

# Draft Waimea-Moutere Reserves Management Plan

## *MDCA Submission Briefing Notes*

Have reviewed the Draft RMP, I have the following comments:

### **Generally:**

- The RMP is a very comprehensive and well-researched report and a good basis for decision-making.
- The general intent of the RMP is to outline the role of the TDC as guardian of these public resources in maintaining, protecting and enhancing our reserves, including Improving environmental wellbeing, responding to climate change impacts, building partnerships with Iwi and communities, and generally increasing benefits of parks and reserves

### **More specifically:**

- Clear and binding regulations are required regarding the protected status of Scenic Reserves, particularly regarding the activities that are / are not permitted within and adjacent to these protected ecosystems. These regulations should provide clear guidance to both council and private landowners / developers regarding activities (both ongoing maintenance and new developments) that have the potential to negatively impact neighbouring reserves areas. If such activities are deemed potentially detrimental to the reserve, there should be a requirement for an independent environmental impact assessment to be undertaken.
- Support “reclaiming” reserve areas that have been incorporated in private lawn/garden areas and fencing off these areas to maintain public access
- Support all effort to expand existing and create new active transport (walkway/cycleway) linkages/networks throughout our community
- Where the use of horses on walkways and reserves is being permitted, what regulations / maintenance activities are being considered to manage manure?
- Clarify the status of TDC’s ongoing work in acquiring the land required to provide a public esplanade stripe along the foreshore between Mapua Leisure Park and Old Mill Walkway, and specifically whether this includes land for a walkway/cycleway next to the Seaton valley stream
- Regarding the Remediated Land on the West side of Tahī Street currently utilized for overflow parking, and mentioned as “other areas of the site were subsequently earmarked by the Council for eventual commercial and residential development”. It’s imperative that this land is NOT sold for commercial or residential development and is retained as grass land for public parking.



## ***Relating to individual Reserves:***

### **Pine Hill Heights Scenic Reserve**

- All tracks to be maintained rather than some being decommissioned. These walkways have not been adequately maintained over the past decade and need to be restored to their original condition

### **Pine Hill Recreation Reserve**

- Do not cut down the existing mature pine trees – additional natives can be planted but will take many years to fully mature. In the mean time, these mature pines not only provide much needed shade to the beach/picnic areas, but also help stabilize an actively-eroded shoreline

### **Aranui Park Scenic Reserve**

- Current and future development / subdivision activities pose an ongoing risk to this very important community reserve and increased enforcement of setbacks related to earthworks and/or infrastructure installation adjacent to the reserve must be included within the RMP

### **Aranui Road Esplanade Reserve / Moreland Place Esplanade Reserve**

- Fully support any steps taken to create an alternative active transport corridor to Aranui Road and would like to see this pursued with urgency

### **Māpua Recreation Reserve**

- Support pursuing the drainage work as a matter of urgency
- Support a Tennis Courts booking system
- Support creation of a Community Garden
- Ideas for Northern end of Reserve???

### **Grossi Point Recreation Reserve**

- Support pursuing the **Cultural Heritage Management Plan** as a matter of urgency and look forward to public consultation on the document.

### **Māpua Waterfront Park**

- Support efforts to better utilize this space and ensure that any improvements consistent with the Māpua Waterfront Masterplan and future Boat Ramp development

### **Ngāio Park**

- Fully support steps required to give park full reserves status

### **Higgs Reserve**

- Fully support improving/adding amenities, expanding pathways/footbridges and steps to give area full reserve status.

## Overview of RMP

Most parks and reserves are already developed and require little further work other than ongoing maintenance and replacement of facilities and playground equipment over time. Some reserves have yet to be developed, having been more recently acquired through subdivision. “Walkways” provide pedestrian access to parks, reserves, rivers and the coastline.

Where there is scope for limited further development, this Plan aims to provide clear guidance on:

- (a) what recreational activities are appropriate
- (b) where such activities are appropriate
- (c) how the activities will be managed; and
- (d) how proposals for new activities (not anticipated by the Plan) will be dealt with.

The need for Recreation Reserve areas to continue to provide for recreation activities is recognised. This Plan also recognises the potential for conflict between different activities (e.g. between different types of recreational activity, and between recreational activities and the protection/enhancement of cultural and ecological values).

Eighteen Significant Native Habitats’ remain at Council-administered parks and reserves in Mouere-Waimea Ward, and **4 of these are within the Mapua-Ruby Bay area:**

- Shorebird habitat alongside McKee Memorial Recreation Reserve
- Coastal forest at Pine Hill Heights Scenic Reserve
- Inanga/whitebait spawning habitat at Morley Drain Reserve
- Coastal forest, saltmarsh and inanga/whitebait spawning habitat at and alongside Higgs Reserve

Recreation reserves, urban parks, sports grounds and community facilities may be used for organised events, including (but not limited to) sporting, recreational, cultural, community and family events. Applications to hold major organised events and activities associated with such events (such as the provision of food and beverages, amplified sound, entry charges, overnight security, and portable sponsorship signs) will be considered by the Reserves and Facilities Manager on a case-by-case basis.

