

**MINUTES OF THE KAIKŌURA DISTRICT COUNCIL EXTRAORDINARY MEETING
TO HEAR AND DELIBERATE SUBMISSIONS ON THE RESERVE MANAGEMENT
PLANS FOR THE SOUTH BAY FOREST RESERVE, SOUTH BAT DOMAIN/
RACECOURSE RESERVE AND TOP 10 HOLIDAY PARK RESERVE HELD AT
9.00AM ON 9 APRIL 2025, IN TOTARA COUNCIL CHAMBERS, 96 WEST END,
KAIKOURA**

PRESENT: Mayor C Mackle (Chair), Deputy Mayor J Howden, Councillor L Bond,
Councillor V Gulleford, Councillor T Blunt and Councillor K Heays

IN ATTENDANCE: W Doughty (Chief Executive), P Kearney (Senior Manager Corporate
Services), Zach Burns (Planner), Becky Makin (Executive Officer – Minutes)

1. KARAKIA

2. APOLOGIES

Apologies were received from Councillor J Diver and Councillor R Roche.

Moved: Deputy Mayor J Howden

Seconded: Councillor L Bond

CARRIED UNANIMOUSLY

3. DECLARATIONS OF INTEREST

Deputy Mayor J Howden declared an interest in the South Bay Domain reserve as she is the committee of the Trotting Club.

4. Overview of responses for Reserve Management Plans concerning

P Kearney provided an overview of the three reserves being consulted on. Overall, 38 submissions were received, the majority of submitters were in support of the reserve management plans. A breakdown of the submissions being “for, against or no comment”, have been included in the report for each reserve.

Of note, the key themes from the submissions were:

- Substantial support for sustainability and growth of Little Oaks in the South Bay Domain reserve management plan
- The replanting of South Bay Forest Reserve being clearer. For example, native vs pine
- The strategic elements of the reserve management plans

The Council requested feedback on the reserves in mid-2024 and hosted public workshops, with feedback received around a desire to include active recreation.

5. SUBMITTERS TO BE HEARD

9:06 am Jo Macfarlane – submission #23

Jo spoke to her submission on the South Bay Domain reserve regarding Little Oaks by the Sea. She explained that the childhood facility has a large waiting list, and they are turning people away. They would like to improve the facility to enable growth and contribute to Kaikōura’s future. There was a high number of submitters in favour of, and supportive of the facility. Jo clarified that if Little Oaks were able to expand, they would change their opening hours to meet working parents needs. Currently their hours are 8.30am to 3.30pm.

Jo commented that Little Oaks provides children with opportunities to grow and develop skills such as risk awareness and get involved with beach clean ups. A professional board is in place that meets quarterly.

9:15 am Terri Chalmers – submission #4

Terri Chalmers spoke to her submission on the South Bay Domain reserve and would like to see the usage of it more accessible to the public as it is a public reserve. Terri commented that the grounds are permanently locked and require booking/obtaining a key to use it. For example, family reunion wanting to use it or a rugby game.

Terri spoke to her submission on the South Bay Forest reserve and encourage the council to replant pine as a future asset for the district.

9:25 am Barry Dunnett – submission #9

Barry Dunnett spoke to his submission the South Bay Forest reserve and shared photographs with the Council. He commented that it would be difficult to achieve a native forest, and that the area could be left open for people to enjoy the coastal views. He suggested replanting with some ngaio trees as they are attractive and fast growing, as well as kanuka trees. Barry noted that some invasive species will need to be maintained quickly, and he felt it was impractical to replant in pine. He advised that some wildings have started to regrow.

Barry commented that the cycle trail could be moved away from the road towards the sand dune. He has raised this with the Lions Club and other local cyclists to assist with the cycle trail, however council input would be needed as there are costs involved.

9.34 am The Kaikōura Youth Council – submission #16

The Kaikoura Youth Council spoke to their submission on the South Bay Forest reserve. They would like to see a natural wide pathway, a park in the area and the old toilet removed from the go-cart track.

