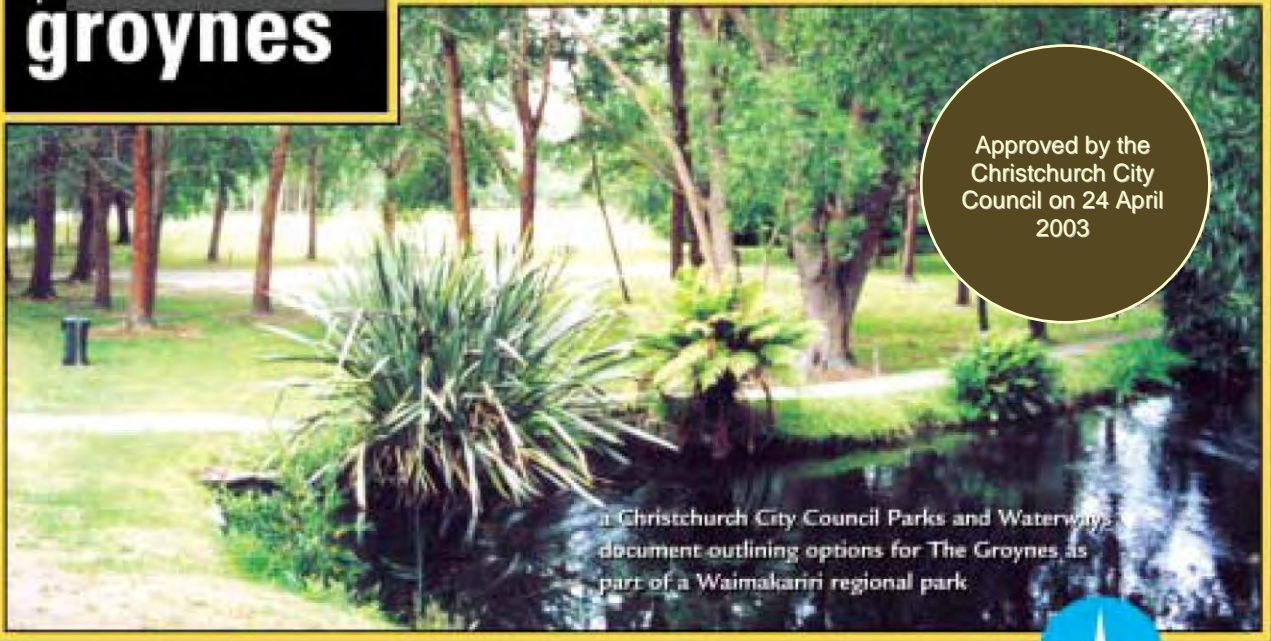


the  
**groynes**

# The Groynes

a concept for the future



Approved by the  
Christchurch City  
Council on 24 April  
2003

a Christchurch City Council Parks and Waterways  
document outlining options for The Groynes as  
part of a Waimakariri regional park



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## The Concept

### The document

This Parks and Waterways Unit concept document for The Groynes examines the current context of the park, taking into account past and intended changes and the neighbourhood. Linkages, walkways and activities in and around the park have been identified from a broad review of recreation and ecological opportunities in this semi-rural context. The Context Plan (page 11) shows how the park can become less confined by legal boundaries and provide for an increasing demand for recreational facilities and ecological values. The

Concept Plan (page 12) shows recreational development and conservation proposals. Sketches and a plan of a proposed Park Ranger headquarters and a circulation plan specify important details. The overall concept is for a regional park that provides for linked recreation opportunities in the countryside, as a long-term vision for The Groynes.

This document was published as a draft for public submission, following consultation with adjacent landowners, and consideration of the values and views of neighbours and interest groups.



## Introduction - The Groynes in context

### Overview

It would be easy to form the impression that The Groynes is a secret park. The main evidence that there is a much-loved regional asset behind the houses and trees are the signs on Johns Road. However, The Groynes has earned a reputation over the last 40 years as a sheltered and well-maintained recreation area. Schools, families and other groups enjoy picnics in summer, and it is steadily increasing in popularity as a country-style park for those wanting to relax in the outdoors. It is estimated that there are approximately 600,000 visits to The Groynes each year.

Ever since The Groynes was developed in the 1960's, there have been changes as the park has adjusted to its growing popularity. Changes in the neighbourhood have also been substantial. Forty years ago, the area was at the periphery of urban expansion, with a mixture of horticulture interspersed with dwellings, lifestyle blocks and farmland. New subdivision developments are now underway between Johns Road and Great North Road and orchards are currently being converted to housing subdivisions. The area is rapidly changing to a city suburb with the bypass road carrying an increasing traffic load. Between the airport and the park is a band of industrial development. This is also changing from the previous image of a storage ground to businesses strategically locating for convenience.

Much of the land between The Groynes and the Waimakariri River still remains in farming and horticulture: dairying,

cropping, sheep, wine, flowers and pig farming. However, some farmers are experiencing the frustrations of increasing urban proximity. Community values have also been changing over time. Different perceptions are now held about the value of clean water, native plants and wildlife habitat. There is increasing understanding and awareness of the links between development and impacts on ecosystems, and the need to conserve natural resources. The City is also becoming more diversified socially and this is reflected in the different housing developments in the area.

Ecological heritage values associated with the site are still evident, with small remnants of common and rare native grasses, shrubs and other wetland plants having been found and recorded. This is surprising, considering the effects of agriculture and changes over time to a predominantly exotic vegetation cover, reducing habitat for birds and fish etc... Other patches of native habitat, beyond the site, which could contribute to the site's ecological integrity, are few and far between. This places emphasis on the restoration of native habitat in the area to improve ecological values that play an integral role in current recreation planning for future generations.

In this context of changing land uses and values, it is timely to consider the future of The Groynes: the opportunities, and neighbourhood and user wishes so that The Groynes is as well positioned for the next 20 years as the new housing resort adjacent and industrial businesses.

## Looking back

### Maori history


The area had a very different landscape prior to colonial settlement in Christchurch. Maori memories are of an area rich in food resources: swamp dwelling birds, eels and other resources. A main settlement (kainga) was once built on the most elevated ground in the area, where Orana Park is now located. There was a diverse mix of vegetation including dense wetland plants. As an indication of earlier vegetation cover, tens of totara stumps were uncovered during development of the Northwood subdivision. They were the remains of trees that had been logged last century.

### Sacred sites

While the area known as Wilson's Swamp or Otukaikino Reserve, which is partly cut off by the Great North Road, was used for burial procedures, this was some distance from The Groynes. A secret marker of value to local people is known to be in the locality, 'watching over progress.'

### Farming history

The area was developed for sheep and cattle farming in the 1880's, although some started earlier, such as Devonvale Farm. This involved land clearance, fencing, access and pasture development. Although there was later subdivision of some properties to 50 acre blocks, a number of farming families have been on their properties for at least two generations.



Willow choked waterways are common sites now in The Groynes.

### Landscape changes

Major flood control river works on the Waimakariri River in the 1930's by the North Canterbury Catchment Board, changed the character and features of the landscape. Stop banks and cuts to direct the water flow of the Waimakariri River have separated and confined the river. What was previously the meandering South Branch, is now a spring fed stream that rises in numerous places on farmland. Excavation in the beds of the original channels is still likely to produce a vigorous flow of crystal clear water, as has been demonstrated at Peacock Springs, Clearwater Resort, The Groynes and the Northwood subdivision.



