



GEOG309 REPORT

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INVESTIGATING COMMUNITY ASPIRATIONS FOR VACANT SPACES AND IMPEDIMENTS TO DEVELOPMENT IN BECKENHAM

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Figure 1: Plans made by council in 2009 for the Beckenham area. Sourced from the Mid-Heathcote Master Plan (2009)

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EXECUTIVE SUMMARY

Beckenham Neighbourhood Association (BNA) reached out to our group regarding four spaces in their community that are not being fully used. These included three spaces surrounding the Southern library in Beckenham (an esplanade reserve along hunter terrace road, a make-shift pump track and a large empty block of council freehold land). A fourth area containing a small carpark space was also identified next to Hettie's crystal shop in the centre of town. The community has wanted something done with these spaces for over a decade but has been unable to gain traction with Christchurch City Council (CCC) and has encountered other land-use problems. Our research question was, therefore:

“Investigating community aspirations for vacant spaces and impediments to development in Beckenham”

This question split our research into two sections, which directed our research methods. To understand community aspirations, qualitative surveying and interviewing of the community was used. While interviews with councils and relevant stakeholders was used in conjunction with, secondary research into the Resource Management Act, Reserve Act and Local Government Act to understand the impediments to any development.

Hunter's terrace was the most researched area of the four spaces. The findings showed that the community wanted a farmers' market on the weekends and a multi-functional space more permanently. The pump track, council freehold land and Hettie's areas needed to be enhanced for residents and their children to use the space more productively. Our key findings were that despite initially believing the spaces to be vacant, the community enjoys and uses the spaces for walking and everyday activities. Getting something to happen within these spaces, however, is extremely difficult due to confusing council processes/pathways.

A significant limitation of this research was time and lack of knowledge surrounding council procedures. In future, a master plan incorporating Beckenham citizens aspirations could be created. This would go alongside a guide for teams looking to implement changes in their communities that need the CCC's help.

INTRODUCTION



Figure 2: Map of Beckenham suburb showing the four vacant spaces.

Hunter's terrace (red), Civil defence space (blue), Pump track (yellow) and, Hettie's crystal shop (green).

Vacant spaces appear more frequently in urban cities with constant expansions, new subdivision changes and land use adjustments. Beckenham is no exception as an outer suburb, the four vacant spaces associated along the Heathcote River on a border with Cashmere. These spaces shown in Figure 2 include Hunters Terrace tarmac zone (in red), Council freehold land (in blue), concrete outside Hettie's crystal shop (in green) and an informal pump track (in yellow). By recognising the potential for these vacant spaces, enhancements can be made to improve the current state of the areas. Communication between Christchurch City Council (CCC) and the Beckenham Neighbourhood Association (BNA) can also be strengthened. Through forming the research question, two key objectives were identified: researching legalities against development in these vacant spaces and identifying community aspirations for desired changes to the usage or state of each space.

Currently, the BNA has been attempting to organise a weekly farmers market along with wanting to find better ways to utilise undervalued areas within the Beckenham suburb. This research will allow the BNA to understand better the processes associated with using CCC areas for community activities. Additionally, this research could prompt the CCC to reflect on their operations and make amendments to accommodate simpler/straightforward

processes. By comparing the information provided by the BNA and CCC, the vacant spaces within Beckenham can be enhanced through efficient communication and continuous community support/shared maintenance. It will also allow for a compiled document to be produced that shows the perspectives of involved partners through survey responses, interviews, and communication records.

This report covers appropriate research methods used, identifies limitations, analyses results for each vacant space and, concludes with recommendations based on the correlated information. The attached appendixes expand on further detail from the compiled records and research.

BACKGROUND LITERATURE

A plethora of resources were used to give background information on topics deemed relevant to the research question. These included: researching how to engage with communities, legalities of councils in New Zealand and the appropriate methods for transforming vacant urban spaces.

The project involved a significant component of community engagement and a small element of engagement with mana whenua. King & Cruickshank (2012) found that building effective community engagement involved adopting bottom-up approaches, early consultation, and regular communication. The bottom-up approach resulted in an increase in community participation and was a determining factor in the success of a community-based project. A bottom-up approach creates a more engaged community that activity shared ideas and share their expertise where they can. However, legislation in New Zealand pushes for a top-down approach (Austin, 2015). Public participation is lacking because there are fewer elected representatives on councils, and decisions are made by central government. These decisions must then be adjusted for every individual region (Austin, 2015). Particularly in Christchurch post-quake, privatisation has become an issue because individuals or entities buy out public spaces within communities, and the sense of community can be lost (Dombroski, 2019).