In addition to defined “Recreation Reserves”, Council-administered land used *primarily for recreation purposes* within our areas includes Māpua Waterfront Park and Ngāio Park.

Māpua Waterfront Park is a key destination for summertime visitors to the Nelson/Tasman Region. Other popular coastal reserves include LEH Baigent Reserve on Kina Peninsula, Grossi Point Recreation Reserve, and the campgrounds at Kina Beach Recreation Reserve and McKee Memorial Recreation Reserve.

## **Key Changes Proposed (referenced to RMP document)**

- 19.** Potential development of a new boat ramp at Māpua Waterfront Park (subject to the outcome of other authorisation processes that have yet to be initiated).
- 20.** Enhancement of Grossi Point Recreation Reserve in line with Mātauranga Māori and a Cultural Heritage Management Plan (yet to be prepared at time draft Plan was publicly notified).
- 21.** New play equipment and landscaping at Catherine Road Recreation Reserve.
- 24.** Resurface two tennis courts at Māpua Recreation Reserve and implement an improved booking system for their use.
- 25.** Development of area between the playcentre and bowling club, and expansion of the scout den building, at Māpua Recreation Reserve.
- 26.** Consolidate and upgrade/replace some of the toilet/shower block facilities McKee Recreation Reserve with relocatable buildings.

## **Key Questions the TDC would like our views on:**

Do you support the proposal to implement a booking system for use of the tennis courts at Māpua Recreation Reserve?

Would you like to see a community garden and/or community food forest established on part of the undeveloped land at the northern end of Māpua Recreation Reserve?

How would you like to see the northern end of Māpua Recreation Reserve developed?

## Summary of Key Reserves *with proposed changes* in Management plans

### 5.6.5 MCKEE MEMORIAL RECREATION RESERVE

McKee Memorial Recreation Reserve occupies a narrow strip of coastal plain at the northern end of Ruby Bay. It lies between the Tasman Bay/Te Tai-o-Aorere shoreline and the steep slopes of the adjoining McKee Memorial Scenic Reserve (the latter reserve is administered by the Department of Conservation).

This site is of considerable value for variable oystercatcher, and they continue to use it for roosting, despite the high level of disturbance from people and dogs. Signage would be of great benefit to inform people of the vulnerability of this species to disturbance.

Coastal erosion and inundation of the reserve by storm surges, which are occurring with increasing frequency, are major management issues. This low-lying site is very vulnerable to flooding and the reserve has had to be closed for lengthy periods in recent years to repair damage inflicted by severe weather events. For example, the entire reserve area was flooded with sea water by Cyclone Fehi in 2018.

Wastewater from the toilet and shower facilities is pumped to Korepo Pump Station 2.5 km to the south. Regular maintenance is required to flush out this wastewater system and keep it operational. Four of the toilet/shower blocks are old and tired and do not meet today's standards. The block closest to the entrance (furthest from most camp sites) is slightly newer. As coastal inundation will continue to be an ongoing issue, any replacement toilet/shower block facilities should be built on a raised platform and designed to be relocated elsewhere in future, if needed, with ramps to maintain accessibility.

Demand for campsites typically exceeds supply over the summer holiday period. Recently, increasing numbers of people have enquired about the ability to camp here longer term. However, the reserve was originally gifted as a recreation reserve for holiday makers, not as a place for people to live more permanently. Other management issues include waste disposal and maintenance of the larger introduced trees and playground equipment.

#### ***Mgmt Plan – key points:***

- Manage the reserve for the primary purposes of informal recreation, picnicking and short-stay camping (and enforce accordingly)
- Continue to provide and maintain camping and picnicking facilities, including flush-toilets, showers and lighting, to the standard required by building, health, safety and camping regulations.
- **Consolidate and replace the ageing toilet/shower block facilities. New facilities should be built on a raised platform and designed to be relocated elsewhere in future, if needed, with ramps to maintain accessibility**

### 5.6.6 PINE HILL HEIGHTS SCENIC RESERVE

Pine Hill Heights Scenic Reserve is located on the western side of Stafford Drive, Ruby Bay, just south of McKee Memorial Reserves. The reserve covers an area of dissected coastal bluff below the Pine Hill Heights subdivision and above Stafford Drive. It adjoins the Pine Hill Heights Walkway Reserves, which provide access to the reserve from Brabant Drive and van Beek Place.

Pine Hill Heights Scenic Reserve is an important remnant of coastal forest. Although modified, it is regenerating strongly, and is one of the few significant areas of native vegetation in the Māpua-Ruby Bay area. It also provides good opportunities for walking, especially for the residents of Pine Hill Heights and Ruby Bay.

