	Medium
Car parks and Storage facility – Lake Tahi	5, 14, 16, 18	Creation of storage facilities on shore edge of Lake Tahi for jet sports and canoe polo. Carpark development adjacent to canoe polo lake as well as realignment of road closer to property boundary. Investigation into other sites for informal overflow parking for events.	Medium

Diving platform and/or Jetty or pontoon	2, 9	Develop a new diving platform and/or jetty or pontoon for swimming purposes on Lake Rua.	Medium
Canoe polo extension	17	Potential extension of the current canoe polo lake to include up to 2 extra pitches.	Medium
Additional reserve entrance	19, 26	Potential additional entrance to the reserve with pedestrian access from Greywacke road.	Medium
Sport facility – Lake Tahi	24	Development of a shared use sports facility(s) on Lake Tahi lake edge.	Low
Fishing	11	Replace the constructed timber fishing platforms with a more natural lake edge.	Low
Lizard habitat	20	Plant the old landfill site for lizard habitat and/or plant conservation with informal pathway network.	Low
Recreation facility – radio control car track	27	Potential shared use facility to facilitate use of the area currently used for radio control cars for recreation activities	Low

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