

Christchurch City Council

SPENCER PARK Management Plan 2010



Acknowledgments

This plan has been prepared by the Christchurch City Council's Network Planning Team – Greenspace for the Council's Transport and Greenspace Unit, whose Regional Park's staff manage the Park for the City.

The principal in this review was Parks and Waterways Planner Derek Roozen, who wishes to acknowledge the invaluable assistance of other staff. This includes Kay Holder (Regional Parks Team Manager), Rodney Chambers (Coastal Parks Area Head Ranger), Steve Leiataua (Spencer Park Ranger) and Trevor Partridge (Botanist).

All photos in this plan, other than the aerial plan views, were taken by Derek Roozen.

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Foreword

Spencer Park is one of those traditional family outing destinations on the perimeter of the City of Christchurch, in the company of other popular places for people to visit, such as The Groynes and Sumner. It has been well used for three-quarters of a century now and it is expected that the level of use will increase in the future.

What is special about Spencer Park is that it is made up of a variety of spaces, each of which provides unique recreational experiences and opportunities. The Park itself is central to a diverse natural coastal environment that extends from the Waimakariri River in the north to the urban edge in the south. It serves as the arrival hub to those wishing to head to, or arrive from, the other parts of this coastal area, including Seafield Park, Brooklands Lagoon/Te Riu o Te Aika Kawa and Brooklands Spit/Kairaki to the north, Bottle Lake Forest Park to the south, the Styx River/Puharakekenui corridor to the west and the beach to the east.

What is also special about Spencer Park is that it is adjacent to the adjacent residential community of Spencerville and has a 'community' in itself, with the presence of a well used camping ground. Another special value of Spencer Park is the traditional, but now well developed, picnic ground at its 'core'.

The challenge in planning for and managing this prime public recreational area is to ensure that the inherent recreational, natural and heritage values are protected in light of increasing pressure of use. Issues affecting the Spencer Park area are addressed in the Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan through the raising of proposals for action, including for the improvement of vehicle traffic circulation, new and appropriate signage and information, and the rationalisation of buildings and facilities on Spencer Park.

*Cover photos: Spencer Park picnic ground (top),
Heyders Road end, Spencer Park Beach (bottom)*

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1 OVERVIEW

The Spencer Park Management Plan was previously prepared and adopted by the local authority at the time, the Waimairi District Council, 26 years ago in April 1982. The latest review, in 2009, was well overdue and driven, in addition to updating the management plan, by the need to address pressing issues, including what to do with unused or un-required buildings on Spencer Park (the Park), and to seek to improve inadequacies in the roading circulation and signage.

The coverage of the previous management plan, which included Spencer Park (containing the Spencer Beach Holiday Park), Spencer Park Beach, formed and unformed legal road, part of Seafield Park and part of Brooklands Spit/Kairaki, is changed in the current management plan. The coverage now is Spencer Park (including the holiday park) and all of Seafield Park south of the Maori Reserve (Puharakekenui) adjacent to Brooklands Lagoon/Te Riu o Te Aika Kawa. It does not include any part of Brooklands Lagoon/Te Riu o Te Aika Kawa or Brooklands Spit/Kairaki. It is intended to propose as part of the planning for the Brooklands Lagoon/Te Riu o Te Aika Kawa area to stop legal road and add this to Spencer Park, to add the area that is part of Spencer Park Beach and Bottle Lake Beach Park (that is, the Crown land area gifted by the Department of Conservation to the Christchurch City Council (the Council) in June 2008 and which is now classified recreation reserve), and to investigate the prospect of adding part of Bottle Lake Forest Park to Spencer Park as additional recreation reserve.

The planning for Spencer Park, through this management plan, is but just part of the parks and open space planning for the wider Brooklands Lagoon/Te Riu o Te Aika Kawa area, which also includes a new management plan for Seafield Park and a new parks master plan for the wider area, generally defined by the Waimakariri River in the north, Bottle Lake Forest Park in the south, the Styx River/Puharakekenui corridor to the west and the coast to the east. The master plan is the forum used to raise proposals for management and development, including in the Spencer Park area.

Reference in this plan to “Spencer Park” is taken to include the area that is legally the Park (that is, Lot 1 Deposited Plan 44484), including the picnic and camping ground areas, as well as all of the southern part of Seafield Park (south of the Maori Reserve (Puharakekenui), and the area described as Spencer Park Beach. Where there is reference to other adjoining areas, including areas that were previously covered in the Spencer Park Management Plan 1982, these will be separately described and are addressed in other plans such as the Brooklands Lagoon/Te Riu o Te Aika Kawa Master Plan.

1.1 Tangata whenua and dual naming

In the area covered by the Spencer Park Management Plan, the tangata whenua ('people of the land') are Ngāi Tahu. The iwi of Ngāi Tahu comprises whanau who descend from both the northern ancestor, Tahu and the peoples who were here before the Ngāi Tahu southern migration - Ngāti Mamoe and, before them, Waitaha.

Te Rūnanga o Ngai Tahu (TRONT) was established by the Te Rūnanga o Ngāi Tahu Act 1996 as the legal identity of Ngāi Tahu to represent the tribal collective of Ngāi Tahu Whānui. Te Rūnanga o Ngāi Tahu is made up of eighteen Papatipu Rūnanga, who represent the whanau and hapū interests of particular areas. For matters of local significance and local resource management issues, TRONT require engagement with the local Papatipu Rūnanga.

Te Ngāi Tūāhuriri Rūnanga is the Papatipu Rūnanga for the area of Spencer Park/Seafield Park. In addition, the whanau of Kāti Urihia hapū of the Rūnanga have some specific interests, including property rights in the nearby Puharakekenui Māori Reserve.

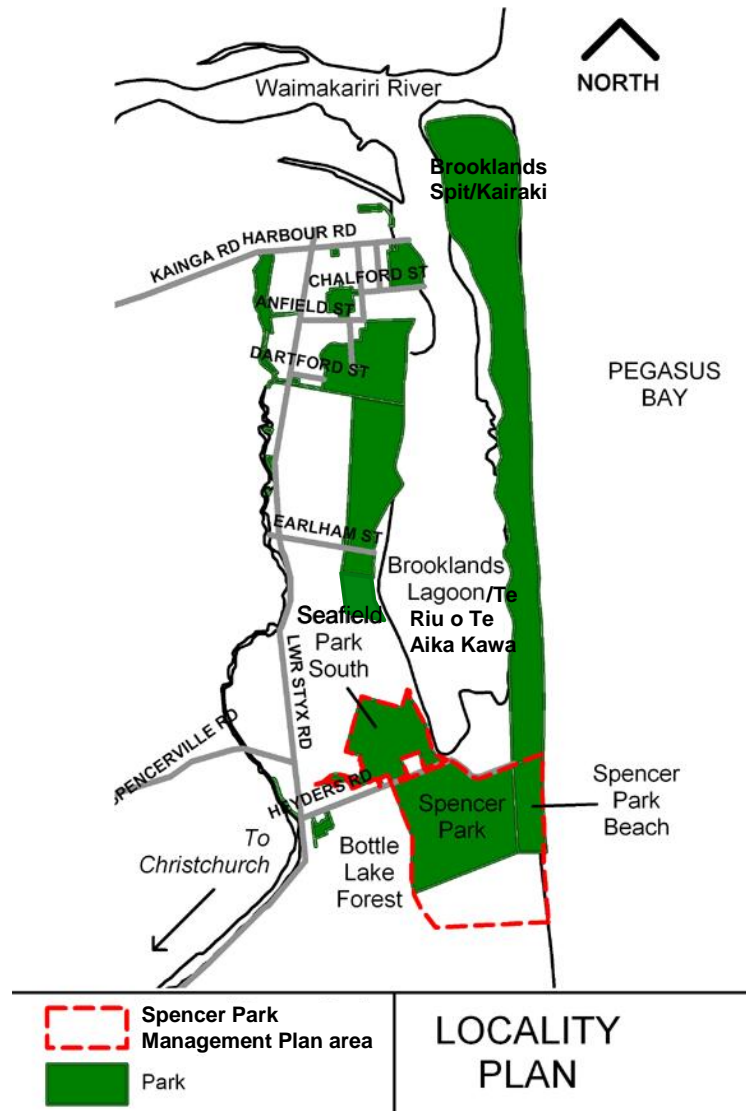
In approving the Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan, this management plan and the Seafield Park Management Plan, the Council has adopted the use of the following dual names in these plans for the area covered by the master plan:

Brooklands Lagoon/Te Riu o Te Aika Kawa Brooklands Spit/Kairaki Styx River/Puharakekenui
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View across the southern end of Brooklands Lagoon/Te Riu o Te Aika Kawa towards Spencer Park

1.2 Location and Access



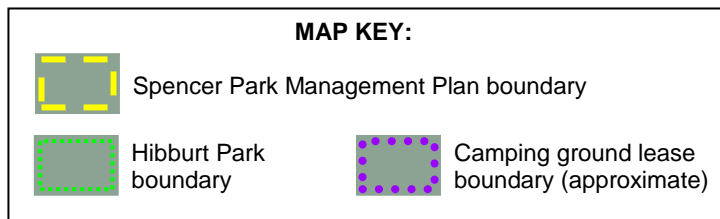
Spencer Park is a coastal recreation area situated in the southern part of Pegasus Bay, approximately fourteen and a half kilometres north-east by road from Christchurch. It lies at the southern end of Brooklands Lagoon/Te Riu o Te Aika Kawa, which is a tidal estuary extending south from the mouth of the Waimakariri River.

Spencer Park itself is bounded by Heyders Road to the north, the coast line to the east and Bottle Lake Forest Park to the south and west.

Vehicle access into the Park is limited to Heyders Road, which branches off from Lower Styx Road.

Pedestrian access to the Park is possible through Seafield Park to the north, from along the beach to the east and through Bottle Lake Forest Park to the south. Some off-road vehicle access is also possible from the south, via the beach or through Bottle Lake Forest Park (although this access requires keys to get through locked gates).

1.3 Park Map



1.4 Vision

A quality public open space area maintained into the future that provides enhanced value as:

- **a centre-point for the visitor's experience of the surrounding coastal environment**
- **a premier Christchurch passive and active outdoor recreational area for families, groups and individuals**
- **a place where natural values are protected and promoted**

2 GOALS, OBJECTIVES AND POLICIES

2.1 Management Goals

Section 3 of the Reserves Act 1977 refers to goals that are relevant to reserve management.

These goals are interpreted for the purposes of management of Spencer Park and the southern part of Seafield Park to include:

- Preserving and managing, for the benefit and enjoyment of the public, areas of New Zealand possessing recreational, wildlife, indigenous flora and fauna, geological, landscape amenity, cultural, scientific, educational and community values.
- Ensuring the survival, in their natural communities and habitats in reserves, of all indigenous species of flora and fauna, both those that are rare and those that are common place.
- Ensuring the preservation of representative samples of all classes of natural ecosystems and landscape, which, in aggregate, originally gave New Zealand its own recognisable character.
- Ensuring the preservation of access for the public to the coastal area.
- Ensuring the preservation of the natural character of the coastal environment.

2.2 Primary Management Objective

In the context of the management goals outlined above, and evaluation of the resource, the following objective applies for the management of Spencer Park:

- To manage Spencer Park as a multi-faceted recreation resource for the benefit and enjoyment of the public by:
 - Providing the maximum level of recreational opportunities and, where compatible, outdoor educational activities, providing they do not detract from the Park's coastal setting and values;
 - Providing such facilities as are necessary for the efficient management of the Park, including those necessary for public safety.
 - Protecting and enhancing the natural and cultural values that are special to the Park and its locality.
 - Managing the Park in a manner consistent with its regional recreation significance.
 - Adopting management practices consistent with the need to conserve soil, water, vegetation, wildlife, historical and cultural values.

2.3 DAY VISITOR USE

OBJECTIVE: 1 **Provision of opportunities and facilities for public day use of Spencer Park and its associated recreation areas, where these are compatible with the physical, natural and cultural values of the area.**

- POLICIES:**
- 1 Opportunities for public day use shall be maintained.
 - 2 Only those activities that value, support and promote the Park's natural and cultural values, and which do not detrimentally affect those values, shall be encouraged.
 - 3 All recreational uses and activities that are consistent with the day visitor use objective shall be provided space and time that allows harmonious interaction and co-existence, and avoids conflict.
 - 4 Priority shall be given to those uses and activities that best co-exist with others and do not prevent these from happening.

- 5 Information on the Park's natural and cultural values, and on the recreation opportunities and facilities available in the Park, shall be provided to the public.
- 6 Facilities that are necessary to ensure the optimum public benefit and enjoyment from the Park, and to meet health and safety requirements, shall be provided.

2.4 OVERNIGHT VISITOR USE

OBJECTIVE: 2 Part of the Spencer Park area is allocated for use as a formal camping area and leased to a commercial operator for that purpose.

