

Banks Peninsula Community Board EXTRAORDINARY AGENDA

Notice of Meeting:

An extraordinary meeting of the Banks Peninsula Community Board will be held on:

Date: Monday 16 April 2018
Time: 10am
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton

Membership

Chairperson	Pam Richardson
Deputy Chairperson	Jed O'Donoghue
Members	Felix Dawson
	Janis Haley
	John McLister
	Tori Peden
	Andrew Turner

10 April 2018

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Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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1. Apologies

At the close of the agenda no apologies had been received.

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment

Deputations will be heard from submitters to the Draft Urumau Reserve Development Plan.

4. Urumau Reserve Development Plan 2018

Reference: 18/143927

Presenter(s): Delia Walker – Recreation Planner

1. Purpose and Origin of Report

Purpose of Report

- 1.1 The purpose of this report is for the Banks Peninsula Community Board to approve the Urumau Reserve Development Plan 2018 as the final plan. (Refer Attachment A).

Origin of Report

- 1.2 This report is being provided to fulfil a need to update the current Urumau Reserve Development Plan 2008.

2. Significance

- 2.1 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 2.1.1 The level of significance was assessed as low level. Urumau Reserve is a relatively small regional reserve managed on a day-to-day basis by a local reserve management committee. It was assessed at the higher end of the low level owing to the high level of local interest. The level of interest from the wider Christchurch and Canterbury public was unexpected. This level of interest is reflected in the large number of submissions received.
 - 2.1.2 The community engagement and consultation outlined in this report reflect this assessment.

3. Staff Recommendations

That the Banks Peninsula Community Board:

1. [Approve the Urumau Reserve Development Plan 2018 as per Attachment A of this report.](#)

4. Key Points

- 4.1 This report supports the [Council's Long Term Plan \(2015 - 2025\)](#):
 - 4.1.1 Activity: Regional Parks
 - Level of Service: 6.3.5 Provide, develop and maintain facilities to the satisfaction of park users
- 4.2 The following feasible options have been considered:
 - Option 1 – Approve the Urumau Reserve Development Plan 2018 (preferred option)
 - Option 2 – Do not approve the Urumau Reserve Development Plan 2018
- 4.3 Option Summary - Advantages and Disadvantages (Preferred Option)
 - 4.3.1 The advantages of this option include:
 - Clear direction for Council staff and the Lyttelton Reserves Management Committee to prioritise and progress with identified development projects.

- Enhanced enjoyment of the reserve for reserve users with increased recreational, environmental and ecological opportunities.

4.3.2 The disadvantages of this option include:

- Does not meet all of the submission requests received through the consultation process.

5. Context/Background

Context

- 5.1 Urumau Reserve is gazetted as a Recreational Reserve under the Reserves Act 1977. Under the Act, Urumau Reserve is to be managed “for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.”
- 5.2 The attached Urumau Reserve Development Plan 2018 (Refer Attachment A) is an update of the previous Urumau Reserve Development Plan 2008 (Refer Attachment B) approved by the Lyttelton Mt Herbert Community Board on 19 August 2008. The Lyttelton Reserves Management Committee worked with Council staff to develop the updated plan for community consultation and Banks Peninsula Community Board approval.
- 5.3 Urumau Reserve occupies 25.78 hectares of the lower end of a significant spur on the eastern side of Lyttelton township. It lies within the area of mana whenua Ngāti Wheke and forms a diverse planted backdrop to the town. The reserve is contained by Sumner Road on the eastern boundary, Gilmour Terrace and Foster Terrace to the west and Lyttelton Port Company land to the north. A poled walking route from the reserve extends across Lyttelton Port Company land and Department of Conservation land, to link up with the Crater Rim track and the network of Port Hills tracks across Department of Conservation and Council reserves.
- 5.4 A mixed pine and macrocarpa plantation on the ridge and eastern slopes was established over 120 years ago to provide ground stabilisation and rock fall mitigation. Over time it has also provided a vegetative buffer between the Lyttelton township and coal stockpiles alongside Gollans Bay. A disused quarry site accessed from Sumner Road operated as a Transfer Station for a number of years and is now closed. Contaminated fill has been identified in the quarry, which will have an impact on the future management of this site. The future use and management of the quarry site is still to be determined, but it will still remain within Urumau Reserve.
- 5.5 Positioned at the tip of the spur and Urumau Reserve is the Lyttelton Timeball Station site where the original tower is soon to be rebuilt.
- 5.6 Pedestrian access to the Reserve is via steps at the end of Foster Terrace and Reserve Terrace to a track that crosses the eastern slope and links to a track across the Lyttelton Port Company land. Emergency and maintenance vehicle access to this track is via an easement at the end of Gilmour Terrace. A network of existing and new mountain bike tracks have been developed within the macrocarpa and pine plantation.

Background

- 5.7 The Urumau Reserve Development Plan 2008 outlined the Lyttelton Reserves Management Committee’s broad aims to:
- Improve recreational and educational opportunities

- Increase public access and use of the reserve
 - Enhance the town's natural landscape and birdlife
 - Control plant and animal pests on the reserve
- 5.8 The Lyttelton Reserve Management Committee and Council staff have achieved out these aims with the following developments:
- New steps at Foster and Reserve Terraces. Signs at the Foster Terrace entrance and along some sections of the track network.
 - The Lyttelton Reserve Management Committee has an on-going weed control and native plant re-vegetation plan using volunteers. This plan is based on the areas identified for planting in the 2008 Development Plan.
 - New mountain bike tracks have been constructed within the plantation area under the guidance of some members of the Lyttelton Reserve Management Committee, local volunteers from the Lyttelton Mountain Bike Club and guidance when requested from Council park rangers.
 - Some information and directional signage. An information sign at the Foster Terrace steps and directional signage at track intersections, as shown on the draft plan.
 - A pest management strategy is under development to control plant and animal pests within the reserve and in partnership with adjacent landowners and the community.
- 5.9 The Lyttelton Port Company has developed a shared track on their property which links Urumau Reserve to a poled route also across its land eventually connecting to the Crater Rim track.
- 5.10 Three Polhill's Bay shooting ranges have been identified at Urumau and on the Lyttelton Port Company land; 2 are located on Urumau Reserve and a third is shown on the Lyttelton Port Company land. The rifle range runs parallel to the Lyttelton Sumner Road. The butts that were in Buckleys Bay Scenic Reserve were washed away in the Wahine Storm; the identified three mounds are in reasonable condition. The mounds have been built on the side of the hill with rock retaining walls to form a level area from which to shoot. A 1.2m wide access track extends to the furthest mound. These ranges date back to 1866 and were used by the Lyttelton Volunteer Artillery. Any future work around these will require an Archaeological Authority.

Consultation

- 5.11 Council staff worked collaboratively over a number of meetings with the Lyttelton Reserves Management Committee to develop a draft Urumau Reserve Development Plan that was agreed to go out for community consultation. Input to the draft plan was received via separate meetings with Heritage New Zealand and the Lyttelton Port Company representatives and a phone discussion with a representative from Te Hapū o Ngāti Wheke.
- 5.12 A plan was confirmed for a three week Have Your Say community consultation period via hard copy, Council website and Newsline. Consultation on the Urumau Reserve Development Plan was open from 15 August 2017 to 4 September 2017. The information leaflet (Refer Attachment C), including submission form (Refer Attachment D) was hand delivered to 230 properties in adjacent streets, and distributed to 41 absentee owners and 147 identified stakeholders. Approximately two hundred extra copies were provided to the Lyttelton Information Centre. A link to the Urumau Reserve Development Plan Report was available on the Council website (refer Attachment E) Leaflets were also available via a holder on a corflute sign showing the proposal and the key consultation information at the Foster Street entrance to the reserve.

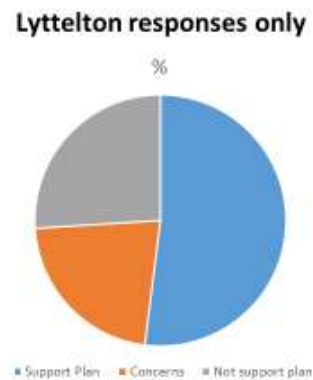
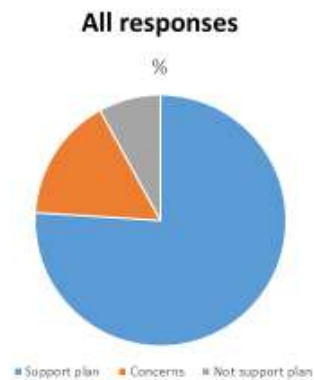
- 5.13 A public drop-in information session attended by approximately 20 people including Community Board representatives, was held between 7pm and 9pm Monday 28 August at the Banks Peninsula Board Rooms, Lyttelton.
- 5.13.1 Issues relating to the consultation process
- During the consultation process Council staff were made aware of material that was distributed to some Lyttelton properties along with the Urumau Reserve Development Plan information leaflet that was not part of the Council distribution. It included a white slip of paper saying "If you don't vote NO you approve the new plan". (Refer Attachment F)
 - Council staff were also made aware of stickers that were placed at various sites including on the confluence panel saying "VOTE NO Urumau MTB Plan". (Refer Attachment G)
 - Articles were also placed in The Akaroa Mail on Friday 25 August 2017 (Refer Attachment H) and the Bay Harbour News on Wednesday 30 August 2017. (Refer Attachment I). The Akaroa Mail article titled 'Mountain bikers may take over Lyttelton Reserve' quoted the Committee chair expressing surprise at the emphasis on mountain biking in the proposed plan and stating that people needed to know the consultation was happening. The public was invited to visit the Lyttelton Information Centre to collect leaflets and to speak to the chair or secretary of the Lyttelton Reserves Management Committee about the proposal. The Bay Harbour News article quoted the secretary of the committee highlighting the split among committee members regarding the 'bike trails'.
- 5.14 The distribution area of the "vote No slips and stickers" or its influence on the submitter feedback is not known. However the consultation feedback has shown there is strong support for the Urumau Reserve Development Plan 2018 as summarised in 5.19.
- 5.15 A meeting was held with representation from Te Hapū o Ngāti Wheke and Council staff on Friday 15 September 2017, to discuss concerns that Te Hapū o Ngāti Wheke had not been appropriately consulted, and it was confirmed that a representative had provided input. Council Engagement staff then made sure that collation of feedback was put on hold until a submission was received and considered as part of the process.
- 5.16 Following the formal consultation process a workshop was held with the Banks Peninsula Community Board and the Lyttelton Reserves Management Committee to consider the feedback and for comment on the draft project team response to be finalised for the report. It was then intended that a report would go to the Lyttelton Reserves Management Committee for consideration before going to the Banks Peninsula Community Board meeting for approval. However, Council staff concerns regarding conflict of interest by some of the Lyttelton Reserve Management Committee members, led to Council Legal Services Unit advice to amend this decision-making process so that the staff report went directly to the Banks Peninsula Community Board, and all Lyttelton Reserves Management Committee members who had not previously submitted were given the opportunity to make a submission on the plan. This supplementary consultation process was open from 12 March 2018 to 26 March 2018.
- 5.17 In total, six hundred and twenty five submissions were received (*176 from the Lyttelton area*). 473 submissions supported the plan (*92 from the Lyttelton area*). 98 submissions had concerns about the plan (*37 from the Lyttelton area*). 54 submissions did not support the plan (*47 from the Lyttelton area*).
- 76% of submitters (473) supported the plan - 15% from Lyttelton area
 - 16% of submitters (98) had concerns - 6% from Lyttelton area
 - 8% of submitters (54) did not support - 7% from Lyttelton Area
- 5.18 Lyttelton area levels of support as part of overall support (approximate percentages)
- 52% of those indicating support

- 21% of those with concerns
- 27% of those who did not support

5.19 In summary the distribution of responses was:

Area	Yes-support development plan	Yes-support development plan but with concerns	No-do not support the development plan	Total
Lyttelton	92	37	47	176
Christchurch and wider Canterbury	354	56	7	417
Other	27	5	0	32
Overall	473 (76%)	98(16%)	54(8%)	625(100%)

Comparison of responses – all/Lyttelton area



6. Option 1 – Approve the Urumau Reserve Development Plan 2018 (preferred)

Option Description

6.1 To approve the Urumau Reserve Development Plan 2018 as shown in Attachment A. This will include:

- Improved network of paths for recreation as shown on the plan.
- Improved access to Urumau Reserve.
- Improved directional and informational signage.
- Identified areas for fire buffer, open space, native regeneration.
- Overall to enhance the recreational, ecological, historic cultural and scenic values of the reserve.

Significance

6.2 The level of significance of this option is low consistent with section 2 of this report.

6.3 Engagement requirements for this level of significance included meetings with the Lyttelton Reserves Management Committee, Te Hapū o Ngāti Wheke, Lyttelton Port Company, Heritage New Zealand, a letterbox drop, onsite signage, newline and a drop in session.

Impact on Mana Whenua

6.4 This option does involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Ngāi Tahu, their culture and traditions.

6.5 Te Hapū o Ngāti Wheke provided the following feedback:

- Concern for sediment run off into the harbour and how that should be managed. The key message being the protection of Whakaraupō from all run off from land disturbance. A major piece of work to consider is Whaka-Ora, Healthy Harbour Ki Uta Ki Tai, Whakaraupō/Lyttelton Harbour Catchment Management Plan.
- Supportive of the regeneration of native bush both on Urumau Reserve and other reserves within the Harbour Basin.
- Supportive of mountain bike recreational use of the reserve but suggest that these should not be over extensively developed.
- Ensure Urumau Reserve has a connection with other reserves and tracks on the Port Hills and through the township leading down to Te Ana and Naval Point.
- Support for projects and developments that work within the big picture of Whakaraupō/Lyttelton.

Community Views and Preferences

6.6 An overview of positive comments from submitters in support and in support with concerns includes:

- the benefits of attracting people to Lyttelton,
- support for multi - use development,
- great to have and retain current mountain bike tracks,
- trails are an asset to the community,
- great to add more mountain bike tracks,
- support and appreciation for efforts of native planting and regeneration,

- support for improvement in biodiversity,
- support for shared trails including links to the Timeball Station, quarry and rifle range,
- support for tracks linking Council, Lyttelton Port Company and Department of Conservation land,
- improving the tracks will give more recreational options,
- acknowledgement of health benefits from increased recreation,
- support for a plan that allows for scenic, historic and ecological restoration purposes,
- creates play, reflection as well as active challenge
- the importance of protecting and preserving outstanding vistas for their spectacular views.