The reserve is a rare coastal margin forest remnant within the Moutere Ecological District and is one of only three such outstanding examples of such forest in this context. It comprises gully, footslope and coastal flats titoki-mahoe forest, remnant patches of black beech forest on the bluff crests, and more extensive kanuka-mixed broadleaved forest on mid to upper gullies and crests.

In 2010, the site was assessed as being in good condition, with only localised weed issues and no apparent browse. Garden waste dumping from neighbouring properties had resulted in at least two unidentified species spreading into the reserve. A reassessment of site condition, undertaken in 2020, noted that drought, pest plant impacts and lack of recruitment for some species are the over-riding negative themes of change. Positive changes include a maturing of secondary vegetation and of revegetation plantings. The overall picture is sobering, with a maturing site that is increasingly assailed by weeds and drought impacts.

Other management issues include control of rubbish disposal and storm-water discharges and the maintenance of walking tracks, structures (wooden steps and lookout), and signs.

***Mgmt Plan – key points:***

- Manage reserve for the primary purpose of protecting and restoring the native forest remnant.
- Maintain most of the tramping tracks and structures in the reserve, to continue to provide opportunities for bush walking, but **consider decommissioning the deep gully track in the centre of the reserve (located between van Beek Place and the cul-de-sac end of Brabant Drive), on the erosion prone cliffs.**

### **5.6.7 PINE HILL HEIGHTS WALKWAY RESERVES**

Pine Hill Heights Walkway Reserves are located at Ruby Bay: walkway (a) connects Pine Hill Road with Brabant Drive; walkway (b) connects van Beek Place with Pine Hill Heights Scenic Reserve; and walkway (c) connects Brabant Drive with Pine Hill Heights Scenic Reserve. All three reserves were classified as Local Purpose (Walkway) Reserve in 2021

This walkway reserve includes 3 separate paths within the Pine Hill Heights residential area. The paths link Brabant Drive with Pine Hills Road, and link Van Beek Place and Brabant Drive with the Pine Hill Heights Scenic Reserve. All 3 paths are sealed and are separated from adjoining properties by wooden paling fences. The paths were developed as part of the Pine Hill Heights subdivision in 1992 and are well sign-posted. 2 of the paths provide foot access to the tracks within the Pine Hill Heights Scenic Reserve.

When the track network was first constructed, members of the Friends of the Walkway Mapua erected signs throughout the reserve, but these have not been maintained. Management issues include the continued maintenance of the fences and path surfaces, trimming of vegetation that encroaches on the paths from adjoining properties, and maintenance of signs.

***Mgmt Plan – key points:***

- Maintain the walkways and work with neighbours to maintain boundary fences.
- **Replace the ageing signage.**

### 5.6.8 PINE HILL RECREATION RESERVE

Pine Hill Recreation Reserve is located at 210 Stafford Drive, Ruby Bay, between Stafford Drive and the sea, at the northern end of the Ruby Bay residential area. In 2021, both parcels were classified as recreation reserve.

The reserve is a triangular area with a gravel carpark, an open area with mown grass, large pine trees (although the trees near the coastline are actually part of the adjoining Ruby Bay Esplanade Reserve) and smaller ngaio trees. A low wooden barrier separates the car park area from the beach. A concrete-block toilet building, rubbish bins and picnic tables are located on the reserve. The reserve is a popular rest and picnic area alongside the Tasman Bay/Te Tai-o-Aorere foreshore.

Management issues include the continued maintenance of facilities at the reserve, coastal erosion, management of ageing pine trees, ongoing maintenance of open stormwater drain from Stafford Drive through to the beach and illegal overnight camping.

#### ***Mgmt Plan – key points:***

- Manage the reserve primarily for passive recreation, beach access and as a roadside rest area.
- Maintain and replace existing facilities as required.
- **Replace, over time, the large pine trees at the reserve with more suitable coastal shade trees**

### 5.7.2 CHAYTOR RECREATION RESERVE

Chaytor Recreation Reserve is located at 29 Broadsea Avenue, Ruby Bay. In 2021, it was classified as recreation reserve. It comprises an area of grassed open space between Broadsea Avenue and Ruby Bay Esplanade Reserve on the beachfront. A low sea wall has been constructed on this beach frontage in an attempt to limit sea erosion of the esplanade reserve. An opening in the seawall allows people to launch small non-powered watercraft from this location. Chaytor Recreation Reserve also adjoins, and forms the northern entrance to, the Old Mill Walkway Reserve.

Management issues include coastal erosion, undefined vehicle parking, and the continued provision of access to the adjoining reserves that form part of the Māpua walkway system (including the Old Mill Walkway). A major stormwater pipe runs through the northern part of the reserve and out to sea. Vehicle access is required to enable maintenance of this stormwater infrastructure. There is scope to further develop the reserve by restricting parking to a smaller area and establishing grass and low plantings to increase amenity.