POLICIES: 7 A camping and holiday facility shall be provided for the benefit and enjoyment of the public.

8 A planting pattern that produces an informal and spacious layout for the camping ground shall be maintained. The landscape plan approved by the Shirley/Papanui Community Board in 2006 shall be followed for plantings and landscape development in the camping ground area.

9 Facilities as are necessary to meet the needs of campers that comply with health and safety requirements shall be provided by the camping ground operator, in accordance with all the conditions of the lease the operator has with the Council.

10 The camping ground shall provide a summer recreation programme to meet the varied needs of the campers and integrate this with Park interpretation and conservation messages.

2.5 PARK INTERPRETATION

POLICIES: 11 The opportunity for public involvement and education shall be provided through a planned interpretation programme.

12 Interpretation skills shall be emphasised in the selection and training of all staff.

13 Facilities and equipment as are necessary to aid the interpretation of the Park's values to the public shall be provided.

2.6 CULTURAL AND HERITAGE

- POLICIES:**
- 14** Recognise the manawhenua status of Te Ngāi Tūāhuriri in the management of Seafield Park, and protect and restore values significant to tangata whenua.
 - 15** Consult with Te Ngāi Tūāhuriri Rūnanga and Te Hapū o Kāti Urihia Ahu Whenua Trust about appropriate ways of recognising their manawhenua and cultural values, including through indigenous plantings, interpretation and appropriate Māori names.
 - 16** Adopt an Accidental Discovery Protocol (ADP), whereby, if any archaeological or cultural material or koiwi (human remains) is found during work programmes on the Park, work should be stopped and Te Ngāi Tūāhuriri Rūnanga, Te Hapū o Kāti Urihia Ahu Whenua Trust and the New Zealand Historic Places Trust contacted immediately for advice.

2.7 PROMOTION

- POLICIES:**
- 17** The Park and its facilities shall be promoted for educative purposes.
 - 18** Publicity brochures and other methods of giving information and promoting the Park to the public shall be regularly employed.

2.8 BUILDINGS

- POLICIES:**
- 19** Old buildings in Spencer Park and South Seafield Park shall be removed if no longer required to facilitate the public's use of the area.
 - 20** To enable existing buildings to better relate to each other, compatible new colour schemes or re-design shall be applied, when the opportunity exists.
 - 21** New buildings shall be designed to fit in with the immediate surroundings and to a theme that reinforces and contributes to the character of the Park.
 - 22** Design of buildings, and the materials used in their construction, shall provide minimum opportunity for vandalism, take into account health and safety considerations, and allow for maximum ease of control and maintenance.

2.9 ACCESS

- POLICIES:**
- 23** Vehicle access and movement within Spencer Park, Spencer Park Beach, the foreshore/beach itself and South Seafield Park shall be directed and controlled.
 - 24** Controlled access onto the beach for authorised vehicles shall be provided.
 - 25** The legal road beyond the residential area shall be closed and promoted as a Park road from a Park entrance.

2.10 CAR PARKING

- POLICIES:**
- 26** Pockets of car parking off the loop road running behind the dunes shall be maintained.
 - 27** Short term car parking shall be provided within the reception area.

2.11 OTHER FACILITIES

- POLICY:**
- 28** A range of facilities of a suitable standard that are appropriate to the Park shall be provided to meet public demand.

2.12 VEGETATION

- POLICIES:**
- 29** A revegetation and stabilisation programme on the dune areas shall be maintained.
 - 30** Investigation shall be taken of the ideal range of species suited to the physical conditions of the coastal site, and suitable for shelter, drainage, interest and aesthetic reasons, as well as being able to provide suitable habitats and food sources for wildlife.
 - 31** A defined planting programme for Spencer Park that meets the criteria outlined in Policy 30 shall be followed.
 - 32** Access to the dunes shall be restricted in conjunction with a planting programme.
 - 33** The indigenous vegetation of wetland areas shall be protected and, wherever possible, supplemented.

2.13 WILDLIFE

- POLICIES:**
- 34** Interpretation of wildlife in Spencer Park shall be provided.
 - 35** Public access to refuge areas, especially breeding areas, shall be restricted.
 - 36** Wildlife observation points shall be provided at strategic sites and by methods that have the minimum degree of impact.
 - 37** The planting of trees and shrubs, particularly indigenous species, which are capable of providing supplementary food for birdlife, shall be included in a revegetation programme.
 - 38** Walking tracks shall not be sited in areas that are sensitive and important for wildlife.

2.14 SOILS/LANDFORM

- POLICY:**
- 39** Environmentally fragile areas shall be protected through appropriate management.

2.15 LANDSCAPE

- POLICY:**
- 40** A comprehensive landscape pattern that is sympathetic to, and reflects, the coastal and estuarine environment and links individual areas within Spencer and South Seafield Parks, as well as areas adjoining these, to form a coherent whole shall be maintained and enhanced.

2.16 ANIMAL ENCLOSURE

- POLICIES:**
- 41** The animal enclosure shall continue to be maintained at its existing level and with the current range of animals accommodated.
 - 42** Access to the animal enclosure shall be provided for the enjoyment and education of the public.
 - 43** The genetic purity of historic breeds present in the animal enclosure shall be conserved through ensuring any breeding only occurs between individuals of the same pure species.

2.17 FIRE CONTROL

- POLICY:** **44** No open fires shall be lit anywhere in the area covered by this management plan.

2.18 TREE MANAGEMENT

- POLICIES:** **45** The health and structural integrity of all trees in the area covered by this management plan shall be regularly monitored. When the Council's Tree Policy has been adopted, all monitoring shall comply with the Policy. Where the monitoring identifies a risk to public safety due to the state of any tree, any maintenance work required shall be undertaken or the tree removed in order to mitigate this risk.
- 46** Any large trees that are identified as an immediate risk to public safety, due to over-maturity or the like, shall be isolated by an appropriate barrier and warning signs pending removal and replacement of these trees.

3 VALUES AND ISSUES

The goals, objectives and policies in Section 2 address how specific values in Spencer Park shall be protected and/or enhanced, and how identified issues shall be dealt with, through good and appropriate management of the Park.

These values and issues are categorised in sub-sections below that relate generally to the sub-sections of Section 2.

3.1 Day visitor use

Spencer Park is a valued recreation resource for the general public and for recreation and outdoor education groups. The Park's proximity to, and accessibility from, Christchurch, its variety of recreation opportunities, the range of facilities provided, its range of sheltered passive areas and the relatively uncrowded beach appeal to day visitors. Outdoor education groups value the range of natural and cultural values that are present.

The number of day users able to be accommodated in the Park is limited by the finite extent of formal picnic space and the capacity of toilet and other facilities. The beach itself and, to a lesser extent, the passive areas behind the beach have a greater ability to accommodate users.

The present demands made on the area, though, are considerable. At the beach, use is concentrated at the established access points and decreases with increased distance away from these areas. This pattern is reinforced by the location of car parking and other facilities.

The physical impact of this recreation use on the foredune system has been marked in the past, and continues to be to some extent. Heavy use areas correspond to the most denuded areas and it is likely that existing use levels are also contributing to the deteriorating dune conditions elsewhere. An additional factor in dune deterioration is the irresponsible use of off-road vehicles, which widen breaches and destroy significant areas of vegetation.

Due to the vulnerability of the foredune to impacts from use, access is restricted to a limited number of crossing points to the beach.

Studies have shown that the majority of users of Spencer Park Beach did not consider it to be overcrowded, even on peak capacity days. It can, therefore, be considered that, despite the heavy demands made on the area, usage has not yet reached a level that is socially or environmentally unacceptable to the public.

3.2 Overnight visitor use

In addition to its role in providing a key outdoor recreation area close enough to the metropolitan area for daily use, a delineated part of the Spencer Park area serves as a camping ground. The camping opportunity provided at Spencer Park differs from other parks, however, in that it offers a complete holiday experience and is used for a longer period over summer than most. This gives it the status of 'holiday camp' rather than just being a camping ground, and also because it is located off the main traffic routes. For most of the camping season, Spencer Beach Holiday Park, as it is named, has the character of permanent residency.

3.3 Park interpretation

Spencer Park provides a wide range of natural and social experiences and often neither the existence nor the significance of these is known to visitors. Visitor appreciation of the Park's values can be extended and enriched with appropriate interpretation. The range of features which can be, and is, interpreted at Spencer Park include those given in the table on the next page.



Spencer Park / South Seafield Park / Brooklands Lagoon/Te Riu o Te Aika Kawa

Feature	Elements able to be interpreted include:
Wetlands	Habitat significance, vegetation, bird life.
Dune system	Function, sensitivity, role of vegetation.
Human history	The history and associations of Ngāi Tahu, and others, with the area.
Animal enclosure	Scientific value of breeding stock; significance and impact individual animals have had on the development of New Zealand.
Plantation	History of denudation and stabilisation; species involved.
Other	Conservation principles in general; importance of public access to the coast.

Such interpretation plays an important role in educating the public about the Park's values and the need for the conservation of these values.

All Park staff in contact with the public play a vital role in presenting these messages.

3.4 Tangata whenua

[Note: The following account, provided by Ngāi Tahu, refers to a wider area centred on the estuary adjacent. The Maori reserve lies just to the north of South Seafield Park.]

Ngāi Tahu values are strongly connected to land, water and the natural environment, and are strongly linked to whakapapa relationships and historical associations. Values held for this area include wāhi tapu and wāhi taonga sites, the Puharakekenui Māori Reserve, ecological and mahinga kai values of the estuary and river and lands, the mauri of the area and the ecological integrity and quality of the land and water.

Ngāi Tahu have associations with the Spencer Park/Seafield Park area that date from Waitaha times. Whanau of Ngāi Tūāhuriri trace their whakapapa (ancestry) to tupuna (ancestors) that had associations with the area, primarily through Urihia, son of Turakautahi (a son of Tuahuriri) and Hinekakai. Another tūpuna, a descendant of Urihia, is Te Aika. The traditional name of Brooklands Lagoon/Te Riu o Te Aika Kawa - Te Riu o Te Aika Kawa ("the area of Te Aika protocols or authority") - reflects the strong relationship of Te Aika and his descendants with this coastal estuary and the Styx River/Puharakekenui.

The location of Puharakekenui Māori Reserve between the estuary and the Styx River/Puharakekenui signals the strong turangawaewae (place of the people of the land) for the original grantees of the reserve - the tūpuna of the Te Aika, Whitau Kahaki, Te Hua, Rehu and Tarapuhi whanau - and their strong relationship with the resources of the area. The reserve was granted to acknowledge the loss of land and access to resources suffered by their tupuna who had established their traditional claim.

Brooklands Lagoon/Te Riu o Te Aika Kawa/Te Riu o Te Aika Kawa and the Styx River/Puharakekenui were highly valued for mahinga kai (gathering of food and other resources), including tuna, kanakana, koura and flax. The traditional relationships were, expressed through occupation, use and naming of areas.

Today the Ngāi Tahu people of this area - Te Ngāi Tūāhuriri Rūnanga and the hapū of Kāti Urihia - continue to hold strong values for the area, its land, waters and the natural environment, as well as for their whakapapa (ancestral) connections to their tūpuna, cultural heritage and special sites. They continue to carry out their traditional cultural and spiritual practices in this area, including gathering of mahinga kai.

The current owners of Puharakekenui Reserve also hold specific cultural and legal rights in relation to this land, and these are managed through a Māori land trust called - Te Hapū o Kāti Urihia Ahu Whenua Trust.

The Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan, with which this reserve management plan is associated, is significant for Ngāi Tahu in that it addresses the potential effects on tangata whenua values from use and development of the area, including Spencer Park/Seafield Park. Ngāi Tahu supports the broader integrated management and protection and enhancement approach toward ecological and cultural values of the Brooklands Lagoon/Te Riu o Te Aika Kawa area taken in the master plan. The master plan should be referred to for more information on Ngāi Tahu values and specific planning proposals that address tangata whenua issues and values in this area.

3.5 Promotion

There needs to be good publicity of, and information on, the range of facilities and recreational opportunities available at Spencer Park.

3.6 Buildings

Many buildings exist at Spencer Park and they are varied in their use and design, due to their construction having taken place over several decades and involving many different building eras, each with its own range of types of materials used. Changes in the attitudes towards buildings in relation to their environment has, over the years, resulted in recent buildings blending more harmoniously with and complementing their physical and natural surroundings.

Whenever there is the need to provide new buildings, or upgrade existing ones, these buildings need to integrate with the environment and with other buildings in the area. This can be achieved through design and the use of colour.

Notwithstanding any identified need to provide necessary new buildings, or upgrade existing ones, in Spencer Park, it is important that there is a rationalisation of all buildings in the Park, with the focus on minimising the

building footprint and maximising the open space available to the public. This may be implemented by looking at options to remove unused and un-needed buildings, and for combined use. An example includes removal of the old shop/house at the corner of the entrance to the Picnic Ground and opening up the view into this area. Another is relocating the Park Ranger's office to the house on the Seafield Park side of Heyders Road, with accommodation for temporary staff or researchers, for example, being a shared use of this building.