6.7 Key issues raised overall were:

- requests for additional access points,
- concerns about loss of privacy and tranquillity,
- parking and traffic for neighbouring properties,
- damage to the environment,
- shared paths,
- unauthorised paths,
- opposition to mountain biking in the reserve.

6.8 The majority of submitters indicating support with concerns made suggestions rather than complaints. Key overall suggestions were:

- connect network with Port Hills tracks,
- develop tracks,
- provide access to Sumner Road,
- continue to allow dogs under effective control,
- include clear signage within the reserve,
- consider adding a range of facilities such as toilets, seats, bike wash, treehouse and picnic areas.

6.9 Organisations that submitted and support the plan include Enviroschools Canterbury (representing two local schools and a preschool), UC Bike, Craigieburn Trails Committee, Lyttelton Primary School, Gravity Canterbury, South Canterbury Mountain Bike Club, Queenstown Mountain Bike Club, Torpedo 7, Summit Road Society Inc, Peninsula Tramping Club, Lyttelton Mountain Bike Club and Shirley Boys Mountain Bike Club.

6.10 Organisations that submitted and had concerns include Lyttelton Port Company, Lyttelton Environment Group, Spokes Canterbury, Liz Briggs Consulting Ltd, Evolution Cycles and Te Hapū o Ngāti Wheke.

6.11 Lyttelton Information Centre submitted and did not support the plan and indicated support for walkers only.

6.12 A combined submission made on behalf of eight individual members of the Lyttelton Reserves Management Committee emphasized that the committee reached a consensus position to support the draft development plan for consultation.

- 6.13 While more than half of the submissions from the Lyttelton area supported the plan, approximately 27% percent opposed the plan. (Refer 5.18). Most concerns were reflected in the key issues raised overall in the submissions. These were parking, anti-mountain bike concerns including track origin/evolution/ and authorisation, user conflicts/priorities, and damage caused by the tracks and mountain bikes on the environment. Key concerns about environment protection management and development were ecological, land weed control, plantings, erosion, land de-stabilisation and fire risk. Concern about the effect of developing access ways on Gilmour and Foster Terrace on neighbouring properties were more prevalent amongst Lyttelton submitters and those living close to the reserve than those further afield. There was also concern over the lack of consideration of Maori heritage values of the site and a concern an environmental evaluation had not been carried out before developing the plan.
- 6.14 Several submissions including the chair and secretary of the Lyttelton Reserves Management Committee submitting as individuals questioned various aspects of Council and Reserve Management Committee process and outcomes including the viability of the structure and governance of the Lyttelton Reserve Management Committee, and the process around the installation of additional mountain bike tracks in the reserve. One submitter raised concerns over information given out from the Lyttelton Information Centre.
- 6.15 In a Lyttelton snapshot of the 30 submitters from adjacent Foster and Gilmour Terraces and Randolph Street, 10 do not support, 10 support with concerns and 10 support the plan. Several raised process issues that were not raised by submitters outside Lyttelton (see above Context and Background). Key issues from these adjacent residents either in support or with concerns were also local concerns including parking and privacy relating to proposed new access points through adjoining Council land, and vehicle access/congestion via these narrow hillside streets.
- 6.16 Of the 417 submissions received from Christchurch and wider Canterbury, fewer than ten opposed the plan and the issues were the same as those from the Lyttelton area with one submission voicing particular concerns about implications for mana whenua.
- 6.17 Of the 354 from the Christchurch area who indicated they support the plan, 66 did not comment. Of the 56 who indicated support with some concerns, the majority were suggestions not complaints, and the themes were the same as for those who commented in full support – that is, the majority indicated support for or made suggestions for improving mountain biking in the reserve. Comments ranged from requests for more tracks to shared tracks to separated tracks, and care in signage and use for walkers and runners. Several also indicated appreciation of and support for protecting and improving the vegetation – both native and introduced, for example macrocarpas and pines.
- 6.18 There was strong recognition in these wider submissions of the benefits to Lyttelton especially for the burgeoning interest in mountain biking and perceived need for more tracks. There were also comments about the unique aspects of Urumanu for mountain biking, and the hard work put in by volunteers to develop challenging and interesting tracks.
- 6.19 There was also strong support in the wider Christchurch area for retaining and increasing connections to other tracks on the Port Hills including those put forward in the plan. For example connecting tracks to the Time Ball Station. Requests for other connections included Sumner Road access. Others included provision for downhill exit for mountain bikers, a loop track, provision for beginner rides, intermediate riders, and from a larger group, provision for experienced riders in what was cited as a unique place for this group including wet weather riders. There was also a range of comment about the pluses and minuses of sharing tracks for different users or providing separate access.
- 6.20 Of approximately 30 submissions from outside the Lyttelton and wider Christchurch area, none opposed the plan.

Project team response to key issues:

6.21 Concerns about additional access points to the reserve including parking and emergency access:

The reserve is currently limited to two formal access points only. If this situation remains it may result in heavier than desirable loading on the two sites. Currently there is limited formal access for bikes.

There is no legal access from the end of Gilmour Terrace to the Reserve via the private drive for the public. The access from Gilmour Terrace through the properties below the reserve is for Council maintenance of the Reserve and emergency's only, and not the general public.

The consultation plan shows three extra access points to the reserve, utilising existing reserve land.

- Access from 18 Gilmour Terrace would be for mountain bike use only.
- Access from 12 Foster Terrace would be a shared use track with up-hill mountain biking only through the food forest area.
- Access from 24 Foster Terrace would be a walking track only.

Staff agree that these access points are steep and would need to be engineered but it would provide an opportunity for downhill mountain bikers to exit the reserve on a dedicated track. Further investigation and feasibility studies would need to be carried out.

Staff acknowledge that there could be some increase in vehicle movement and parking demand on these streets as the reserve is promoted, and becomes more popular. However, the proposal to have multiple entry and exit points to the reserve that will help spread the load for any additional parking.

Not all visitors will drive, and those that do drive may also park in other streets, or in the commercial centre for ease of parking, movement and proximity to other facilities.

Parking demand needs to be assessed and monitored before determining what (if any) treatments are needed. Additional no stopping restrictions, or where applicable residents only parking restrictions, parking limit lines, parking compliance team action may need to be investigated if issues eventuate. Public transport, walk, bike options to be promoted.

Recommendation: Park promotions are to highlight the fact that the reserve has no formal parking and that all users should be encouraged to find other ways to get to there – for example public transport or walk and bike.

6.22 Additional access effects on neighbouring properties including loss of privacy and tranquillity:

Issues around practical access from an engineering and design perspective, or the impact on adjacent neighbours need further consideration including any mitigation (for example through plantings to screen for privacy). Options will be considered and affected neighbours would be consulted with directly.

Recommendation: The additional access points shown on the plan are explored further from an engineering point of view and with consideration to the impact on neighbours.

6.23 Concerns about damage to the environment:

Formation of tracks may have some impact on the environment. Council staff, Lyttelton Reserves Management Committee Members and volunteers must comply with District Plan rules, best practice guidelines for trail building and monitor track degradation as part of reserve management.

All efforts to minimise and control run-off will be taken. Continued planting is encouraged as well as armouring of tracks and sediment trapping.

Appropriate track construction and relevant planting alongside the track can help to minimise environmental damage.

Instability of the land is not considered to be a current major issue however drainage issues have been present in the reserve during significant rain events and channels and swales must be constantly managed to ensure water is adequately directed.

The Whaka-Ora Healthy Harbour, Ki Uta Ki Tai, Whakaraupō/Lyttelton Harbour Catchment Management Plan was adopted by Council in March 2018 and will be considered in any future development.

Recommendation: Any track development must ensure best environmental practice. Review and monitor current tracks for erosion. Monitor and manage drainage in and off the reserve. Continue native plantings as shown on the plan. Planting of native species to enhance biodiversity and assist with sediment control.

6.24 **Concern about shared paths:**

With limited space available, where possible, safe and enjoyable shared paths are an option. Shared climbing lines for bikes and walkers are particularly appropriate with shared downhill paths being least appropriate. Appropriate signage is needed. Shared paths help minimise risk of erosion by minimising soil disturbance.

There is a finite amount of room within the reserve for tracks. A balance is sought in the plan between providing for both activity types. That is why it is considered appropriate to have a dedicated downhill track for the mountain bikers.

Recommendation: Shared and dedicated path and signs are as shown on the development plan.

6.25 **Unauthorised creation of mountain bike tracks and need to limit mountain bike tracks to those shown on the development plan:**

There are differing opinions between some members of the Lyttelton Reserves Management Committee over whether the formation of some of the existing tracks have followed the correct process. After staff assessment track development to date appears to have followed correct process and no consents have been needed to complete track development. (Refer Attachment J) Council staff provided advice to the Lyttelton Reserve Management Committee when requested but have not been present on most working bees. Most tracks were developed from scratch lines under pines and in duff and needle layers. No native plants were removed that staff are aware of. Council staff have provided advice on reviewing track lines, usability, safety (staying in the orange zone) and sustainability including avoiding native vegetation. One species of New Zealand native fern that staff did point out was *asplenium oblongifolium*, common name, shining spleenwort. The development plan aims to provide a balance of recreational facilities to accommodate walkers and cyclists, while also acknowledging and providing for environmental, scenic, historic and ecological values.

Recommendation: All track development must be consistent with the development plan.

Project team response to key suggestions:

6.26 Connect network with Port Hills tracks:

Out of scope for this project but these suggestions are noted and appreciated and will be passed on to the appropriate people.

There is a connection available for walkers from Urumau to the summit via Lyttelton Port Company land and Department of Conservation land. There is not currently any other viable links other than a connection to Chalmers track from Urumau via Lyttelton Port Company land to the west. The Head to Head walkway is signposted at the Foster Terrace entrance and this is the track that passes through Lyttelton Port Company land and connects to Department of Conservation land.

Recommendation: Suggestions noted. Continue development of the Head to Head walkway.

6.27 Develop more tracks and access points:

Development should be as per the agreed plan once consultation is complete: There is no support for more tracks (above what is shown in plan), and the existing plan can only be done sustainably through prioritisation and careful management. Track development will take into account Christchurch District Plan requirements, best practice design, safety and environmental considerations and other relevant plans including Whaka-Ora Healthy Harbour, Ki Uta Ki Tai Whakaraupō/Lyttelton Harbour Catchment Management Plan.

Recommendation: The Council will work with the Lyttelton Reserves Management Committee to prioritise the planned developments which will be staged through a gradual process of improvement, and will be limited to available budgets.

6.28 Provide access to Sumner Road:

Following the Christchurch earthquakes Sumner Road continues to remain closed. Currently access to Urumau Reserve from Sumner Road is not considered practical given safety concerns and any future access would be dependent on review with traffic and roading advice.

Recommendation: No change to the proposed development plan. Future access could be considered once Sumner road is re-opened.

6.29 Consider adding a range of facilities such as toilets, seats, bike wash, tree house and picnic areas:

Currently limited options other than further seating and informal picnic area development. Any new structure would need to have an allocated capital and maintenance budget. One submitter gave the history of the seat proposed in the development plan. The seat was proposed to be a memorial for Gary Broker, acknowledging his enthusiasm and hard work over the years to Urumau Reserve. Money was donated by local people and the Community Board for a stone seat with additional suitable native plantings. Positioning of the seat was at the time intended to “break the journey” on the uphill climb.

Recommendation: Seat and informal picnic area as shown on development plan is supported. Positioning of the seat as a memorial for Gary Broker will be agreed in consultation with relevant local community members, Community Board members and Lyttelton Reserve Management Committee members.

6.30 Consideration of Māori Heritage Values

There was a concern over the lack of consideration of Māori heritage values. While consideration of native/indigenous planting is consistent with mana whenua values, additional representation of mana whenua values could be considered in consultation with Te Hapū o Ngāti Wheke. For example consideration of interpretation of Urumau and other key landscape features and naming of tracks.

Recommendation: Mana whenua values will be considered when implementing development projects.

6.31 Support for more walking tracks:

There was some support for more walking tracks. There is a finite amount of room within the reserve to provide for tracks. A balance is sought in the plan to cater for walking and cycling. Walking only tracks and where possible, safe and enjoyable shared paths are options.

Recommendation: Track development will be as shown on the development plan.

6.32 Support continued planting and maintenance plans:

Urumau Reserve is recognised as being in the Lyttelton Harbour ecosystem. New plantings must be sourced from local populations. The Council supports this including working with community volunteers, and offers support to the Lyttelton Reserves Management Committee.

Recommendation: Planting as per the development plan.

6.33 There are no changes to the proposed Urumau Reserve Development Plan 2018 as a result of consultation.

6.34 Attached is the Urumau Reserve Development Plan 2018 for Community Board approval. (Refer Attachment A)

6.35 Submitters have been sent a letter informing them of the time date and location of the Banks Peninsula Community Board meeting including how to request speaking rights at the meeting.

Alignment with Council Plans and Policies

6.36 This option is consistent with Council's Plans and Policies

6.36.1 Christchurch District Plan

6.36.2 Parks and Waterways Access Policy 2002

6.36.3 Physical Recreation and Sport Strategy 2002

6.36.4 Whaka-Ora Healthy Harbour, Ki Uta Ki Tai

6.36.5 Biodiversity Strategy

Financial Implications

6.37 Cost of Implementation – The cost of implementing the Urumau Reserve Development Plan will be assessed following approval of the plan and prioritisation of projects. The major projects with regards to developing access points into the reserves will be a more significant cost and require engineering.

6.38 Maintenance / Ongoing Costs – There will be ongoing maintenance costs associated with track maintenance.

6.39 Funding source – Currently there is no funding allocated to the development of Urumau Reserve. Smaller projects such as signage, track maintenance and plantings may be prioritised alongside other operational parks projects for operational funding. More significant projects will be prioritised and put forward in the next Council Annual or Long Term Plan for consideration.