#### ***Mgmt Plan – key points:***

- Manage this small open space area primarily for passive recreation and access to the coast.
- **Consolidate and formalise the carparking area** so that it no longer dominates the reserve.
- **Install bollards to prevent vehicles driving on the remainder of the reserve**, where grass and low-growing coastal species should be established to improve amenity values.
- **Allow horses to be ridden across the reserve** to access the beach and walkways.

### 5.7.3 OLD MILL WALKWAY RESERVE

Old Mill Walkway Reserve comprises of eight parcels of land that form a walkway connection between Aranui Road, Māpua and the Ruby Bay coastline. The coastal section of the walkway starts at the boundary with Chaytor Recreation Reserve and heads south. A well-formed shared path runs along the esplanade reserve, through rough pasture and some pine trees, before heading inland alongside a formed right-of-way. At Stafford Drain the walkway branches off in several directions. One path leads

west, connecting with the 'Aranui Road – Māpua School Walkway Reserve'. Two paths lead north to Stafford Drive: one alongside Stafford Drain and then via the Warren Place Walkway. Another part of the walkway reserve leads south. Much of the walkway is fenced from adjoining properties.

The walkway has been developed and maintained with assistance from local community groups. It forms part of Tasman's Great Taste Trail and provides a very useful walking/cycling link between Māpua and Ruby Bay, along with good access to the beachfront. Management issues include maintenance of the path surface, maintenance of signs and small bridges, and the use of parts of the walkway by horse riders to access the beach.

***Mgmt Plan – key points:***

- Establish plantings of native species where practicable along the coastal section of the walkway for habitat improvement and amenity.
- **Allow the use of the walkway by horse riders**, providing plants and soil are not damaged and providing walking/cycling access is not compromised.

#### **5.7.4 ARANUI ROAD – MĀPUA SCHOOL WALKWAY RESERVE**

Aranui Road – Māpua School Walkway Reserve provides a walkway connection between Aranui Road and Māpua School and was classified as Local Purpose (Walkway) Reserve in 2021. The reserve provides safe access for students and parents to walk/cycle to Māpua School from Aranui Road, without needing to negotiate the busy Māpua Drive/Stafford Drive/ Aranui Road intersection. The well-formed shared path is part of Tasman's Great Taste Trail.

Tasman's Great Taste Trail continues from the northeastern end of the walkway, along a strip of Māpua School land near the southern boundary of Māpua School, linking with Old Mill Walkway. If Māpua School moves location in future, this linkage could be broken if there is no legal easement in place.

***Mgmt Plan – key points:***

- **Work together with Māpua School to investigate securing an easement over the strip of school land currently occupied by Tasman's Great Taste Trail, to ensure the existing linkage between Aranui Road-Māpua School Reserve and the Old Mill Walkway Reserve is protected in future**

#### **5.7.5 SEATON VALLEY ROAD RESERVE**

Seaton Valley Road Reserve is located between 29 and 53 Seaton Valley Road and is not subject to the Reserves Act, therefore not classified. The land was acquired for stormwater detention and vested in the Tasman District Council in 2017 (Sections 3 and 4) for the primary purpose of stormwater detention.

During periods of dry weather, this stormwater detention area could potentially form part of the open space network in future, whilst also fulfilling its primary function. Adjacent land is likely to be subdivided in future; **this area could potentially be linked to Catherine Recreation Reserve via land acquisition.**

#### **5.7.6 CATHERINE ROAD RECREATION RESERVE**

Catherine Road Recreation Reserve is located at 18 Catherine Road, Māpua and was classified as recreation reserve in 2021. Only partially developed to date, the reserve has been grassed, a sign installed at the entrance and low plantings have been established near the reserve boundaries. This area of open space provides for passive recreation and a place for neighbourhood gatherings.

**There is potential to increase the size of this reserve when adjoining land is subdivided and possibly link it to the Seaton Valley Road Reserve. There is scope to construct a playground and install a picnic table.**



### 5.7.7 ARANUI PARK SCENIC RESERVE

Aranui Park Scenic Reserve is located at 125 Aranui Road, Māpua and was classified as Scenic Reserve in 2021. Part of a cluster of occupations around Korepo (a rare dune lagoon), Aranui Park is highly significant to iwi and is treasured by the local community for its scenic and passive recreation values.

The portion of the reserve closest to the main entrance on Aranui Road is planted with a variety of native and introduced species, and facilities on the eastern half of the reserve include an entrance gateway, carpark, signage, picnic tables and rubbish bins, with a network of well-formed gravel paths traversing the reserve. A shallow drainage ditch and two small ponds are also present and a low wooden barrier separates the reserve from Aranui Road.

Management issues include balancing additional revegetation potential with the desire to retain open space within the reserve, the lack of toilet facilities, management of stormwater from upstream subdivision, and the degenerating state of the old cow shed building.

While the lack of toilet facilities may be perceived to be an issue, public toilets are provided at several locations around Māpua, including at the nearby Māpua Recreation Reserve. This draft Plan proposes that no permanent toilet facilities be provided at Aranui Park.