The need to shift the Ranger's office/information centre arises because:

- The office is not big enough.
- It is not in the best location, particularly from a public visibility/access perspective.

An ancillary benefit to a shift of the Ranger facility is that the camping ground could potentially expand its shop facility to include the vacated office area. Many people go through the shop and the camping ground operators could do with more space. The prospect of this happening, though, would need to be processed as an application for a variation to the camping ground lease.

3.7 Access

One public road, Heyders Road, provides access to the Spencer Park area, and this is, in turn, fed by three roads (Lower Styx Road, Spencerville Road and Kainga Road). In general, they are inadequately signposted and better directions to the Park need to be provided. Most of the city generated traffic uses Lower Styx Road, consequently traffic levels along this on a warm weekend afternoon, for example, can be high.

Within the Park the access routes are clearly defined and controlled. Use is made of one way loop roads, judder bars and gates to control, and traffic counters to monitor, vehicle traffic. Wherever possible, pedestrian and vehicular routes are separated and the speed of vehicles restricted. However, the roading pattern at the entrance and reception area of the Park is complex. This area acts as a focus for both pedestrian and vehicle activity, and a high intensity of use occurs at peak periods.

The provision of public access to beaches outside of the Christchurch urban area is fairly limited. In the north, Spencer Park provides the first opportunity for the public to visit a beach, unless off-road vehicles are used. The use of vehicles on the beach at Spencer Park is prohibited. However, permits can be given for entry onto the beach and approximately three hundred are issued each year, mainly to fishermen requiring access up the beach to the Waimakariri River mouth. The entry point onto the beach for permitted users (whitebaiters and other fishers), staff and emergency vehicles is at the end of Heyders Road.

There is a need to rationalise roads in Spencer Park and the surrounding areas to enable good access, minimise conflict between users and ensure the environment is protected.

3.8 Car parking

The location, layout and capacity of car parks are critical to the optimum use of recreation areas. This has a strong bearing on public safety, enjoyment and, to some extent, on environmental deterioration.

The access road to Spencer Park Beach is narrow to ensure reduced traffic speeds and to limit perimeter parking. Close to the beach, however, bumper to bumper parking occurs on both sides of the road on a high use afternoon. Small, two to three car capacity bays have been cut into the silver poplar grove at irregular intervals and a small car park is provided at the beach end of the road. There is also access and parking off the loop road extending south-east from Heyders Road, on the flats behind the dunes.

A small car park is provided at the entrance to the Picnic Ground. Cars are excluded from the Picnic Ground area itself.

3.9 Facilities

The range of facilities provided at Spencer Park includes children's play equipment (both in the picnic and camping ground areas), gas barbecue sites, a mini golf course, a phone box and a holiday camp, complete with a camp shop. There is also a lodge (Seafield Park Hall), horse park, animal enclosure and tree-based adventure ropes course across Heyders Road in South Seafield Park. Such facilities contribute significantly both to the public convenience and enjoyment of the Park and to extending the range of activities which can be undertaken during and beyond the summer season.

On warm summer afternoons high numbers of people visit Spencer Park Beach. Provisions there for public use are car parking, surf patrol, toilets and changing facilities.

3.10 Vegetation

Vegetation is an important stabilizing agent in coastal areas. The cover is primarily of introduced species, with most of the native vegetation of the area being destroyed during the first years of European occupation. The denudation was so severe that a conscious revegetation programme was instigated, with marram and lupin planted on the primary dunes and pines planted to stabilise the hinterland. This vegetation regime dominates the undeveloped areas of Spencer Park Beach today.

Dune stabilisation continues with the back dune areas being planted in a mixture of species, the choice of which is mainly arbitrary, preference being given to those species that are known to adapt to harsh environments. Self sowing and spreading of pines, lupins and broom aids this process. Public access to the dune system needs to be limited, and recreation activities which are especially destructive to this environment should be prohibited.

A few remaining pockets of indigenous vegetation are found in the wetland areas in Spencer Park, as are also some exotic species, such as willow and silver poplar. Unfortunately, some rarer native species have disappeared under the increasing forest cover.

The value of these small wetland areas to wildlife is increasing due to widespread drainage and development of the once extensive chain of wetlands along the coast. It is important not only to retain the remaining areas but to enhance their attractiveness for wildlife with additional planting.

The vegetation of Spencer Park itself is characterised by expanses of grass, which are separated, shaded and sheltered by groves and clusters of various tree species. The choice of species is again restricted by the physical limitations of the site, with species necessarily tolerating salt laden winds, a thin and shallow soil layer on top of pure sand and a fluctuating water table. Shelter, both within the Park and that created by features outside of the Park, such as the plantation to the south-west, is an important function of vegetation.

3.11 Wildlife

Apart from the rare and endangered animals brought into the animal park, the wildlife resource of Spencer Park is generally not of major significance. It is mainly composed of introduced bird species, such as the sparrow, blackbird, magpie and finch, all of whom are either seed or insect eaters and prefer to live in a more open habitat with scattered trees. These habitats are more frequently found in Spencer Park because the vegetation is predominantly exotic.

In comparison, most native birds are forest dwellers and berry eaters. The understory plants of the forested area on the southern boundary of the Park are predominantly berry species such as poroporo, elderberry, hawthorn and *Coprosma* and these have formed a habitat that has attracted to the area some native birds which would not normally be found on the coast. These include the New Zealand pigeon, bellbird, tui and morepork.

A further range of habitats is provided in the sand dune and plain systems. Despite significant instability, the dune areas support a considerable range of fauna, including insects, spiders, geckos, skinks, rabbits, hares, opossums, mice, cats, rats and ferrets. The latter three animals are a problem in that they prey indiscriminately on other wildlife. Wetland pockets behind the dune system support a similar range and species in even greater abundance.

The range of birdlife present in these sand and wetland areas are similar to those in the cultivated area of Spencer Park, with some marsh and wetland species, such as ducks and pukeko, present in wetter areas.

Both the sand plain and wetland habitats face some degree of threat and attention should be given to conserving and enhancing these areas (as outlined in Policy Section 2.12 and through weed control) to preserve existing wildlife and encourage further diversity of species. The potential is for a richer wildlife

content and habitat that enhances a valuable education resource and public enjoyment.

The wildlife refuge at the southern end of Brooklands Lagoon/Te Riu o Te Aika Kawa already contributes to this function and also demonstrates some of the inherent conflicts between conservation and recreation. Control is required over access, with the public restricted to the picnicking/viewing area and observation platforms.

3.12 Soils/Landform

The natural soils of the coastal area are the Kairaki sands and Waikuku loamy sands, which are structureless, shallow and low in nutrient and organic matter. These are very prone to erosion and difficult to establish vegetation on, except for a few hardy species. The vegetation cover that is established on them is intolerant to heavy use and the area has a naturally low carrying capacity.

When high densities of use occur in such an environment there are potentially adverse impacts on the environment. As a result, it is necessary to ensure a level and type of recreational use of the area that is compatible with the necessary protection of all environmental values. In the case of the Spencer Park area, there is an existing degree of modification of the previous natural environment, and an expectation of a reasonable level of recreational use and activity, supported by developed facilities, such as roads and car parks. This means that there is some necessary physical modification of the ground (and, therefore, the landform and soils). This varies across the area, with some parts having more intensive modification, such as the arrival/Picnic Ground area, and others retaining more of the original form and substrate, such as in the dunes of Spencer Park Beach.

3.13 Landscape

The developed part of Spencer Park, centred on the Picnic Ground and the camping ground, presents a strong visual contrast to the more natural character of the coastal strip, which includes Spencer Park Beach and the southern end of Brooklands Spit/Kairaki, and those areas inland from this strip, including the eastern part of Spencer Park and the southern end of Brooklands Lagoon/Te Riu o Te Aika Kawa and its fringes.

In these natural areas, the landforms, including sand dune and estuarine topography, are retained, and these support a range of coastal vegetation, with a relatively high proportion of native species in parts. Flanking these natural areas are the largely exotic, but also 'wild natural' plantation pine forest areas of South Seafield Park and Bottle Lake Forest Park. Under these forests, the natural coastal dune and hollow topography is also largely retained.

The overall landscape value of the area covered by this management plan draws on its strong natural make-up, albeit with a functional arrival/service developed landscape at its heart. With the landscape here being more in line with other naturally occurring environments, having strong links to nature, supporting many plant species that are native and salt tolerant and with good potential to restore/replicate natural environments in existing modified parts, the Spencer Park/South Seafield Park landscape can be, and is being, treated and managed as a largely natural but accessible resource. In landscape terms, it is the main gateway to the wider Brooklands Lagoon/Te Riu o Te Aika Kawa natural and scenic coastal/estuarine environment.

3.14 Fire control

Fire is an ongoing potential hazard in Spencer Park and the surrounding areas, due to the high proportion of close growing, dry shrub and tree vegetation cover that is present. This, therefore, necessitates there being stringent controls on the use of fire. During the time of highest risk of fire over the summer there is a Restricted Fire Season, running from 1 December to 30 April, for the Christchurch City rural fire area including Banks Peninsula, and including the Bottle Lake and Chaney's Rural Fire Districts, which is imposed and publicly notified pursuant to Section 22(2) of the Forest and Rural Fires Act 1977.

The restriction does not apply to barbeques (in enclosed containers) lit on a property serviced by a domestic water supply.

During a restricted fire season it is an offence to light any fire in the open air unless a permit has been obtained from the Council. The responsibility for the control of any permitted fire, and the liability for any damage which might arise, lies with the person lighting the fire.

To lessen the risk, safe and controlled free gas barbeque facilities are provided in the Picnic Ground area. The use of private compressed natural gas (CNG) burners is allowed.

The Council's Regional Parks' staff have standard operating procedures in place to minimise the risk of fire and to localise the effects of uncontrolled fires. They carry out regular fire patrols twenty four hours a day during the danger season and have fire control equipment constantly at the ready.

Spencer Park and Bottle Lake Forest Park staff liaise with other Council staff with responsibilities for fire control, as well as with other fire authorities, such as the Department of Conservation, with respect to fire control in the Brooklands Lagoon/Te Riu o Te Aika Kawa and Bottle Lake Forest area. The Council is the sole fire authority for this area.

3.15 Tree management

The area covered by this management plan includes a variety of tree vegetation, most of which consists of exotic species such as pines, willow and silver poplar. This ranges from scattered trees and clumps of trees throughout Spencer Park, with a tall pine shelter belt fringing the Picnic Ground, to the tall woodland area of South Seafield Park.

Management of trees in the Spencer Park/South Seafield Park area, and elsewhere in the Brooklands Lagoon/Te Riu o Te Aika Kawa area under the control of the Council, has proceeded, and is continuing to proceed, according to the Council's standard practices of management, including managing the health and safety implications of the trees. The Council is preparing a Tree Policy that will document all requirements with respect to trees.

4 DEVELOPMENT PLAN

Development as such is not a primary requirement for Spencer Park and its surrounds as it is already an established and developed area that works relatively well for the many visitors who access and recreate in it. Other than the parts that are already developed for camping, picnicking and play, the Park is largely managed for the continued maintenance of its natural¹ environment.

Having said that, there are, though, issues with vehicle circulation and parking in the Park and the level of directional and information signage provided. There needs to be rationalisation of the buildings on the Park and the use they are put to, with the prospect of one or more ultimately being removed or used for a different purpose. Also, there is the opportunity for some proactive enhancement of the natural areas in the Park, such as through native species plantings and wetland landscaping. Furthermore, the newer addition to Seafield Park, extending into the Spencerville residential subdivision, requires a level of development, including playground installation. The planning for this was already in train at the time of development of this management plan.

It is intended that the vehicle for raising potential developments is the landscape concept for Spencer Park and South Seafield Park in the Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan. This landscape concept raises, describes and gives a rough order of costs that would be additional to any existing applicable funding in the Council's Long Term Council Community Plan.

¹ For the purposes of this management plan, "natural" is defined, in the context of description of the physical environment, as having the elements of 'wildness', being mostly vegetated (with a high level of native species present but not necessarily exclusively so), being largely unmodified by human activity, and being predominantly affected by planetary processes that are mostly beyond the control of humans, such as wind and sea action.

4.1 Long Term Council Community Plan (LTCCP) disclaimer

Each of the potential costs indicated as part of the above-mentioned landscape concept have been raised for consideration for inclusion in a future Council Long Term Council Community Plan but there is no certainty that they will be approved for inclusion in this plan. If not, they will not be funded. They are included in the Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan to give an indication of the potential level of costs of proposed development in the Spencer Park area.