The Kaikoura Youth Council suggested reusing the wood, or recycling it and also including picnic tables, rubbish bins and an activity for the youth such as a flying fox (like the Peketa Campground).

9.39 am Jason Jones / William Loppe (on behalf of Cargill Station Limited) – submission #17

Jason Jones and William Loppe spoke to the submission on behalf of Cargill Station Limited in relation to the South Bay Forest reserve. Jason outlined the key points of the submission with these being the interest of Cargill Station as a neighbour, and minor suggestions and refinements for the Council to consider. Jason commented that the submission was supportive of the draft reserve management plan and recognises that the draft document and district plan share enhancing natural areas. He welcomed the opportunity for Cargill Station to be involved in those discussions with the Council.

Jason commented that the refinements suggested clearer direction with the provision statement. Cargill Station supported native planting and suggested that planting suits the coastal area.

The meeting moved to Item 5. Submitters who chose not to speak.

5. SUBMITTERS WHO CHOSE NOT TO SPEAK

The Council reviewed each of the submissions of those that chose not to speak. The submissions were noted, and additional comments were highlighted on the following submissions:

Marie Boustani – submission #2

Noted that the submitter is expressing their interest in leasing the adjoining land the temporary units are on.

Dave Clibbery – submission #6

Noted that the reserve management plan would be two-phased with the detail to be included in the site management plan. Council staff commented that they took guidance from other reserve management plans and there was no specific layout for the documents.

Amelia Cole – submission #7

Noted support for Little Oaks.

Pip Dunfoy – submission #8

Noted support for Little Oaks.

John Elliott – submission #11

Noted the offer of services and that his views are supportive of what is being proposed.

Amy Henry – submission #13

Noted support for Little Oaks. Noted asked for support for traffic management. Council staff commented that access to the reserve could be changed, however this falls outside of the scope of the reserve management plan and action will be taken for the roading team to investigate.

Ezra Lonend – submission #22

Noted that the submitter's surname should be 'Lamond'.

Gina McHerron – submission #24

Noted that the submitter's comments would be addressed through the site management plan.

James Mills – submission #25

Noted that the submitter's surname should be 'Hills'.

James Prentice – submission #26

Noted support for Little Oaks.

Samantha Rankin – submission #27

Noted support for Little Oaks.

Leanne Sanders – submission #28

Noted support for Little Oaks.

Mel Skinner – submission #29

Noted the intent of economic development. Council staff commented that a wider strategic economic development view is needed, and a separate piece of work is being undertaken.

Gina Solomon – submission #30

Noted that the submitter asked for her feedback from mid-2024 to be put in as her submission.

Tane Taitapanui – submission #31

Noted support for Little Oaks.

Leanne Taylor – submission #32

Noted support for Little Oaks.

Ian Waite – submission #33

Noted the activities for South Bay Forest reserve have been indicated in the draft reserve management plan.

Richard Watherston – submission #34

Noted support for Little Oaks.

Ben Watherston – submission #35

Noted support for Little Oaks.

Hillary Watherston – submission #36

Noted support for Little Oaks.

Catherine and Richard Wilding – submission #37

Noted support for Little Oaks.

Bryn Williams – submission #38

Noted support for Little Oaks.

The meeting moved back to Item 4. Submitters to be heard

10.01 am Denis Buurman (on behalf of Lynette Buurman) – submission #3

Denis Buurman spoke on behalf of Lynette Buurman regarding her submissions on the three reserves. He commented that replanting in pines would be detrimental to the area and that the stumps and slash would hinder recreational activities. The Mayor clarified that wood cannot be removed by the public under regulations of harvested sites and there is a risk to the logging company and the Council. The Council took two years' worth of trees to the Lions Club who provide wood to the elderly/community. Council staff clarified that once the reserve management plans were approved the next stage was to develop a site plan for the South Bay Forest reserve. Denis commented that Encounter Kaikoura would like to have some input into the site plan.

