



South Bay Domain Recreation Reserve



KAIKŌURA
DISTRICT COUNCIL

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1. Introduction

1.1. Purpose of Reserve

The South Bay Domain is gazetted as a Recreation Reserve in 1982, page 35. The Reserve has been in use for a range of recreation activities as a result.

This plan is required under the Reserves Act 1977

1.2. Legal Description and Location

The Reserve covers two parcels of land described as Part Section 9 Block X Mt Fyffe Survey District being the bulk of the Reserve, and Section 30 Block X Mt Fyffe Survey District being the strip of Reserve with the frontage of South Bay Parade.

The South Bay Domain is located at the southern entrance of the Kaikōura Township. Cross reference to map[s] in appendices

1.3. Physical and Natural Features

The Reserve is approximately 24.15 hectares in size, being flat around the bottom of the site, which includes the Kaikōura Racecourse and the associated inner field which has been used for a number of different purposes. There is a steep slope in the middle of the site, going up to the North. The slope was formerly forested and leads up to a flat plateau like area that is grassed and on the eastern side of the reserve is the Public Swimming Pool. On the northern boundary, there is some crossover with the Resource Recovery Centre, and one of the sheds. The upper Reserve is accessed by Wa Kaukau Terrace.

There are a number of structures existing throughout this reserve, being stables, a pre-school facility, and a variety of accessory buildings

supporting the current uses of the Reserve. There is a pathway that runs behind the buildings and stables, up the hill towards Churchill Street.

The Reserve could be considered as upper reserve, being the elevated area where the Kaikōura Aquatic Centre is located, and the lower reserve, being the racecourse, preschool and inner-field area.

1.4. History and Present Use

The South Bay Domain/Racecourse Recreation Reserve has a range of significant uses throughout the history of the District. Council records indicate that the Kaikōura Trotting Club has a deed of Lease dating back to 1974, which includes a plan showing 11.634 hectares along with the second parcel with the frontage of South Bay Parade. The plan shows the approximate area of use being from the slope (the previously mentioned lower reserve), but did not include the upper reserve area.

The inner-field and the south-eastern end of the reserve have also been subject to current and previous leases/activities. The inner field was formerly and still is used as sports fields, previously the Kaikōura Football Club and currently, the Kaikōura Cricket Club uses the inner field. The Kaikōura Football Club transferred their lease of the building at the south-eastern corner, to Little Oaks Preschool.

There is a toilet block located in the middle of the field which is still in use, and two structures that are used to support the Cricket Club. Currently, the Cricket Club maintains the area used for practice (nets) and the cricket pitch, which is sub-leased from the trotting club, whilst the trotting club is responsible for the remainder of the field.

The pre-school has been in operation since at least 2003 and the parking/stables area adjacent to the pre-school, is used by Motorhomes for overnight stays. The inner field of the Racecourse is also host to a number of events throughout the year, including the Marlborough

Anniversary Kaikōura Races, the A&P Show and other events throughout the year.

1.5. District Plan

There are a number of District Plan overlays relevant to the Reserve. It is zoned as General Rural, with overlays of Significant Landscape Area, and debris inundation area. The debris inundation area runs along the sloped area. The reserve is also shown as a designation belonging to the Kaikōura District Council (designation KDC-15) for the purpose of a Racecourse. These overlays are visible in the appendices of this plan.

1.6. Public Consultation

In preparation of the South Bay Domain Recreation Reserve Management Plan, in 2024 Council advertised for public input for desired uses or potential ideas for the potential management of the Reserve including running workshops. The possibilities raised for the reserve are as follows:

- Planting and windbreak from the Resource Recovery Centre
- Spa Pool Development
- Increase the useable area of the pool
 - Adding more seating and shade
- Skate boarding and pump track
- More community events
- Land lease opportunities (grazing land)
- Mountain bike track
- More access
- More ball sports opportunities (Football/Soccer)
- A separate title for Little Oaks Preschool

2. Vision/Direction

The direction provided by Council for this Reserve Management Plan is to encourage enhanced use of the Reserve.

3. Objectives and Policies

3.1. Recreation Activities

The upper area of the Reserve is host to the Kaikōura Aquatic Centre already, encouraging recreation. The remainder of the upper reserve is currently empty and may be able to provide potential opportunities for recreation in the future. Throughout the consultation period and prior to the process of Reserve Management Plans, there were public inquiries about the potential recreation use of the Reserve.

3.1.1. Objectives

- Identify opportunities for outdoor recreation
- The Kaikōura Aquatic Centre be supported
- Provide for the existing and future recreational activities, whilst maintaining an anticipated level of amenity for the surrounding environment
- Recreational opportunities allow for multiple Reserve uses whilst maintaining a low impact on the reserve.