Planting a tree near the swing bridge at the start of the project, March 1961. Left to right: BM McIntosh (Mac), Ern Dale, Trevor Mundy.

### The Groynes – the beginnings

The Groynes derives its name from gabions, made from concrete filled wool sacks and constructed to direct the flow of the South Branch of the Waimakariri River. The Groynes was popular as a local swimming 'hole' earlier in the century. Keith Roper, a Papanui Rotarian, remembers visits in the 1940's as a teenager for weekend 'sausage sizzles.' However, over time the area became choked with overhanging willow roots. Jim Reid, the Waimairi County Clerk joined forces with Papanui Rotary to develop the area from 1960. It was the Club's first major community project and extended over a four year period with tree planting and earthworks, made easy by the assistance of Rotarian Neil Isaac's earth moving machinery.

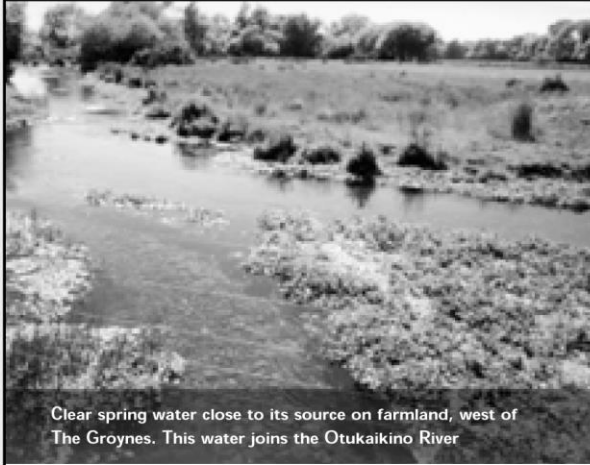
### In 1985 the North Canterbury Catchment Board reported:

*"The South Branch Reserves have a high recreational use due primarily to their proximity to Christchurch. The South Branch River provides good habitat for waterfowl and trout and is a favoured place for trout fishing and bird watching. The Waimairi Walkway gives the public the opportunity to enjoy the many attractions of the area. A suspension bridge crosses the river to where a lake has been constructed to the specifications of the International Model Yacht Association. Other facilities provided include camping and barbecue areas, a slalom canoe course and an area for a pony club."*

Christchurch City Council has superseded Waimairi District Council, and Environment Canterbury has now taken over the Catchment Board responsibilities.



## Physical characteristics



Clear spring water close to its source on farmland, west of The Groynes. This water joins the Otukaikino River

### Soils

Soils in the area vary. Their patterns reflect the flooding events and water courses and influence land forms: Coutts Island has imperfectly drained deep silt loam whereas along the course of the South Branch the soils are mainly recent sandy loams with varying stone content, free draining and prone to drying out.

### Water

Water has been a key formative factor of the landscape. Flood control is still the primary interest in the area for Environment Canterbury. Attention is now also on water quality and flow. The main management considerations are riparian protection by planting, enhancement of aquatic and wetland habitat, and provision of public access along the 10 to 20 metre wide esplanade reserves.

### Land status

The Groynes is almost wholly on leasehold land, owned by Environment Canterbury for river control and drainage purposes, but now administered under the Resource Management Act 1991. In addition, the City has acquired three smaller lots adjoining the leasehold area from subdivision and an adjoining landowner has gifted a block to the City. Airport restrictions apply to land to the west of The Groynes, limiting the intensity of urban development in the area. This suggests that the current mix of farming and horticulture, life style blocks, recreation, industry, and river and soil conservation is likely to continue.

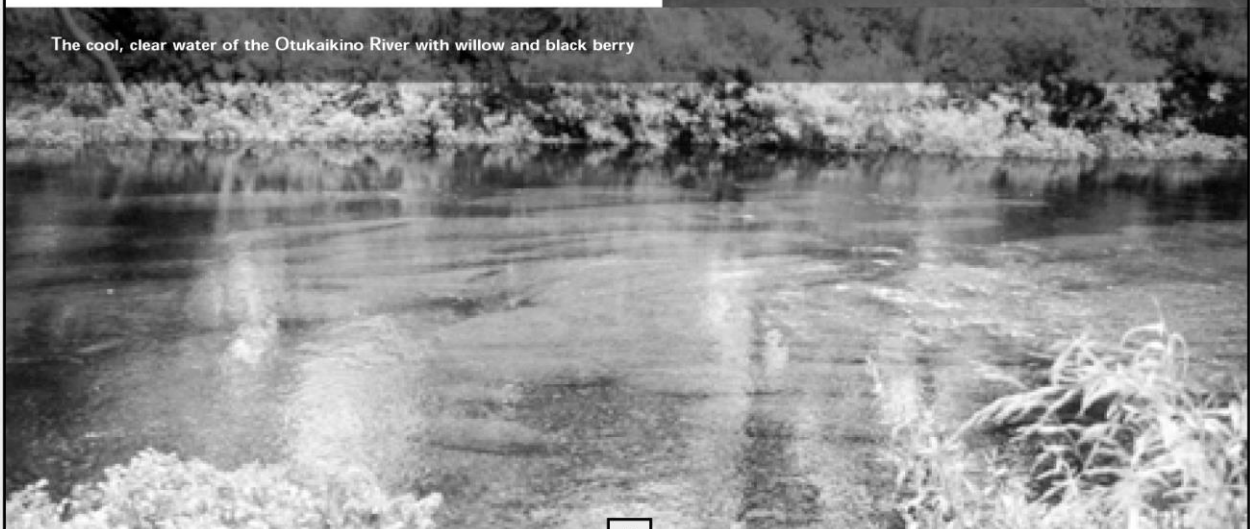
### Landscape context

Understanding the landscape formative factors is a key to the future development of The Groynes. The underlying landscape reflects a dynamic past. The river carried rich silt to the higher island sites in floods. Otherwise, river transported greywacke gravels line the streambeds. The gently undulating features were formed by the many changing courses of the river; old river terraces and islands. The remnant traces of a once diverse ecosystem are pukeko and other waterfowl, wetland vegetation such as *Carex* species and a few mature cabbage trees, which were once used as 'sign posts' by Maori travelling in the area. The original indigenous vegetation was limited by a repeating pattern of natural disturbance, flooding in varying size events as well as cultural activities, particularly fires for Moa hunting, resulting in a more limited range than the various soils might indicate.

The cultural landscape overlays a more lineal pattern on the landscape, and is visible as rows of exotic shelterbelts, which reflects the problem of strong drying winds. Waterways confined by stop banks are often only indicated by stands of willows. Ploughing and filling for farming and urban development have now obscured some of the original landforms.



Looking downstream on the Otukaikino River with willows and blackberry either side suppressing native vegetation



The cool, clear water of the Otukaikino River with willow and black berry



Existing boardwalk across wetland choked with blackberry and willow

## Values

Riverbank with grey willow and blackberry



### Community views

The views of the local community and land users were sought through two meetings, visits to neighbours, circular letters, a resident's association newsletter, talks to community groups and an article in the local newspaper. The main values expressed by the community were maintaining the viability, health, biodiversity, peace and appearance of the countryside and park.