It became clear that transforming vacant spaces in public areas fit for social exchange was an essential element of research. Empty spaces are defined as underdeveloped land that occurs in the fringe belts between two suburbs (Phelps and Silva, 2018). Permanent changes to this land require constant maintenance and active engagement. Temporary changes allow for community aspirations and improved connections to surrounding environments (Németh and Langhorst, 2014). When looking at incorporating the community in initiatives, who established this organisation following the earthquake to help show temporary uses of vacant spaces in the city centre after the earthquakes. They found that the organisation and the act of just getting people involved saw great benefits as it helped to lift the communities' spirits following the traumatic experiences. Getting the community involved in the temporary spaces helped build social capital in the community (Carlton & Vallance, 2017). The benefits of community engagement when attempting to promote new initiatives will encourage more social capital.

Overall, the research proved that community engagement is needed through the entire process to create a space that will be loved and used. This is not easy as legislation has caused a disconnect between government and communities due to things being difficult to understand and representatives no longer being elected.

Esplanade reserve

Another part of specific background research was into esplanade reserves and what they are. An esplanade reserve is defined under the Reserve Act 1977 as a strip of land of up to 20m adjacent to a water body. The purpose of this reserve is to protect the natural functioning of the water and allow public access along the strip. The Resource Management Act also provides for recreational use of the reserve, but nothing further is said about commercial services.

METHODS

Initial research

This research project's methodology involved both qualitative and quantitative aspects. The initial research consisted of reviewing previous work conducted on Beckenham by University of Canterbury students, as well as reviewing relevant peer-reviewed literature. The previous work by University of Canterbury students provided a broad understanding of the initial area of interest and highlighted previous issues. In addition, the literature review explored five sub-themes relating to our research project, including community engagement, the benefits of green space, transformative change, and council procedures and policy issues. These steps were taken to ensure that our research project had a high understanding of what our research topic would cover. These processes highlighted the amount of work our research would require. Therefore, the decision was made to separate our group into two sub-groups (legalities and community aspirations) to increase our efficiency given our limited timeframe (Smith et., 2012).

Community aspirations

An idea of community aspirations would be gathered from Beckenham residents through surveying. The survey would determine how they currently perceive, value, and engage with the four vacant spaces. Initial feedback was collected using the better Beckenham Facebook page to assess what changes the community wanted to see made to the spaces. This information was used with input from the community partner (Beckenham Neighbourhood Association) to produce a comprehensive Maptionnaire survey. This survey was piloted to check the useability and functionality and then distributed on the Beckenham Neighbourhood and Better Beckenham Facebook pages. Participation was initially low through these channels of communication. Therefore, QR code links in the South City Library were placed to gain more responses and the local primary school was asked to distribute the survey link to parents on their Facebook page. In-person interviews were conducted with residents living opposite one of the vacant spaces to understand their perspectives and concerns with the potential development of the vacant spaces, as they would be most impacted. In terms of analysis, Maptionnaire software creates a range of graphs and tables which summarise the findings from the survey, as well as a data file containing all the results. The data was then downloaded to Microsoft Excel to create our graphs and complete our analysis.

Legalities of vacant spaces

Secondary research, methods of emailing and interviewing were conducted to collect and understand current zoning and regulations that govern the areas of interest. Environment Canterbury and CCC websites gave information into the potential of a landfill under the Southern Library area and any further land titles changes that had occurred.

The Reserves Act of 1977, the Resource Management Act of 1993, and the Local Government Act 2002 enabled understanding of what an esplanade reserve was and how the council deals with their freehold land and reserve land. When looking at these acts, the question was whether a farmer's market or commercial activity would be allowed on an esplanade reserve. Contact was then made with 30 councils around the country, including all city councils and district councils in Canterbury. This email can be found in appendix B. The intention was to understand every councils' procedures surrounding an application on a reserve and whether this could be a commercial activity. Finally, in-person interviews were conducted after a general understanding of council procedures around the country was obtained and documented. Representatives of the Christchurch City Council, Waihoru Spreydon-Cashmere Community board, and Law School lecturers from the University of Canterbury provided further insight into the legalities of the Beckenham spaces, but also the politics going on behind the scenes. These methods were used as they provided appropriate outreach given this research's financial and time constraints (Stephenson, 2019). The methods used in this research project were designed to include a logical structure, reliability, and validity (Volet & Mansfeild, 2006).

