
South New Brighton Reserves Development Plan

Blighs Garden, Bridge Reserve, South New Brighton Park



April 2014

1 INTRODUCTION

This Development Plan presents concept plans for Blighs Garden, Bridge Reserve, and South New Brighton Park and prioritises possible development projects. It aims to guide the recovery and development of the reserves to achieve the objectives and policies of the South New Brighton Reserves Management Plan 2014. This 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 Three Year Plan 2013-16 for implementation of this Development Plan. Additional funding will be required to complete implementation.

2 RECREATION ZONES

The reserves have been divided into tranquil zones, active zones, conservation zones and a camp zone to provide diverse experiences that meet the widest range of preferences and cater for the largest number of people. The zones are illustrated in Figure 1 and described in Table 1.

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.

Reserve development is to comply with these recreation zones. All built recreation, sport or community activity facilities are to be concentrated within the active zones and the camp zone. Recreation facilities within the tranquil zones are to be enhanced and added to 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.

The design, location and construction of any facilities must be sensitive to tanagata whenua values.

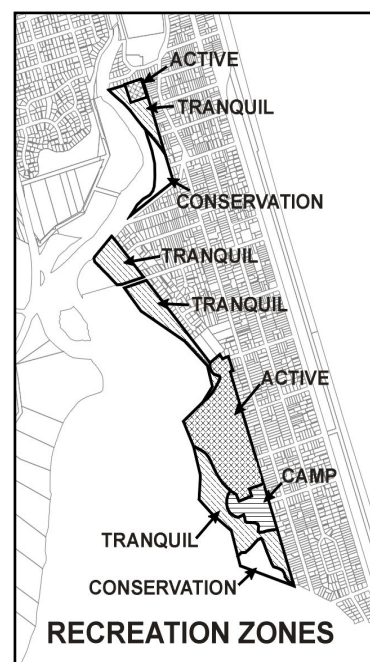


Figure 1 Recreation Zones

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 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 	

3 CONCEPT PLANS

The concept plans presented in this section are indicative only and illustrate the proposed development of the reserves in a very general manner. The exact size and location of various items will be determined at the detailed design stage. Further consultation may occur at this stage.

3.1 Blighs Garden

The remaining pine and macrocarpa trees are being monitored and managed on a case by case basis and will continue to be removed as they fail. Replacement planting will be native coastal forest suitable to the changing conditions. Some exotic trees are also indicated on the plan.

The former croquet club building is currently vacant and awaiting a Detailed Engineering Evaluation (DEE). If it is safe to occupy, it will be advertised for lease under the Reserves Act 1977. If it fails the DEE, options for repair or removal will be investigated.

The area around the croquet club building is proposed as a picnic area. Some natural play features will be incorporated into the reserve.

Land to the north of Blighs Garden has been red zoned. The future of this land is not yet known.



Figure 2 Blighs Garden Concept Plan

3.2 Bridge Reserve

On the north side of Bridge Street a new stormwater basin is being constructed. The area west of the stopbank is now regularly flooded at high tide. The existing track and bridge through this area will eventually be removed and the area will be left to naturalise.

The south side of Bridge Street has been cleared of trees. It is proposed to replant this area with native coastal forest. Some exotic trees are indicated along the river and estuary margin as roosting sites for birds. A new picnic area and entrance is proposed adjacent to Bridge Street.

Some sections of the existing Estuary Walkway now get flooded during king tides. It is proposed to realign the track to avoid flooding.

Investigations into flood protection requirements are still to be completed. It is likely, but not certain, that a new stopbank will be constructed south of Bridge Street at a distance from the river and estuary margin where it can be sustained without erosion protection and to allow space for inland migration of salt marsh. A shared use track is proposed to be built on top of the stopbank.



Figure 3 Bridge Reserve Concept Plan

3.3 South New Brighton Park

The South New Brighton Community Centre has been demolished. A transitional community centre is currently located on the site of the previous community centre. Long term plans for a permanent community centre are still to be determined. The South New Brighton Bowls Club has gone out of business and their buildings are to be demolished. The combined area has been tagged as a site for any future community facility.

The playground fort was burnt down in 2013. Renewal of the playground is planned for 2014/15 and is to incorporate cultural references to tangata whenua and the wider community history. The toilets near the playground have failed their DEE and are currently closed. Options for repair or replacement are to be investigated and is subject to the insurance process. Any replacement toilets will be located in the same vicinity as the existing toilets, with the exact location still to be determined.

A new bike pump track is proposed near the existing playground.

Much of the woodland has been removed from the reserve. Stone pines have been replanted near the basketball court. Exotic woodland is proposed in the area between the playground and Jellicoe Street where remaining trees are soon to be removed. The area west of the playground has also had trees removed and is to be replanted in 2014 with native coastal forest and some exotic trees.

Dangerous trees along the river and estuary margin have been removed and the remaining trees will continue to be monitored and managed on a case by case basis. Replacement planting will be native coastal forest, and some exotic trees will be retained as bird roosting sites. This area is particularly important for cultural values and mahinga kai.

As with Bridge Reserve, investigations into flood protection requirements are still to be completed. It is likely, but not certain, that a new stopbank will be constructed through South New Brighton Park at a distance from the river and estuary margin where it can be sustained without erosion protection and to allow space for natural environmental processes to occur along the estuary margin. A shared use track is proposed to be built on top of the stopbank. Water draining from residential areas and the reserve will be blocked by the stopbank. Therefore a stormwater basin has been indicated opposite Jellicoe St to collect this water if necessary.