### Values identified were:

- conservation of the natural resources and ecology,
- water quality and the linkages the waterway could provide,
- recreation which is family affordable and low key, especially water related,
- historic values,
- agricultural and rural values.

Neighbours to the park favour fishing, walking and other informal recreation, and protecting waterways and water quality. Park users enjoy the peace and tranquillity of The Groynes.



A view of the boating lake



## Issues

### Traffic

Traffic noise is an issue that conflicts with the ideal of park like peace and tranquillity. The general area is exposed to aircraft noise and the sound and vibration of heavy passing traffic. A Transit NZ proposal to widen Johns Road to a 4-lane highway is likely to increase noise and reduce the vegetation buffer between the park and the road. In addition, the Northern Roding Options Study, underway at present, contains an option for a bypass. Increased traffic will make safety more critical.

### Ecology

Landscape and environmental issues raised by neighbours and users included environmental quality issues, protection of current resources including views and character, vegetation management and biodiversity. Natural values were thought likely to be improved by restoring habitats for native birds and insects while maintaining a diversity of native and exotic planting.

### Subdivision

Subdivision development is advancing rapidly. A 1000-lot subdivision at Northwood will link to The Groynes, almost directly opposite the Johns Road entry. Other subdivision development is planned adjacent to the park, and will place more pressure on recreation resources.

### Access

Access linkages from The Groynes are possible to the Waimakariri River, Brooklands Lagoon and the coast, Rotokohatu Reserve and other recreation developments to the west of The Groynes and south all the way to Styx Mill. Residents and users noted that planning should identify access possibilities so that they can be provided for when tenure changes or opportunities arise.

The Belfast Sewage Ponds may be decommissioned in ten years time. They would then be returned to Environment Canterbury as they are on leasehold land. Proposals for use of the ponds for recreation and conservation in conjunction with walkways have been suggested.



The weir and Waimairi Walkway

### Recreation

Recreation issues include development of a dog park, separation of incompatible user groups, circulation planning, education, partnership with Scouts and Guides and other user groups, flexibility to provide for a variety of uses and events including weddings and picnicking, and the provision of low key facilities such as seating, shade, shelter, barbecues and drinking water, toilets, bridges, and cycling circuits.

The most significant recreation resource was thought to be the water. Some conflicts were noted such as water fowl and swimming, fishing and canoeing, as well as biodiversity and public access to conservation areas during breeding seasons.

An exciting recreation development for rowing is being planned to the west of The Groynes. This would result in a range of individual development areas for different water sports, including the Twin Lakes (Rotokohatu Reserve), as well as a variety of opportunities for ecological conservation, restoration and biodiversity.

Linkage of the various facilities by walkways was thought to be desirable. The expanded recreational uses might then be linked into a broad, lineal regional park concept which neighbours and users envisioned as a country park for the City and district, which emphasised water values, space and views.

# The Groynes - Context Plan

The Context Plan reflects the values and views of residents and users and the history, biological and physical opportunities, legal and current land use context and development trends.

## Strategy reveal and maintain the 'secret' landscape

### Design approach

- ❑ Improve water quality
- ❑ Planting along Johns Road, in consultation with Transit NZ. and Canterbury Highways 2000.
- ❑ Provide access to adjacent areas for exploration and recreation e.g. Clearwater Resort.

- ❑ Restrict and identify vehicular and pedestrian entry points into the park.
- ❑ Provide for both the cultural and indigenous landscape through enhancement of the natural waterway patterns within a predominantly agricultural matrix.
- ❑ Enhance ecological values including trout spawning sites, bird habitat and riparian vegetation.

## Make the connections

### Design approach

- ❑ **ECOLOGICAL** – Provide wildlife corridors to protect and restore waterway plants and animals, wetlands and natural heritage values. Includes links to ponds, lakes and the Waimakariri River.
- ❑ **RECREATIONAL** – Provide walkway links between recreational features to develop a coordinated park development and a regional asset.
- ❑ **ADVOCACY** – Form partnerships with Environment Canterbury, neighbours, developers, service and recreational groups.

### Design and management approach

- ❑ Form a 'Friends of The Groynes' group for consultation.
- ❑ Set project areas aside for specific developments by service clubs.
- ❑ Provide for and encourage commercial concessionaires.
- ❑ Link recreational ventures: rowing, canoeing and fishing as well as access, parking and walkways.
- ❑ Liaise with groups such as Fish and Game, Scouts, Guides and water based clubs on recreation development, access, parking and security.

## Significant aspects

### Adjacent land uses

The context plan notes surrounding land uses and ownership and existing or future recreation opportunities. Important neighbours are the Devonvale Dairy Farm, Omaka Scouts, the various agricultural and horticultural properties, the Sewage Ponds on land leased from Environment Canterbury, the Waimakariri River and riparian areas, Clearwater Resort, the new and likely further residential developments, the 'Twin Lakes' (Rotokohatu Reserve) and the envisaged rowing course and Peacock Springs.

### Park entry points

A future entry is envisaged from Dickeys Road for both parking and walkway access. Parking and walkway access is possible from Lake Rotokohatu. The existing entry on Johns Road is proposed to be more clearly defined, in conjunction with further development of the adjacent land.

Walkway access is planned to link The Groynes with the Waimakariri River from Coutts Island Road, Dickeys Road; Styx Mill and Brooklands Lagoon, as well as through the Clearwater Resort, around the Devonvale Dairy Farm to give access to the Main North Road by way of Darroch Street; and alongside waterways. A new pedestrian access point is envisaged from Johns Road, near Gardiners Road.

## Landscape connections

The springs, waterways and existing lakes and ponds, as well as the Waimakariri River are recognised as key landscape elements. The connections between these elements and biological processes such as habitats for indigenous plants, fish and other wildlife and the long-term health and sustainability of these ecosystems is to be enhanced. Links with the past land use practices, such as shelterbelts, can be interpreted from the aerial map. These should be conserved.

### The broad scale concept

- 1** A series of reserve nodes with car parking and facilities linked by walkways and conservation areas, to eventually form a regional park. Rural land uses on the north of the main walkway 'spine' are encouraged for continued land management as well as a recreation and landscape amenity.
- 2** Access with loop tracks providing links to the Waimakariri River, residential areas and special recreation nodes.
- 3** A variety of recreation opportunities, emphasise water for recreation and a landscape resource.
- 4** The restoration of ecological areas for biodiversity and recreation.

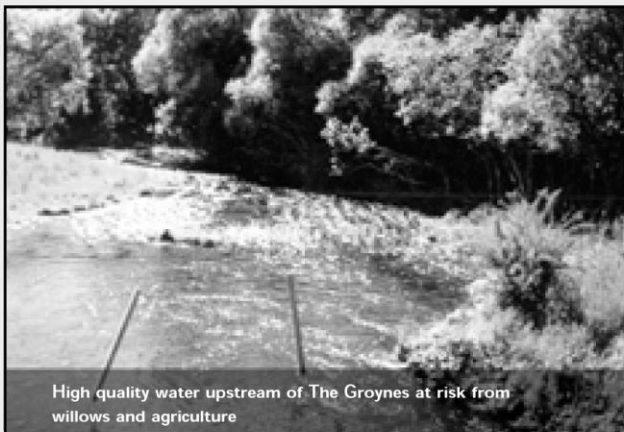


# The Groynes - Concept Plan

The Concept Plan shows how The Groynes can provide benefits for an increasing diversity of people and their recreational requirements. Although the park is aimed primarily at providing for the recreational needs of families, a wide range of user groups can be catered for to ensure the park is well utilised.