5 RESOURCE INFORMATION

5.1 Purpose of the Park

The Spencer Park area (that is, the wider area covered by this management plan, including Spencer Park, Spencer Park Beach, South Seafield Park and the western fringe of Bottle Lake Forest Park) has a number of features and attributes that make it a special place for the public to visit. These include:

- The integration of a high quality natural experience with fairly intensive large scale recreation events.
- A wide range of natural experiences for visitors, all in close proximity to each other.
- Formal and informal settings in zones of recreational opportunity.

5.1.1 Background to Spencer Park area land tenure and status

The core parcel of land that is Spencer Park proper is a recreation reserve administered by the Council. This was part of an area of 159 acres (64 hectares) gazetted as reserve in 1874. Subsequent gazette references declared various parts of this reserve to be Spencer Park Domain. In 1972, Spencer Park, comprising 46.9839 hectares, part of Rural Section 40048, was declared a recreation reserve subject to Part II of the Reserves and Domains Act 1953 and vested with the County of Waimairi, in trust, for recreational purposes (New Zealand Gazette 1972 p674).

Three land parcels of the southern part of Seafield Park on the northern side of Heyders Road were held by the Waimairi County Council for reserve purposes, with two of these subject to the Reserves and Domains Act 1953. The main area (Rural Section 40231, formerly Lot 16 Deposited Plan 11576, 15.1605 hectares in area) was set aside in 1973 as a reserve for recreation purposes under the Land Act 1948 and vested in the Waimairi County Council, in trust, for that purpose pursuant to the Reserves and Domains Act 1953 (New Zealand Gazette 1973 p742). Part Lot 15 Deposited Plan 11576 (5.1764

hectares) was transferred to the Waimairi County Council as a reserve subject to the Reserves and Domains Act 1953, and Reserve 4414 Deposited Plan 11576 (0.4666 hectares) was vested on deposit as a reserve for recreation in the Waimairi County in 1939.

The area managed as Spencer Park, and covered by the management plan, was subsequently expanded. This included:

- Control of the foreshore for twenty years from 1971 by a Grant of Control under the Harbours Act 1954.
- Land north of Heyders Road, being part of Rural Section 40231, being vested in the Waimairi County Council, in trust, as a reserve for recreation purposes in 1973.
- Control and management of Reserve 5253, north of Heyders Road, as a youth holiday and recreation camp was granted to the Waimairi County Council in 1980.

In addition, the Waimairi County Council was given some measure of control over the proposed wildlife conservation refuge at the southern end of Brooklands Lagoon/Te Riu o Te Aika Kawa, which was vested in the Wildlife Service as Crown land. In 1968, the appointment was made of a Park Manager, who was a ranger under Section 176 of the Land Act 1948, with the power to govern trespass on Crown land. The day to day control of the proposed refuge was anticipated, at the time, to be given to the Council.

At its meeting on 8 July 2010 the Christchurch City Council resolved to accept the offer by Land Information New Zealand to vest in the Council as scenic reserve (classified and gazetted) the part of this area of Crown Land lying above Mean High Water Springs.

A legal road extending south from Heyders Road separates Spencer Park from a strip of Crown land fronting the foreshore. This strip of land, which extends south past Bottle Lake Forest Park, was offered earlier in 2008 by the Department of Conservation, the administrator of this land, to be gifted to the Council. The reasons for this offer were that it would remove the situation of two fire authorities (Council and Department of Conservation) having overlapping responsibilities for fire control in the Brooklands Lagoon/Te Riu o Te Aika Kawa area, and also reflect the fact that it is the Council that currently maintains and manages this land. The Council resolved to accept the offer of this land at its meeting on 12 June 2008, and for it to become recreation reserve. It was classified, by New Zealand Gazette notice on 28 November 2008, as recreation reserve, subject to the provisions of the Reserves Act 1977, and vested in the Council in trust for that purpose (Gaz 2008 p4964) (a correction was made on 15 December 2008 (Gaz 2008 p5178)).

5.1.2 Land tenure

All of the area proposed to be covered by this plan (see the map on Page 4) is administered and managed by the Council. Spencer Park and the main land parcel making up South Seafield Park are land areas originally derived from the Crown. Other parts of South Seafield Park more recently acquired are fee simple titles vested in the Council on deposit of a subdivision plan as reserve.

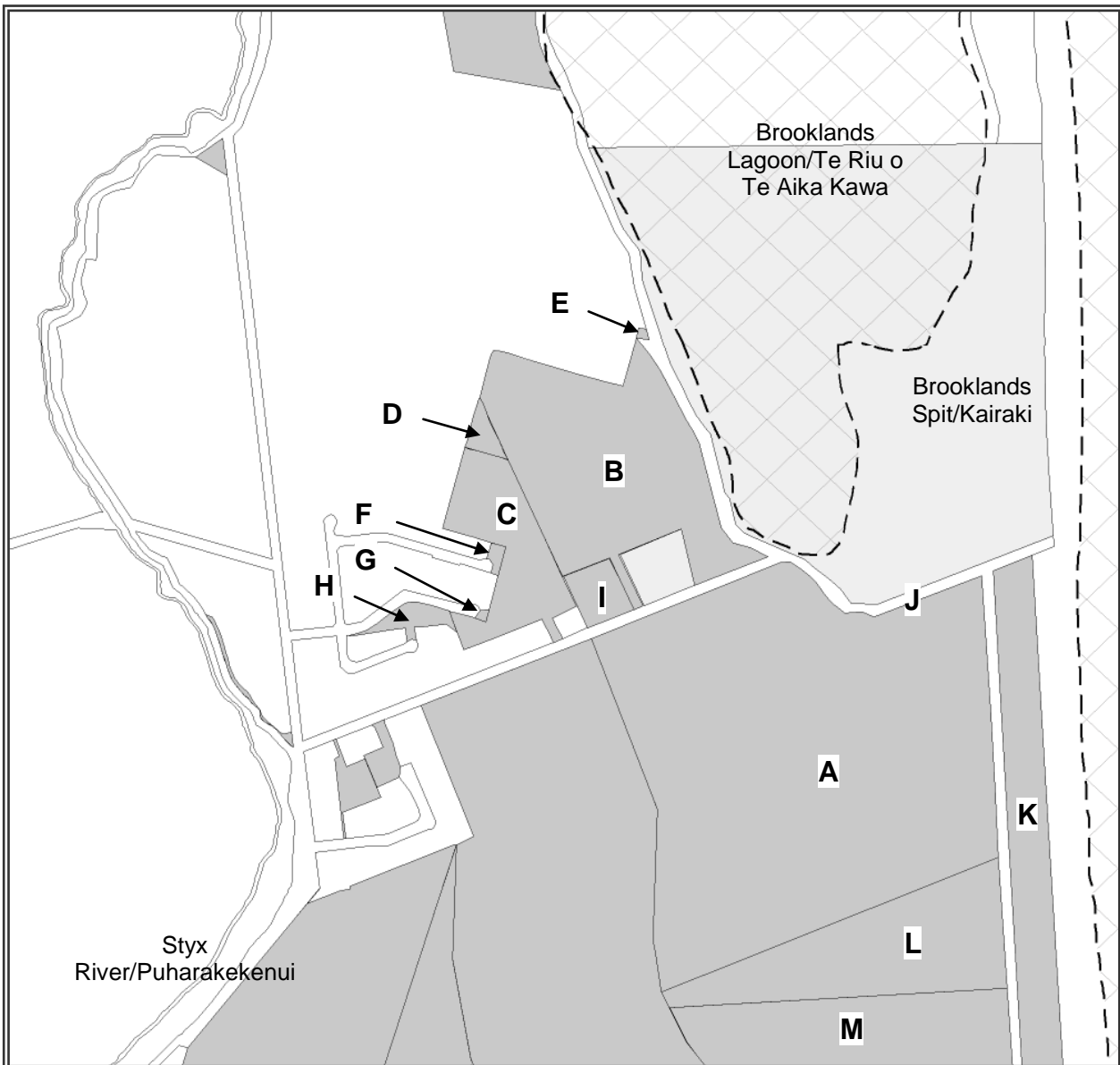
5.1.3 Classification

In October 1989, immediately prior to amalgamation with other local authorities into a larger Council, the Waimairi District Council passed a resolution to classify Spencer Park and the parts of Seafield Park referred to above, plus four more parcels of land that had been vested on deposit with subdivisions in the area (including the subdivision that created the Spencerville settlement), as recreation reserves subject to Section 17 of the Reserves Act 1977 (see Table 1).



Adrenalin Forest adventure ropes course – South Seafield Park

5.1.4 Legal status



See Tables 1 and 2 for explanation of the lettered labels.

Table 1 describes the various parcels of land that are legally part of Spencer or Seafield Parks, are classified reserves under the Reserves Act 1977 and are covered by the Spencer Park Management Plan.

Table 1

Park (map ref)	Legal Description	Certificate of Title	Status	Area (ha)	Use
Spencer Park (Area A)	Lot 1 Deposited Plan 44484	CB35D/1009	Recreation reserve, subject to the Reserves Act 1977, classified by resolution of Waimairi County Council on 27 September 1989.	46.9820	Camping, shop, ranger's office, picnicking, play, public toilet, walking, nature experience.
Part Seafield Park (Area B)	Rural Section 40231	-	As above.	15.1605	Horse trails, adventure ropes course, animal park, estuary margin walkway and viewing platforms.
Part Seafield Park (Area C)	Part Lot 15 Deposited Plan 11576	CB515/299	As above.	5.1764	Horse park and trails.
Part Seafield Park (Area D)	Reserve 4414 Deposited Plan 11576	-	As above.	0.4666	Horse trails.
Part Seafield Park (Area E)	Lot 3 Deposited Plan 305575	22283	Recreation reserve, subject to the Reserves Act 1977, classified by resolution of the Council on 10 July 2008.	0.0378	Estuary margin walkway.
Part Seafield Park (Area F)	Lot 80 Deposited Plan 319911	78475	As above.	0.1393	Undeveloped, play.
Part Seafield Park (Area G)	Lot 79 Deposited Plan 311069	43594	As above.	0.0384	Undeveloped, play.

Park (map ref)	Legal Description	Certificate of Title	Status	Area (ha)	Use
Part Seafield Park (Area H)	Lot 78 Deposited Plan 311069	43593	As above.	0.6780	Undeveloped, play.
Part Seafield Park (Area I)	Reserve 5253 Survey Office Plan 10973	-	Classified as a Local Purpose (Youth Holiday and Recreation Camp) Reserve under the Reserves Act 1977 (Gaz 1980 p3328). The Waimairi County Council was appointed to control and manage this reserve, subject to the Act (Gaz 1980 p3332). Propose to change classification to recreation reserve.	1.1533	Building facility, public toilet.
TOTAL AREA:				69.8323	



South Seafield Park – view towards Spencer Park

Table 2

Table 2 shows the land parcels proposed to be classified as recreation reserve under the Reserves Act 1977 and added to Spencer Park.