The car park near the jetty is damaged and is threatened by flooding. Once the insurance process has been completed, it is proposed to redevelop the car park and create informal picnic areas around the river and estuary margin. The existing boat ramps and jetty are to be repaired or replaced.

The Pleasant Point Yacht Club is investigating options for establishing yachting facilities south of the existing boat ramp. The details of this are still to be determined. The club currently has temporary boat storage facilities on site.

Rock walls and gabion baskets along the river and estuary margin have failed and been overwhelmed. The area around the jetty, boat ramps and yachting facility is still to be investigated and is likely to be protected with a hard engineered option such as gabion baskets or a rock wall. Options for the treatment of the river and estuary margin between the

yachting facilities and Jellicoe Marsh are still to be investigated. Environmental, cultural, economic, recreation, and landscape outcomes all need to be considered.

The boardwalk at Jellicoe Marsh has been significantly damaged by the earthquakes and by recent storm events. Options for repair, replacement, or removal of this facility are still to be investigated. If it is feasible to repair the boardwalk, it is likely to be spring/summer 2014 before this can be resourced. The bund around Jellicoe Marsh has been eroded. It is proposed to allow natural processes to continue and to allow the marsh to slowly respond to the changing conditions.

A new car park is proposed at the end of Jellicoe Street to service the sports fields. No change is proposed to the existing facilities in this area.

The future of the camping ground is still to be determined. No change is proposed at this stage.

Land to the south east of South New Brighton Park has been red zoned. The future of this land is not yet known.



Figure 4 South New Brighton Park Concept Plan

4 PRIORITISED DEVELOPMENT PROJECTS

Table 2 prioritises the development projects indicated in the concept plans. Priorities relate to the relative timeframe for implementing the projects, rather than the level of importance. The timing of the projects will be highly dependant on the availability of resources.

Table 2. Proposed development projects and staging

Project	Description	Priority
Woodlands	Remove unsafe trees as required to reopen the reserves to public access	High
Planting	Replant felled areas in accordance with the concept plans.	High
Tracks	Repair existing Estuary Walkway and realign away from water's edge where necessary.	High
Car parks	Repair and upgrade the driveways and parking areas in South New Brighton Park from Beatty Street to the jetty and boat ramp to fix earthquake damage, protect against flooding and to discourage inappropriate use. Install design features such as bollards to prevent motor vehicle access to the mudflats near the jetty. Enhance with informal picnic facilities and landscaping near the estuary edge.	High
Jetty and boat ramps	Repair or rebuild existing jetty and boat ramps in South New Brighton Park subject to Council's rebuild priorities and insurance.	High
Playground	Renew the playground in South New Brighton Park.	High
Toilets	Renew public toilet facilities in South New Brighton Park.	High
Cultural Heritage	Consult and work with Ngāi Tahu to identify and establish a place of significance to them in South New Brighton Park (e.g. through native planting, artwork and interpretation), provide for access to mahinga kai, and determine an appropriate Māori name for the reserves.	High
Jellicoe Marsh boardwalk	Repair, replace or remove existing boardwalk, track, and bridge at northern end	Medium
South New Brighton Park picnic areas	Landscaping of new picnic areas (depending on tree safety)	Medium
Bridge Reserve entrance	Landscape entrance and picnic area on south side of Bridge Street	Medium
Bike track	Develop a pump track for bikes in South New Brighton Park.	Medium

Blighs Garden picnic area	Redevelop the area around the former croquet club in Blighs Garden as an informal picnic area. Remove the hedge and improve the entrance to Union Street. Create some natural play features.	Medium
Signage and Interpretation	Prepare and implement a Signage Plan and an Interpretation Plan for the reserves, including appropriate artwork and interpretation, signage and information.	Medium
Entrances	Enhance all the reserve entrances with signage, landscape planting, and paths linked to the main track to make them more welcoming, accessible, attractive, and safe. Ensure clear views into the reserve and remove unnecessary barriers.	Medium
Furniture and facilities	Upgrade and add to facilities in the reserves, e.g. barbecue facilities, seating, picnic tables, shelters, drinking fountains, rubbish bins.	Medium
Access	Investigate improved access to South New Brighton Park from Seafield Place through South New Brighton School.	Low
South New Brighton Park shared use facility	Construction of potential shared use facility as permanent replacement for current transitional community facility, or to accommodate other potential reserve users.	Low
Bridge Reserve walkway	Removal of track on eastern side of the stopbank in Bridge Reserve north that is now regularly flooded at high tide.	Low
Evans Ave entrance	Improve entrance to Blighs Garden at Evans Ave. This will depend on final stopbank alignment and future use of the red zone.	Low
Orienteering	Work with Peninsula and Plains Orienteers to establish an orienteering course in the South New Brighton reserves.	Low
Jellicoe Street carpark	Construct a new permanent car park at the Jellicoe Street entrance to South New Brighton Park.	Low
Road Stopping	Stop the road along the estuary edge from Bridge Street to Ebbtide Street if required and incorporate the land into South New Brighton Park as local purpose (esplanade) reserve.	Low
Stop bank	Raise and/or realign existing stopbank from Evans Ave to Bridge Street as required and reinstate shared use track on top of it.	As required
Stop bank	Construct a new stopbank from Bridge Street to Ebbtide Street if required and install a shared use track on top of it.	As required
South New Brighton Park stormwater basin	Potential stormwater basin if required to drain areas behind the proposed stopbank	As required
Campground	Investigate options for continuation of South New Brighton Motor Camp.	To be considered in the Council's Facilities Rebuild Programme