**The proposed subdivision of adjoining land may place greater pressure on the management and use of the reserve. Control of sedimentation from the proposed development on the uphill slope may be an issue and any stormwater control should be designed to ensure there is no drop in the water table, as many of the wetland species in the reserve rely on the current conditions.**

While the old cow shed is in a bad state of repair, it has some historic value. Additional picnic and seating facilities could be provided in the reserve. As Māpua township continues to grow, Aranui Park will become a central hub and use of the paths within the reserve is likely to increase.

Community feedback has suggested that Aranui Park may be a suitable location for community gardens and/or a community food forest to be established. **Aranui Park has recently been classified as Scenic Reserve under section 19(1)(b) of the Reserves Act; community gardens are not consistent with the primary purpose of this type of reserve.** This draft Plan proposes that part of the undeveloped land at the northern end of Māpua Recreation Reserve is a more suitable location for establishment of community gardens, as it has better soils and drainage, adequate space and vehicle parking immediately adjacent to the site.

#### ***Mgmt Plan – key points:***

- Manage the reserve primarily for the development, protection and preservation of the scenic qualities of its indigenous and exotic flora.
- Ensure that Aranui Park continues to make a ‘contribution to the preservation of New Zealand’s natural heritage’, as per the original intent of the Well’s family.
- Continue to support community involvement in reserve management, especially the maintenance of native vegetation.
- **No permanent toilet facilities should be provided at Aranui Park.**
- Continue to ensure that the old cow shed is maintained in a safe condition and install an interpretative sign at this site.
- Provide additional picnic and seating facilities in the reserve.
- Continue to manage stormwater flows to benefit vegetation and also maintain stormwater channels through the reserve.

### **5.7.10 ARANUI ROAD ESPLANADE RESERVE**

Aranui Road Esplanade Reserve is located between 130 and 132 Aranui Road, Māpua and was classified as Local Purpose (Esplanade) Reserve in 2021.

Management issues include encroachment of neighbouring landuse at the southern end, the boundary with the neighbouring property to the east has not yet been fenced and no walkway has yet been formed. **Council is yet to secure legal access across private right-of-ways at either end of the reserve,** which leaves this reserve isolated from nearby walkway reserves, albeit by just a few metres.

**Once easements across the right-of-ways are in place, there is scope to develop a walkway through this reserve to same standard as Old Mill Walkway. Tasman’s Great Taste Trail could be diverted from the busy Aranui Road to follow an alternative route, which includes this reserve.** There is also much scope to revegetate the Seaton Valley Stream margin with native species, to improve habitat values and water quality.

#### ***Mgmt Plan – key points:***

- **Work with neighbouring to secure easements across the private right-of-ways at either end of the reserve and fence the boundary between the reserve and neighbouring property to the east.**

### **5.7.11 MORELAND PLACE ESPLANADE RESERVE**

Moreland Place Esplanade Reserve is located between Moreland Place and the Waimea Inlet at Māpua and was classified as Local Purpose (Esplanade) Reserve in 2021.

There are no facilities on the reserve and there is scope to maintain and enhance the estuarine edge environment by expanding the revegetation project further inland. **Another potential development opportunity could be to construct a boardwalk along the Inlet margin between the southern end of the esplanade reserve and the Māpua Causeway. A shared path could then be formed along the esplanade reserve, creating a link between the causeway to the south and the proposed new shared path along Aranui Road Esplanade Road Reserve to the north. Tasman’s Great Taste Trail could then potentially be diverted along this route, to avoid the busy Aranui Road.**

### **5.7.12 MORELAND PLACE WALKWAY RESERVE**

Moreland Place Walkway Reserve is located at Moreland Place, Māpua, with a sealed driveway forming the main access to the reserve from Moreland Place. **These lands were acquired before subdivision of land to the north took place, on the assumption it would form part of an extended walkway linkage in future. However, when subdivision occurred, no such linkage was created, meaning the walkway serves no purpose to the general public – it simply provides walking access to surrounding privately owned properties. Council may wish to consider the possibility of initiating the process of revoking reserve status, with the intention of selling this land to neighbours at some point in future. However, this is unlikely to be a priority within the next 10 years.**

### **5.7.18 MĀPUA RECREATION RESERVE**

Māpua Recreation Reserve is located at 84 Aranui Road. Much of the reserve area comprises of sports fields, with rows of established trees at either end. Two of the trees in the copse near the northern edge of the reserve are listed as Protected Trees in the TRMP. This copse was planted at the time of Queen Elizabeth II’s coronation. Both the Māpua Hall and the small car parking area alongside Aranui Road are adjacent to, but not part of, the Māpua Recreation Reserve.

Tennis courts, public toilets, a skate park, a drinking fountain, and an upgraded playground are located on the western side of the reserve. An informal dirt pump track is located near the tennis courts.