## Objectives

- 1 Improve the ecological integrity of waterways, their margins and higher ground to preserve and encourage native habitat for flora and fauna.
- 2 Provide for the active and passive recreational requirements of a diversity of people and family groups, over the next 20 years.
- 3 Provide and plan facilities for user groups over the next 20 years.
- 4 Enhance and protect the landscape features of clean water and the surrounding agricultural and residential activities.
- 5 Improve water quality and drainage for ecological and recreational requirements.
- 6 Provide cultural interpretation of the landscape.



A typical wooded road through The Groynes



## Planting strategy

The objective for the planting strategy is to contribute to and maintain the park's historical features, maintain wide open spaces and create new variable sized spaces, enhance the ecology of the riparian edges, island and provide native habitat and ecological interest.

Existing plantings throughout the park will be assessed for their merits, age and contribution towards functions such as shade, screening and amenity and will be maintained, removed or upgraded.

The park is large enough to feature an arboretum style planting aesthetic. This could cover a large area with groves of large and interesting exotic trees. The open space park plantings will continue to replace mature stands and create new ones, with interest groups encouraged to contribute funds, plants and labour.

Existing remnants of native vegetation have been surveyed and recorded such as *Carex buchanii*, *C flagellifera*, *Kunzea ericoides*, *Gastrodia spp.*, and many other wetland species including Kahikatea. These remnants will provide base populations to protect and enhance, with the removal of competitive exotic plants and reinstatement of the appropriate plant associations to restore examples of the natural vegetation patterns prior to disturbance. The native plantings will feature at the edges of waterways, around lakes, in wetlands, grasslands and multi-layered forest species for screening and shelter.

The Groynes Island will become the core area for native revegetation and is the highest priority planting area, providing habitat for native animals and plant populations for seed collection. Then other selected areas on the north and south banks, above and below the island and towards Clearwater Resort will receive priority treatment, to create an expanding core habitat area. During the long process of developing the park, light grazing will be necessary to manage some of the sedge and grasslands.

## Earthworks

The natural riverbed patterns on the landscape provide subtle changes in topography and variable drainage patterns. The concept for the park encourages the adoption of these patterns to provide an undulating landscape with damp hollows and higher well-drained areas to control vehicle movement, connect wetlands and provide diversity and interest through the site.

## Existing waterways, lakes and wetlands

The existing waterways are noted for their present and potential ecological values and especially for trout habitat. Tributaries of the Otukaikino River provide potential valuable trout spawning reaches and these areas will be enhanced and protected.

Establishment of esplanade strips, fencing, weed control and planting of historic vegetation patterns will be encouraged for the existing waterways, and wherever possible, walkways and fishing tracks will follow the streams for recreational value.

Wetland areas of various sizes in damp hollows and by edges of ponds, lakes and rivers have been identified and will be planted appropriately and protected.

## Additional waterways, ponds and lakes

The concept provides for naturalised swimming ponds, new lakes and the re-alignment of a waterway. In the case of the swimming ponds, the objective will be to discourage waterfowl with treatment of the pond edges. All other ponds, lakes and waterways will be planted to encourage the full diversity of riparian vegetation.

## Walkway connections

The walkways around the proposed Park Ranger/Fish and Game building will be constructed as fully accessible tracks with wide, all weather surfaces, and seating and drinking fountains at regular distances. They will pass by lakes, ponds, and waterways and cross bridges and boardwalks.

Other tracks on site will provide for exercise, mountain biking, fishing and walking through The Groynes Regional Park and off site, through Clearwater Resort and farmland to Rotokohatu to the southwest and the Waimakariri to the north. Several loop tracks will be provided for short walks off site.

The exercise track, at the northeastern end of the park, will be surfaced with packed clay and will feature regularly spaced exercise stations. The mountain bike tracks will feature two grades; an intensively mounded and challenging short loop track and a longer shared walking and flat mountain biking track along the boundary as shown on Circulation Plan.

## New park areas

Increased area to allow for more activities and a diversity of spaces is a prerequisite for the upgrade of the park. The Belfast Pony Club has recently relocated, allowing room for park expansion and land on the north bank of the Otukaikino River is available for further park development. Environment Canterbury leasehold land at the proposed Dickeys Rd. entrance is potentially available for park development and tracks off site provide increased recreation space and access.

The design of new park areas will consider the successful attributes of existing spaces and requirements for the future. The concept plan provides for newly developed large open spaces, adjacent to water for recreation and picnics. These will require toilet facilities, vehicle access and parking.

## Bridges

Two new vehicle bridges are proposed for the park. The highest priority bridge will replace culverts that are proven to be dangerous. The second bridge is beside the proposed Park Ranger headquarters and provides access to the fishing lakes and proposed swimming ponds.

## Land share/purchase neighbouring land

The Johns Rd entrance may be shared with a proposed subdivision to the east of the entrance. A land purchase or reserve contribution from the developers for a 50m wide strip of land to widen the entrance area will be sought. Included in this will be the development of a large waterbody and plantings to separate the park from the subdivision.



## Dog Park

The existing Dog Park will be relocated in the new park area. It will be fenced and will feature a waterway for the dogs to play in. This will be designed to better suit the requirements of dog obedience training.

## Fishing lakes

Fish and Game have requested that plans include the development of a primary fishing lake adjacent to the proposed Park Ranger headquarters. This will be excavated, planted and stocked with fish for family fishing days and run by Fish and Game or local sporting retailers. The fish will be retained with fish screens. Once the lake has been fished, the remaining fish will be released into a secondary pond for the general public. Local fishing supplies and manufacturers will sponsor these fishing days.

## Swimming area

The swimming ponds result from the polluting effects of waterfowl on the lakes and waterways and a requirement to develop alternative swimming facilities. The swimming area will be excavated and fed from the constant flow of crystal clear (but cold) groundwater just below the surface. These will be naturalised with shade plantings and rocks and will feature weirs, water spouts, slides, swings and open shaded areas on the banks for picnics.

## Canterbury Highways 2000 – Johns Rd. 4-lane upgrade

The upgrade of Johns Rd. by Transit NZ to a 4-lane highway has been proposed and plans to offset the potential effects on the park are underway. The 4-lane upgrade will result in the removal of a significant amount of existing vegetation between the road and the park, leaving the park open to increasing road noise and views of the traffic.

Canterbury Highways 2000 have commissioned the design of planting plans for both sides of the road, between the park's southern boundary and the Johns Rd. entrance. These roadside plantings and dense, multi-layered buffer plantings will screen and separate the highway from the park area. Other plantings include large park trees in the picnic areas and wetland plants. Funding for the plantings will be shared between the Christchurch City Council and Canterbury Highways 2000.

## Signage

Signage at entrances, cross roads and along the length of roads and tracks are to provide direction, location and interpretation. The directional signs will be designed and located to reduce visual impact and confusion. Interpretation and location signs will be at places of interest. They will follow the same design criteria.