RESULTS AND DISCUSSION

Impact of changes to Beckenham:

Using the snowball and convenience method for sampling, the survey correlated 50 responses across a wide distribution within Beckenham, as seen in Figure 3 below. The wide distribution shown indicates residents throughout the southern suburbs of Christchurch utilise the vacant spaces as part of their day-to-day routines. Thus, any changes to the inherent value of the vacant spaces will have an impact on the broader community surrounding Beckenham.

A common trend shown between the residents nearest location points identified a higher density of interest in closer proximity to the vacant spaces. This could be driven by association to the frequency of usage experienced through either the current state of each space or the proximity to the South Library. Li et al. (2018) found by changing the vacant spaces in urban settings, there is a potential for socio-economic growth. Further suggestions and comments regarding each space is expanded on within Appendix C.

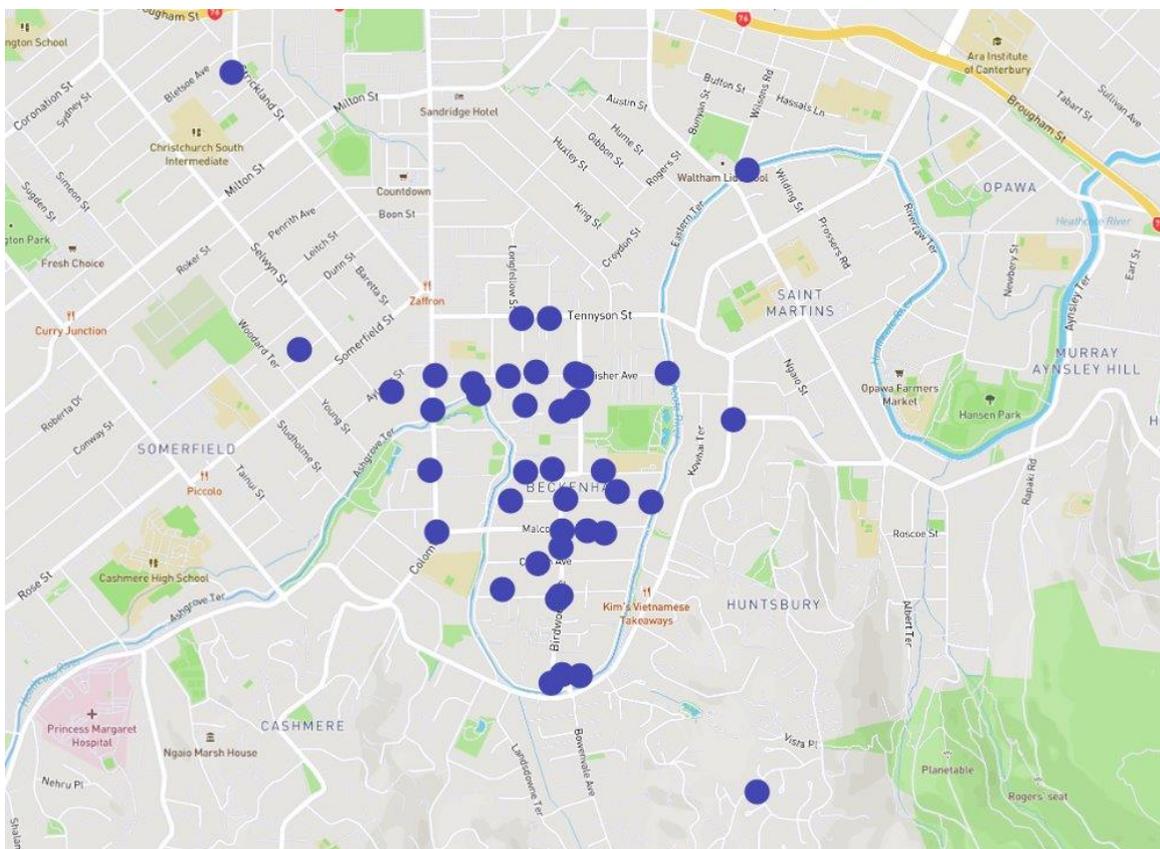


Figure 3: Spatial spread of survey respondents in Beckenham

Council Freehold Land or Civil Defence Training Area:

The current state of the training area prevents public access and usage of the vacant concrete and green space mixed area (shown in Figure 4). Inconclusive records regarding any potential testing of land contamination nor the history of land use limited the research ability within the given timeframe.