3.1.2. Policies

- 'Play in design' infrastructure be incorporated into the natural environment where possible
- Enable shade, other amenities and potential growth to support the aquatic centre
- Manage development of the Reserve in accordance with community needs

- Recreational activities should not compromise the enjoyment of other reserve users

3.2. Leases

Use of the Reserve is potentially available for leasing, as is the Lower Reserve. Lease opportunities can enable recreation or encourage public use of the Reserve, or provide financial opportunities for Council to lease land as an interim use. This can link in with heading 2.4 concerning the Environment.

3.2.1. Objectives

- To require leases, or a similar arrangement, to be established where organisations have erected or intend to erect a building on the reserve or organisations may wish to lease land for agricultural purpose (grazing) of a short-term nature.
- The nature and amenity of the reserve shall be utilised to its fullest extent but managed appropriately to ensure use of the reserve.

3.2.2. Policies

- The Kaikōura District Council may charge a fee for the use of any part of the Kaikōura Recreation Reserve where the user gains a special benefit that is not available to other domain users, or where there are costs to the Council associated with a particular event.
- Rentals and leases shall be supportive of the community
- Consider new recreational opportunities, permits, and licenses where they do not conflict the existing uses and are consistent with the character of the reserve
- Support the existing leases and licences ongoing in the Reserve

3.3. Use and Development

The uses and development of the Reserve is important to consider, ensuring that it remains available to the public and encourages the sustainable use of the reserve.

3.3.1. Objectives

- Use and development shall not detract from the significant landscape area of the site
- To accommodate appropriate activities in defined areas that enhance the community's use, access and enjoyment of the Reserve, aligned with its rural character.
- To maintain and develop quality open space that provides enhanced recreation opportunities for use and enjoyment of the reserve
- Encourage opportunities for Education

3.3.2. Policies

- New development will be designed to retain character of the landscape area and where visible from the State Highway, shall be subject to a landscape assessment
- Continue to support existing activities of the Reserve
- Support new activities that are appropriate and compatible with the character of the reserve
- Consider development of clubrooms and storage that support the function of clubs and groups
- Support opportunities of childhood education for pre-school or recreational education (sports)

3.4. Accessibility & Information

Due to the nature of Reserves and the significance of the area, it is important to ensure the public access and enjoyment of the Reserve is retained. The reserve is of social and cultural significance, therefore,

information gathered with Te Rūnanga o Kaikōura and other community stakeholders can help educate and inform visitors to the reserve about the significance of the area.

3.4.1. Objectives

- Manage public access into the reserve in a way that seeks to protect existing values whilst catering for enhanced use of the Reserve
- To provide sufficient signage to facilitate public use and enjoyment of the outdoor recreational reserve.
- Provide information of the significance and history of the Reserve.

3.4.2. Policies

- The number and size of signs in the reserve shall be kept to a minimum to avoid visual detracting from the 'natural' environment, giving clear positive guidance to assist public enjoyment, and may provide interpretive information of areas of interest and/or historic importance.
- All development within the reserve shall be designed to be accessible to all people
- Engage with community organisations to provide informative and safety signage for the reserve.
- Ensure that signs are compliant with Councils Signs Bylaw

Actions to implement: the Council will work with the Community to provide information for areas of interest and/or historical importance in association with mana whenua/hapū

3.5. Environment

Due to the upper Reserve being located in the Significant Landscape Area, it would be appropriate to ensure that the landscape be protected. There is little view of the Upper Reserve from State Highway 1, due to existing planting of the hillside. Due to the existing nature of the area, it is

important that the area does not be allowed to become overgrown with weeds or unwanted vegetation.

3.5.1. Objectives

- Quality of environment to be maintained
- Encourage sustainable waste management
- Integration of cultural design

3.5.2. Policies

- Co-ordination with Te Rūnanga o Kaikōura for input for design of Council proposals
- Encourage building design that does not detract from the surrounding environment

Actions to implement: To preserve amenity and character of the Reserve, screening should be undertaken to block the view of the Resource Recovery Centre from the upper reserve. This can be done in the form of a bund, planting or any other method that Council may deem suitable.

3.6. Cultural Significance

Due to the location of the Reserve, and that there are several known archaeological sites/areas nearby or within the Reserve, it is important to acknowledge the significance of the site to Māori and the previous uses of the land.

3.6.1. Objectives

- Co-ordinate with Te Rūnanga o Kaikōura when undertaking significant earthworks in archaeologically identified areas
- Recognise significance to Māori
- Retain and promote an understanding of the historical and cultural values of the Reserve.