The Hearings closed at 10.16 am

The meeting adjourned at 10.16 am and reconvened at 10.35 am.

6. DELIBERATIONS

6.1 South Bay Domain Reserve:

The key themes from the hearings were discussed.

1 – Support for Little Oaks

It was agreed to explore wording under 3.2 policies to look for opportunities for growth or enhancement of childhood education.

A query was raised if the reserve status had been corrected so business could be carried out and Council staff would follow up and discuss with the Deputy Mayor.

2 - Accessibility of the reserve

A discussion was held around the accessibility of the reserve. It was noted that the reserve is accessible by foot and more signage around pedestrian access could be installed. Regarding vehicle access, the area is locked to prevent vandalism to buildings, the racetrack and the lawn being destroyed, as well as for health and safety reasons. The Trotting Club is the lessee and people can contact them to book in the reserve. The Chief Executive commented that KDC's website could be updated to include details of the reserves with contacts for booking.

It was agreed to include more wording around the history of the A&P show.

The Council were comfortable to not make any changes around accessibility.

3 – Traffic management

It was agreed that the traffic management of South Bay by Little Oaks is outside of the reserve management plan process and could be captured by the roading team.

4 – Maintenance

It was agreed to include some wording around maintenance of the reserve being carried out to an agreed standard, as per agreed annual budgets.

5 – Development by Aquatic Centre

It was noted that there is reserve land next to the aquatic centre that could be developed such as extend the aquatic centre or for a sports hub.

6 – Signage for the Aquatic Centre

It was noted that signage is not part of the reserve management plan process and could be captured by the operations team.

6.2 South Bay Forest Reserve

The key themes from the hearings were discussed.

1 – Maintenance, amenity, move the cycle trail, play activities

It was noted that maintenance, amenity, the movement of the cycle trail and play activities would be incorporate into the site plan. Chris Freeman was introduced as the specialist engaged by KDC who has experience with coastal plans. The intention is for Chris to coordinate and produce a detailed landscape plan by engaging with key stakeholders and groups and establish a working group.

The Council would like to see a wider group being invited to the initial workshop and then a core working group established from there.

2 – Refinements

The Council did not indicate a desire to include more directive on the vision statement. Council staff commented that the vision and direction wording is broad and intended to enable enhancements to the reserve which was felt was captured.

3 – Preference for native planting

The Council discussed the requirements for carbon credits and canopy requirements (30% coverage of area). It was suggested that a representative from Cargill Station could be invited on the working group on the same basis as all other interested parties.

It was noted that section 3.2.1 has reference to ensure vegetation and weeds are maintained. A discussion was held whether to remove reference to “maintain commercial forestry opportunities”. It was agreed to change the wording from ‘maintain’ to “consider”, rather than remove entirely and limit the future of the reserve.

It was agreed to update figure 5 with before and after photographs.

It was agreed to not include the suggestion to update the vision statement but that this would be revisited once the site master plan was developed and progress in play for the next stage of work for this reserve.

It was agreed not to include any restrictions on vegetation or species of plants, so the future of the reserve is not limited. Council staff highlighted that section 3.2.2 provides that a landscape plan suits the environment.

6.3 Top 10 Holiday Park

1 – Consideration of future use of land outside the reserve

It was noted that this was outside of the reserve management plan process.

2 – Road noise

It was noted that this was outside of the reserve management plan process.

3 – Top 10's submission

It was noted that Top 10 would be interested in conversations to lease the land the temporary accommodation units are on should it become available. Council staff highlighted that this is a separate piece of land to the reserve.

4 – Traffic lane turning into holiday park

It was noted that a traffic lane was outside of the Council's area of control as Beach Road falls under NZTA, being a State Highway.

Overall no amendments were agreed.

7. CLOSE MEETING

There being no further business, the meeting closed at 11.35 am.

Moved: Mayor C Mackle

Seconded: Councillor V Gulleford

CARRIED UNANIMOUSLY

Chairperson _____ Signed by

_____ Date