

Officer responsible Parks Manager	Author Kay Holder, Coast Care Co-ordinator
Corporate Plan Output: Plans and Policy Statements 9.4.39 and Capital Works Foreshores Development 9.4.57	

The purpose of this report is to present the draft Development Plan for Southshore Spit and to discuss the reclassification of the Southshore Reserve.

This plan has been produced in response to the local community's desire for a more substantial document to guide the development work at the spit. The plan has been separately circulated to the Committee.

Workshops have been held with the community to seek their ideas for the management of the spit. A working party of Southshore and South Brighton residents, Coast Care staff and Community Board members have met over the last year to guide the production of the plan.

The main points of the draft Development Plan are:

- Although dominated by introduced plants, the Spit retains considerable natural character and provides excellent opportunities to observe birds roosting at high tides. The Spit is used extensively for recreation, particularly walking along the beach and dog exercising, and this causes some wildlife disturbance which needs to be managed.
- The Spit is inherently unstable, and the dunes and their vegetation need to be retained to provide practical protection against erosion and inundation. It is important that management recognises the protective function of the Spit, and development does not exacerbate its instability. The proposed development options are intended to maintain and enhance the natural character and protective function of the Spit.
- It is proposed that the existing legal road (and accreted land) will be closed, amalgamated with the reserve and classified as a scenic reserve. Recreation facilities will be restricted to further interpretation signs, two walking tracks and a short boardwalk across a small estuarine inlet. This will minimise the disturbance of roosting birds at high tide, and increase people's awareness of the wildlife values of the area.
- Existing planted areas will be enhanced with further plantings, and other low-lying areas will also be planted with native plants. These areas provide a practical opportunity for restoring the native plant communities that naturally occurred on the Spit.

LEGAL SURVEY ISSUES

Some of the public land lies beyond the recreation reserve ie accreted land. The local community and the commissioner of the Christchurch Beaches and Coastal Parks Management Plan have supported all the land being classified as a scenic reserve pursuant to section 19(1)(b) of the Reserves Act 1977.

The process for doing this is briefly:

- Survey land on the western side of the recreation reserve above MHWS (mean high water spring) and define as accretion to legal road.
- Define existing recreation reserve above MHWS
- Stop road that is above MHWS and change to esplanade reserve. (Road below MHWS becomes Bed of Estuary or Pacific Ocean). Public consultation is required.
- Reclassify esplanade reserve and existing recreation reserve as scenic reserve under the Reserves Act. Public consultation is required.

Any land that accretes after the reserve is classified will not be part of the scenic reserve. It appears it will be Crown Land, or at least be administered by Land Information New Zealand (this aspect will be clarified by the Chief Surveyor). The Council can manage the accreted land in the same manner as the reserve through the use of Bylaws.

The minimum cost of creating the scenic reserve is estimated at \$20,000 (survey, consultation and legal costs). This cost will increase if there are public objections.

Changing the legal definition of the land will not alter the management of the Spit proposed in the draft Development Plan.

The plan is attached to this agenda.

- Recommendation:**
1. The draft development plan be released for public comment.
 2. That the legal definition of the Spit Reserve, to enable its classification as Scenic Reserve be considered as part of the 2000/01 budget round.

The above report was before the 31 August 1999 meeting of the Burwood/Pegasus Community Board. The Board decided to support the staff recommendation and also to:

1. Congratulate Coast Care and the local community on the development of this plan.
2. Seek a report from the Legal Services Manager on how to best make representations on ways and means to avoid the need to resurvey land in areas where topography is likely to change.

Chairman's

Recommendation: That the officer's recommendation be adopted.