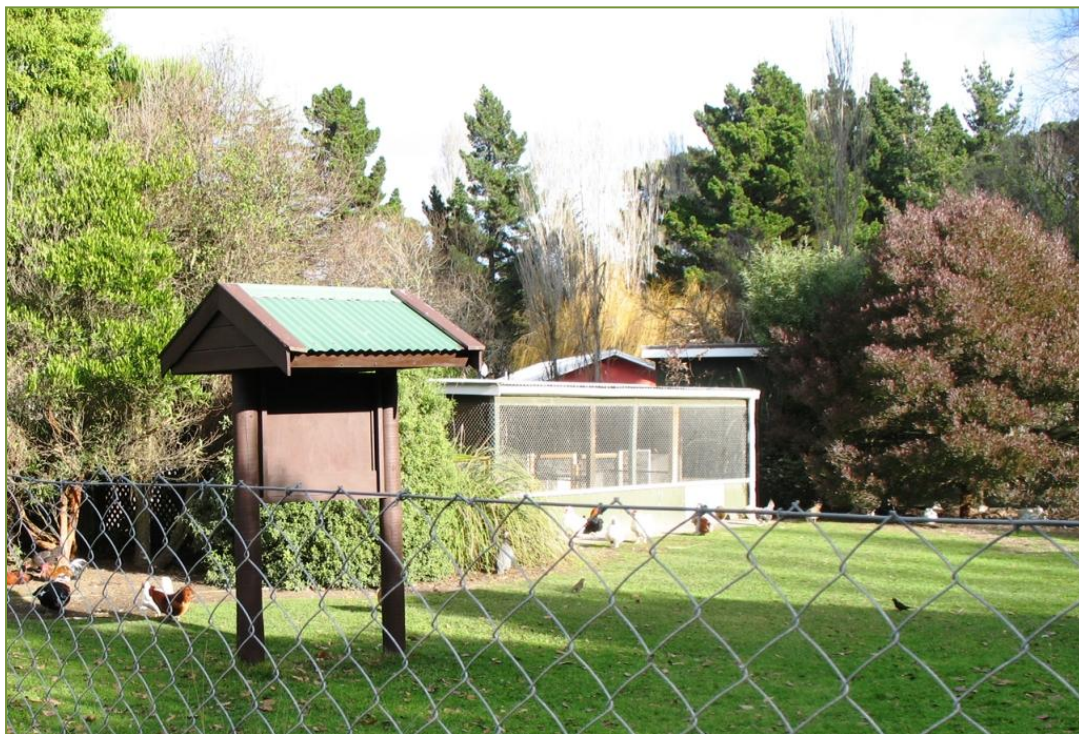
Park (map ref)	Legal Description	Certificate of Title	Status	Area (ha)	Use
Part legal road (Area J)	Legal road proposed to be stopped	-	Formed (part Heyders Road) and unformed (Brooklands Lagoon/Te Riu o Te Aika Kawa margin).	-	Access - driving, cycling, walking
Part crown land (Area K)	Crown land; shown as Sections 4 and 10 on SO 17137	-	Classified, by New Zealand Gazette notice on 28 November 2008, as recreation reserve, subject to the provisions of the Reserves Act 1977, and vested in the Council in trust for that purpose (Gaz 2008 p4964) (correction made on 15 December 2008 (Gaz 2008 p5178)).	Part of 50.2200	Walking and controlled vehicle access to the foreshore (beach), nature experience, coastal environment protection.
Part Bottle Lake Forest Park (Area L)	Lot 2 Deposited Plan 44484	CB35D/1010	Classified as a Local Purpose (Plantation) Reserve under the Reserves Act 1977 (Gaz 1982 p1453)	10.2230	Mountain biking, walking, nature experience, coastal environment protection.
Part Bottle Lake Forest Park (Area M)	Rural Section 35995	CB142/157	Part of land (SO Plan 3068, title ref 128/66, possibly Reserve 2636) originally classified as Local Purpose (Plantation) Reserve (Gaz 1981 p 2435)	12.1406	As above.

5.1.3 Christchurch City Plan zones

Area	Zone	Zone Description and Purpose specific to the Spencer Park area (edited from the Christchurch City Plan 2005)
Spencer Park	Open Space 2 (District Recreation and Open Space)	<p>Many parks in the Open Space 2 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.</p> <p>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.</p> <p>As these areas often have high levels of public use on weekends and weekday evenings, provisions are included to protect the surrounding community from the adverse environmental effects of public use. This includes factors such as lighting, noise, increased traffic and safety issues. 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. Three sites within the zone have been identified for their ecological heritage values (refer Part 4, Appendix 2, City Plan).</p> <p>Land in this zone is important in terms of visual open space and for trees.</p> <p>Environmental results anticipated</p> <p>(a) Provision for a high level of public use of open spaces and recreation areas within the zone.</p> <p>(b) The provision of buildings and facilities necessary to facilitate both formal and informal recreation, consistent with overall maintenance of an open space character which is not dominated by buildings and hard surfacing.</p> <p>(c) The maintenance of a system of large areas of public open space for recreation throughout the city, which are well distributed and readily accessible to people in all parts of the urban area.</p> <p>(d) Enhancement of city amenities by the presence and further development of green open space and opportunities for tree planting.</p> <p>(e) The exclusion or mitigation of activities and buildings which cause adverse environmental effects in terms of the Environmental results anticipated in the surrounding living zones.</p> <p>(f) Maintenance and enhancement of the ecological heritage sites identified within the zone.</p>

Area	Zone	Zone Description and Purpose specific to the Spencer Park area (edited from the Christchurch City Plan 05)
Spencer Park Beach	Conservation 1A (Coastal margins)	<p>Extends inland from mean high water springs (the landward boundary of the coastal marine area) to provide a buffer between coastal processes and urban development. The zone includes the coastal dune system, part of the margins around the estuary and Brooklands Lagoon/Te Riu o Te Aika Kawa and the coastline from Sumner to Boulder Bay. The amount of coastal margin available is constrained by existing urban settlement. The estuary (including that of Brooklands Lagoon/Te Riu o Te Aika Kawa) is within the coastal marine area and therefore activities taking place on it are the responsibility of ECan.</p> <p>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. A large proportion of the zone has been identified as an ecological heritage site (14.09 for Spencer Park Beach south, 14.09 for most of Brooklands Spit/Kairaki (excluding the lagoon margin, which is covered by 5.01).</p> <p>The coastal environment is dynamic, with the seaward boundary subject to constant change. Any activities located within this area are at risk from the natural hazards associated with these changes.</p> <p>The coastal margin is also becoming increasingly appreciated for recreation, which is usually informal and passive. Management of this area must take into account the potential effects of human activities on these easily damaged areas. In addition to recreational and ecological values, many sites in the coastal margin are also important for scenic, educational and heritage reasons. 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.</p> <p>Environmental results anticipated</p> <ul style="list-style-type: none"> (a) Protection of the integrity, functioning and resilience of the coastal margin. (b) Conservation and enhancement of significant areas which are unique to the coastal area and in particular the protection of areas identified for their ecological heritage value. (c) Management of land resources in the zone to ensure the natural character of the coastal environment remains substantially unchanged. (d) Recognition of coastal hazards, particularly sea and wind erosion, and provision for avoiding or mitigating such effects. (e) Maintenance and enhancement of public access to the coast, but minimising vehicle access within the zone.

Area	Zone	Zone Description and Purpose specific to the Spencer Park area (edited from the Christchurch City Plan 2005)
South Seafield Park	Conservation 1 (Natural, ecological and scenic parks)	<p>Areas in this 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. Covering a large proportion of the zone are sites which have been specifically identified for their ecological heritage value. As vegetation and habitat remnants of pre-human Christchurch, these areas are important resources which maintain and enhance the city's identity and character.</p> <p>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. Some sites may contain facilities associated with education, research, ecotourism, recreation or associated uses.</p> <p>Environmental results anticipated</p> <p>(a) Control of development and impacts of public use in this zone environment, in a manner which ensures its character remains substantially unchanged.</p> <p>(b) The conservation and enhancement of ecological, scientific, landscape, botanical, cultural, heritage, and functional values of land in this zone.</p> <p>(c) The maintenance and enhancement of the City's identity and character, by providing representation of important natural and heritage values.</p> <p>(d) Protection and enhancement of ecological heritage sites identified within the zone.</p>



Animal enclosure – South Seafield Park

Area	Zone	Zone Description and Purpose specific to the Spencer Park area (edited from the Christchurch City Plan 2005)
Western addition to South Seafield Park	Living Rural Settlement	<p>Brooklands and Spencerville are small settlements surrounded by a rural environment. They are both sited on low lying land between the Styx River/Puharakekenui and Brooklands Lagoon/Te Riu o Te Aika Kawa, subject to periodic flooding and drainage problems.</p> <p>The zone provides for further development of vacant land within its boundaries since the settlements have been serviced with a sewage disposal scheme.</p> <p>Improvements to stormwater drainage are necessary, particularly given the potential anticipated increase in residential development of existing vacant sites within the zone. Roof stormwater is piped to a soakage chamber at the road boundary. Subsoil drains on the roadside under a shallow grassed swale collect the seepage from the soakage chamber. This is considered more appropriate than the conventional kerb and channel system because it is more in keeping with the general character of the settlements in their rural setting and allows development in keeping with existing road levels. Standards for the zone are therefore designed to be compatible with these features.</p> <p>Brooklands Lagoon/Te Riu o Te Aika Kawa, adjoining to the east, is recognised for its outstanding natural features, as an important saltmarsh, wetland and wildlife habitat. Seafield Park, zoned Conservation 1A, acts as a buffer between the Living RS Zone and the Lagoon.</p> <p>Environmental results anticipated</p> <p>(a) An environment in which both settlements are surrounded by large areas of open space combined with ample opportunities for tree and garden plantings around buildings on individual sites.</p> <p>(b) Residential buildings at low density of building coverage and low heights (generally 1-2 storeys), in keeping with the environment of the rural settlements, but with variety in building design and style. This character is complemented by subsoil drains under a grassed swale and is in keeping with existing road levels. Future residential development at a scale and intensity that can be sustained given the character and infrastructure of the area.</p> <p>(c) Maximising protection of sites and buildings from flooding through raised floor levels, and ample on-site permeable ground surface for groundwater soakage.</p> <p>(d) Maintenance and enhancement of an open street scene which reflects the spacious character of the settlements.</p> <p>(e) Maintenance of rural settlements in a rural environment that are pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky buildings, levels of privacy consistent with living in a rural settlement and ample outdoor living space, whilst still providing the opportunity for individual and community expression.</p>

Area	Zone	Zone Description and Purpose specific to the Spencer Park area (edited from the Christchurch City Plan 2005)
Western addition to South Seafield Park (continued)	Living Rural Settlement	<p>(f) Maintenance of the residential coherence of the area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.</p> <p>(g) Non residential activities limited to those which are of a scale compatible with low density rural settlements in a rural environment.</p> <p>(h) An open street scene with setback of buildings from street boundaries providing scope for landscaping.</p> <p>(i) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.</p>
Brooklands Spit	Conservation 1A	See above.
Brooklands Lagoon margin	Conservation 1A	See above.



South Seafield Park entrance

Area	Zone	Zone Description and Purpose specific to the Spencer Park area (edited from the Christchurch City Plan 2005)
Bottle Lake Forest	Rural 1 (Coastal)	<p>This zone covers the area between Rothesay Road and the mouth of the Waimakariri River and extends westwards from the coastal sand dune system (Conservation 1A Zone) to surround the Bottle Lake Plantation and the Brooklands and Spencerville communities. Natural resources in this zone are strongly influenced by its coastal environment and the lower reaches of the Styx River/Puharakekenui. Soils within the zone are prone to erosion and are generally unsuitable for sustaining intensive cultivation.</p> <p>In order to maintain and enhance soil resources forestry activities are encouraged. In addition, the Bottle Lake Plantation also provides for a variety of recreational experiences. Public access to the Brooklands Lagoon/Te Riu o Te Aika Kawa, beach areas and camping facilities are provided at Spencer Park.</p> <p>The zone surrounds pockets of living zoned land at Kainga, Riverlea Estates, Spencerville and Brooklands, and adjoins the Business 6 (Rural Industrial) Zone at Chaneys.</p> <p>Environmental results anticipated</p> <p>(a) Recognition and protection of the coastal environment while facilitating public access.</p> <p>(b) Protection of the operational requirements of forestry and waste management activities, in the interests of soil stability, community health and safety.</p> <p>(c) Recognition of the scale and extent of existing residential, recreational or camping activities in the Spencer Park and Brooklands communities adjoining the Rural 1 Zone, and the protection of landscape and amenity values adjoining these communities by the limitation of any significant expansion of the effects of non-rural activities in these areas.</p> <p>(d) Maintenance of the predominant visual characteristics of the zone, including the open coastal, wetland and forest environment present in this area.</p> <p>(e) Maintenance and enhancement of the stability of soil resources in this zone.</p> <p>(f) Maintenance of an overall low density of building and residential activity compatible with the soil resources and the visual and environmental characteristics of this zone.</p> <p>(g) Management of the nature and location of activities and building so as to minimise the risk of fire damage within the zone.</p>

5.2 Maori history and values

For an account of the history and values of Ngai Tahu for the wider area centred on Brooklands Lagoon/Te Riu o Te Aika Kawa, including the Spencer Park/Seafield Park area, see the Tangata Whenua section of the Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan.

5.3 History – post European settlement

European settlement began in Canterbury in the 1840s, and perhaps even earlier, and in 1852 much of the land between Waimairi Beach and the Waimakariri River mouth became part of the ‘Sandhills’ sheep run. The land, although poor in grazing quality, was fairly stable and consisted of low sand hills covered with tussock, scrub and other vegetation, with numerous swamps occurring throughout. Pre-Polynesian vegetation would have been quite different, being dominated by woody vegetation, but this was removed by fire prior to European settlement.

By the early 1900s, the land had been almost totally stripped of its protective vegetative cover by land clearance and stock grazing, reducing dune stability, resulting in wandering sand dunes, some of which moved up to four kilometres inland. Part of the area had been vested in the Council for sanitary and planting purposes and in 1909 the City Council withdrew the grazing lease. It adopted a policy of afforestation to check the advance of the dunes. Before planting could take place, however, sand stabilisation work was necessary. This was achieved with the use of sand fences to build up a dune system and the planting of marram grass and lupin to anchor the sand. A dune height of 8.9 metres was obtained along the plantation frontage from Waimairi Beach to Spencer Park. However, during the war in the Pacific, the whole area was used for manoeuvres and defence purposes and much of this work was undone.

Spencer Park was established as a recreation ground in 1874 and was created a domain in 1933. The chairman of the first Domain Board was Mr. W. P. Spencer, a local run holder, after whose family the Park was named in recognition of their long service to the district.