Recommendations for the usage of this space require further research and conversations between the BNA and CCC. The land is classified as freehold and owned by the council, meaning the council itself must sign off any usage. Therefore, the right person will have to be contacted.



Figure 4: Civil defence space from the road adjoining the Southern library in Beckenham. Sourced from Google Maps (2019)

Hettie's Crystal Shop:

Due to its current state, the concrete area shown in Figure 5 was identified as a zone for potential development. The area is frequently used as car parking for Hettie's and the surrounding community



Figure 5: Concrete space currently used for parking outside Hettie's crystal shop in Birdwood Avenue

buildings (Church and Birdwood Café), as noted during field site visits. Responses from the survey indicated 77% (n=30) of residents are not satisfied with the current usage outside of Hettie's. This shows potential for either official parking to be established on the concrete area or for it to be classified as a pedestrian walkway with no car accessibility. By adjusting the land use classification to be primarily for pedestrians, this could allow for various community events such as outdoor movie nights, or provide infrastructure for non-vehicle transport including, additional bicycle racks for customer use.

Following on from interviews with BNA board members, the possibility of a physical community noticeboard was suggested. Feedback from the survey showed, 80.9% of residents would interact with the noticeboard either frequently (38.6%; n=17) or infrequently (43.2%; n=19). While a traditional noticeboard could help to facilitate an informal stream of communication between residents (Taylor et al., 2009), this may not be as efficient for reaching a vast majority through the current social media noticeboards (Community Facebook pages run by the BNA).

Pump Track:

Currently used by the Beckenham youth, the pump track provides a safe zone to practise jumps or tricks with a BMX/ Bicycle on softer surfaces (dirt/ exposed topsoil), as seen in Figure 6. Despite a high frequency of use, according to



Figure 6: Makeshift jumps on the pump track in Beckenham

interviewees, 60% (n=30) of residents indicated they were not satisfied with the present state of the pump track. This could be driven by a general lack of communication, between the BNA and CCC, for a formal pump track regarding the standards for appropriate jump ramp heights, space required and, safety gear needed. Each of these factors could be minimalised by potentially extending the pump track into the Civil Defence Training Area or having open community discussions with a CCC representative to create an ideal pump track. By changing the drivers for the lack of satisfaction, could allow for better community engagement with the environment. This was supported by a further 52% (n=26) of residents who would visit the pump track more frequently if it was enhanced.

Kostrzewska (2017) found that while formal recreational spaces provide a more regulated zone for physical activity, these spaces tend to have an issue with privacy as residents can spectate any users. This may deter youth from using the pump track as there is a higher potential for harassment against female-identifying members of the community (Clark, 2015). This could be minimised as a risk factor by introducing safety talks for local schools

within Beckenham to advise them on potential situations they may encounter through using the enhanced pump track. Other alternatives might include changing the fencing surrounding the present pump track or creating official signages which indicate rules of use. However, the BNA is actively working on these alternatives according to the involved community partners.

In terms of impediments, the CCC stated in their interview that there is funding for a pump track and that it will be going ahead in the coming years but could not offer up further information about where or when.

Hunters' Terrace Vacant Lot:

Due to its relative size, Hunters Terrace has both the highest potential for change and the risk for negatively impacting the current state of the environment (shown in Figure 7).

Majority of the focus within the interviews, surveys and impediments research focussed on Hunters Terrace due to these reasons.



Figure 7: Tarmac area of Hunter's terrace (esplanade reserve) and green space with Southern library in the background. Sourced from Google Maps (2019)

(1) Community aspirations

Based on the feedback received, a wide range of potential uses could be implemented within this area. These include a weekly farmers' market (n=41), a nature playground, a learn to bike zone (n=20), a basketball court (n=18) and a multi-functional use space (n=35). Initial feedback showed residents were interested in establishing a nature playground or safe zone in which children could play outside. According to Nature Playscapes (2021), these are defined as spaces that connect children back into their living environment through enhanced features or taonga. Despite the more sustainable approach to building new play centres, Sandseter (2019) found a higher risk of potential

injury associated with more complex surfaces in play zones. This risk could be impacted through the current attitude of 'hardening up' associated with playing in New Zealand, Aotearoa. Therefore, this could not be implemented on the grass zone of the Hunters Terrace as potential outdoor use associated with the South Library.