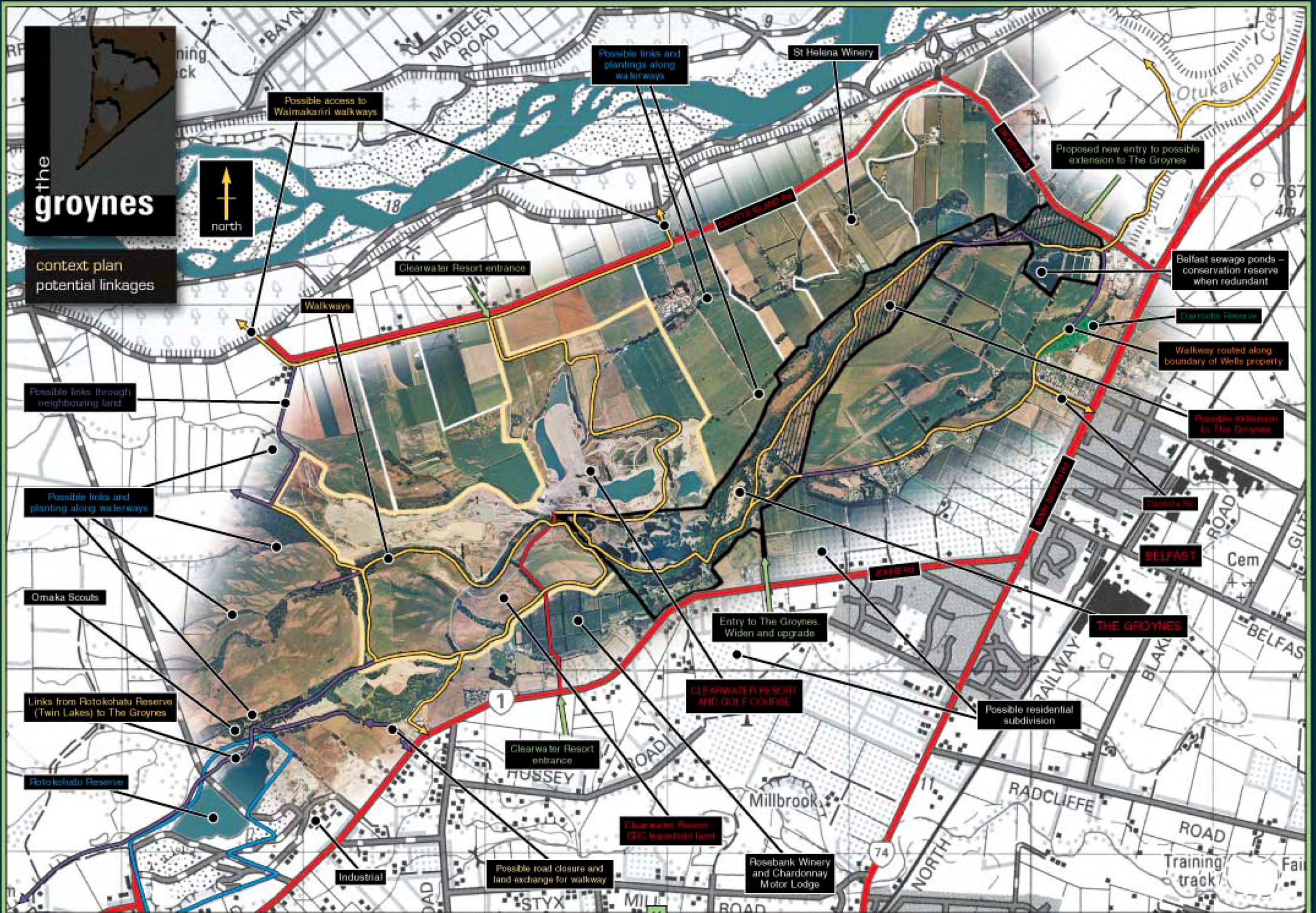
## Facilities

The furnishings will include water fountains, seating, boardwalks, rubbish bins, tables, barbecues, bridges, fences, bollards and signs. These shall all be designed as a set and while they can vary throughout the site to provide individual context, some form of cohesion is required. Special interest groups may donate or fabricate and supply various furnishings.