Legal Implications

- 6.40 There is a legal context, issue or implication relevant to this decision.
- 6.41 This report has been reviewed and approved by the Legal Services Unit.
- 6.42 The decision to adopt the Urumau Reserve Development Plan 2018 lies with the Community Board under delegated authority from Council. *“Power to approve the location of, construction of, or alteration or addition to, any structure or area, and the design of landscape plans for the same, on reserves, parks and roads, provided the design is within the policy and budget of Council.”*
- 6.43 The content of the Development Plan comes within the terms of section 17(1) of the Reserves Act 1977 (referred to in paragraph 5.1 of this report) Some concerns were raised about whether the Council has met the requirements of the Local Government Act 2002 in relation to this consultation. However overall the Legal Services unit considers that persons who were invited or encouraged to present their views were able to access relevant and clear information from the Council. Legal staff believe that the process followed has been a robust one and that by removing the Lyttelton Reserves Management Committee from the decision making process Council has negated issues around conflict of interest.
- 6.44 Concerns around structure and governance of the Lyttelton Reserves Management Committee do not relate directly to the Urumau Reserve Development Plan 2018 and should be addressed in a different forum.

Risks and Mitigations

- 6.45 There is a risk that the privacy and tranquillity of neighbouring property to the identified access ways may be affected by development of access to Urumau Reserve and the additional noise of users of the access ways. This may result in neighbour’s privacy being compromised.
- 6.45.1 Residual risk rating: The residual rating of the risk after the below treatment is implemented will be medium.
- 6.45.2 Planned treatment include mitigating the issue by providing suitable screening, for example appropriate planting or fencing to provide privacy to neighbouring properties and minimise any noise issues from users accessing the reserve.
- 6.46 There is a risk that the increase in users on the tracks may cause increased soil erosion and run off into drainage causing increased sediment into Whakaraupō/Lyttelton Harbour.
- 6.46.1 Residual risk rating: The residual rating of the risk after the below treatments are implemented will be medium.
- 6.46.2 Planned and current treatment includes mitigating the issue by establishing suitable planting and sediment traps. This practice is currently used. Tracks may also be closed following significant weather events to mitigate the effects of erosion.
- 6.47 There is a risk of injury with shared use tracks and access by steep entrance ways onto narrow steep roads.
- 6.47.1 Residual risk rating: The residual rating of the risk after the below treatments are implemented will be high.
- 6.47.2 Planned and current treatments include mitigating the issue by ensuring there is clear signage indicating track usage. Tracks and access ways will be engineered according to appropriate industry standards.

Implementation

- 6.48 Implementation dependencies - Gaining Community Board approval to proceed with the development plan. Prioritisation of the development projects. Council staff, Lyttelton Reserves Management Committee and volunteer time and resource availability. Securing funding.
- 6.49 Implementation timeframe - Projects will be prioritised and completed as suitable funding becomes available.

Option Summary - Advantages and Disadvantages

- 6.50 The advantages of this option include:
- The Urumau Reserve Development Plan 2018 will provide clear direction for Council staff and the Lyttelton Reserves Management Committee to prioritise and progress identified development projects.
 - Enhanced enjoyment of the reserve for reserve users with increased recreational, environmental and ecological opportunities.
- 6.51 The disadvantages of this option include:
- Does not meet all of the submission requests received through the consultation process.

7. Option 2 – Do not approve the Urumau Reserve Development Plan 2018

Option Description

- 7.1 The Urumau Reserve Development Plan 2018 (Refer Attachment A) is not approved. If the development plan is not approved the Urumau Reserve Development Plan 2008 would continue to be operative.
- 7.2 If the Community Board does not approve the Urumau Reserve Development Plan 2018 the Community Board could request Council staff to consult further. This would require additional funding and resources.

Significance

- 7.3 The level of significance of this option is low consistent with section 2 of this report.
- 7.4 If the Community Board request Council staff to consult further the engagement requirements for this level of significance would include another consultation process similar to that outlined in paragraph 6.3. This could include meetings with key stakeholders, a letterbox drop, onsite signage, Newsline and a drop in session.

Impact on Mana Whenua

- 7.5 This option does involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Ngāi Tahu, their culture and traditions. Refer comments in paragraph 6.5 for feedback from Te Hapū o Ngāti Wheke.

Community Views and Preferences

- 7.6 The local community and Urumau Reserve users are specifically affected by this option due to the reserve being located directly above the Lyttelton township and the large number of people who use the reserve for a variety of recreational, cultural, environmental and/or ecological purposes.
- 7.7 Six hundred and twenty five submissions were received. 53 (8%) submissions did not support the Urumau Reserve Development Plan 2018. Key issues from those submitters that did not support the plan include anti mountain biking concerns including track origin/ evolution and authorisation, user conflicts/ priorities, damage to the environment, effect on privacy and tranquillity of neighbouring properties, particularly those adjacent to the proposed new access

points and concern over parking issues. Please refer to the following sections, Project team response to key issues and Project team response to key suggestions in section 6.

Alignment with Council Plans and Policies

- 7.8 This option is inconsistent with Council's Plans and Policies
- 7.8.1 Inconsistency – Council Long Term Plan, Regional Parks, Level of Service: 6.3.5: Provide, develop and maintain facilities to the satisfaction of park users.
- 7.8.2 Reason for inconsistency – As indicated from the submission response this option is in opposition to the majority of submitters views to develop Urumau Reserve. 76% of submitters support the proposed Urumau Reserve Development Plan 2018 and 16 % of submitters support the Development Plan with concerns.
- 7.8.3 Amendment necessary – Not applicable.

Financial Implications

- 7.9 Cost of Implementation – Additional costs if Council needs to re-consult.
- 7.10 Maintenance / Ongoing Costs – Not applicable.
- 7.11 Funding source – Currently there is no funding allocated for the development or to re-consult on the Urumau Reserve Development Plan 2018.

Legal Implications

- 7.12 There is not a legal context, issue or implication relevant to this decision.
- 7.13 This report has been reviewed and approved by the Legal Services Unit.

Risks and Mitigations

- 7.14 There is a risk of injury to users caused by lack of clear signage and improved track network. This may result in user injury and an enquiry (depending on the severity) of the injury.
- 7.14.1 Residual risk rating: The residual rating of the risk after the below treatment is implemented will be high.
- 7.14.2 Planned and/or current treatment include improving signage, improving the track network and ensuring tracks are built following appropriate industry guidelines.

Implementation

- 7.15 Implementation dependencies - Gaining Community Board approval for a revised Development Plan. Funding and resource availability.
- 7.16 Implementation timeframe – Will depend on funding and resource availability.

Option Summary - Advantages and Disadvantages

- 7.17 The advantages of this option include:
- The community has the opportunity to consider further changes to the Urumau Reserve Development Plan.
- 7.18 The disadvantages of this option include:
- Additional cost to re-consult.
 - Potential for the cost of implementing the identified projects to increase.
 - Council staff and the Lyttelton Reserve Management Committee lack guidance to future development of Urumau Reserve.
 - Risk to current user groups with lack of clear signage.
 - Risk of submitter frustration with consultation process.

- Risk to Council reputation given the level of support for the Urumau Reserve Development Plan 2018 received during the consultation process.

Attachments

No.	Title	Page
A	Urumau Reserve Development Plan 2018	
B ↓	Urumau Reserve Development Plan 2008	21
C ↓	Consultation PDF Urumau Reserve Development Plan consultation leaflet with insert plans 2017 08 08(2)	22
D ↓	Consultation Submission form Urumau Reserve Development Plan	26
E ↓	Urumau Reserve Development Plan for Consultation 2017 07 28	28
F ↓	Urumau Reserve If you don't vote NO you approve the new plan slip	38
G ↓	Urumau Reserve vote No Urumau MTB Plan sticker on corflute sign	39
H ↓	Urumau Reserve Mountain Bike Article Akaroa Mail 25 August 2017	40
I ↓	Urumau Reserve Mountain Bike Trail Story Bay Harbour News 30 August 2017	41
J ↓	Urumau Reserve - Notes on walking and cycling tracks at 96 Sumner Road	44

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

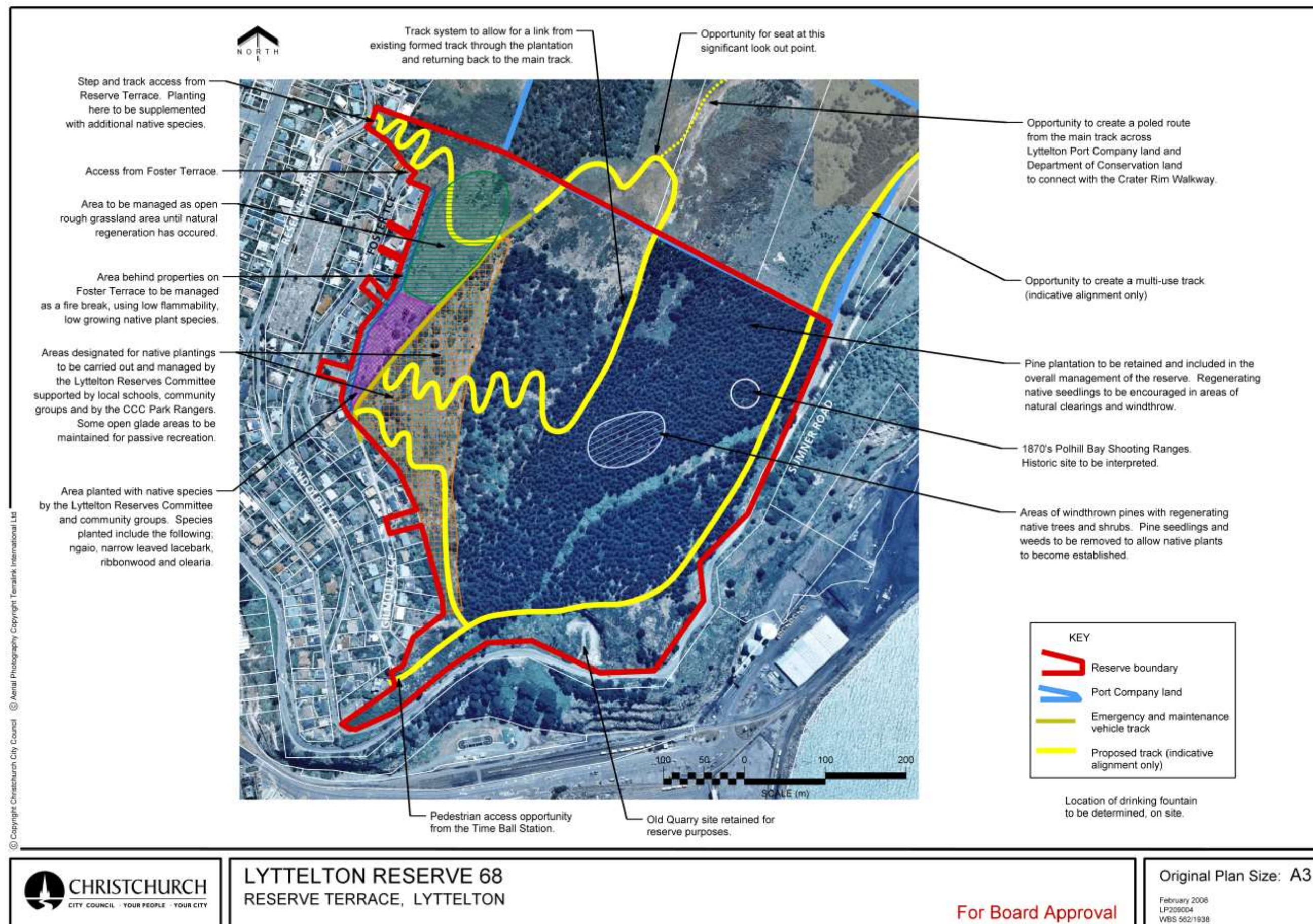
(a) This report contains:

- sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Authors	Delia Walker - Planner Recreation Philippa Upton - Engagement Advisor
Approved By	Brent Smith - Head of Parks Mary Richardson - General Manager Citizen and Community



Next steps

When community consultation closes, staff will work with the Reserve Management Committee to consider all the feedback and finalise a plan for Community Board approval.

We will get back to submitters with a summary of consultation, the final plan (including any proposed changes), and details of the decision meeting.

Following adoption of the revised development plan, budgets (allowing for any consents needed to do the work) will be put forward in the upcoming Draft Long Term Plan for Council consideration.



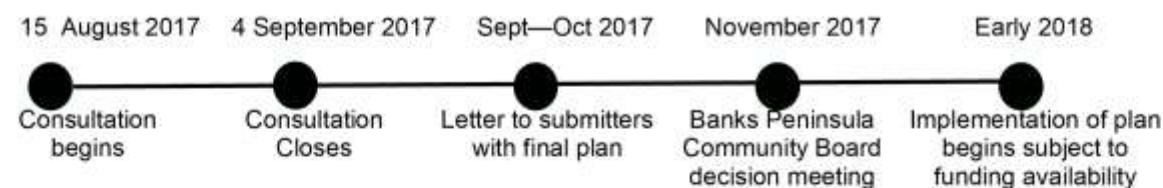
More information about the reserve

Go online at www.ccc.govt.nz/haveyoursay Urumau Development Plan to view the

- ☐ Development Plan Report
- ☐ Existing Development Plan



Timeline:



haveyoursay

ccc.govt.nz/haveyoursay

Any questions?

Philippa Upton Engagement Advisor
Christchurch City Council
PO Box 73013
Christchurch 8154

(03) 941 8808
philippa.upton@ccc.govt.nz



haveyoursay

ccc.govt.nz/haveyoursay

If you'd like to comment on the plan, please go online to: www.ccc.govt.nz/haveyoursay.

Or complete the enclosed freepost form.

Please make sure your comments reach us by **5pm, Monday 4 September 2017.**

Christchurch
City Council



Urumau Reserve Development Plan

Aug/Sept 2017

haveyoursay

ccc.govt.nz/haveyoursay

Christchurch
City Council



We are working with the Lyttelton Reserve Management Committee and the community to update the development plan for Urumau Reserve.

To the east above Lyttelton, in the area of mana whenua Ngati Wheke, Urumau Reserve forms a diverse planted backdrop to the town. Mountain bike and walking tracks cross the reserve, and a poled walking route links to the Port Hills track network.

Native planting, passive regeneration, conifer plantation, and pest control are key management priorities.

ccc.govt.nz/haveyoursay

Your comments will help us make sure the development plan for the reserve is updated to better reflect the needs and aspirations of the community.

Please join us at an informal drop in information session any time between 7.00pm and 9.00pm on **Monday 28 August** at the Banks Peninsula Board Rooms, 25 Canterbury Street Lyttelton.