Development of the Domain began in the 1930s, when unemployed labour, equipped with shovels and barrows, leveled the undulating sand country behind the foredune for a picnic ground and resurfaced it in imported turf. Pine shelter belts were planted on the perimeter and in 1942 one-third of an acre was set aside as a camp site. Two toilet blocks, a shelter shed and a small canteen were built. The Domain was visited by bus loads of people on organised picnics. On one particular Sunday in 1950 there were 28 buses at the Park.

The ground surface was quite adequate to meet this level of use but with increased private vehicle traffic extensive potholes developed throughout the area. The Domain also increased in popularity for use after dark, with bonfires and drinking parties becoming frequent occurrences along with the incidence of vandalism. The maintenance costs and the degree of re-development required

became beyond the resources of the Domain Board and voluntary labour. The Waimairi County Council was asked to take over the control of the Domain and it was vested in the Council in 1955. Various other parcels of land were added to the Park over the following fifteen years and in 1972 it was officially declared a recreation reserve vested in the Waimairi County Council.

One of the Council's first actions after receiving control was the appointment of a caretaker from the local area. Six caravan power points were also installed. However, it soon became apparent that a resident caretaker was necessary and the Council resolved to build a house and shop on the site. At the same time a new entrance was constructed in the north-east shelter belt and this established a more central control and service area.

Once the new caretaker was appointed, the difficulties anticipated in exercising control at night arose. Gates were installed and the caretaker was permitted to have a guard dog. Further development of the camping facility followed and in 1963 the new camping ground was opened. It covered 6.07 hectares (fifteen acres) and included twelve powered, and fifty to sixty non-powered, sites, and an amenity block. Four cabins were built in 1965. Although the ground surface had been bound with dredgings from the Styx River/Puharakekenui, difficulties still arose from the sandy nature of the area and in 1966 a composite grid irrigation system was laid out in both the picnic and camping areas.

Since then, development has been extensive and has involved all four sections of the present Park (picnic, camping, wildlife and beach facilities).

A circular one way road was formed behind the foredune to open up informal picnic areas and provide alternative pedestrian access to the beach. On a high dune, a surf patrol lockout and boathouse was built, which included toilet and changing facilities beneath.

By 1970, the intensity of beach use had lead to such severe dune deterioration that professional advice was called on. This resulted in the imposition of a rigid circulation pattern for both vehicles and pedestrians, with car parking provided and bollards placed wherever cars could be driven off the road. The sand hills were fenced off at their toes with fenced paths providing pedestrian access to the beach. Notices informed the public of the reasons for the action and public co-operation was good. As a result much of the vegetation on the sand hills was re-established.

The campers themselves raised money towards equipping the camp.

By 1970, the camping facility had increased to 80 powered and 120 non-powered sites, and development of a second ground with 165 sites began in the late 1970s. A recreation hall/lodge/utility block was built in 1978 and a third utility block to service the proposed extension to the camping facility (Camp 3) was built in 1981. With the transfer of control and management of the Y.W.C.A. Youth Camp to the Council in 1980, a second lodge facility was provided. The

provision of cabin accommodation expanded beyond the original four, with ten units built along the western boundary in 1979 and a further six in 1980.

Initially, waste water treatment was by use of soakage pit but the increasing intensity of use became beyond the system and waste water was then pumped south by approximately 300 yards to a soakage area in the sand hills. With the further expansion and sophistication of the camping facility, an oxidation pond was built beyond the southern boundary of the Park.

The formal picnic area has retained its original rectangular shape and planting. However, the intensity of traffic movement on the periphery resulted in the road around the southern end being sealed and judder bars and guard rails installed to control movement. The reception/entrance area was also extensively developed to aid control, with a further two residences being built for Park personnel. Additions to facilities in the picnic area included a paddling pool, two sets of play equipment, barbecue facilities, mini golf course and a fort/flying fox structure.

In the late 1960s, an animal and bird enclosure was constructed south of the first camping ground. However, the development of Camp Two and the rapid increase in the size of the enclosure resulted in it being transferred in 1975 across to land on the northern side of Heyders Road, adjacent to the Brooklands Lagoon/Te Riu o Te Aika Kawa. The first three or four Arapawa Island feral sheep and goats were introduced to the wildlife area in 1977.

On April 11 1982, the Waimairi County Council became the Waimairi District Council. That same month, the Waimairi District Council adopted a management plan for Spencer Park. Although the draft of this plan was publicly consulted on according to Section 41 of the Reserves Act 1977, it was not a statutory plan under that Act. This was because, although the main part of Spencer Park (Lot 1 Deposited Plan 44484) was set aside as a reserve for recreation purposes under the Land Act 1948 and vested in the Waimairi County Council, in trust, for that purpose pursuant to the Reserves and Domains Act 1953 (Gaz 1973 p742), it was not a reserve classified under the Reserves Act 1977. Classification under this Act is required before a draft management plan is able to be consulted on under the Act.

On 27 September 1989, the Waimairi District Council resolved to classify a number of reserves, including Spencer Park and the southern part of Seafield Park, as recreation reserve under the Reserves Act 1977. This meant that any management plan now prepared for these reserves would be, if the required process under the Reserves Act was followed, a legal document under that Act.

In October 1989, the Waimairi District Council amalgamated with the existing Council to become a larger Council.

5.4 Physical Description

Spencer Park is a primarily created environment, consisting of planted shelter, leveled and irrigated open space, formed roads, facilities for picnicking, play and camping, and a camping ground store and office.

It is sited in the undulating dune hinterland behind the active dunes of the coast and just south of Brooklands Lagoon/Te Riu o Te Aika Kawa. Leveling and resurfacing of the area began in the 1930s with depression labour and continued after then, with further areas developed to the south, followed by expansion to the north across Heyders Road. The natural soils of the area are the severely limited Kairaki and Waikuku loamy sands, which are virtually structureless with low nutrient status, low organic matter content and very prone to erosion. Imported clay soils have helped to provide a more stable surface in the developed areas and this is supplemented by irrigation.

At Spencer Park groundwater lies at or near the ground surface much of the year. Heavy rainfall often produces surface flooding and replenishes the marsh and wetland areas of the dune slack.

The wetland areas are dominated by rush and sedge vegetation, with willows and silver poplars predominant where ponding occurs. The vegetation of the undeveloped stable dunes comprises marram and tree lupin, with scattered silver poplars and young pines. Spencer Park itself is characterised by expanses of grass, which are scattered, shaded and sheltered by various tree species.

The natural wildlife presence in the Park is dominated by introduced bird species, such as finches and blackbirds, with some rabbits and hares present. The wetland pockets are inhabited by geckos, skinks, birdlife and also rats, the latter being detrimental to all other wildlife. Nearby Brooklands Lagoon/Te Riu o Te Aika Kawa is characterised by abundant bird life.

There is a strong maritime influence on the climate at Spencer Park. Temperatures are more moderate than further inland. The dominant winds are from the easterly quarter but most precipitation comes from the south-west. A band of coastal cloud frequently develops, which reduces sunshine totals. The provision of shelter from easterly and southerly winds is an important consideration in recreation planning at Spencer Park.



Spencer Park / South Seafield Park / Brooklands Lagoon/Te Riu o Te Aika Kawa

5.5 Present Use

The primary use of the Park is for recreation, which is mostly of an informal and passive nature. However, outdoor education is a use that has become important.

5.5.1 Recreation

Spencer Park is a focal point for recreation activity on the coast alongside Christchurch. The core of the Park, alongside Heyders Road, is an intensively used area, providing camping, picnicking and play facilities, an animal park and a store and office. It acts both as a destination and distribution point for a range of active and passive recreation pursuits. In 1992 it was reported that over 360,000 people visited the Park each year².

South-east of the Park's central area are more extensive areas for passive recreation. Car parking is provided on the flats behind the dunes and pedestrian access is provided over the dunes to the beach. Pedestrian tracks also link the beach area with the Park's centre.

Use of Spencer Park is essentially of a seasonal nature. Peak use of all facilities occurs over the one to one and a half months at the height of the summer, although educational use, driving for pleasure, informal picnics and organised group activities allows use to spread out beyond this period (enhanced due to the proximity of the Park to Christchurch). Users can be divided into two types - the daily visitor and the temporary resident (campers).

Daily visitors

Daily visitor use is greatest on Sunday afternoons in summer, between the hours of 3 pm and 5 pm, and is spread over both the Park and the beach area. This averages around 4,000 to 5,000 individual visitors on a warm day, although numbers in the Park have been recorded in excess of 10,000. Large fluctuations in attendance occur from day to day, with weather being the main influencing factor. Crowds can arrive and depart quite rapidly, especially in response to weather changes. Most people stay between one and three hours, although many make only a half hour visit. Therefore, on a warm day, during a large afternoon attendance, there is a constant movement of people and traffic activity along access routes.

The private car is the predominant mode of transport to Spencer Park. Family groups form the greatest percentage of users, especially during the vacation period, although sports clubs, school groups, youth groups and tourists are also well represented. Picnicking, swimming, wildlife observations, horse riding and sightseeing are a selection of the activities that visitors engage in.

During the camping season, resident camping is also a popular activity.

² In: Owen, S.J. (ed) (1992). The Estuary: Where Our Rivers Meet The Sea: Christchurch's Avon-Heathcote Estuary and Brooklands Lagoon/Te Riu o Te Aika Kawa. Parks Unit, Council.

Extensive use is made of Spencer Park by people involved in organised picnics and functions. This begins at Labour Weekend and continues through to Easter, with a small lull experienced during the Christmas holiday period. Both the picnic ground and the holiday park are used for this activity, with up to eighteen groups being able to be accommodated at one time. At the height of the pre-Christmas season, as many more groups as this would need to be turned away.

Temporary residents

Although the camping season generally begins in late October, with good crowds on Labour and Show weekends, the season proper does not start until late December and continues until school starts in late January. Use is again high over Easter weekend and school holiday periods.

The Spencer Beach Holiday Park provides facilities to accommodate visitors in tourist flats, cabins, and at caravan and tent sites.

Also, on the north side of Heyders Road is Hibburt Park, incorporating a Christian youth camp, which is administered and managed by the Associated Churches of Christ.

The total number of residents over the summer peak in the area is close to 2,500 people.

An unusual feature of the spread of occupancy of Spencer Beach Holiday Park is that the capacity use extends beyond the Christmas vacation period. This is mainly the result of Spencer Park's proximity to Christchurch, which makes it feasible for daily commuting.

During the summer holiday period recreation programmes are organised by Park staff. These are designed to serve all age groups and are generally consistent with the atmosphere of the outdoor environment. Use is made of the tracks through to the small woodlot planting on the southern boundary of the Park. Spontaneity, variety and adventure are the key themes behind the programmes.

5.5.2 Outdoor Education

The use of Spencer Park by school groups has grown over the years, along with increasing recognition of the value of the environment as an educational resource. The education section of the Canterbury Museum has an education resource kit that covers the various aspects of Spencer Park.

School parties, ranging in school age from late primary to early secondary, can be accommodated in the lodge in the camping ground area. School use, generally, has academic, physical and social components, with talks that have

a strong conservation theme being given by the Park Ranger on the animal park, the wetland and the beach and dune system. The groups are also introduced to aspects of rural communities, such as a dairy farm, and are given the opportunity to milk a cow.

Again, Spencer Park is used not only as a resource in itself, but also as a base from which to visit the surrounding environment.

5.5.3 Visitor Survey

A survey of recreational visitors to the Spencer Park and Brooklands Lagoon/Te Riu o Te Aika Kawa area was made over the 2003/2004 summer. The results of this indicated that the main recreational activities that people visited the area for were walking, having family outings, picnicking, camping, visiting the animal enclosure, visiting the beach and mountain biking. The vast majority (78%) of those surveyed arrived/left from Spencer Park. The top features of the area that were indicated by the respondents were the beach environment, the peacefulness of the place and the range of possible activities available. A large number of the people said, though, that they objected to activities that had an aspect of development/commercialism, with most reasons given relating to the risk of spoiling the nature of the area.

5.6 Facilities and Services

A wide range of facilities exist at Spencer Park making it a multi-faceted recreation resource (see the following photo plans for the location of some of these).



Seafield Park Hall - South Seafield Park





Irrigated areas are for picnicking (picnic ground) and camping (Spencer Beach Holiday Park).

5.6.1 Picnic ground

The picnic ground is the oldest part of the Park. It is rectangular with perimeter pine shelter belts and contains barbecues, a modern playground complex (resulting from redevelopment in 2005), a mini golf course and a children's paddling pool. Several shelters and a toilet block are provided.