Facilities at the northern end of the reserve include a half basketball court, cricket nets, the Māpua Scout Den and Māpua Bowling Club clubrooms and bowling greens. Vehicle parking space is provided between the adjacent Māpua Playcentre Reserve and the Scout Den, and a separate parking area is located alongside the bowling facility.

Key management issues include the provision and maintenance of facilities, sports field and tennis court allocation, vehicle parking, leases and licences, and how to develop the area of land recently acquired at the northern end of the reserve.

***Mgmt Plan – key points:***

- Formalise use of the four tennis courts by Māpua Tennis Club via a new five-year licence to occupy agreement and ensure use of the courts and related facilities is in accordance with the terms and conditions of this licence. Access to power would mean an automated electronic locking and booking system could be installed to give non-Club members access to the four existing courts, allowing anyone to book usage outside of coaching or club event times. It would also enable installation of lights in future, if the Club continues to grow. Until such time as new tennis courts have been constructed for public use in Māpua, continue to provide for public use of the tennis courts at the reserve, via a new automated electronic locking and booking system. Work together with Māpua Tennis Club to install and set up the booking system and enable the Club to administer the system.
- Improve facilities at the four tennis courts by installing synthetic surfaces on the two asphalt courts. If the Māpua Tennis Club is able to secure adequate funding to pay for the following new facilities, also allow for: (i) construction of a small facility alongside the existing tennis shelter that has adequate storage space for coaching equipment and a ball machine; (ii) construction of a new playback wall; and/or (iii) power connection/lights to be installed at the courts in future.
- Install a drain from the southern to northern end of the reserve, discharging into the Morley Drain Reserve, to reduce flooding impacts on the sportsfields and skatepark areas.
- Allow a community garden and food forest to be developed within the most recent addition to the reserve (i.e. parcel (a) at the northern end). Ensure that development of this area provides for stormwater from the southern part of Māpua Recreation Reserve to be directed north into the Morley Drain Reserve.
- If the community is able to secure adequate funding to purchase outdoor exercise stations, allow for these to be installed around the reserve (Council's Reserves and Facilities Manager to approve locations before installation takes place).

**5.7.24 TORU STREET ESPLANADE RESERVE and 5.7.25 MĀPUA ESPLANADE RESERVE**

Esplanade Reserves is located at Tahī and Iwa Streets, Māpua and were classified as Local Purpose (Esplanade) Reserves in 2021. The reserves provide pedestrian access along estuary frontage below the causeway and people can also walk these routes at low tide.

The reserves are subject to coastal inundation on occasion and neighbouring properties encroach onto the reserves by utilising it as part of their back lawn / developed garden areas.

Council will and remove encroachments and fence the inland boundaries of these reserves to clearly delineate the reserves and maintain public access.

### 5.7.26 ARANUI ROAD TO LANGFORD DRIVE WALKWAY RESERVE

Aranui Road to Langford Drive Walkway Reserve comprises of four parcels of land that link Aranui Road to the southern end of Langford Drive, providing access along the foreshore of the Waimea/Waimeha Inlet at Māpua and a linkage between these streets and easy pedestrian access to the Inlet.

Coastal inundation occurs at at high tide, and the low-lying areas are prone to damage from storm surges. There is scope to undertake more revegetation along the estuary edge, including saltmarsh restoration. A new gravel path could be formed to connect parcel (d) with (c). If a footbridge was installed across the stream mouth, there is also scope to divert the low-lying part of path on parcel (b) onto Tahi Esplanade area, which is much higher and unlikely to flood.

Part of parcel west side of the creek opposite Tahi Esplanade forms part of the contaminated industrial site at Māpua, with capping soil containing residual pesticides from the former FCC landfill.

#### ***Mgmt Plan – key points:***

- Construct a new gravel path to connect parcel (d) with (c).
- Install a footbridge across the stream mouth and divert the low-lying part of path on parcel (b) onto the adjoining Tahi Esplanade area.
- Revegetate the estuary margin by planting species propagated from plants native to the Waimea/Waimeha Inlet area. Limit planting to low-growing species, to maintain views of the Inlet from nearby houses.

### 5.7.27 GROSSI POINT ESPLANADE RESERVE

Grossi Point Esplanade Reserve comprises seven separate parcels of land on either side of the Grossi Point Peninsula at Māpua. One part of the reserve runs from the Grossi Point Recreation Reserve towards the Aranui Road – Langford Drive Walkway Reserve, and the other part runs from the recreation reserve towards Waterfront Park.

Most of the reserve parcels are affected by the encroachment of activities from adjoining residential properties, with gardens, fences and some buildings constructed on these strips of land, preventing pedestrian access through the reserve. Ideally, foot access across intervening areas of land without esplanade reserve should be formalised (e.g. via easements) to provide a future walkway link around the outer edge of the peninsula via the Grossi Point Recreation Reserve.