3.6.2. Policies

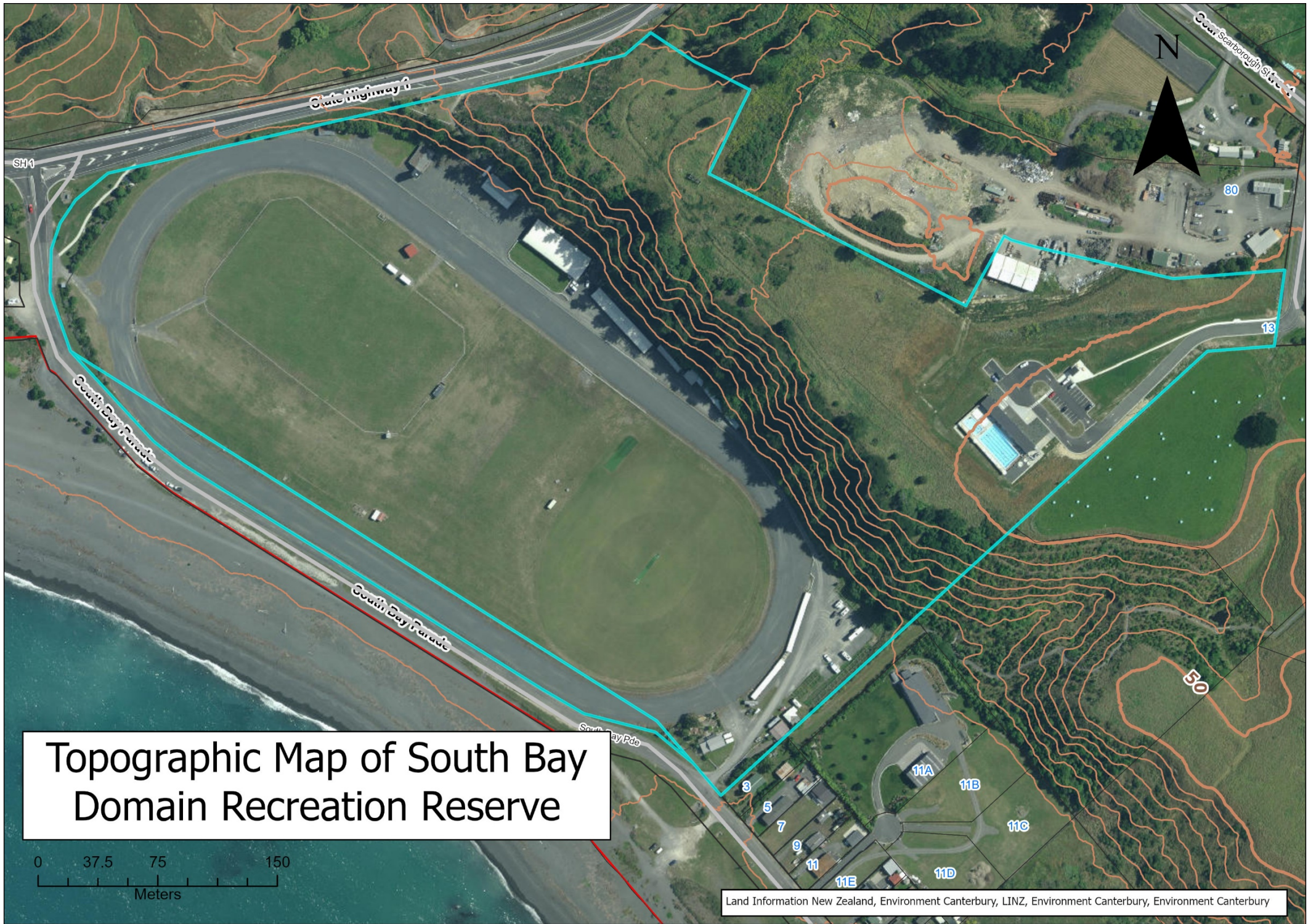
- Increase awareness of heritage values of the area, parts of the Reserve being culturally significant
- All archaeological sites and discoveries will be managed in accordance with the Heritage New Zealand Pouhere Taonga Act 2014