# the groynes

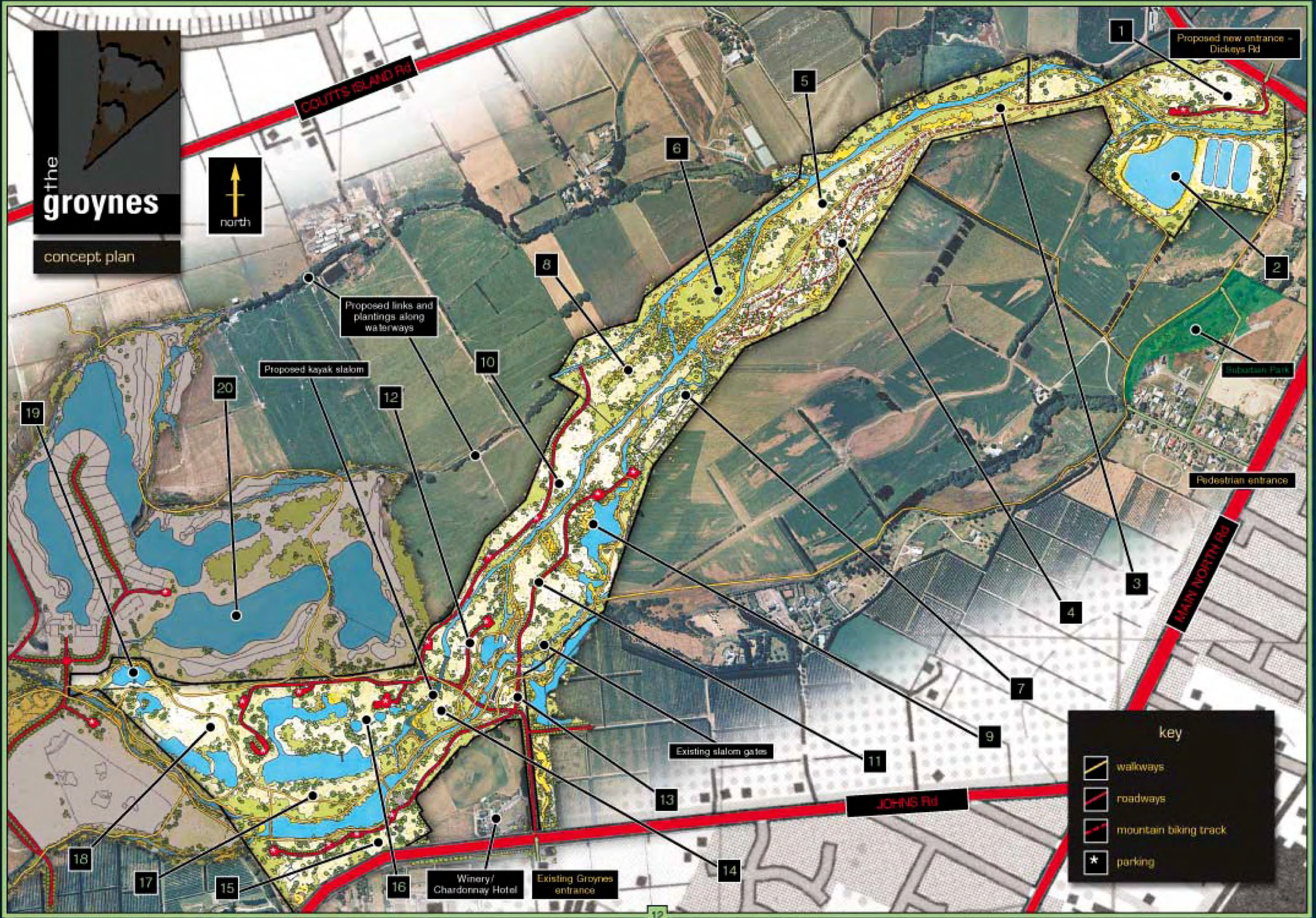
context plan  
potential linkages





# the groynes

concept plan



COURTS ISLAND RD

Proposed new entrance - Dickey's Rd

Proposed links and plantings along waterways

Proposed kayak slalom

Suburban Park

Pedestrian entrance

Existing slalom gates

Winery/  
Chardonnay Hotel

Existing Groyne's entrance

key

- walkways
- roadways
- mountain biking track
- parking



### area 1

#### Dickeys Rd. entrance

The northeastern corner, at the proposed Dickeys Rd. entrance is ECAN land and currently leased for grazing. If available, the land will provide a northern entrance to The Groynes Regional Park. Car parking will be provided for access to the mountain bike, exercise and walking and fishing tracks and for family picnics, barbecues and other open space activities.

### area 2

#### Belfast Sewage Ponds

The future of the Ponds is unresolved. Future landuses may include upgrading the ponds with visual and ecological enhancement or conversion into wetlands to enhance conservation values with centralisation of city waste-waters.

#### Walking track

In the short term, the ponds will be enhanced with plantings. A walking track past the ponds will provide alternative access into the park from residential areas to replace existing walking tracks through adjacent farmland.

### area 3

#### Extended park land

This will feature open grassy areas and forested wetlands and swales at the northern end. An existing swale could include public commemorative plantings e.g. births, deaths, marriages as part of the forest restoration scheme. The forest will provide a threshold into the park and the mountain bike, exercise tracks will start from this point

### area 4

#### Mountain biking and exercise tracks

The mountain bike and exercise tracks will feature swales, mounds and exercise stations. The tracks will provide for moderate to challenging exercise activities and family fun mountain biking through native forest, scattered trees and undulating terrain.

### area 5

#### Fishing

Shrubs and trees will provide a degree of separation with the adjacent active pursuits. A riverside fishing track will provide access to the water for anglers.

### area 6

#### Ecological restoration

The island between the branches of the Otukaikino River is a proposed ecological restoration site. Similar treatment of the edges along the riverbanks will provide a core habitat area for fish, birds and other native flora and fauna. Similar treatment beyond the park boundaries will be encouraged to buffer the effects of agriculture on the waterways.

### area 7

#### Dog Park

The Dog Park will feature a fenced, open area with shrubs, trees and tracks. Concessionaires will supply dog-training services in a custom designed and improved alternative to the existing Dog Park. A re-aligned waterway runs along the boundary and through the Dog Park.

### area 8

#### Girl Guide camp

Apart from open campsites and buildings, the area, featuring swales and riverbanks, will be an extension of the ecological restoration programme. The upgraded campsite and facilities will provide for visiting schools and other groups during the week.

### area 9

#### Waterway and picnic area

The picnic area was the site of the Belfast Pony Club. The concept proposes a waterway and lake, road access and parking, plantings and wetlands. The existing waterway along the boundary with the old Groynes and the new extension will be removed and formed into a swale and wetland.

### area 10

#### Extended park area

This is currently an underutilised section of the park with populations of remnant native flora. While protecting the flora, the area will be upgraded to provide an open space park for groups to book, with a road and car parking, tracks, pedestrian bridges and plantings to screen and shelter.

### area 11

#### Dog Park

Relocation of the existing Dog Park will provide more open space for picnics, recreation and access to the river. Existing park facilities such as barbecues, toilets and parking will be upgraded.

### area 12

#### Park Rangers house

The existing Park Rangers house will remain in its current capacity

#### Fishing

A secondary fish out lake will be excavated for the overflow from the primary fish-out lake. The lake will be screened with fish gates to retain the fish. This area will be enhanced with plantings, car parking and open grassy park space.

#### Accessible track

An accessible track will meander through native bush, past waterways, over boardwalks and through open areas with a variety of optional routes and stopping areas with seating and other facilities.

### area 13

#### Road frontage

Canterbury Highways 2000, in anticipation of the future Johns Rd. four-lane upgrade, will plant the road frontage.

#### The entrance

The entrance area may be upgraded and widened with plantings, damp hollows and water bodies. A large water body with tree and wetland plantings will separate the park from a possible residential subdivision adjacent. Access into the subdivision will be off the main entrance road into The Groynes going east.

#### Fishing lake

A primary fishing lake will be regularly stocked with fish for organised fishing days. This will be screened with fish gates to retain the fish.

#### New building

The existing Rangers Hut will be replaced with a new, shared Fish and Game/Park Rangers building as a public facility with emphasis on education and interpretation. The building will be located adjacent to the river with pedestrian bridges, a pier and a landscaped frontage with car parking. Large tame trout and eels will be kept in with fish screens and viewed from this area.

### area 14

#### New road and bridges

A new road and bridge will direct people to the back of the park. Another new bridge will replace the existing culverts, which have proven hazardous, and provide better kayaking facilities along this section of the river.

#### Enhancements

Either side of the weir will be upgraded with native forest, riparian and wetland plantings and open spaces with picnic facilities.

#### Kayaking

The existing slalom gates will be relocated to the river section between the existing weir and culvert. The waterway will be improved for kayaking by clearing overhanging branches, enlarging existing eddies and placing obstacles such as large boulders in the river to create new eddies.

### area 15

#### Picnic areas

The existing picnic area No. 1 will be upgraded to better cater for groups and children with new play equipment, plantings, picnic and barbecue facilities and walkways. A mini golf concession is proposed for this area. Wetlands are proposed for the southwest corner and more buffer plantings between the park and the road.

### area 16

#### Swimming areas

Freshwater swimming areas will be created with groundwater and a spring. The holes will be naturalised and feature a gravel bottom, rope swings, weirs, pumps and shaded picnic areas and parking.

### area 17

#### Ecological areas

The area north of the river will be upgraded to increase ecological values and feature tracks and interpretative signage.

### area 18

#### Picnic areas

The areas around the existing fishing and recreation lake areas will be upgraded to provide large, open space park areas with tracks and picnic and barbecue facilities.

#### Tracks off site

Tracks into the Clearwater Resort, the Waimakariri River and west to the Twin Lakes (Rotokohatu Reserve) will be provided.

### area 19

#### Reserve contribution

The Clearwater Resort reserve contribution provides a lake, pier and plantings with views of the resort and access tracks.