Similarly, a basketball court or a learn to bike area would have the same impact within Hunters Terrace through enhancement of the tarmac for alternative use. A combined 76% of residents would potentially interact with either of these zones. However, a cost-benefit comparison shows that while these spaces provide recreational advantages, the prices associated could be over \$3,000 (shown in Appendix A) and may take a more extended period. This use could be implemented in the future; however, it will require large amounts of planning and focus group discussion, which this research report was unable to provide.

A weekly farmers market would allow for economic expansions and provide an opportunity for small businesses to expand their marketing range and food accessibility (Dimitri et al., 2013). These events also allow for better community engagement with other residents. Recent conversations with the BNA indicate the weekly farmers market might go ahead in the Civil Defence Training Area due to the logistics of organising one sooner. In comparison, a multi-functional use space could allow for various temporary uses within the outdoor zone stretching across both the tarmac and the grass area. The BNA would be able to run annual outdoor events which can promote residents' engagement and increase their wellbeing (No Author, 2021). This option supports the highest recommendation for use.

(2) Gasworks Waste:

Community rumours were that under Hunter's Terrace, there was an old landfill, which would impede development as it would be detrimental to dig up the road. No conclusive evidence was found on this landfill except for a report completed by Environment Canterbury (2021). This report states that the site was used as a landfill up until 1965, but no definitive testing has been completed to work out what is under the concrete. The CCC, in their interview, had no information to add to this and directed further research onto their website or believed an interview with a long-standing council member could uproot the correct documents.

(3) Council procedures:

Following emailing and interviewing of various councils from all over New Zealand and members of the Christchurch City Council, we found a very mixed set of results. We found from the eighteen replies from councils regarding their policies of commercial uses of esplanade reserves that each was very dependent on their circumstances. This aligns with literature stating that when the government reorganised council structures in 2002, regional bodies had the ability to interpret and govern land in their own way (Palmer, 2012).

The CCC stated that commercial activity on the Hunter Terrace space was not possible as commercial use is only allowed on “recreation” and “historic” reserves and that an esplanade comes under a “local purpose’ reserve. From the other councils contacted, the majority said that commercial use on an esplanade reserve was done on a case-by-case basis and that they have specific processes in place to apply for commercial use of these types of land. They also said that it could be done through a consent application process. Hamilton Council and the Tasman District Council were the only other councils to refuse commercial activity outright. The Tasman district council said they would not allow commercial activity on their esplanade reserve because they hold this title for public access to waterways and ecological purposes. Hamilton City Council said that they would not allow commercial activity for the same reasons as the CCC. Other councils such as Palmerston North said that they have a specific “policy for the use of public space”. This policy was created due to the increasing demand in requests for access to public spaces. A member of the Palmerston North City Council stated that this policy was an initial test for a space that is not a building and therefore did not need strict confirmation from the council. Approval for the space could be as simple as an email from an asset manager or as formal as a lease. The Dunedin City Council followed similar procedures, adopting a concession licensing system that any member of the public can apply through. The council in Dunedin can then notify and explain why the activity could not be undertaken on other land.

The recreation advisor for CCC stated that the esplanade reserve would be changed to a recreational reserve by mid-2022. Therefore, the market would not be able to take over this esplanade reserve until then. A member of the Waihoru Spreydon-Cashmere Community board claimed that the main problem was the disconnect between the land classification and the actual land usage of the space. This is another impediment. Even if the council changes the status of the reserve, resource consent will still have to be applied for because the area is considered a residential zone (Christchurch District Plan, Appendix B). This comes with a new set of issues as the BNA would have to pay to get resource consent, and it is not guaranteed it would be approved (CCC, 2021).

Reflecting on our results from the emails and interviews, it became evident that the policies and procedures within the CCC are far from straightforward. Within the twelve-week period of this research project, we were unable to make any significant headway with legalities. The CCC is a large organisation, and this comes with challenges. There is no one answer for why the processes within the CCC seem so complicated, and one member of the council never holds all the information or power to get things done. The community board member stated that a probable reason for the sites being neglected is that Beckenham is a middle-class neighbourhood and that transforming these spaces is more of an improvement in quality of life, it is not essential. There are other communities in severe deprivation that require more urgent attention from the council. There are also complications that come with the bureaucracy within the council. These ideas align with Dombroski's (2019) arguments that councils making decisions behind closed doors and at a glacial pace leaves residents frustrated.