5.6.2 Camping ground

The western third of the Park is utilised for a camping ground, with the operation and upkeep of this facility fully leased out (a lease for an area of approximately sixteen hectares was issued on 3 April 1995 for a term of nineteen years, with no right of renewal, which means it is due to expire on 2 April 2014). This business is marketed as the Spencer Beach Holiday Park. Currently, the building housing the Holiday Park office and shop also contains the Spencer Park Ranger's office. The Ranger's office is excluded from the camping ground lease.

The camping ground is an important recreation resource of Spencer Park, occupying thirty four percent of the total recreation reserve area (Lot 1 Deposited Plan 44484). This is an intensively developed holiday camp with full facilities, catering for visitors primarily from the Christchurch area. The holiday park is used by many as a permanent home for several weeks of the year.

The opportunity for casual visits for camping is limited during the main camping season. Only some use is made of the holiday park by touring holiday makers, because it is located away from main traffic routes and because many advanced bookings are made. Some sites, though, are reserved for casual use.

Existing maximum use levels of the holiday park are set at 2,500. Capacity use occurs for one to one and a half months of the year.

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

The Shirley/Papanui Community Board resolved on 19 April 2006 to approve the landscape plan (as attached to the agenda for that meeting) to become part of what is now called the Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan, and that implementation of the landscape plan be undertaken as programmed.

The staff report to the Board, landscape plan, tree list and landscape improvements programme is included in Appendix 7.2 of this management plan.

5.6.3 Animal enclosure

The animal enclosure is a historical feature at the southern end of Seafield Park popular with the public. It contains a number of introduced animals, including common 'farmyard' and 'domestic' species, such as chickens, sheep, rabbits, ducks and peacocks; and historic breeds, such as Arapawa Old English goats, Pitt Island Sheep and Kunae Kunae pigs.

The enclosure is an anomaly in that it does not have any status as a centre for breeding of rare species, and is not subject to any formal identification or planning as a wildlife facility. It persists, because it has been at this site for some time, is popular, is informal and not overly developed, and relies on volunteers caring for the animals. Its future and status needs consideration.

The animal enclosure is primarily retained today for family recreational interest. It adds value to the experience visitors to the area can receive. There is a mixture of animals cared for here. The range that is present is:

Animal category	Include:
Of novelty value, and providing interest and enjoyment to the public.	Guinea pigs, budgies, bantams and peacocks.
Have significance to New Zealand's agricultural history (mainly as pests).	Kea, weka, wallabies, red deer, rabbits, opossums and ferrets.
Historic breeds	Arapawa Island sheep, goats, pigs, Pitt Island sheep and Kunae Kunae pigs.

The animal enclosure is resourced, and the facilities maintained, by the Council. Day to day management, including the care of the animals, is contracted out, under the direction of the Spencer Park Ranger. There is also some volunteer assistance.

5.6.4 Adventure ropes course

This commercial tree-based adventure ropes course has been established in the pine plantation area in the southern part of Seafield Park, just north of the animal enclosure. It is marketed as the Adrenalin Forest and is formalised with a lease to operate. The term of the lease is for five years from 1 November 2006, with no right of renewal. It is due to expire on 31 October 2011.

5.6.5 Arrival area

The only clear single main entrance to the Spencer Park facilities is along Heyders Road past the last residential property. The main arrival point is wide, with no less than four access roads branching from this point - to the picnic ground, holiday park, beach, animal enclosure and walkway alongside the estuary of Brooklands Lagoon/Te Riu o Te Aika Kawa. The Park Ranger's office/information site is at one end of the building containing the holiday park office/shop and, arguably, not that easy to find. Four other accesses come off the north side of Heyders Road in the vicinity - to the Seafield Park horse area, to the Council maintained lodge (Seafield Park Hall), to Hibburt Park and to the previous ranger's house. These, though, are fairly low key entrances and unlikely to be confused with the main accesses.

Just along Heyders Road, moving towards the beach, on the north side of the road and at the southern end of Brooklands Lagoon/Te Riu o Te Aika Kawa, is a small picnic area. This is furnished with an observation platform for viewing wildlife and an informal information board giving some life history details on commonly seen species.

Other information boards are located at the entrances to the picnic ground and the Seafield Park animal enclosure/adventure ropes course area.

5.6.6 Beach access

Eastwards along Heyders Road past the entrance area is the beach access. Vehicle movement in this area is controlled by gates and barriers. Vehicle access onto the beach itself is prohibited. However, a permit allowing limited vehicle access can be issued by the Spencer Park Ranger. Entry onto the beach for permit holders, staff and emergency vehicles is at the end of Heyders Road.

A loop road runs off Heyders Road to the south-east of this, behind the active dunes. Approximately 246 car parks are provided in bays off this road. Controlled pedestrian access is provided across the dunes. Linked with these are walking tracks from the camp and formal picnic area.

5.6.7 Surf club

The Spencer Park Beach Surf Life Saving Club has an observation post, with toilets and changing facilities beneath, sited on the foredune. All buildings are owned by the Council. This is in an area that was transferred in 2008 to the Council's administration as classified Recreation Reserve by the Department of Conservation. The Club has a licence issued by the Waimairi District Council for 21 years from 1 October 1987 to occupy the building for its surf lifesaving activities. This does not cover the adjoining public toilet/changing facilities.

The licence expired at the end of September but the Club has the right of renewal for a further term of 21 years.

5.6.8 Services

The developed grassed areas are irrigated by a composite grid system. The water supply for the Park comes from an artesian well and is stored in a 45,000 litre tank and pumped at 15 litres per second. Saline influences from the tidal base are minimal.

Waste water is pumped to the main sewer system.

The Council's 'Rubbish Free' policy applies to Spencer Park. All Park users are required to take their rubbish with them when they leave. Therefore, no rubbish bins are provided.

6 POLICY FRAMEWORK

The jurisdiction of the Spencer Park Management Plan relates to management policy for a defined area, including Spencer Park, Spencer Park Beach, South Seafield Park and, potentially, part of Bottle Lake Forest Park.

The plan, though, exists in a framework of other plans, strategies and documents that cover specific matters over the wider geographical area that includes the Spencer Park area. These include those listed below.

6.1 Relevant other plans, strategies, policies and other documents

Document	Relation to the Spencer Park Management Plan
Seafield Park Management Plan	Covers the northern and mid-reaches of Seafield Park, whereas the southern part of Seafield Park is covered by the Spencer Park Management Plan.
Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan	An “umbrella” plan that addresses the wider area centred on Brooklands Lagoon/Te Riu o Te Aika Kawa, and includes Spencer and South Seafield Parks. This plan raises landscape development concepts/ proposed projects for consideration for inclusion in a future Long Term Council Community Plan, and specific planning proposals, including for the Spencer Park area.
Reserves Act 1977	The statutory basis for the management of and planning for Spencer Park.
Coastal Parks Strategy 2000-2010	Extended the period for implementation of works in the coastal parks proposed in the Christchurch Beaches and Coastal Parks Management Plan 1995.
City of Christchurch District Plan	Sets the status of the Spencer Park area, through zoning and identification of values present, such as Ecological Heritage Sites. Promotes the sustainable management of resources in the area.
Long Term Council Community Plan (LTCCP)	The LTCCP 2009-19 has a capital works programme that includes some works in the Spencer Park area.
Christchurch Biodiversity Strategy (Council); Canterbury Region Biodiversity Strategy (Environment Canterbury)	Support the retention of indigenous biodiversity in the area.
Public Open Space Strategy 2010-2040	Provides a framework to guide the provision and development of all public open space within Christchurch and Banks Peninsula for the next 30 years. Promotes increased opportunities for the public to experience and access many of the city’s outstanding natural and cultural landscapes, coastline, views and indigenous biodiversity.
Council Bylaws	Regulate and control activities in the district, including use of dogs and parks.

Document	Relation to the Spencer Park Management Plan
Draft Christchurch City Council Tree Policy 2010	Document all requirements with respect to trees. All monitoring of the health and structural integrity of trees shall comply with the policy.
Parks and Waterways Access Policy 2002	Requires that provision be made for use of parks by people with disabilities and also for account to be taken of older people and caregivers with young children.
Regional Coastal Environment Plan for the Canterbury Region 2005	Promotes the sustainable management of the natural and physical resources of the Coastal Marine Area and the coastal environment and its integrated management. Sets out the issues relating to protection and enhancement of the coast, water quality, controls on activities and structures and coastal hazards.

6.2 Purpose of this management plan

To enable the Council, as the administering body for the Spencer Park and South Seafield Park recreation reserves classified under the Reserves Act 1977, to have in place an up-to-date management plan prepared according to Section 41 of the Act.

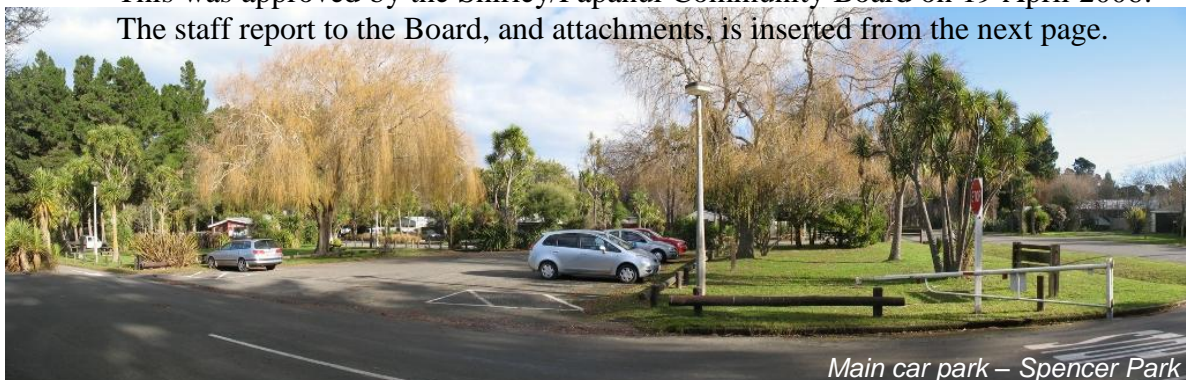
7 APPENDICES

7.1 Foundation and previous documents

Spencer Park Management Plan 1982	Prepared by the Waimairi District Council (the district council area was merged with that of the Council in 1989).
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7.2 Spencer Beach Holiday Park Landscape and Planting Plan

This was approved by the Shirley/Papanui Community Board on 19 April 2006. The staff report to the Board, and attachments, is inserted from the next page.



Main car park – Spencer Park

8. SPENCER BEACH HOLIDAY PARK – LANDSCAPE PLAN

General Manager responsible:	General Manager Community Services Group
Officer responsible:	Recreation and Sports Unit Manager
Author:	Lyall Matchett, DDI 941-8293

PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval of the landscape plan (see attachment 1) for the Spencer Beach Holiday Park at Spencer Beach. This landscape plan will become part of the overall Management Plan which is being prepared by the Greenspace Unit for the Brooklands Lagoon and Spencer Park area.

EXECUTIVE SUMMARY

2. The last overall Management Plan for Spencer Park was undertaken in 1982. The basis of that plan was to provide assistance with two distinct, but related aspects of reserve management as follows:
 - The promotion of a form of experience which combines the needs of the public and the enjoyment and appreciation of the Park's resources, without degrading of those resources.
 - The need to resolve conflicts which may arise because of different sectors of the public having different management and use expectations for the Park.
3. **The Policies on landscape of this plan were:**
 - To create a comprehensive landscape pattern which is sympathetic to the coastal environment and which links individual areas within the Park to form a coherent whole.
 - To assess the visual impact of major land use decisions for the Park.
4. **The Policies on vegetation were:**
 - To continue the revegetation and stabilisation programme on the dune areas.
 - To investigate the range of species suited to the physical conditions of the coastal site for shelter, drainage, interest and aesthetic reasons which would also provide suitable habitats and food sources for wildlife.
 - To follow a defined planting programme for the Park based on the above factors.
 - To continue to restrict access to the dunes in conjunction with a planting programme.
 - To protect and, wherever possible, supplement the indigenous vegetation and wetland areas.
5. There has been very little tree planting undertaken in the holiday camp area during the past 10 years since the facility has been leased. The increasing need to remove aging trees within the camping ground and along its boundaries has created the necessity of establishing a new landscape plan, replanting schedule and a list of trees that are suitable for this area.

Consultation

6. The Greenspace Unit has involvement with the plan through Dieter Steinegg, Arborist, who has been consulted on the draft plan prior to its completion. The camping ground management staff have also had an input from an operational perspective.