Please make sure your comments reach us by

5.00pm, Monday 4 September 2017

NEWSLINE

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Christchurch
City Council

What we are doing and why

We are working to put together a development plan that balances the need to:

- improve recreational and educational opportunities
- increase public access and use of the reserve
- enhance the town's natural landscape and birdlife
- control weeds on the reserve

In doing this we need to consider:

- Tangata Whenua values
- walking & mountain bike path network and signs
- managing, planting and protecting vegetation
- access to adjacent Lyttelton Port Company land
- fire and rock fall hazard protection
- pedestrian access to the Timeball station



Potential location of track access from the Timeball Station site to the reserve

What is a recreation reserve?

Under the Reserves Management Act, 'a recreation reserve is to be managed for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside'.

Key features of the proposal

Tracks

The proposal shows a range of existing and proposed recreational tracks:

Red solid and broken lines show existing and proposed walking tracks

Blue solid and broken lines show existing and proposed mountain bike use.

Yellow solid and broken lines show existing and proposed shared tracks for both walking and mountain biking. Uphill mountain biking only is also indicated on some of these tracks.

A walking route extends into Lyttelton Port Company land, providing access to Port Hills walkways on adjacent reserves.

Dogs 'under effective control' are currently allowed in the reserve.

Access points

New access points to the reserve are proposed at:

- 18 Gilmour Terrace for mountain bikes only
- 12 Foster Terrace for shared recreational use (pedestrians and mountain bikes—uphill only)
- 24 Foster Terrace for pedestrian access only
- the Timeball Station site for shared use (pedestrians and controlled mountain bike use)

The aim is to find more ways to separate walking use from mountain bike use.

Signs and barriers

Appropriate barriers and signs will be needed at the access points to the reserve.

Vegetation cover

Vegetation cover is shown in four distinct areas on the plan.

1. Fire buffer, using fire resistant native plants.
2. Areas to be re-planted with Port Hills Ecological District, Lyttelton Harbour zone, sourced plants.
3. Existing pine and macrocarpa established forest with understorey establishment of bird-distributed native seedlings.
4. An area of open grassland managed through passive regeneration of native plants. From here there are views out to the township and beyond.

Insert plans

The Draft Development Plan insert page (for consultation) shows existing and potential access points into the Reserve, a network and hierarchy of paths, existing and future signage, and a variety of vegetation cover.

The Lyttelton track network plan shows the relationship of Urumau Reserve to adjoining public open space and path networks around Lyttelton.

The 25.78 hectare reserve is contained by Sumner Road on the eastern boundary, Gilmour Terrace and Foster Terrace to the west and Port Company land to the north.

Native plant and bird life

The reserve is home to a range of birdlife and several indigenous eco-systems ranging from dry and rocky to more humid higher slopes where a greater range of drought-tolerant trees and shrubs survive, the reserve also harbours colonies of nationally endangered plants?

Archaeology

Three Polhill's Bay shooting ranges, dating from 1866 and used by the Lyttelton Volunteer Artillery, have been identified at Urumau and on the Port Company land.



An example of a Polhill's Bay rifle mound



Potential location of pedestrian track access from 18 Gilmour Terrace

Sumner Road access

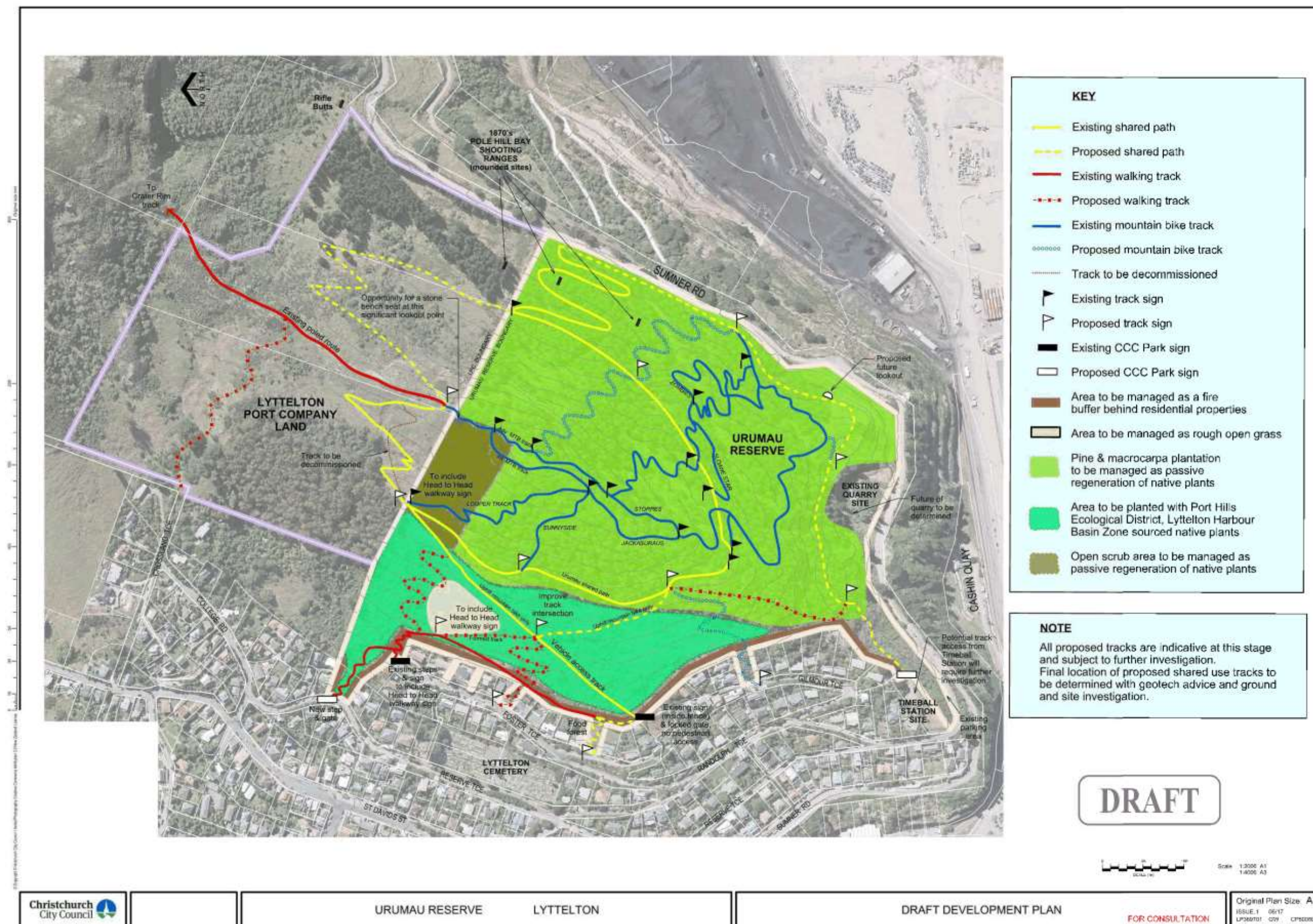
We considered a request for mountain bike access from the reserve onto Sumner Road. Although desirable, this (and any access from the reserve to Sumner Road), was excluded because of safety concerns.

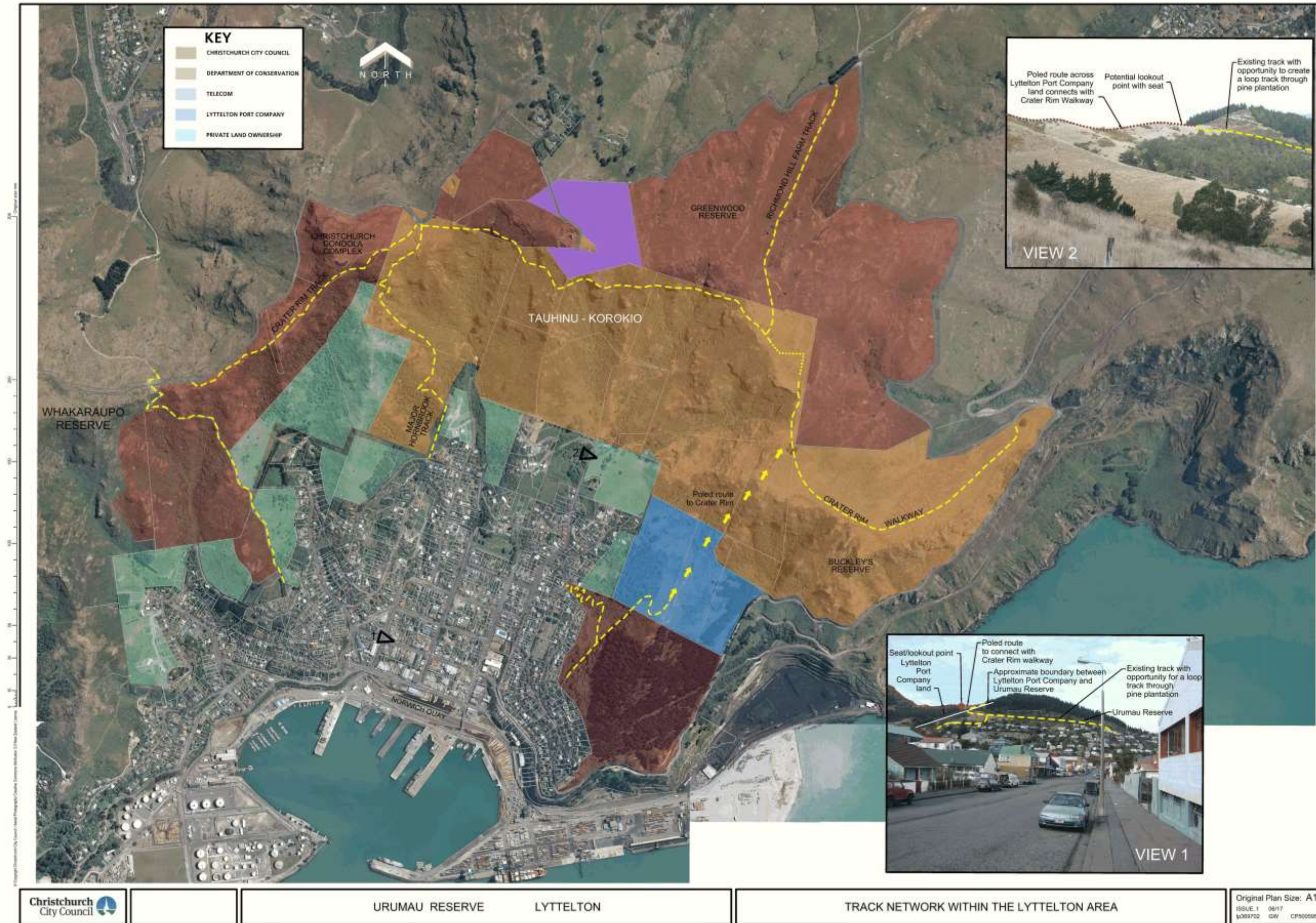
The road will carry a significant proportion of heavy goods vehicles including oversize vehicles, and there are sections where there is limited forward visibility for drivers.

Road width is also highly constrained by the rock bluff on the inside and steep slopes on the outer edge. This means there is no space for an adjacent walking path, nor a safety margin for mountain bikers using Sumner Road.



Existing sign at the reserve entrance on Foster Terrace





haveyoursay
www.ccc.govt.nz/haveyoursay



**IF YOU CAN,
DO IT ONLINE**
Saves **YOU** time,
Cuts **OUR** costs.

Please tell us what you like about the plan

We would also like to hear what you think could be changed or improved and why

[illegible]

Yes—I/we generally support the plan but have some concerns (please comment)

Name: *

Address:*

Postcode : *

Phone: *

Email:

* indicates required field

Please note: Your full name, address and telephone number are required because this information is important for transparency, and for Christchurch City Council's decision-making process. It also means we can update you on progress. Ideally we would like your email address too, if you have one, as this makes it easier for us to stay in touch with you throughout the engagement process. Your submission, including your name and contact details, will be made available to the Community Board, to help them make an informed decision. Submissions, **with names but without contact details**, are made available online once the Board agenda goes live on the Council website.

If requested, Council is legally required to make all written and/or electronic submissions available to the public, including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987.

If you believe there are compelling reasons why your contact details and/or submission should be kept confidential, please contact the Council's Engagement Manager on (03) 941 8999 or 0800 800 169 (Banks Peninsula residents).

Please fold with the reply paid portion on the outside, seal and return by 5pm, 4 September 2017

Christchurch
City Council

If you wish to attach extra paper, please ensure the folded posted item is no thicker than 6mm. Alternatively, you can send your submission in an envelope of any size and address it using "Freepost Authority No. 178"

fold staple or tape here fold

fold fold

FREEPOST Authority No. 178

Christchurch
City Council 

Free  

Attention: Philippa Upton
Engagement Advisor
Christchurch City Council
PO Box 73013
Christchurch Mail Centre
Christchurch 8154

Uruman Reserve

Draft Development Plan

Report



Christchurch City Council

Dated : 11th July 2017

Urumau Reserve Development Plan

Context

Urumau Reserve occupies 25.78 hectares of the lower end of a significant spur on the eastern side of Lyttelton township. It lies within the area of mana whenua Ngāti Wheke and forms a diverse planted backdrop to the town. The reserve is contained by Sumner Road on the eastern boundary, Gilmour Terrace and Foster Terrace to the west and Lyttelton Port Company land to the north. A poled walking route from the reserve extends across Lyttelton Port Company land and Department of Conservation land, to link up with the Crater Rim track and the network of Port Hills tracks across Department of Conservation and Council reserves.

A mixed pine and macrocarpa plantation on the ridge and eastern slopes was established over 120 years ago to provide ground stabilisation and rock fall mitigation. Over time it has also provided a vegetative buffer between the Lyttelton township and coal stockpiles alongside Gollans Bay. A disused quarry site accessed from Sumner Road operated as a Transfer Station for a number of years and is now closed. Contaminated fill has been identified in the quarry, which will have an impact on the future management of this site. The future use and management of the quarry site is still to be determined, but it will still remain within Urumau Reserve.

Positioned at the tip of the spur and Urumau Reserve is the Lyttelton Timeball Station site where the original tower is soon to be rebuilt.

Pedestrian access to the Reserve is achieved via steps at the end of Foster Terrace and Reserve Terrace to a track that crosses the eastern slope and links to a track across the Lyttelton Port Company land. Emergency and maintenance vehicle access to this track is via an easement at the end of Gilmour Terrace, although pedestrian access to the reserve is not encouraged at this point; access is marked with a locked gate and sign. A network of existing and new mountain bike tracks have been developed within the macrocarpa and pine plantation.