Limitations

Posting our Maptionnaire survey to several Beckenham community Facebook groups allowed us to gain access to over 7,000 members of our target population in a short amount of time and at a low cost. However, this also prevented people from seeing our survey link, which decreased our response rate. Sampling bias may have occurred because some people are more likely to complete the survey than others (Wright, 2005). In addition, some community members may have been excluded from participating in our research because of their limited knowledge of the internet or their lack of access to technology, potentially skewing our findings (Evans & Mathur, 2005).

The main limitation of our in-person interviews of the community was the low response rate, making it difficult to gain a good representation of the Beckenham communities' perspectives and ideas. It was found that people were either not home, reluctant to answer their doors, or not willing to take part in the interview. There could be multiple reasons for our low response rate, including availability, privacy, and physical security (Marquis, 1977). The gender of the interviewer is also related to the response rate with Campanelli and O'muirheartaigh (1999) finding non-response rates (not participating) tends to be higher for male interviewers compared to female interviewers. Moreover, male interviewers are perceived as less friendly than their female counterparts, this may indicate why the two male members of our project group experienced such low response rates.

Further limitations included long wait times for council replies, sometimes waiting up to ten working days for responses. We were constricted by a lack of already known contacts within the council, and it was hard for us to get into contact with the right people. We had no luck getting into contact with the Christchurch parks department, even though they are responsible for dealing with these kinds of issues. Other councils we managed to be in contact with the parks department and were pointed to the correct documents to do with esplanade reserves in a matter of days. None of the councils around New Zealand use the exact same policies, which is a major challenge when trying to understand why commercial activity on an esplanade reserve is strictly prohibited in Christchurch but allowed in other regions. It was relatively hard to obtain concrete conclusions from our study as the majority of our research came from varying perspectives of different council members and councils around New Zealand.

CONCLUSION

Working alongside the BNA and with the CCC has enabled us to bridge a gap between residents in the community and the council. Aspirations of Beckenham residents have been documented and while, these spaces are still being used, the pump track and the concrete outside Hettie's could be enhanced. Hunter's Terrace offered the highest potential within these spaces, and results indicated that a multi-use function area and a weekend farmers market would be the best choice for the community. The multi-use function area might include a half basketball court, additional seating, and a learn to bike space for youth residents. We recommend that the BNA should work towards these goals to create spaces that the community would want and use more frequently.

The second prong of our research process resulted in continuous barriers revealing themselves. CCC is a large organisation, and therefore our requests were lost within the constant stream of inquiries. It took our community partner using previous work colleges within CCC to know who to contact for their aspirations. The procedures were confusing, and it did not make sense to our group that other councils in the country had straightforward approaches or already allowed commercial activity on an esplanade reserve, but CCC does not. These concerns are similar for other communities within Christchurch who, are attempting the same approach. Therefore, our recommendation for CCC would be to create a system in which members of the public can apply to use vacant spaces, in a similar format to the system used for the Red Zone.

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APPENDICES

APPENDIX A: Case Studies

Learn to Bike:

Christchurch City contains two bike skills tracks. The Westburn Reserve bike park in Westburn and the Knights Stream cycle park located in Halswell, located approximately 10km and 11km from Beckenham respectively. Both tracks allow children to enjoy cycling on a tarmac circuit with road markings and signs designed to replicate what the children will experience when they transition into cycling on the road but within safe areas away from busy roads and traffic (Cycling in Christchurch, 2012).

The Westburn and Halswell tracks are located next to children's playgrounds, and the Halswell track is also adjacent to a skatepark.

There are countless examples of bike skills tracks around New Zealand and internationally, such as the Napier track which cost approximately \$100,000 to complete in 2013 (Gullery, 2013). One of the more recent examples is the Timaru track located in Caroline Bay which opened in late 2020. The project was facilitated by the Timaru Suburban Lions Association (Littlewood, 2020) and was estimated to cost approximately \$275,000 (Timaru District Council, 2020). Upon completion, the total cost of the track was approximately \$370,000 (Littlewood, 2020), with an estimated \$8,695 in annual running costs in which the Timaru District Council fund (TDC, 2020). The project received funding from a range of sources including the Community Trust of Mid & South Canterbury, Trust Aoraki, Lloyd Morgan Lions Club Charitable Trust, and Alpine Energy (TDC, 2020) In addition, a \$100,000 stimulus fund was granted by the Timaru District Council to go towards the project. In total, almost \$250,000 was raised.



Figure 8: learn to bike track in Napier, New Zealand (Hawke's Bay Tourism, n.d.).



Figure 9: Knight's Stream learn to bike track, Halswell, Christchurch (Backyard Travel Family, n.d.).



