

Consultation summary Draft HMNZS Landscape Plan and amended tracks proposal

Landscape Plan

Consultation on the HMNZS Steadfast draft landscape plan was open for feedback from 13th April until 10th May 2021.

The material was distributed via email, local networks and social media along with hand delivery of flyers to residents in Cass Bay, Rapaki and Corsair Bay. An entrance sign advertised the consultation, and a drop-in information session held outside the main building attracted approximately 20 community members and users. Comments and issues discussed there are reflected in the feedback below.

Fifty one submissions were received, including the Cass Bay Residents Association and Reserve Management Committee, the Lyttelton Reserves Management Committee, Mountain Bike Club, Summit Road Society, Whaka-ora Health Harbour and Heritage New Zealand; along with the current manager of the on-site plant nursery, and two adjacent property owners. About 20 submitters identified as local residents in Cass Bay, eight from Lyttelton and Harbour/Port Hills.

There was strong overall submitter and key stakeholder approval of the landscape plan proposal for public access and use of the park including track development, and all key suggestions and concerns raised were in the context of general support for the proposal.

Eighteen submitters (35%) commented in full support of the track development plans, 16 (32%) specifically noting the benefits of the proposed track to the summit.

Although mountain bike tracks were not explicitly included in the proposal, 19 submitters (38%) commented that a range of track users should be provided for in the HMNZS Steadfast landscape plan - including some strong advocacy for mountain biking. Key organisations added to support for a suitably aligned track linking to Whakaraupo and a loop track as proposed.

Of these, some including the Cass Bay Reserve Management Committee suggested consideration of dual tracks, and 12 (24%) including the Lyttelton Mountain Bike Club were concerned that mountain biking was not specifically catered for in the draft landscape plan – several specifically requesting bike access to the summit. One person requested that bikes be excluded from the park.

Eighteen suggestions about environmental management included ideas about resources for fire protection, pest and predator control, with support expressed for Whaka Ora Harbour and suggestions for a tiered approach to managing the site's different recreational and environmental priorities.

Comments championing environmental enhancement included support for prioritising native regeneration and plant propagation (16), riparian planting (10) and biodiversity (10).

In considering the wider proposal fifteen submitters commented in support of community access to the land and buildings to meet local, wider and diversifying future community, recreational and cultural needs. There was recognition of the need for a collaborative and robust approach to achieving this via long term tenure and resourcing agreement/s between the community, Council and TS Godley. This has been agreed via a separate report to the Community Board.

17 % of submitters (9) including Cass Bay Reserve Committee and Cass Bay Residents' Association, prefer an alternative Maori name for the park such as Motu-kauati-rahi which is an existing name for Cass Bay. Similar numbers request the Council Gazette the land as a reserve.

Seven support the retention of a plant nursery included several differing views about the management of the nursery, and also recognition of the need for site security for the nursery operation and the wider park.

Several also request public toilets on site, one highlighting the need for disability access although there was also feedback that toilets are not a first priority.

Several submitters flagged the need for heritage recognition while there were differing ideas for the future use of the guard house and the bunkers, and the need for risk management for any contamination such as asbestos was flagged. Others highlighted the need for facilities for recreational opportunities for all ages and abilities including more access to buildings and the park.

Amended tracks proposal

Consultation over three weekends and two weeks closing 10 May 2021 followed the same process as for the landscape plan, but there was no flyer delivery to residents. Approximately 25 people attended the drop in session.

Key stakeholders included Cass Bay Residents' Association and Reserve Management Committee. Sixteen others were from Cass Bay residents, one Corsair Bay, five Lyttelton, six Christchurch and nine didn't provide an address.

Strong overall support from the 39 submitters to the amended tracks proposal included 14 (36%) in full support for the amended range of use and track development, four also noting the benefits to young riders and families.

Sixteen submitters requested more mountain biking options and levels of difficulty including wider track links, However, of the nine of these specifically requesting mountain bike access to the Summits seven did not provide an address and two were from Christchurch.

Individual comments also reinforced the proposal for walking only to the Summit, and highlighted the need for extra investigation and planning before the track is built. Another submitter again noted the need to provide disability facilities including toilets, and track access.

Adjacent neighbours' concerns raised in feedback to both rounds of consultation about potential noise and security issues associated with increased use of land and buildings are noted, and will be monitored and managed as part of the lease agreement between Council, Cass Bay Residents' Association and TS Godley Sea Cadets.

The Cass Bay Residents' Association committee along with an individual submitter expressed concerns about the proposed lease agreement's allocation of building use for the local community, currently limited to the main building. Community use of the buildings is being negotiated via the lease agreement with TS Godley. This and issues about nursery management are addressed in separate reports to the Community Board.

We appreciate several offers to help build tracks and will be in contact at appropriate stages, following approval of the plan and professional input to design and construction.