7. The draft plan was made available for consultation during the 2004/05 summer season to enable regular campers to comment on the plan. A meeting was also held with interested campers during that time. Subsequent alterations were made to the plan and two focus group meetings were held with regular campers in early September 2005 resulting in the final plan being prepared.
8. **Vision for the New Landscape Plan**
- As part of the landscape plan process the following vision was adopted.
- “Creating a choice of camping options while responding to the coastal environment”.***
9. **Replacement Plantings and New Plantings**
- The camping ground area has been developed over a period since the 1930's when Pine shelter belts were planted on the perimeter. Further Pine plantings were undertaken in 1942 and other plantings have taken place over time. The Camp is still dominated by large Pine trees which are now becoming expensive to maintain. A number of Poplar rows have been created, with the largest being located on the southern boundary of the camp. The camp has also been susceptible to self-sown plantings in some areas, especially the frontage with Heyders Road where a number of Silver Poplars have grown in all directions. The plan prepares for the removal and replacement of the large Pines, taking into consideration the safety of campers being located beneath them.
10. The aim of the planting strategy is to:
- Respond to the coastal environment with a mix of coastal native shrub and ground cover species.
 - Retain and replant large exotic and native canopy species for shade. Combine with exotic and native medium sized trees for shade and amenity.
 - Trees to be planted where possible within plant beds for ease of maintenance.
 - Use mass native plantings to delineate roads and contain spaces, and to replace small amenity beds.
 - Add trees and fire retardant species as buffer zones adjacent to plantation blocks.
 - Soften security fences and other features with planting of trees and shrubs.
11. A tree list has been established and was included with the draft landscape plans (see attachment 2).
- **Exotic Canopy Species**
These trees to be retained as useful shade and amenity trees. Unsafe trees to be pruned or felled in accordance with tree management strategy. New medium and large sized trees to be planted as specimen trees.
 - **Poplar Shelter Belts**
These trees are still in good condition and are providing an important buffering effect. These are to be maintained for the medium term.
 - **Heyders Road Frontage**
Camp ground frontage to be opened out by the removal of all large poplar species. To be replaced with lower native shrub planting and groups of larger canopy trees.
 - **Entrance Planting**
Mass plantings of Cabbage trees to be retained and enhanced with new plantings and possibly the addition of mulched areas underneath to reduce mower damage.

- **Plantation Plantings**
The plantation character of these plantings is generally valued by the users of the site, so where possible, the existing stands of Pines to be retained. Unsafe trees to be removed and new seedlings planted where gaps in the canopy allow. Mature stands may also be thinned and moved away from edges of drives and pathways to allow for more sunlight and security. Where possible, large signature Pine trees may be retained and enhanced by pruning and the removal of surrounding vegetation.
- **Fire Retardant Buffer Species**
Where possible, fire retardant trees shall be planted in groups adjacent to the existing Poplar shelter belts as a buffer in the event of a fire. Trees should not be planted too close to buildings (approximately 10m distance) and include species such as *Acer* (Maple), *Fraxinus* (Ash), *Olea* (Olive), *Pittosporum*, *Acacia* (Wattle), *Cordyline* (Cabbage tree) and *Casuarina* (She Oak).
- **Native Shrubs and Trees**
Native tree and shrub species to be used in mass plantings to emphasise the coastal nature of the site. Plantings will be used to contain spaces, line drives and pathways, indicate the presence of swales and other low-lying areas, and as attractive amenity planting. Native trees are also useful as shade and shelter trees. Some larger native tree species may be grown as specimen trees. Species include *Sophora* (Kowhai), *Cordyline* (Cabbage tree), *Hoheria* (Lacebark), *Plagianthus* (Ribbonwood), *Podocarpus totara* (Totara), *Elaeocarpus dentatus* (Hinau), *Prumnopitys* (Matai) and *Pittosporum*.
- **Safety Hazards**
All trees are to be assessed yearly and maintained in accordance with the tree management strategy. Unsafe trees to be pruned or removed.

Creation of activity areas

12. The camp has large areas of open space to enable camping and other activities. To prepare for a period when the larger trees will come down and the reduction of shelter – the proposal is to plant medium sized trees and create some smaller areas, especially down by the Octagon to create some more intimate and sheltered camping areas. Three open space areas are still maintained for sports and other activities. The plan also continues to provide for the planting of larger specimen trees to maintain the current character of the camp.
13. It is proposed to create a confidence course in the area by the Lodge for use by schools and other groups when staying in the camp. The proposed plan also creates a full playground area combining the existing playground with the sandpit area. BBQ areas with some seating is also proposed by the accommodation blocks with a central BBQ area being created at the back of the Amenity Block in Camp 1.

NEW FEATURES – FUTURE DEVELOPMENTS

Roadway extension/ Parking and Basketball Court area by Lodge and Homestead

14. With the relocation and completion of the Homestead, and the lack of sealed parking by the Lodge, this area needs tidying up and developed to cater for the types of groups who use the accommodation in this area. This includes providing a full court basketball area and extending the access road past the Lodge and linking with the road to the beach.

Future additional accommodation

15. A site has been shown for the provision of additional accommodation in the event of further development of unit accommodation. This is on the northern boundary of the camp to avoid encroaching on existing camping areas. The existing amenity blocks adequately cater for the level of campers including the peak summer periods so no additional amenity blocks are envisaged at this point.

FINANCIAL AND LEGAL CONSIDERATIONS

16. The tree removals and replanting are predicted to cost around \$15,000 - \$20,000 per annum over the 20 year period of the landscape plan. Tree removals and tree maintenance is currently costing \$10,000 per annum and is necessary for the safety of users of the camp. To undertake the additional improvements which have been programmed over the first six years will cost approximately \$260,000 (see attachment 3). The additional sums provided will enable annual replanting and also new landscaping. The replacement programme will ultimately reduce the risk of tree failure and future tree maintenance costs, while continuing to provide shelter, shade and an enjoyable environment for campers. The planned camp improvements are necessary to ensure that the camp continues to respond to the changing needs of general campers as well as catering for the increasing use by larger groups. These projects will be a mixture of capital and operating expenditure. Funding is available in 2005/06 to undertake the improvements as shown in the programme.

STAFF RECOMMENDATION

It is recommended that the Community Board approve the Spencer Beach Holiday Park landscape plan to become part of the Brooklands Lagoon Spencer Beach Management Plan, and that implementation of the plan be undertaken as programmed.

CHAIRPERSON'S RECOMMENDATION

That the staff recommendation be adopted.

Spencer Beach Holiday Park Tree List - attachment 2			
Botanical Name	Common Name	Height at maturity	Notes
SMALL TREES			
<i>Cordyline australis</i> * &	Cabbage tree, Ti kouka	5-8m	Iconic native. Keep away from lawn areas. Evergreen, fire retardant.
<i>Elaeocarpus hookerianus</i> * &	Pokaka	4-6m	Evergreen
<i>Ficus carica</i>	Fig	2-4m	Evergreen.
<i>Hoheria angustifolia</i> *	Narrow-leaved lace bark, houher	4-6m	Abundent small white flowers in summer. Evergreen.
<i>Magnolia grandiflora</i>	Southern magnolia	5-8m	Large glossy leaves. Protect from winds. Evergreen.
<i>Myoporum laetum</i> *	Ngaio	4-6m	Spreading canopy. Frost tender when young. Evergreen.
<i>Olea europea</i>	Olive	4-6m	Fruits. Evergreen. Fire retardant.
<i>Pittosporum eugenioides</i> *	Lemonwood	4-6m	Evergreen, fire retardant
<i>Pittosporum tenuifolium</i> *	Kohuhu	4-6m	Evergreen, fire retardant
<i>Plagianthus regius</i> * &	Ribbonwood	5-10m	Tangled juvenile form. Very hardy. Deciduous.
<i>Podocarpus totara</i> *	Totara	5-10m	Needle like leaves. Best planted as a smaller specimen. Evergreen.
<i>Pseudopanax crassifolius</i> *	Lancewood	3-5m	Long leathery leaves. Evergreen.
<i>Sophora microphylla</i> * &	South Island kowhai	3-6m	Tangled juvenile form. Bright yellow flowers. Evergreen.
<i>Sorbus aria</i> &	White beam	6-10m	Tough and hardy. Broad leaves, white flowers followed by red berries. Deciduous.
MEDIUM TREES			
<i>Acacia spp.</i>	Wattle	8-15m	Fire retardant, evergreen.
<i>Acer buergerianum</i>	Trident maple	10-15m	Deciduous.
<i>Acer campestre</i>	Field Maple	10-15m	Autumn colours. Deciduous.
<i>Casuarina cunninghamiana</i>	She Oak	10-15m	Evergreen, fire retardant.
<i>Corynocarpus laevigatus</i> *	Karaka	10-15m	Glossy green leaves. Poisonous fruit. Evergreen.
<i>Elaeocarpus dentatus</i> * &	Hinau	3-10m	Evergreen
<i>Fraxinus spp.</i>	Ash	8-12m	Evergreen, fire retardant.
<i>Metrosideros excelsa</i> *	Pohutukawa	10-15m	Red flowers in summer. Protect young trees from frost. Evergreen.
<i>Metrosideros umbellata</i> *	Southern Rata	10-12m	Red flowers in summer. Slow growing but frost hardy. Evergreen.
<i>Prumnopitys taxifolia</i> *	Matai	5-10m	Tangled juvenile form. Evergreen
<i>Pyrus calleryana</i>	Ornamental pear	8-12m	Displays autumn colour. Bears small fruits. Hardy. Deciduous.
<i>Sorbus aucuparia</i> &	Rowan	10-12m	Tough and hardy. Upright form. Masses of orange berries. Deciduous.
<i>Ulmus parviflora</i>	Chinese elm	10-12m	Fast growing and hardy. Small leaves give a dainty appearance. Deciduous.
LARGE TREES			
<i>Abies pinsapo</i>	Spanis Fir	20-25m	Blue/grey. Evergreen.
<i>Castanea sativa</i>	Sweet Chestnut	25-30m	Deciduous.
<i>Cryptomeria japonica</i>	Japanese Red Cedar	20-25m	Conifer with attractive red bark. Protect from strong winds. Evergreen.
<i>Cupressus macrocarpa</i>	Macrocarpa	20-25m	
<i>Fagus sylvatica purpurea</i>	Copper Beech	20-25m	Purple leaves. Deciduous.
<i>Liriodendron tulipifera</i>	Tulip Tree	25-30m	Large cup like flowers. Autumn colours. Deciduous.
<i>Quercus ilex</i>	Holm Oak	20-25m	Bushy, slow growing juvenile form. Tolerates maritime exposure. Evergreen.
<i>Quercus robur</i>	Common Oak, English Oak	25-30m	Large tree, fast growing and hardy. Deciduous.
<i>Pinus radiata</i>	Pine	20-25m	
<i>Taxodium distichum</i>	Swamp Cypress	20-25m	Conifer. Grow in moist soil and sunny conditions. Deciduous.
<i>Tilia europea</i>	Common Lime	25-30m	Deciduous.
<i>Ulmus glabra</i> 'Camperdown'	Camperdown Elm	20-25m	Large Spreading tree. Deciduous.
<i>Ulmus horizontalis</i>	Weeping Wych Elm	15-20m	Weeping habit. Deciduous.
<i>Ulmus lutescens</i>	Golden Elm	20-25m	Yellow leaves. Deciduous.
* Denotes native species			
& Denotes favoured plant foods of native birds.			

SPENCER BEACH HOLIDAY PARK - LANDSCAPE IMPROVEMENTS PROGRAMME - attachment 3

	Year 1 2005/06	Year 2 2006/07	Year 3 2007/08	Year 4 2008/09	Year 5 2009/10	Year 6 2010/11	Year 7 2011/12	Year 8 2012/13	Year 9 2013/14	Year 10 2014/15
Tree removals replantings & new landscaping	10,000	15,000	15,000	15,000	20,000	20,000	20,000	20,000	20,000	20,000
Entranceway upgrading	5,000				2,500					
New BBQ area by amenity block	20,000									
New Parking area and through road by lodge	35,000									
Other BBQ areas		5,000								
New Frontage Fence and replanting		40,000								
Playground extension - Camp 1				10,000						
Cycletracks				15,000						
Basketball Court by Lodge			45,000							
Playground enhancement (Octogon)				15,000						
lighting improvements - area D					10,000					
Petanque area					2,500					
Pathway extensions					10,000					
Confidence Course						30,000				
General enhancements						10,000	10,000	10,000	10,000	10,000
TOTAL	70,000	60,000	60,000	55,000	45,000	60,000	30,000	30,000	30,000	30,000
Funding Available in existing Budgets										
Operating	50,000	44,000	25,000	25,000	25,000	30,000	20,000	20,000	20,000	20,000
Capital	20,000	16,000	31,000	26,000						
Capital allocated from other projects/ unallocated			4,000	4,000	20,000	30,000	10,000	10,000	10,000	10,000
	70,000	60,000	60,000	55,000	45,000	60,000	30,000	30,000	30,000	30,000

7.3 Further information

A comprehensive list of publications giving information for the wider area centred on Brooklands Lagoon/Te Riu o Te Aika Kawa can be inspected in the appendices of the Brooklands Lagoon/Te Riu o Te Aika Kawa Area Parks Master Plan.



Walkway entrance - South Seafield Park