Figure 10: Westburn Reserve bike park, Westburn, Christchurch (Cycling in Christchurch, 2012).



Figure 11: Caroline Bay learn to bike track, Timaru, New Zealand (Littlewood, 2020)

Pump Track:

Two options for Pump track builds and costs are outlined below.

The dirt pump track option has the lowest building costs ranging from NZD\$10,000 - \$30,000, but relatively high annual maintenance costs ranging from NZD \$3000 - \$13000. The dirt pump tracks also have a lower average lifespan of 10 years compared to asphalt pump tracks with an average lifespan of 30 years. Asphalt Pump tracks are a greater upfront cost ranging from NZD \$30,000 - \$130,000 but have a longer lifespan and cheaper annual running costs. This option can provide a positive cost-benefit as less maintenance is required (Annette & Grants, 2016).

Table 1 provides estimates for the costs associated with dirt and asphalt pump tracks based on the average costs from a range of examples from Queensland, Australia and New Zealand. These costs are indicative and should only be used as estimates. Please seek professional advice for specific pricing.

Table 1. Estimated average costs associated with dirt and asphalt pump tracks from New Zealand and Queensland, Australian examples (TSO, 2017; Association, n.d.)

Pump track option	Build cost (NZD)	Lifespan (years)	Average annual maintenance cost (NZD)	Total cost over lifespan (NZD)	30-year cost (NZD)
Asphalt pump track	\$125,000	30	\$3,980	\$244,408	\$244,408
Dirt pump track	\$20,000	10	\$12,393	\$143,933	\$431,799



Figure 12: Asphalt pump track construction in the city of Chur, Switzerland (N.A., 2012).



Figure 13: Dirt pump track example from the U.S.A (Bermstyle, N.D.).

APPENDIX B: Council Communications

Draft email:

To whom it may concern,

I am contacting you regarding your policies surrounding esplanade reserves. I am currently doing research into an esplanade reserve in Christchurch in which the council there tells us we cannot have any commercial activity (in this case a farmer's market) on the reserve. Do you as a council allow commercial activity on esplanade reserves, for example your ____ esplanade, and what is the process of approving this. Specifically, we are interested in farmers markets but would love a general overview.

Any help would be greatly appreciated! Or I am happy to call someone to facilitate a conversation about this.

Thank you,

Payge Swanson/Stella Taylor

Figure 13: Email Template used to contact Councils across New Zealand/ Aotearoa

Table 2: Summary of Council replies regarding the use within Esplanade Reserves

Council	Response
Hamilton City Council	Would not allow. The RMA states commercial use only allowed on Recreation or Historic reserves, Esplanade reserves are 'local purpose' thus trade cannot be undertaken.
Tauranga City Council	Usually doesn't permit apart from some tendered licenses on selected reserves.
Palmerston North City Council	Policy for use of public spaces, if it is more than casual use of space then approval from the council would be needed should be sought.
Wellington City Council	Esplanade Reserves classified as 'open spaces or conservation area' therefore would need a resource consent approval for any commercial activity.
Nelson City Council	They allow a coffee cart to operate on their Esplanade Reserves. They also have big parks adjacent to their Esplanade reserves which they have farmers markets on.

Invercargill City Council	Would possibly allow, they classify Esplanade reserves as Environmental reserves. They assess activity on Esplanade reserves case by case and whether it complies with the reserves act.
Dunedin City Council	When there is a proposal to use public reserve for commercial purpose, they adopt a concession licensing system with a full application that is required.
Tasman District Council	Would not allow. The Esplanade reserves in this area are held for public access to waterways and ecological purposes.
Hauraki District Council	Farmer's market would need to comply with Hauraki district plan. Claims that the amount of car parking needed may be problematic, Esplanade Reserves significant to Iwi in this area, Concession from council would be needed and resource consent.
Ashburton District Council	Have Esplanade reserves along their waterways to enable public access to these areas for recreation and general enjoyment.
Whanganui district Council	Commercial use would be contingent upon Reserves Act. Council would take a number of factors into consideration including purpose of the reserve and appropriateness for the area or location.
Kaipiti District Council	Currently does not allow commercial access. Exceptions include markets and bars, but these are on recreation reserves.
Western Bay of Plenty Council	Say that a road either unformed or formed cannot be classified as an Esplanade reserve, they are local purpose reserves. Recreation reserves allow commercial activity on them. If land is a local purpose reserve, then commercial activity is not allowed.
Hurunui District Council	

Irrelevant to them, they are a very small rural area, but lease Esplanade Reserves for cows to graze on.
Technically a commercial activity.