Other Relevant Plans, Policies and Bylaws

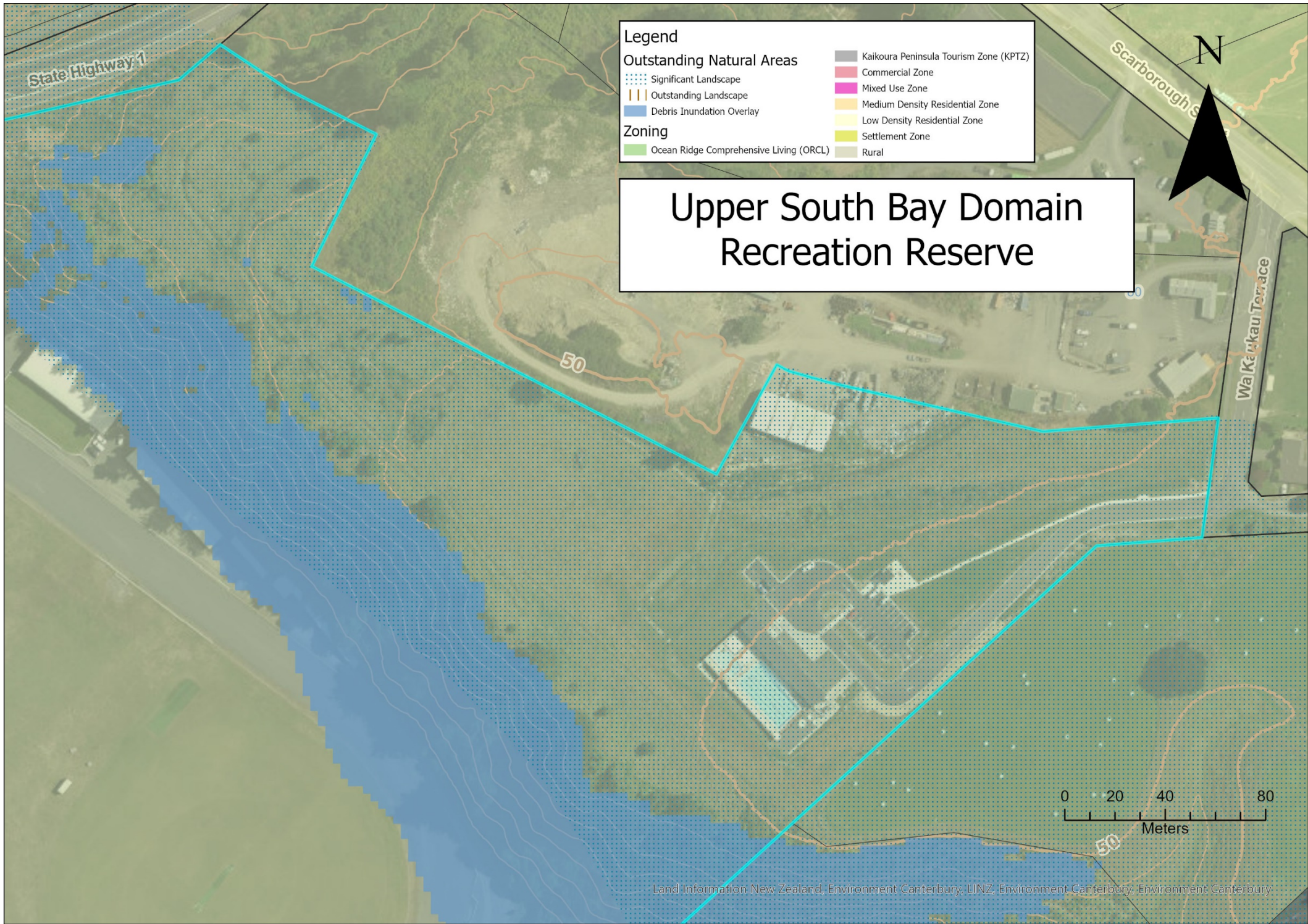
- Kaikōura District Plan
- Current Annual Plan
- Current Long-Term Plan
- Waste Management Protocol
- Signs Bylaw
- Dog Control Bylaw
- Trading in Public Places Policy
- Structures, Works and Items in Public Places Bylaw
- Canterbury Regional Policy Statement
- Traffic and Parking Bylaw
- New Zealand Coastal Policy Statement
- Smoke Free Public Places Policy

Appendices





Topographic Map of South Bay Domain Recreation Reserve



Legend

Outstanding Natural Areas		■ Kaikoura Peninsula Tourism Zone (KPTZ)
⋯ Significant Landscape	■ Commercial Zone	■ Mixed Use Zone
--- Outstanding Landscape	■ Medium Density Residential Zone	■ Low Density Residential Zone
■ Debris Inundation Overlay	■ Settlement Zone	■ Rural
Zoning		■ Ocean Ridge Comprehensive Living (ORCL)

Upper South Bay Domain Recreation Reserve



Lower South Bay Domain Recreation Reserve

Legend

Outstanding Natural Areas		■ Kaikoura Peninsula Tourism Zone (KPTZ)
▤ Significant Landscape	■ Commercial Zone	
▤▤▤ Outstanding Landscape	■ Mixed Use Zone	
■ Urban Flood Assessment Overlay	■ Medium Density Residential Zone	
■ Non-Urban Flood Assessment Overlay	■ Low Density Residential Zone	
■ Debris Inundation Overlay	■ Settlement Zone	
	■ Rural	
Zoning		
■ Ocean Ridge Comprehensive Living (ORCL)		