Urumau Reserve is gazetted as a Recreational Reserve under the Reserves Act 1977 and is administered by elected community representatives who form the Lyttelton Reserves Management Committee. Under the Act, Urumau Reserve is to be managed *"for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside."* The 2007 Development Plan for Urumau Reserve is due to be updated and the Lyttelton Reserves Management Committee has been working with Council staff to develop a plan for community consultation and Banks Peninsula Community Board approval. .

Background

The 2007 Draft Development Plan outlined the Lyttelton Reserves Management Committee's broad aims to:

1. Improve recreational and educational opportunities
2. Increase public access and use of the reserve
3. Enhance the town's natural landscape and birdlife
4. Control weeds on the reserve.

The Reserve Management Committee and Council staff have proceeded to carry out these aims with the following developments:

1. New steps have been provided at Foster and Reserve Terraces. Signs have been located at the Foster Terrace entrance and along some sections of the track network.
2. The Reserve Management Committee has an on-going weed control and native plant revegetation plan using volunteers. This plan is based on the areas identified for planting in the 2007 Development Plan.
3. New mountain bike tracks have been constructed within the plantation area under the guidance of Council staff and local volunteers from the Lyttelton Mountain Bike club.
4. Some information and directional signage has been installed. An information sign is placed at the Foster Terrace steps and directional signage has been installed at track intersections, as shown on the draft plan.
5. A pest management strategy is under development to control plant and animal pests within the reserve and in partnership with adjacent landowners and the community.

The Lyttelton Port Company has developed a shared track on their property which links Urumau Reserve to a poled route also across its land which eventually connects to the Crater Rim track.

Three Polhill's Bay shooting ranges have been identified at Urumau and on the Lyttelton Port Company land; 2 are located on Urumau Reserve and a third is shown on the Lyttelton Port Company land. The rifle range runs parallel to the Lyttelton Sumner Road. The butts that were in Buckleys Bay Scenic Reserve were washed away in the Wahine Storm; the identified three mounds are in reasonable condition. The mounds have been built on the side of the hill with rock retaining walls to form a level area from which to shoot. A 1.2m wide access track extends to the furthest mound. These ranges date back to 1866 and were used by the Lyttelton Volunteer Artillery. Any future work around these will require an Archaeological Authority.

Although a complete Avifauna Assessment of this specific reserve has not been carried out, findings from the Cavendish Bluffs assessment indicate that the following species are likely to be seen at Urumau: Kereru, NZ Falcon, NZ Kingfisher and Shining Cuckoo. Introduced finches are likely to be present in the pine plantation.

The Indigenous Ecosystems of the Lyttelton Harbour basin identifies Urumau Reserve as part of the Kowhai, Korokio, jewelled gecko, dry, rocky ecosystem. This ecosystem is characterised by having a rocky environment with an altitudinal sequence of shallow soils derived from the underlying rocks with Evans steepland soils on lower, steep dry sites. Cashmere soils on lower elevation gently sloping shoulders. Stewart steepland soils on higher more humid slopes. The natural vegetation of these sites are drought-tolerant trees and shrubs such as ngaio, kowhai, kanuka, golden ake ake, five-finger, cabbage trees, small leaved coprosmas, vines, short tussocks and small herbs. On the higher humid and shady sites a greater range of forest species such as mountain totara and black pine can survive.

Purpose of the Consultation Plan

To present a proposal for public feedback that will result in a plan that most effectively achieves a balance in meeting the aims and objectives for the overall use and management of Urumau Reserve, as agreed by the community and approved by the Community Board. The Development

Plan will provide guidance to the Reserve Management Committee and Council staff for the implementation of the aims and objectives of the community approved plan.

Draft Development Plan

1. Plan A illustrates the relationship of Urumau Reserve to adjoining public open space and path networks around Lyttleton
2. Plan B shows existing and potential access points into the Reserve, a network and hierarchy of paths, existing and future signage, and a variety of vegetation cover.

Draft Proposals

1. Tangata whenua values
 - Conversations with Ngāti Wheke representatives indicate that they support the current developments in the Reserve but emphasise their concern that if the track system is over-developed this could lead to soil erosion and eventual siltation of the harbour.
 - Ngāti Wheke is very supportive of native revegetation projects that will increase the biodiversity of the reserve and encourage more birdlife.
2. Path Network
 - When developing a future path network consideration should be given to the fragile nature of volcanic and loess soils covering the site. As much as possible, paths need to zig-zag across the steep slopes and follow contours. Construction of water-tables to channel water away from paths and tracks should be adopted. Planting of appropriate native plants alongside tracks will help mitigate against soil erosion.
 - After heavy rain events tracks should be closed to mountain bike use.
 - Shared tracks – these would provide both walking and mountain bike access to particular areas within the Reserve. These shared tracks would have a width of between 1.5m- 2.5m where feasible. They would need to be well graded and with a good surface and drainage. The Urumau track provides reasonably graded access around the ridge for walkers and mountain bikers.
 - Walking only tracks - to be identified for walking only unless they are to be used by mountain bikes for uphill use only.
 - Mountain bike tracks – these to be designated and graded for mountain biking with appropriate signage to identify the grade and use. Tracks to be identified with hazard signs to warn pedestrians of mountain bike use.
3. Signage
 - Signage plan to be developed to identify tracks and their uses. Standard CCC signs to be placed at all entrances to the Reserve to identify tracks and relevant Reserve bylaws. Head to Head walkway signage to be installed.
 - Interpretation signs to be located at appropriate places of interest, for example the Polhill's Bay Rifle Range.



An example of one of the Polhill's Bay Rifle Range mounds

4. Access

- New access at 18 Gilmore Terrace for mountain bike use only.



Potential location of track access from 18 Gilmore Terrace

- New access at 12 Foster Terrace for shared use.
- New access at 24 Foster Terrace for pedestrian access only.
- New access from the Timeball Station site for shared access.



Potential location of track access from Timeball Station site into Reserve

5. Pine and macrocarpa plantation
 - A forest management plan should be developed for the plantation to consider the health and viability of existing trees and how these should be managed in the future. For example, they could be incrementally felled and left on site, as they become old and unstable.
 - The pine plantation is currently mentioned in 'A Weed Survey of Uruman (Jensen & Shanks, 2008) - also included in this report is a list of indigenous plants that are regenerating within the plantation.
 - Allow for native plant regeneration to occur so that the whole area becomes a native forest; encourage this through passive regeneration of native species.
6. Native Planting
 - Native plants for areas identified on the previous 2007 Development Plan are currently being collected, propagated and planted by the Lyttelton Reserves Management Committee using seeds sourced from within the Lyttelton Harbour Basin of the Port Hills Ecological District (Wilson, 1992).
 - Christchurch City Council botanist has recommended that the range for seed collection could be extended within the Port Hills Ecological District to stay within the Lyttelton Harbour Basin, but beyond the areas where it is currently collected. This would help to broaden the plants gene pool.
 - The Lyttelton Reserves Management Committee plans and carries out native planting using a targeted and systematic approach.
 - The open grassed area on the western face of the reserve has been marked by the committee as an area of passive management so that over time natural regeneration will occur, in the meantime maintaining open space within the reserve.

- Further guidance on plant selection can be found in the Indigenous ecosystems of the Lyttelton Harbour Basin, a guide, prepared by the Governors Bay Landcare Group.
- 7. Plant and animal pest control and management
 - The Lyttelton Reserves Management Committee supported by the Christchurch City Council, coordinate and carry out work with community volunteers and school groups, to protect native flora and fauna and support endemic species regeneration by targeted control and eradication of plant and animal pests.
- 8. Lyttelton Port Company land
 - A management plan has been recently developed for the 17 hectares of land adjacent to the northern boundary of Urumau Reserve (Jensen, 2016).
 - The Port Company allows pedestrian and mountain bike access across its land and is amenable to creation of a shared track to allow access to walking and mountain biking tracks.
 - The amended shared track across its land was financed by a logging company; future maintenance of this track needs to be determined, potentially assisted by Council rangers.
 - Native planting on the Lyttelton Port Company land has been helped by the Banks Peninsula Conservation Trust, which along with Lyttelton Port Company staff will continue with its maintenance.
- 9. Fire Hazard and Protection
 - To help reduce fire risk, low flammability native plant species have been planted along the property boundaries of Foster and Gilmour Terrace.
 - Grass and plant pest control is essential for good fire protection.
- 10. Rock fall Hazard and Protection
 - Rock fall hazard areas are to be identified and appropriate hazard signage installed.
- 11. Timeball Station
 - The reconstruction of the Timeball tower is to commence soon. Future pedestrian access from this site into the reserve is welcomed by Heritage New Zealand; the route for a safe and suitable path will require further investigation but is considered feasible.

Other matters for consideration

- 12. On-going maintenance of all tracks: how much time and resources are required to carry out appropriate maintenance of all tracks?
- 13. Are 'dogs under effective control' still to be allowed into the Reserve or is there a need for a specific 'dog park'?
- 14. Is a comprehensive Forest Management Plan required?
- 15. Options for review: For example should the Development Plan be reviewed on a regular basis i.e. informally by the Reserve Management Committee every 5 years or formally every 10 years?

Summary

The Christchurch City Council is working with the Lyttelton Reserves Management Committee to consult with the community on and for the Banks Peninsula Community Board to approve the proposed Urumau Reserve Development Plan.

The community will be asked to comment on the development plan proposal for the recreation reserve. The plan includes considerations for track placement and signage, access to the reserve, and vegetation cover and management.

Key features of the proposal:

The proposal shows a hierarchy of existing and proposed tracks where red solid and broken lines indicate walking tracks and blue solid and broken lines are for mountain bike use. The broken yellow line indicates a shared track for both walking and mountain biking. The track extends into the Lyttelton Port Company land, providing access to adjacent Department of Conservation reserves and walkways.

Additional access points are proposed at 12 and 24 Foster Terrace and also at 18 Gilmour Terrace which would provide opportunities to further separate walking use from mountain bike use. Appropriate barriers and signage would be required at these points.

Vegetation cover is shown in four distinct areas: 1) fire buffer, using low flammability native plants, 2) areas to be revegetated using Port Hills Ecological District, Lyttelton Harbour Basin zone, sourced plants, 3) existing pine and macrocarpa established forest with understory establishment of bird distributed native seedlings 4) an area of open grassland managed through passive regeneration which currently provides an area where views out to the township and beyond can be experienced.

References

Crossland, A. June 2017. Urumau Reserve – Provisional Avifauna Assessment, 2017.