Mackenzie district Council

Commercial activity on an Esplanade Reserves depends on a case-by-case assessment.

Selwyn District Council

Their Esplanade Reserves are predominantly in rural areas which would not be suitable for commercial activity. Would have to meet relevant requirements which are regulated through permit system.

Central Hawkes Bay District Council

Do not have any specific policies to do with commercial activity on their Esplanade reserves.

Greater Wellington District Council

Do not own or administer any Esplanade reserves in this area, but commercial use does not seem to fit the purposes listed in the RMA.

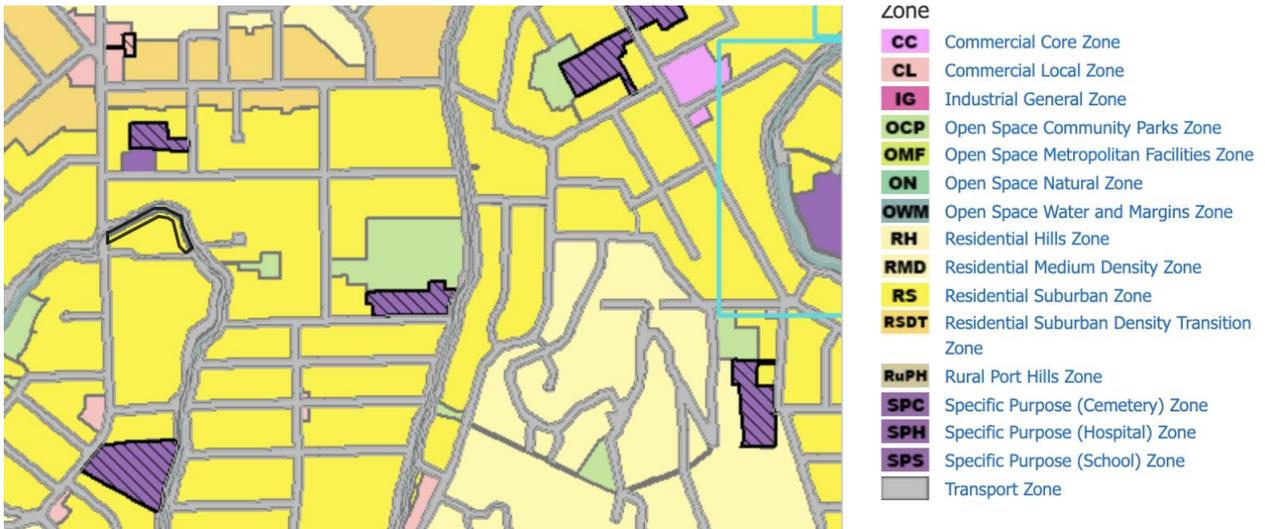


Figure 13: Land use zoning within Beckenham (Christchurch District Plan, 2021)

APPENDIX C: Summary of Survey Responses

Table 3: Summary of survey comments attached to each vacant Space

Vacant Space	Comments from Survey Responses
<p>Hunters Terrace</p>	<p>Community members indicated they use the tarmac space for walking, running, parking vehicles, exercising with dogs and cycling. While the greenspace/ grass area is used for walking (either alone or with dogs) and, attending events (picnics, Matariki celebrations etc).</p> <p>Additional suggestion from residents' recommendations showed the space could be used for a playground (used by children aged 8-18 years old), food trucks, a community garden, providing more seating/ picnic tables, and converting it into a greenspace with native bush/plants to attract native birds to the suburb by removing the tarmac.</p>
<p>Pump Track</p>	<p>Majority of residents have indicated they see the space as being ugly, undermaintained, poorly formed and, uninviting in its current state. However, they also preferred soft landscaping and utilizing compacted soil/ ground.</p> <p>Residents indicated they wish to see more signage, places for rest (seating), appropriate facilities for drinking & rubbish disposal, better accessibility, and giving the youth more authority by aligning with local bike shops for the space.</p>

Hettie's Crystal Shop

Suggestions of usage from residents included a mural or washable blackboard, outdoor games (giant chess etc), picnic tables/ outdoor seating, a community piano, exchange boxes for a communal pantry, planter boxes for a community garden, outdoor movie nights or food stalls/trucks on a weekly rotation. Other residents did indicate they wish to continue using the area for car parking.

Civil Defence Training Area

Not Applicable as not included within published survey