#### ***Mgmt Plan – key points:***

- Where no esplanade reserve has yet been set aside, approach landowners about the possibility of creating easements along the coastal edge of their land for pedestrian access and potential development of a walkway around the outer edge of the peninsula

### 5.7.28 GROSSI POINT RECREATION RESERVE

Grossi Point Recreation Reserve is located at 58 Tahi Street, Māpua and was once part of a wider site of early Māori occupation around Māpua, and thus is highly significant to iwi.

Grossi Point Recreation Reserve covers the end of a small peninsula extending into Waimea/Waimeha Inlet. The reserve provides excellent opportunities for picnicking, swimming, fishing, birdwatching and hand launching watercraft (kayaks and dinghies etc). The reserve includes an area of mown grass surrounded by mature trees, with picnic tables, barbecue stands, rubbish bins, and toilet/changing building present.

The major management issue is ensuring that recreational use of the reserve is compatible with protection of the highly significant cultural heritage values, including the several archaeological sites located here. Council will prepare a separate Cultural Heritage Management Plan for Grossi Point during 2022. Future management of the reserve should be in accordance with this plan. The name of the reserve could revert to the former Māori name in recognition of its cultural significance.

### 5.7.29 MĀPUA WATERFRONT PARK

Māpua Waterfront Park is located at 1, 3 and 11 Aranui Road, and 11 Tahī Street, with the eastern edge adjoining the Waimea/Waimeha Inlet and was once part of a wider site of early Māori occupation around Māpua and this highly significant to iwi.

Council owns all eight land parcels comprising Waterfront Park in fee simple. The titles to three of the land parcels (those that adjoin the coastline) include the purpose “As endowment under the Nelson Harbour Act 1905”. **The park is not subject to the Reserves Act, therefore is not classified.**

Post remediation, Council worked with landscape architects and developed the site into a recreational space. Waterfront Park has an amphitheatre, promenade, toilet block, petanque court, four picnic tables with seating, numerous walkways and car park – with complementary landscape planting.

A cap of residential quality soil, 0.5m in depth, covers the contaminated soil at Waterfront Park. The material under the 0.5m cap is compacted commercial grade pesticide residue, which is 200-600 times too contaminated to be allowed to leach into the estuary. It is contained within engineered cells, thick clay walls and an engineered sea wall barrier. The most contaminated soil is closest to the top, to keep it away from the groundwater.

The ‘Māpua Waterfront Area Masterplan (2018-2028)’ sets out a strategic direction for the Māpua waterfront and adjacent areas (including Council-owned remediated land and Grossi Point Recreation Reserve)., recognising the interconnectivity of the waterfront area. Actions from the Masterplan that relate to the Waterfront Park area have been incorporated into the policies below, including ideas for additional facilities and features.

The community desires to increase use of Waterfront Park space via opportunities such as outdoor concerts and music events, twilight or farmers markets, and yoga or tai chi classes. Another idea put forward was to create an interconnected network of pathways - from Ngāio Park through Waterfront Park to Grossi Point and across to Langford Drive, and back into the village – that are accessible to all.

If construction of the boat ramp proceeds, hazardous waste would need to be disposed of in a landfill, subject to special conditions. A new cap would have to be engineered, and monitoring established to test the groundwater and estuary sediment for pesticide residues. If the boat ramp was built over the top of the existing cap, it would need to extend down the beach at a gentle angle, as the existing slope is quite steep. Vehicle movements to and from the boat ramp would need to be carefully managed, to minimise impacts on the open space values of Waterfront Park and other users. Parking for vehicles with boat trailers should not encroach on the open space areas of Waterfront Park and should be provided for elsewhere.

As part of their deliberations on the Long Term Plan 2021-2031, Council resolved to bring forward some funding “for the purpose of providing a new boat ramp facility at Waterfront Park”. The resolution also stated that Council “acknowledges that the necessary statutory processes will need to be followed prior to the project proceeding”. The policies in this draft Plan provide for the option of constructing a boat ramp at this location, should all requirements and processes be met – including separate public consultation on this matter.

### ***Mgmt Plan – key points:***

- Manage Waterfront Park primarily as open space for informal recreation, and potentially boat launching, with any developments at Waterfront Park consistent with the operative Māpua Waterfront Masterplan at that time.
- The community, with support from Council, will explore opportunities for improving and enhancing community facilities within Waterfront Park, e.g. by providing additional seating, gas barbeques, rubbish and recycling facilities, trees for shelter/shade, some low-key playground equipment, exercise stations and interpretative panels
- Subject to Resource Consent, allow for a community boat ramp to be constructed at Waterfront Park, with vehicle movements to and from the boat ramp managed to minimise impacts on the open space values of Waterfront Park and other users; and parking for vehicles with boat trailers provided for elsewhere.
- Council will explore the construction of a walkway between the Wharf and Waterfront Park.

### **5.7.30 NGĀIO PARK**

Ngāio Park is located at 6 Aranui Road, Māpua, with the eastern edge of the park adjoining the Waimea/Waimeha Inlet, and is not subject to the Reserves Act, therefore not classified. Development of Ngāio Park was completed in July 2021 as a special project for Council and the community.