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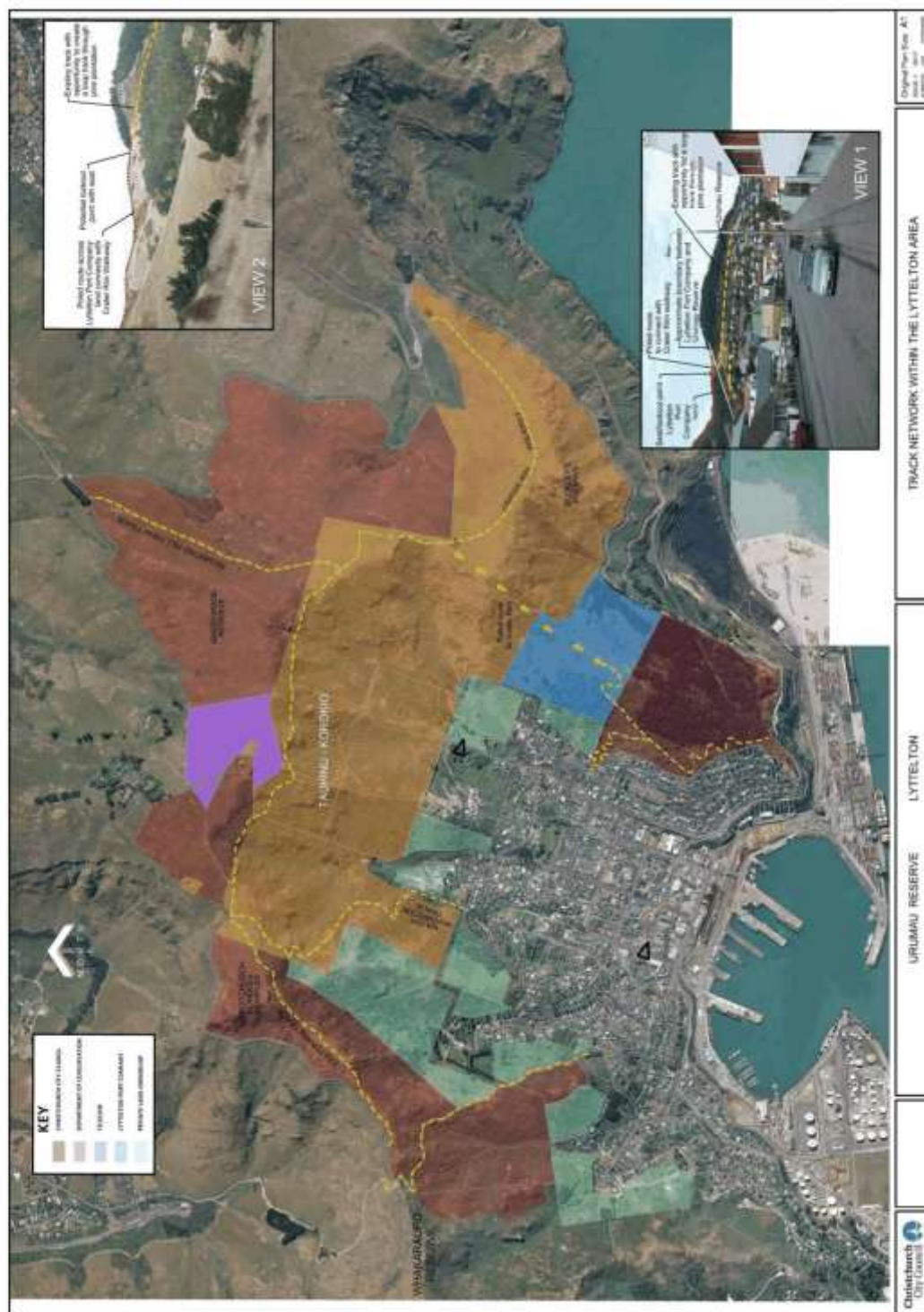
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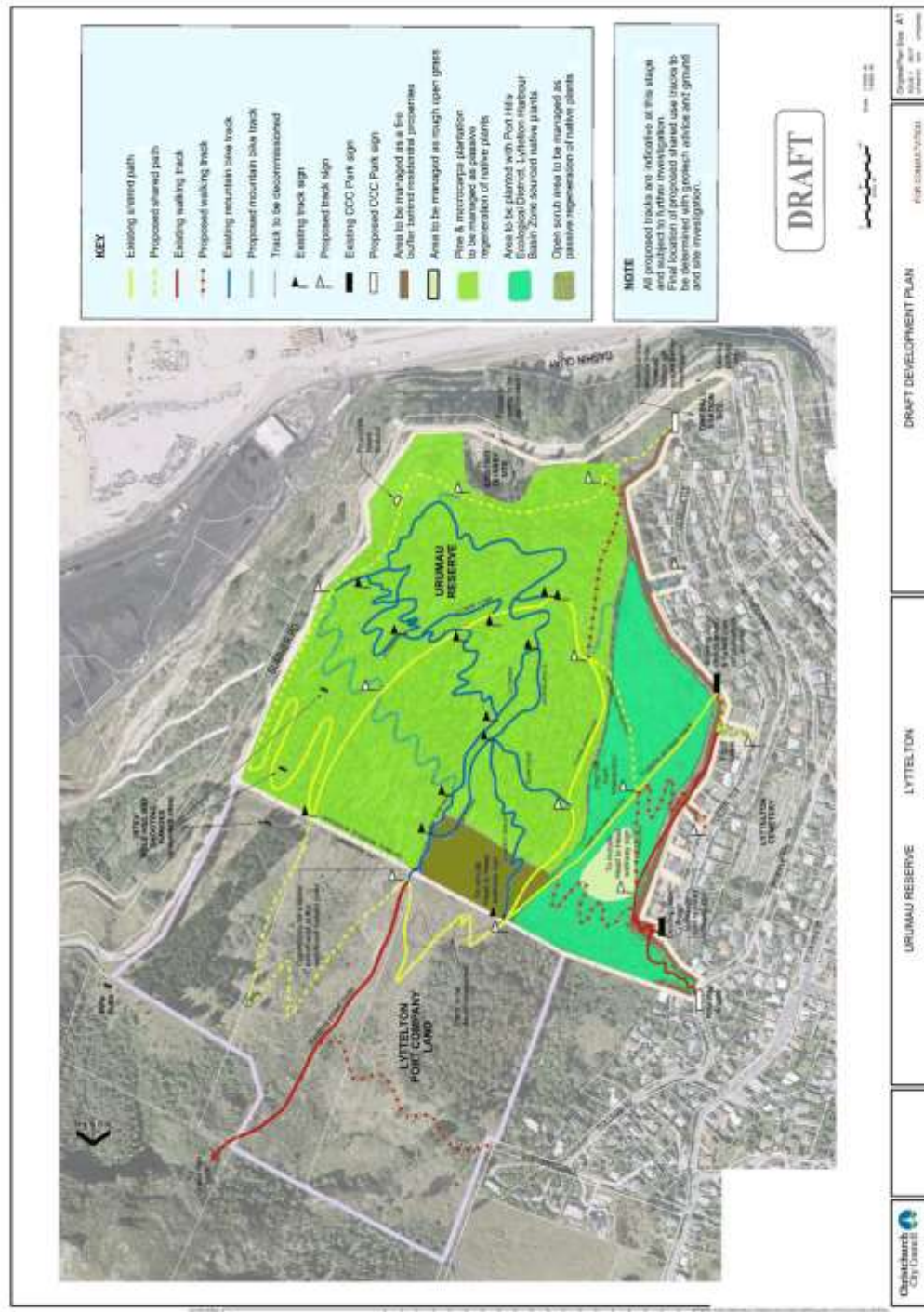
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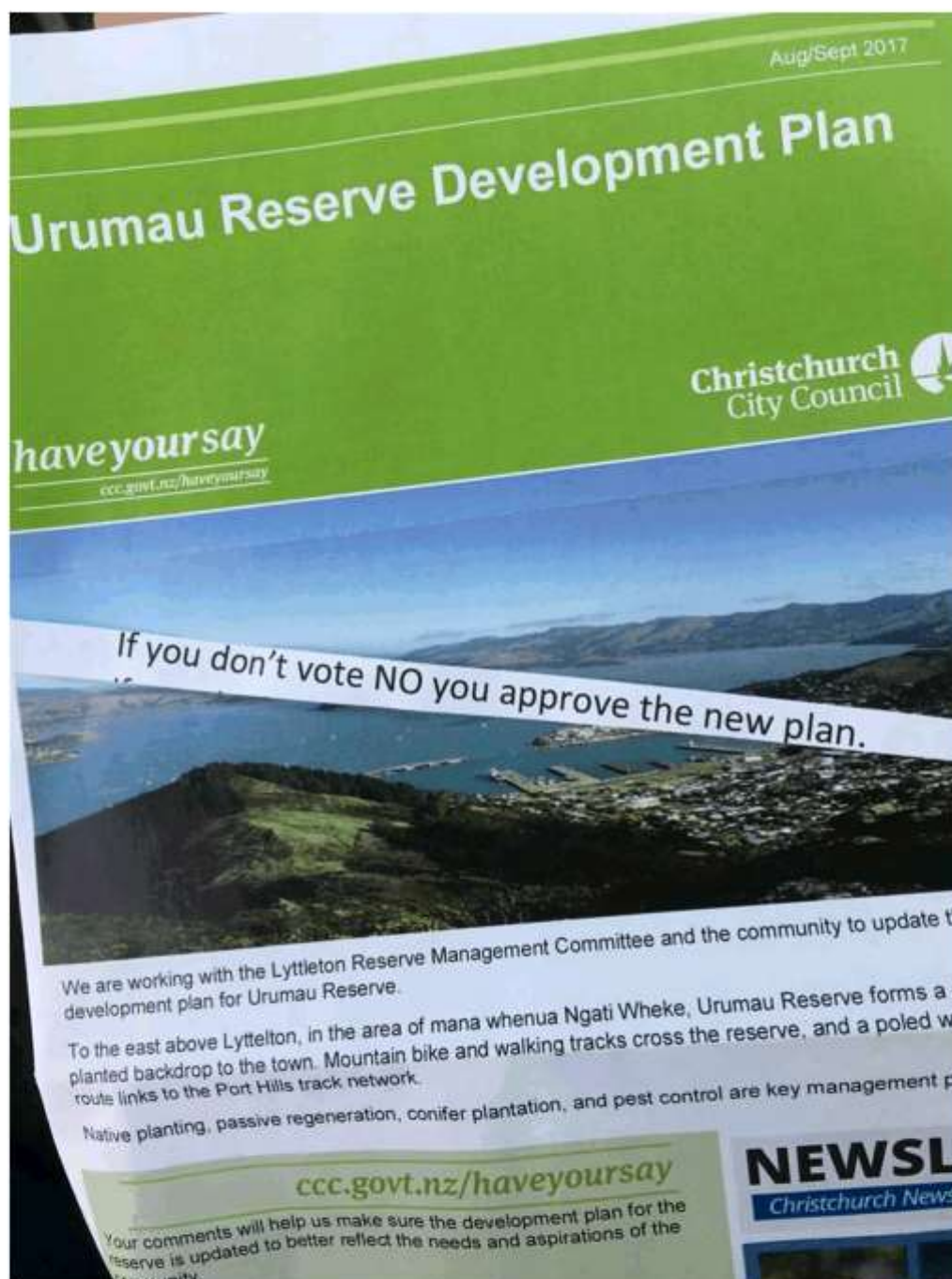
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Plan A Adjoining public land a track network



Plan B Draft Development Plan







Friday August 25 2017

The Akaroa Mail

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Tenderers invited for Akaroa Health Hub

The Canterbury District Health Board is inviting construction firms to express interest in building the new Akaroa Health Hub on the former Akaroa Hospital site.

It says that it is looking for a main contractor which can commit the necessary skills and resources to the project.

The new Health Hub will be single-storey, with a total floor area of 780 square metres.

"Of importance for this project will be demonstrating an ability to manage and plan for the constraints of the site location," the Board says.

"Making use of local resources where possible will be beneficial for the project and the community."

An additional incentive for contractors, the Board says, is that it will give the winner a chance to demonstrate ability in the healthcare

sector for a client with a significant programme of future works.

"The clinical works element of this build are not complex, which could mean an opportunity for a contractor to build new relationships with the CDHB and prove ability to take on future healthcare works."

The Board says that the design of the Akaroa Health Hub is nearly complete, and that the building consent will be applied for shortly.

After building companies have registered their interest, the Health Board will prepare a short list of possible builders who will be invited to submit a full proposal for the construction work.

This is expected to take place in the first week of November, and building is expected to start in December and take nine to twelve months.



The Foster Terrace entrance to the Truman Reserve in Lyttelton.

Mountainbikers may take over Lyttelton Reserve

The Truman Reserve above Lyttelton could become a prime destination for mountain bikers, if a draft

management plan is adopted. The reserve lies on the ridge line to the east of the town, and extends up from the former Timbrell Station site to Port Company land which extends to the lower edges of the City Council's Summit Road reserves.

It is owned by the Council, with day-to-day management by the Lyttelton Reserves Management Committee.

Committee chair Wendy Everingham said that she was surprised by the emphasis on mountain biking in the proposed plan – in the past the Reserve has mostly been used for walking and as an area for conservation planting.

She wonders whether mountain bike tracks could pop up in any reserves.

"I really want people to know that this consultation is happening," she said.

Much of the land is now covered in pine and macrocarpa plantations, and it includes an area, the 'Pole Hill Shooting Ranges' which were used for target practice in the 1870's.

The main entrance is off the turning area, at the top of

Foster Terrace – the highest row of houses at Lyttelton's eastern end – and a new access gate is proposed off the end of Reserve Terrace.

The draft plan proposes a future possible entrance off the Timbrell site.

Council staff say that a request for mountain bike access from the reserve on to Summit Road had been considered, but this had been excluded because of safety concerns.

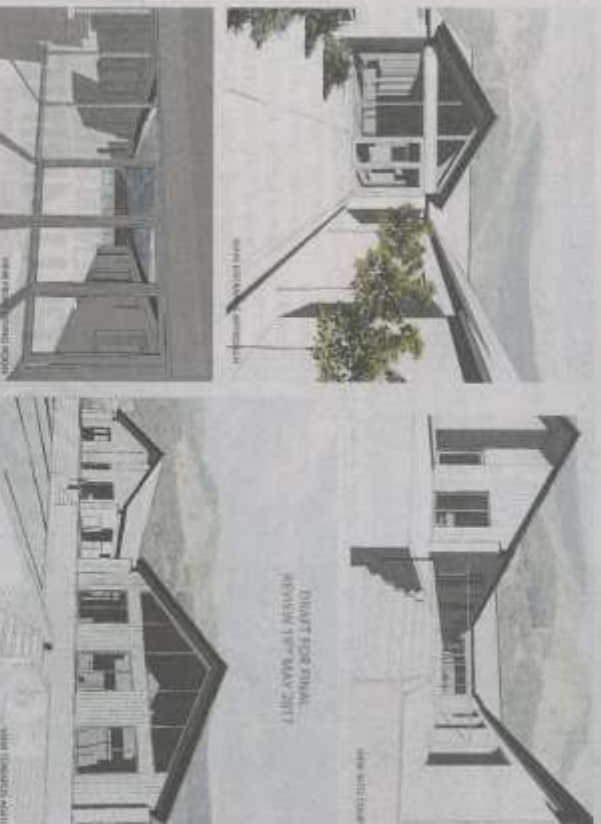
There is very limited parking available near any of the present or proposed entrances, and the roads are narrow and steep.

The draft management plan, which is currently out for consultation, shows existing walking and new mountain bike track further up the hill than the present ones.

New walking tracks are shown leading up from the Timbrell area, and up into the reserve from the entrances off Reserve Terrace.

A long 'shared' pedestrian and cycle path would extend along the lower levels of the Reserve overlooking the Container Terminal.

Consultation on the Reserve Development Plan



Sketches of the proposed Akaroa Health Hub - showing the main entrance, top left, the central courtyard and the view from the direction of the Garden of Time.