### area 20

#### Clearwater Resort

Clearwater Resort with golf course and club house, driving range, lakes, tributaries to the Otukaikino River, hotel, residential subdivision, walking links to the Waimakariri River and wetlands.





the  
groynes

circulation plan





## Circulation Plan key

The Circulation Plan shows the existing and proposed roads, car parks, mountain bike tracks and various grades of walking tracks in and around the park.



### Existing tracks

The existing tracks will be assessed for their current condition and upgraded if necessary.



### Exercise tracks

The exercise tracks are located adjacent to the dedicated mountain bike track and will feature, not unlike Hagley Park, exercise stations situated around a loop circuit.



### Accessible tracks

The tracks will be developed to meet Parks and Waterways access policy criteria. Drinking fountains, signage and seating will provide comforts and directions for the track users. A variety of routes and destinations will provide variety, interest and challenges.



### Existing roads

The existing roads will remain the same in this concept but may be subject to scrutiny should they prove that they are insufficient for the parks traffic requirements.



### Off-site fishing and walking tracks

These tracks follow the Otukaikino and tributaries for pleasure walking and fishing routes. Following negotiation with landowners, it is hoped that these tracks may be extensive and feature native riparian plantings.



### Proposed roads

The proposed roads provide access into the new areas of the park, provide better access to existing areas and access to the proposed Dickeys Road entrance.



### Shared mountain bike and walking tracks

The loop track allows for casual, easy grade mountain biking that can be accessed from Darrochs Road, Dickeys Road car park or from within The Groyne and will be wide enough to be shared by both pedestrians and mountain bikers.



### Existing car parks

These car parks will be upgraded to reduce the conflict between chipseal and parkland. Where possible, more trees will be added, screen plantings and large car parks broken up into smaller areas.



### Proposed car parks

Includes the proposed Dickeys Road entrance and car parks along the length, and at the end of proposed roads into new areas of the park.



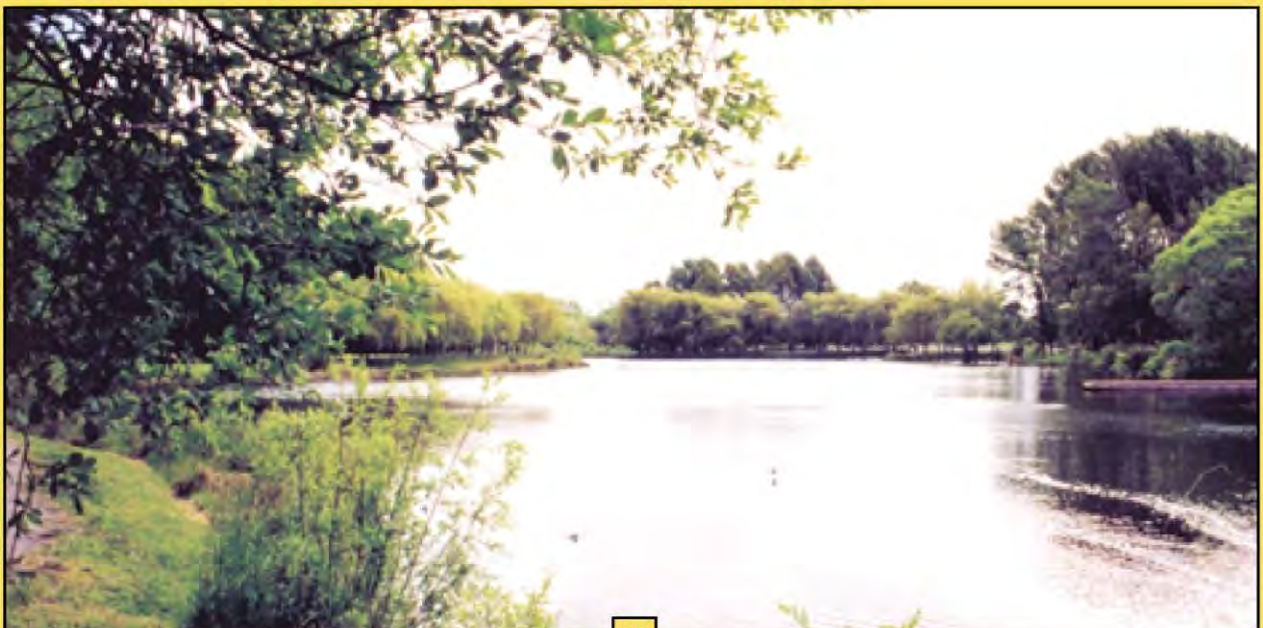
### Dedicated mountain bike track

This circuit will provide a short, thrilling ride, over mounds and through swales and groves of trees. The excess of cut from excavations of waterbodies and swales will be used to form the mounds to create a BMX type circuit.