Ngāio Park now has tables, seats and bike racks, all made from recycled timber to fit in with the natural landscape of the wharf precinct. Landscaping includes plantings of coastal native plants and installation of realistic synthetic turf, to provide a durable surface in this high use environment. This area of open space remains a significant archaeological site for iwi (including down to the water where waka were launched), and is highly valued by residents, locals and visitors alike. The park is also used by cyclists, embarking or disembarking on the ferry to Moturoa/Rabbit Island

The 'Māpua Waterfront Area Masterplan (2018-2028)' sets out a strategic direction for the Māpua waterfront and adjacent areas, recognising the interconnectivity of the waterfront area. Most of the actions from the Masterplan that relate to the Ngāio Park area have been incorporated into the recent development of the park. **There is scope to declare the land a reserve in future, and to rezone it from commercial to reserve zone.**

### ***Mgmt Plan – key points:***

- **Following the conclusion of the Nelson Tenth Reserve claim process, initiate a public consultation process to declare the Ngaio Park area as Recreation Reserve under the Reserves Act, in order to provide appropriate legal protection for the recreational values of this land.**

### **5.7.33 DOMINION FLATS WALKWAY RESERVE and 5.7.34 DOMINION FLATS SCENIC RESERVE**

Dominion Flats Scenic Reserve is located on corner of the Coastal Highway and Māpua Drive. The reserves adjoin the Dawson Road and Dominion Flats Walkway Reserves, which provide access to the reserve from Dawson Road and Māpua Drive. It also connects to Chaytor Road Walkway (an easement over private land) at the western end, which provides a linkage through to Chaytor Road further to the northwest.

Once the reserve was vested in Council, the community became actively involved in a project to restore the reserve, as near as possible, to its original state of lowland kahikatea forest. A sub-committee of the Māpua and Districts Community Association (MDCA) was formed for this purpose, who researched the type of trees that would be suitable and then applied for grants to fund the project.

Since 2013, volunteers have planted over 60,000 plants, mostly paid for with money from grants. Many plants have also been donated, grown from locally sourced seeds. Dominion Flats is beginning to look like a natural patch of bush, with a canopy starting to form in places. At least eight different native fish species have been recorded at this site.

***Mgmt Plan – key points:***

- There is scope to install improved way-finding signs and interpretation signs.
- Maintain the walking tracks, picnic tables, seating and signage in the reserve.

### **5.8.1 HIGGS RESERVE**

Higgs Reserve is located on corner of the Coastal Highway and Māpua Drive (see Map 16). The land also borders the Waimea/Waimeha Inlet and is on the opposite side of Māpua Drive from the Dominion Flats Scenic Reserve. It is not subject to the Reserves Act, therefore not classified.

The western portion of Higgs Reserve is low lying and swampy and bisected by Dominion Stream. The northeastern portion comprises a steep bank and supports dense regenerating coastal margin forest – a significant remnant of vegetation in an area where almost all the original native vegetation has been removed. The estuary margin vegetation at this site is also significant, providing important habitat for estuary bird species such as banded rail and an effective buffer between the reserve and the estuary.

Forest on the coastal margin itself is now vanishingly rare. The adult beech trees in Higgs Reserve are some of the last remaining in this part of the ED. The original cover would probably have been of mixed beech-broadleaved-podocarp forest including much titoki which is now absent. There is also a small inanga spawning site on the reserve as a site of local note and worthy of nurturing.

The reserve offers potential for the restoration of native coastal vegetation and the creation of further wildlife habitat. The location of Higgs Reserve beside the busy Coastal Highway offers opportunities for the appreciation of native vegetation and wildlife by visitors.

There are plans to construct a pedestrian bridge over Dominion Stream and create a formed pathway to the southwestern corner of the reserve, as part of a future linkage alongside the Coastal Highway to esplanade reserves/strips on the Matahua Peninsula and Apple Valley Road East. Walkways should be sited away from the Inlet edge and dogs prohibited or required to be on a leash, to avoid disturbing estuarine birds.

***Mgmt Plan – key points:***

- Continue to work together with community volunteers to manage Higgs Reserve for the primary purposes of protecting and restoring native coastal vegetation, especially coastal forest, estuary margin vegetation and inanga spawning habitat.
- Maintain the walking tracks in the reserve and extend them to **create linkages with Matahua Peninsula and Māpua township.**
- **Construct a pedestrian bridge across Dominion Stream**, as part of the shared path linkage through to Matahua Peninsula.
- **Develop picnic facilities near the sculpture** and maintain opportunities to interpret the estuary margin vegetation and wildlife habitat.
- Following the conclusion of the Nelson Tenth Reserve claim process, **initiate a public consultation process to declare as Scenic Reserve under the Reserves Act**, in order to provide appropriate legal protection for the significant natural values of this land