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Friday September 8. Deadline for news and advertising September 5

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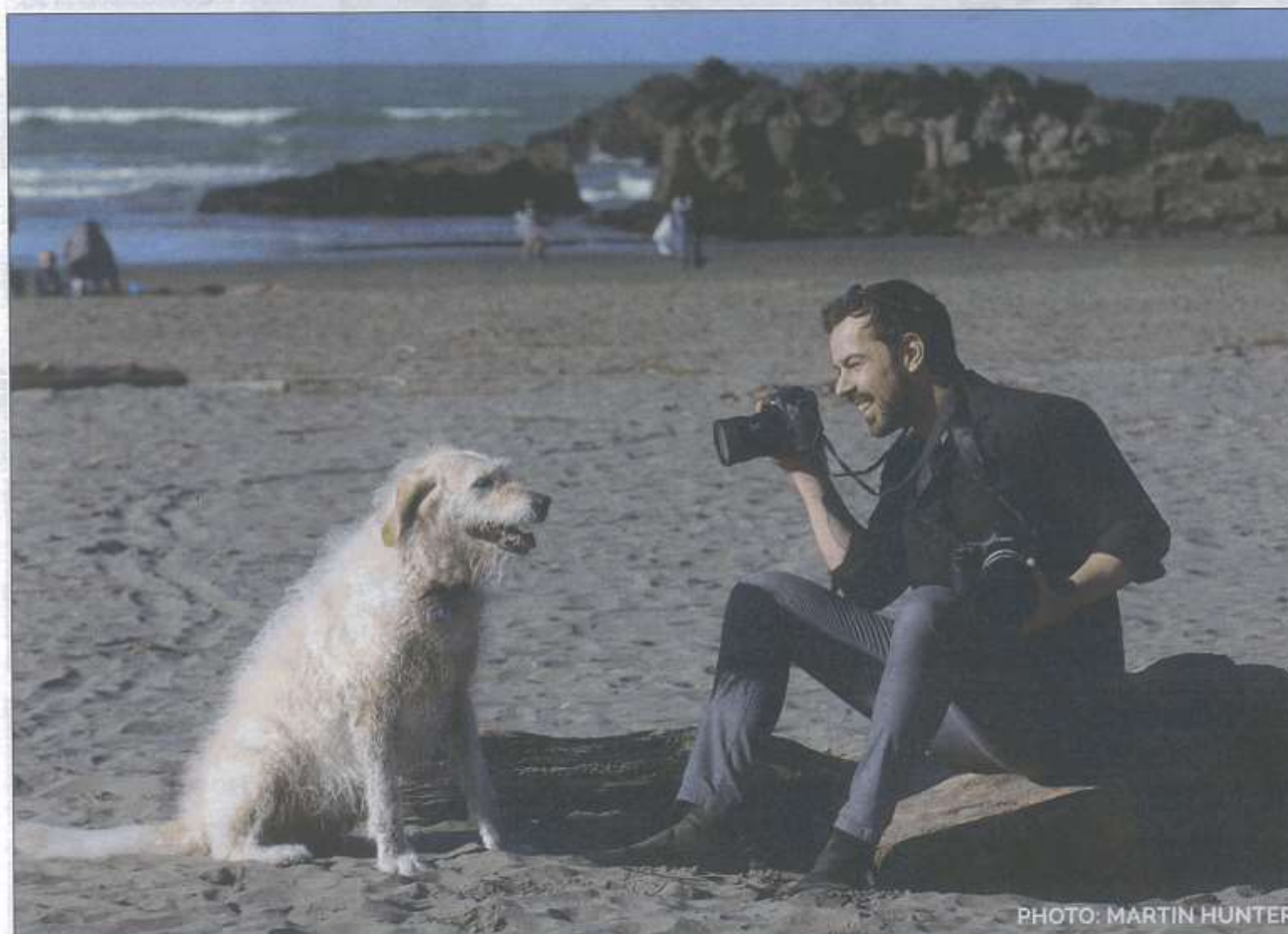


PHOTO: MARTIN HUNTER

Capturing a dog's life with the camera

Sumner photographer Bart Vandendoel spends his spare
time on the beach taking photos of dogs and their owners.
•Story, page 6



Mountain bike trails in reserve cause friction

By Sarla Donovan

THE FUTURE of mountain bike trails in Urumau Reserve are in doubt as a rift within the Lyttelton Reserves Management Committee deepens.

The trails have been developed since 2009, but committee secretary Brian Downey told *Bay Harbour News* yesterday there were too many, and they could be affecting the stability of the reserve's steep hillside slopes.

He said the issue of mountain bike trails had caused a "very definite split" among committee members and up to two thirds of the 16 members were against them.

The city council is currently looking at a plan to improve recreational opportunities in the reserve, increase public access, enhance birdlife and control weeds.

A city council leaflet outlining the reserve development proposal was sent to nearby residents last week.

- Turn to page 7
- Soapbox, p10

"As is - Where is"

GET SORTED THIS

WEDNESDAY AUGUST 30 2017

Latest Christchurch news

Mountain bike trails in reserve cause friction

•From page 1

A separate strip of paper saying "if you don't vote NO you approve the new plan" was also placed in letter boxes.

Bumper stickers saying "Vote No Lyttelton MTB Plan" have been spotted around the township and one has been stuck on the proposal's information sign at the Foster Tce entrance to the reserve.

But committee member, Luke Hollister, who is in favour of the trails, said neither was appropriate.

"It's underhanded and misleading. This isn't a vote – it's a consultation document designed for people to have their say on what they want to happen in the reserve. It's everybody's reserve."

A member of the committee for the past year, Mr Hollister has also helped develop and build mountain bike trails in Urumau Reserve since 2009.

"It's become quite a contentious thing, which to me, as a parent and a ratepayer and a cyclist and a person that likes native plants is a bit weird - because it is a recreation reserve and it's designed to provide facilities for everybody. I think that's what the plan puts forward."

Mr Downey didn't know who was responsible for the paper strips or bumper stickers.

Asked if it was appropriate, Mr Downey said it was difficult to say. "How do you control it?" •Soapbox pg 10



MAILBOX: This strip of paper was put in local residents' mailboxes, at the same time as a leaflet outlining the city council's development plan for Urumau Reserve.

•HAVE YOUR SAY: Do you think the 'Vote No' campaign is misleading? Email your views to saria.donovan@starmedia.kiwi

Banks Peninsula Water Zone Committee



Drop-in sessions for advice and support

Our staff will be at Little River every Wednesday from 9am to 1pm.

If you need some help understanding ways to improve biodiversity or want some advice on how to reduce stream bank erosion, drop in and have a chat to our staff.

Banks Peninsula Zone Team drop-in days:

Little River Service Centre, State Highway 75,
9-1pm, July - September 2017

Your Local Views

Lyttelton's mountain biking paradise

Greg Jack is president of the Lyttelton Mountain Bike Club. He writes about how Lyttelton is tapping into the growing popularity of mountain biking through the Urumau Reserve trail network.



With stunning views overlooking Lyttelton to the west and the expanse of the harbour to the east, the conveniently located Urumau Recreation Reserve now sports 4km of mountain biking and walking trails.

The addition of Christchurch Adventure Park has helped to establish the city as one of the best biking locations in the country, if not the world, and will continue to encourage more locals to get out on a bike.

Growing up I was lucky enough to have a nearby forest where I could play and explore, so it's great to see kids able to get out riding and enjoying the great outdoors, right close to home.

With mountain biking booming as a sport, regions such as Rotorua, Nelson and



SOAP BOX

HAVE YOUR SAY: Is it a good idea to put more mountain bike trails into Urumau Reserve? Email your views to sarla.donovan@starmedia.kiwi

MOUNTAIN MAGIC: Mountain bikers enjoy an evening ride on the hills above Lyttelton

Queenstown are actively being developed as great biking destinations to attract local, domestic and international visitors.

Biking is good for business and Lyttelton shops are already benefitting from bikers from the 'other side' visiting Urumau Reserve.

While there are many places you can walk around Lyttelton, Urumau Reserve is the only

place you can go mountain biking. This factor has led the Lyttelton Mountain Bike Club, Lyttelton Reserve Management Committee, city council and Lyttelton Port Company to work together over the past eight years to create the current trail network.

The trails through the pine forest have been hand-dug by bikers at an average rate of 2m/h, but are now also being enjoyed

by walkers and runners.

The generally steep terrain means the trails are suitable for intermediate or advanced riders. They vary from smooth, bermed trails to tight, twisty, single tracks and steeper, swooping, technical trails. There's something for everyone, a part from beginners, which is something I'd love to see changed.

There's great potential to

add an easier 'XC' trail on the eastern side of the reserve and the proposed development plan supports the idea of joining the LPC track to the Urumau traverse track, forming a wide, low-angle, shared use loop track.

There is already much excitement for such a family-friendly loop track, but strong community support and funding are still needed for these initiatives to be realised.

If you haven't already, I'd encourage you to check out the trails and take in the stunning views, whether by bike or on foot. Signs point the way from the end of Foster Tce, but the best trail map and information is available via the Trailforks website or smartphone app.

If you're a local rider, I'd encourage you to join the Lyttelton Mountain Bike Club (www.lytteltonmtb.club). If you want to throw your weight behind the loop track concept, or just 'have your say' on the Urumau Reserve Development Plan, you can do so on the city council website.

But be quick as submissions close on September 4 (<https://www.ccc.govt.nz/the-council/consultations-and-submissions/haveyoursay/show/71>).

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Planning notes on walking and cycling tracks at 96 Sumner Road - Urumau Reserve

The following notes were prepared to address questions relating to existing and proposed walking and cycling tracks at Urumau Reserve:

- Where the existing tracks lawfully established,
- Is there a need for a retrospective resource consent for existing tracks, and
- Is a need for a resource consent for the proposed tracks.

The Banks Peninsula District Plan and the Christchurch District Plan are both relevant as outlined below.

Were the tracks lawfully established?

Banks Peninsula District Plan (BPDP)

The BPDP was operative until it was replaced by the Christchurch District Plan (CDP) in the District Plan Review during 2015-2017, so if the tracks were established before 19/09/2016 (when the new rules could be treated as operative pursuant to s86F of the RMA) then the BPDP applies.

Under the BPDP rules the site was zoned **RV (Recreation reserve)** and **RU (Rural)** as shown in Figure 1.

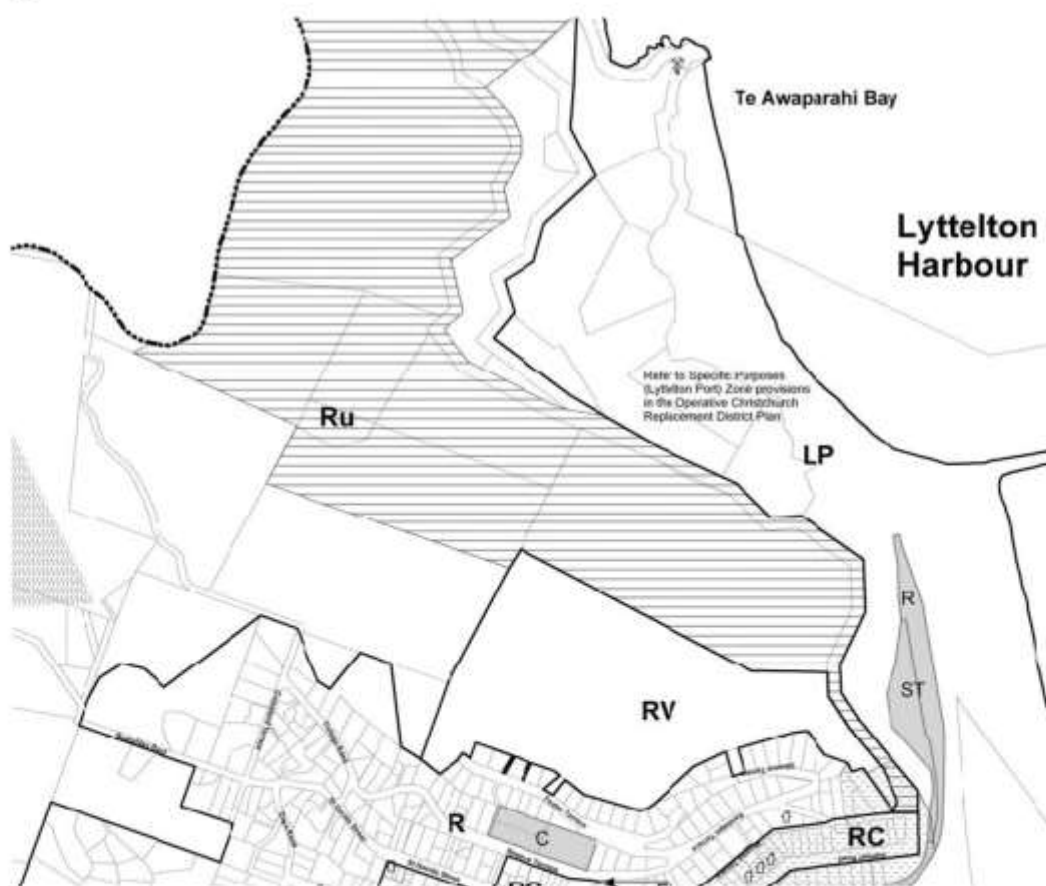


Figure 1

Different rules apply to the **Ru and RV zoning**.

Ru zoning

Walking and cycling tracks were provided for under Permitted activities as *c) creation and maintenance of reserves, and j) earthworks undertaken within those areas shown as Rural Amenity Landscape on the Planning Maps* (note that all land zoned Ru is also considered a Rural Amenity Landscape unless shown as being subject to a Coastal Natural Character or Outstanding Natural Landscape overlay).

There were still other standards that applied to permitted activities. The relevant standard in this case was 3.5 Earthworks:

3.5 Earthworks (Updated November 2010)

The maximum uphill cut depth is 2 metres (except for the construction of the proposed road serving land between Cass Bay and Corsair Bay shown on Planning Maps S3 and S4).

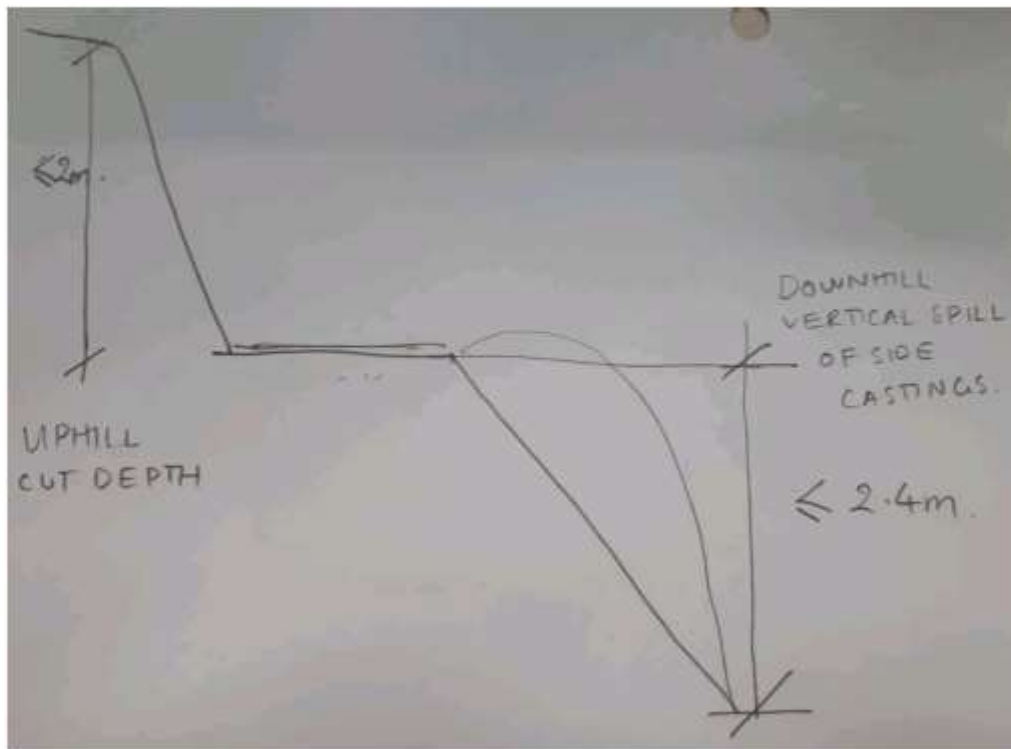
The maximum downhill vertical spill of side castings is to be 2.4 metres (except for the construction of the proposed road serving land between Cass Bay and Corsair Bay shown on Planning Maps S3 and S4).