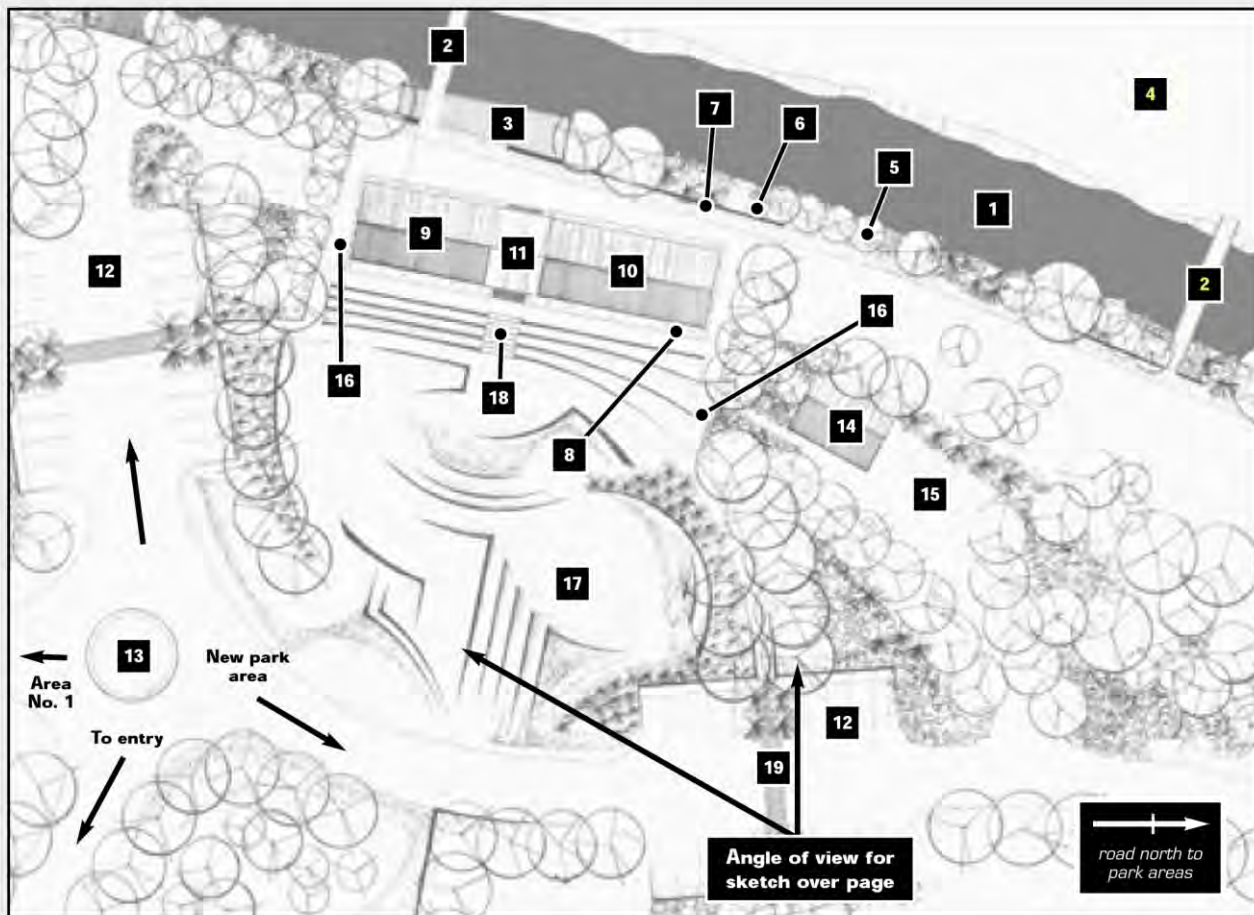


### Proposed walking tracks

The new tracks connect with existing tracks and tracks off site and provide a selection of walking routes through The Groyne.







## A new building for The Groynes

### A multi-purpose designed facility and first point of contact.

The proposed building is a multi-purpose facility and an upgrade of the existing Christchurch City Council Park Ranger headquarters. The project will be funded and managed in partnership with The Fish and Game Council and will provide service centres for the two partners and facilities for administration, meetings, sales and educational activities. The public area will provide natural and cultural interpretation of the landscape, and for many visitors, will be the first point of contact with The Groynes.

### Building description

A feature of the building is the glazed roof over the central entry area, which is open to the public car parks on the eastern arrival side, and the Otukaikino River on the west side. The glazed entry area provides views through the building, to the river, with interpretation panels and a shared reception desk.

A public meeting room with multi-media facilities for schools, interest groups and the council shares the southern end in the Park Rangers portion. In addition to the public meeting room, offices, records area, staff room and shower and toilet facilities are provided. The northern portion, designed for Fish and Game, is the largest and consists of the public reception area, small

meeting room, offices, library, staff room and shower and toilet facilities.

### The landscape

Situated on the bank of the Otukaikino River, the low key timber building features a greywacke rock skirt that extends into the landscape with a series of low walls and terraces. The central glass roof will reflect light from the river and provide a connection through to the front of the building. The grassed terraces create wet swales and raised areas for picnics, lessons and play. Tall native trees, shrubs and grasses surround and shelter this area and frame the view of the building from the road.

The river side of the building overlooks a walkway and features a timber cantilevered platform for viewing the river amongst native river edge plantings. Two concrete bridges cross the river to picnic areas and the walkway on the opposite bank. Tame trout and eels will be encouraged to inhabit the area and can be viewed and fed from the platform, the bridges or the bottom of the steps to the river edge.

The walkway crosses the car parks and continues to lakes, waterways and park areas. The roading has been simplified from its current situation and will be clearly signposted at the roundabout.



## Key for plan and sketch

**1** Otukaikino River

**2** Bridges

**3** Cantilevered observation deck

**4** Picnic area

**5** Native river edge plantings

**6** Steps to river

**7** Retaining and sitting wall

**8** Rock trench/moat

**9** Christchurch City Council Park Rangers

**10** Fish and Game Council

**11** Central glassed foyer and interpretation area

**12** Car parks

**13** Roundabout

**14** Storage shed and workshop

**15** Fish and Game car park

**16** Ramp

**17** Terrace grassed area

**18** Steps to building

**19** Walkway and crossing



## Indicative preliminary costs 5 to 10 year timeframe

	Possible order of costs <sup>▣</sup>
<b>1</b> Canterbury Highways 2000 plantings along Johns Rd.	\$160,000*
<b>2</b> Construct all tracks	\$70,000
<b>3</b> Construct fish-out lakes	\$50,000
<b>4</b> Construct new roads, bridges and car parks	\$100,000 to \$200,000
<b>5</b> Construct new waterways, earthworks and parkland areas	\$100,000 to \$200,000
<b>6</b> Construct Park Ranger/Fish and Game building and landscaping	\$500,000 to \$1,000,000 <sup>◆</sup>
<b>7</b> Develop accessible walkways	
<b>8</b> Develop dog park	\$20,000
<b>9</b> Develop off-site fishing and walking tracks	\$50,000
<b>10</b> Develop swimming areas	\$50,000
<b>11</b> Form a "Friends of The Groynes" group for consultation	
<b>12</b> Riparian planting and waterway enhancements	\$200,000
<b>13</b> Secure land for park expansion	Unknown
<b>14</b> Upgrade car parks and provide additional facilities i.e. toilets etc	\$120,000
<b>15</b> Upgrade Johns Rd entrance	\$50,000 to \$100,000
<b>16</b> Lease the Park Rangers house for function centre	
	<b>Total over 5 to 10 years \$1,470,000 to \$2,220,000</b>

\* No cost to Christchurch City Council.

▣ These are suggested preliminary costs to implement the development plan. Actual costs may vary widely when labour is considered.

◆ Suggested shared CCC/Fish and Game Council cost with possible contribution from other funding sources e.g. sponsorship, grants.

## Christchurch City Council Capital<sup>1</sup> Expenditure Programme relevant to The Groynes area [subject to change]

Project	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Amenity landscaping and planting	\$20,000	\$20,000	\$30,000	\$45,000	\$35,000	\$35,000
Upgrade of the information centre					\$25,000	\$80,000
Waterway protection – Otukaikino River	\$294,000 <sup>2</sup>	\$20,000				\$20,000
Replacement of triple culvert with bridge	\$58,000					
Waterway restoration – Otukaikino River <sup>3</sup>	\$40,000	\$64,000	\$87,000	\$72,000	\$96,000	\$150,000

### Notes

<sup>1</sup> The Operating Expenditure budgeted for 2001/02 is \$341,820 net.

<sup>2</sup> Most of this has been used for purchase of land alongside Dickey's Rd to protect a wetland area.

<sup>3</sup> This expenditure applies to an area greater than but including The Groynes area – consequently, only part may apply to The Groynes.

## Summary



The Context Plan sets the scene for proposals indicated in the Concept Plan. The Concept is for a Regional Park, with features that are different from important alternatives such as Hagley Park or the Port Hills. The emphasis is on the rural scale, space and the sparkling water, either for fishing, recreation or as a conservation and visual amenity.

Waterways and ponds are used as linkages through the park and to adjoining land, and physical barriers, to protect particular resources. The plan envisages development in conjunction with Environment Canterbury, the community, iwi, recreation and service groups and concessionaires.

The Groynes is intended to provide a linear interconnecting asset for the neighbourhood, the Christchurch community and visitors for the future.

## References

**Boffa Miskell, 2000.** *Clearwater Resort Waterways Management: Caring for the Otukaikino Christchurch*, Boffa Miskell.

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**Norton, A.C. et al., 1985.** *Waimakariri and Eyre-Cust Reserves Volume 2: Waimakariri Reserves – South Branch Resource Assessment and Draft Management Plan*, Christchurch: North Canterbury Catchment Board and Regional Water Board.