The maximum volume of earth moved shall not exceed 100m³ per site within any one consecutive 12 month period except that for farm access tracks, the following standards apply:

- (i) no restriction on maximum volume of earth moved;
- (ii) no part of any farm access track shall be located within 30m of a State Highway boundary;
- (iii) the farm access track shall be no more than 250m in length.

The maximum width of any vehicle track is to be five metres.

To help illustrate the uphill cut and downhill vertical spill limits I've included the diagram below:



To clarify, when calculating the permitted volume of earthworks the 'site' should be taken as the portion of the site subject to the Ru zone rules, not the entire site. You would need to determine the earthworks volumes to determine compliance or non-compliance with the earthworks standard.

If you would like to refer directly to the rules, this is a link to the Council website containing the BPDP chapters: <https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/districtplans/banks-peninsula-district-plan/> , and a link to the Ru zone rules: <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/banks-peninsula/BP-Chapter19.pdf> .

RV zoning

Walking and cycling tracks are provided for under Permitted activities as a) any activity, development or facility provided for in a reserve management plan prepared under the Reserves Act 1977, subject to any restrictions or requirements in the management plan, unless the activity, development or facility is provided for as a restricted discretionary activity (below), and e) provision of walking paths and tracks:

1. Permitted Activities

The following are permitted activities where they meet the conditions set out in Rule 3 (below) except where they involve the erection or replacement of any building within the Coastal Protection Area:

- a) Any activity, development or facility provided for in a reserve management plan prepared under the Reserves Act 1977, subject to any restrictions or requirements in the management plan, unless the activity, development or facility is provided for as a restricted discretionary activity (below).
- b) Farming.
- c) Outdoor recreation.
- d) Amenity tree planting.
- e) Provision of walking paths and tracks.
- f) Conservation activities.

As stated in the permitted activities, the conditions in Rule 3 also apply. The relevant standard is 3.6 Earthworks:

3.6 Earthworks

Earthworks undertaken in any continuous period of five years shall not exceed the following dimensions:

- 20 m³ (volume) or 100 m² (area) per site where a site is 1 hectare or less in area;
- or
- 20 m³ (volume) or 100 m² (area) per hectare where a site is greater than 1 hectare in area;
- and
- shall not have a face height greater than 1.2m.

The site referred to in this standard can be read as the part of the reserve covered by the RV zoning, not the whole reserve site.

If the limits in rule 3.6 were not met when constructing the existing tracks then they were not lawfully established.

This is a link to the RV zone rules: <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/banks-peninsula/BP-Chapter18.pdf>.

Note: If the tracks were lawfully established then they are protected by that regardless of the new planning rules.

Vegetation clearance

One further standard which I found after the meeting applies to the Ru zoned part of the site, and concerns significant vegetation clearance:

9. Non-Complying Activities (Updated November 2010)

9.1 Clearance of significant indigenous vegetation except

- Minor trimming or disturbance (i.e. the removal of branches from trees/shrubs and removal of seedlings/saplings) of significant indigenous vegetation within 2 metres of existing fences, existing vehicles tracks, existing buildings, and existing utilities; within the legal formed roads; and in the course of removing declared weed pests.
- Where the clearance is carried out on an area of improved pasture for pastoral farming purposes.
- for conservation activities.

'Significant indigenous vegetation' is defined in the definitions for the BPDP:

<https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/banks-peninsula/BP-PartVII.pdf> .

Determining whether the vegetation was significant indigenous vegetation would likely require an ecologist to visit the site. Alternatively Brenda Greene, Senior Advisor Natural Environment in the Natural Environment Team in the Strategic Policy Unit, may have more information which could assist.

If significant indigenous vegetation was cleared to make the existing tracks (except as provided for under 9.1 above) then a resource consent would have been required at the time, and the tracks were not lawfully established.

Note: The new Open Space Natural zone rules under the CDP replaced the BPDP rules from 19/09/2016 when the new rules could be treated as operative (pursuant to s86F of the RMA). If the existing tracks were constructed prior to 19/09/2016 and did not meet the above standards then they would have required resource consent under the BPDP at the time.

However, the BPDP is no longer operative, and there is now only the CDP. We can only now consider *any* works (done prior to 2016 or proposed) under the operative CDP.

If the tracks were lawfully established under the BPDP then they are protected by that regardless of the new planning rules, even if they do not comply with standards in the new CDP.

Is a retrospective resource consent needed?

Only if the existing tracks do not comply with the operative CDP rules. These are explained below.

Is a resource consent needed for the proposed tracks?

This depends on the operative CDP rules, which are outlined below.

Christchurch District Plan

The site is now zoned **OS (Open Space Natural)**, and the rules for this zone have been fully operative since 22/02/2017.

Under the CDP I consider that new walking tracks fall within the definition of *park management activities*:

Park management activities

means the day to day management, operations and maintenance of parks and reserves. It includes:

- vegetation and amenity tree planting, maintenance and removal;
- removal/control of exotic, noxious or nuisance species;
- wild animal and pest control operations;
- maintenance of walkways, cycle ways or vehicle tracks and associated earthworks; and
- maintenance of public amenities.

Note that this is an inclusive definition and is not restricted to the list of matters (a-e). In my view track creation falls under the 'operations' component of the definition.

Chapter 18 - OS zone

Under the OS zone rules, park management activities are a permitted activity with no activity specific standards to be complied with:

18.7.1 Activity status tables - Open Space Natural Zone

18.7.1.1 Permitted activities

- The activities listed below are permitted activities in the Open Space Natural Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 18.7.2.
- Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 18.7.1.2, 18.7.1.3, 18.7.1.4, 18.7.1.5 and 18.7.1.6.

Activity	Activity specific standards:
P1 Conservation activities	Nil.
P2 Recreation activity and/or recreation facility, other than as provided for under the following rules: <ol style="list-style-type: none"> Rule 18.7.1.4 D2 and Rule 18.7.1.5 NC3 (Major sports facility); Rule 18.7.1.1 P13 (Golf course/golf driving range); Rule 18.7.1.1 P14 (Gymnasium); Rule 18.7.1.5 NC2 (Motorised sports facility) 	<ol style="list-style-type: none"> Any recreation facilities shall exclude: <ol style="list-style-type: none"> Formal or informal playing fields; Outdoor ball courts and artificial playing surfaces; and Skate parks
P3 Park management activity and/or park management facility	Nil.

However rules in other chapters (Chapter 5, Chapter 8, and Chapter 9) are still relevant to the activity. These are outlined below.

Chapter 5 – Natural Hazards

The site contains areas of the *Rockfall Management Area 1* and the *Rockfall Management Area 2* as shown below in Figure 2. The rest of the site is covered by the *Remainder of Port Hills and Banks Peninsula Slope Instability Management Area* overlay. Park management activities are provided for as a permitted activity in both Rock fall Management Areas 1 and 2 (5.6.1.1 P24 and P25). When considering park management activities within the *Remainder of Port Hills and Banks Peninsula Slope Instability Management Area* overlay we are referred back to the zone rules (which also permit walking and cycling tracks as park management activities).

Chapter 8 – Subdivision, Development and Earthworks

Rule 8.9.2.1 provides for earthworks as a permitted activity if it is within the volume, depth and gradient limits under activity P1. However earthworks are exempt from the activity standards set out in Rule 8.9.2.1 P1 and P2 if they are *xii) earthworks undertaken by Council or Canterbury Regional Council to maintain or upgrade their own parks and reserves*. I consider that tracks within a Council reserve would fit within this exemption, therefore the formation of tracks is permitted.

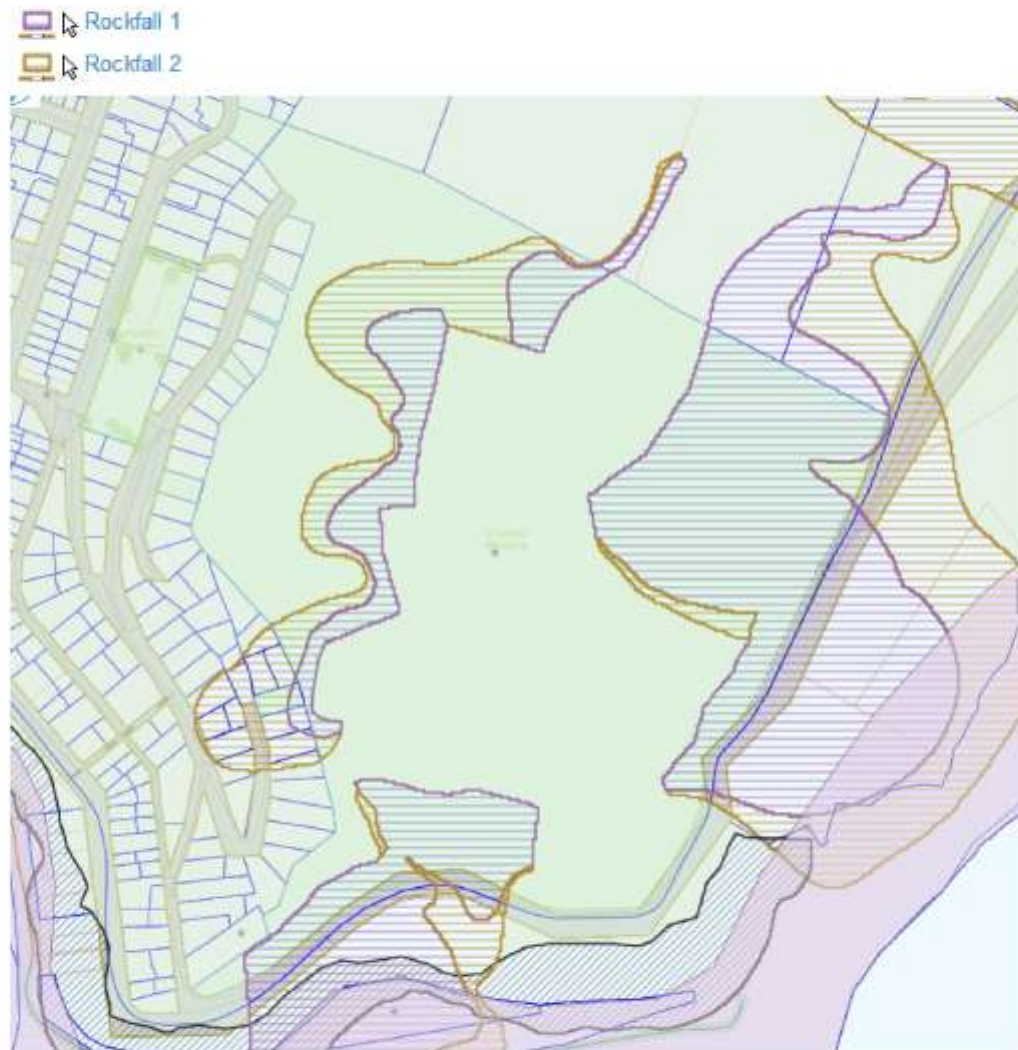


Figure 2

Chapter 9 – Natural and cultural heritage

Subchapter 9.2 – Landscapes and natural character

Part of the site is covered by the Rural Amenity Landscape overlay, and the Natural Character in the Coastal Environment overlay, as shown in Figure 3 below. Walking and cycling tracks are not provided for in the Rules for these overlays, so under s9 of the RMA I must consider that the proposed activity is permitted because there is not a rule against it, and neither is there a catch-all statement in the rules for activities not specifically provided for as either a discretionary or non-complying activity.



Figure 3

Sub-chapter 9.1 – Indigenous biodiversity and ecosystems

You would also need to consider whether indigenous vegetation is being affected (or has been affected) by the works. Refer to the flowchart at clause 9.1.3, and the defined areas of vegetation at Appendix 9.1.6.6:

<http://districtplan.ccc.govt.nz/pages/plan/Book.aspx?exhibit=DistrictPlan&hid=86006> . As with the old BDPD, determining whether vegetation defined under Appendix 9.1.6.6 may require an ecologist to look at the site.

Sub-Chapter 9.4 - Significant and other trees

Trees in public open space are covered in the rules under 9.4.4.1. Which rules apply will depend on what (if any) tree removal has occurred or is proposed. Refer to the activity status tables under clause 9.4.4.1: <http://districtplan.ccc.govt.nz/pages/plan/Book.aspx?exhibit=DistrictPlan&hid=86006>

Sub-Chapter 9.4 - Ngāi Tahu values and the natural environment

If a resource consent is required for the proposed tracks under the CDP, the application would need to be sent to Mahaanui Kurataiao for consultation as the site is within the Ngā Tūrangā Tūpuna overlay (as shown at figure 4 below), which is a site of Ngāi Tahu cultural significance listed in Appendix 9.5.6.

Sub-chapter 9.6 - Coastal Environment

The site is partly within the Coastal Environment (as shown at figure 4 below), so the coastal environment objectives and policies or the matters of discretion would need to be addressed, depending on the activity status of the activity. The following point under Rule 9.6.1 explains:

g. Activities located within, or affecting, the coastal environment and requiring discretionary or non-complying resource consent approval under zone or district-wide rules applying across the Christchurch District, will be assessed against the coastal environment objectives and policies. Restricted discretionary resource consents, where appropriate, cross-reference to the matters of discretion for the coastal environment.



Figure 4

Overview

From the information provided above, it looks like you would just need to determine whether any trees or indigenous vegetation have been or are proposed to be affected by the construction of walking or cycling tracks. Otherwise they appear to be permitted on this site under the CDP. Further to this I have summarised the main points as follows:

- If tracks were lawfully established under the BPDP then they are protected by this, even if they would not comply under the new CDP rules.
- If tracks were not lawfully established under the BPDP, retrospective resource consent is only needed if they do not comply with the new CDP rules.
- I consider that the activity of creating new tracks falls under the definition of 'park management activities', which is an inclusive definition.
- Creation of tracks is provided for in the Open Space Natural zone rules, the Natural Hazards rules, and the Earthworks rules. It is also presumed to be permitted under the Rural Amenity Landscape and Natural Character in the Coastal Environment overlay rules.
- Further information may be needed to determine compliance with the rules for significant indigenous vegetation and other trees (9.1 and 9.4).

