



Kaikōura Holiday Park Recreation Reserve

RESERVE MANAGEMENT PLAN



Contents

Kaikōura Holiday Park Recreation Reserve	1
RESERVE MANAGEMENT PLAN	1
1. Introduction	3
1.1. Purpose of Reserve	3
1.2. Legal Description and Location	3
1.3. Physical and Natural Features	3
1.4. History and Present Use	3
1.5. Public Consultation	3
2. Vision/Direction	4
3. Objective and Policies	4
3.1. Leases	4
3.2. Use and Development	4
3.3. Maintenance	4
3.4. Accessibility	5
3.5. Other	5
Other Relevant Plans, Policies & Bylaws	5

1. Introduction

1.1. Purpose of Reserve

The Holiday Park Recreation Reserve is gazetted as a Scenic/Recreation Reserve, gazetted originally in 1898.

This plan is required under the Reserves Act 1977

1.2. Legal Description and Location

The legal description of the site is Section 40 Block X Mt Fyffe Survey District

The location of the Reserve is known as The Top 10 Holiday Park. At the bottom end of Beach Road, with the address of 34 Beach Road. Cross reference to map[s] in appendices

1.3. Physical and Natural Features

The Reserve is approximately 1.7ha in total area and a generally rectangular shape on the eastern side of Beach Road. Off the eastern boundary is the Kiwi Rail northern corridor railway line, and on the other side of the railway line are helicopter landing pads and the coast.

The Reserve is relatively flat making it an ideal location for a camping site. There are 19 cabin units and approximately 40 camping sites along with utility and accessory buildings to support the holiday park activities taking place. Due to the flat landscape of the Reserve and the surrounding environment, there are views of the mountains, creating an ideal vista making it an ideal location for visitors.

The area is zoned as Mixed Use Precinct, therefore, it is not uncommon for the surrounding activities include both Residential and Commercial Activities.

1.4. History and Present Use

According to Statutory Land Management provided from the Department of Conservation, the Reserve was gazetted for the purpose of public recreation and was added to the Domain Board with other Reserves such as the Esplanade Recreation Reserve, South Bay Forest Recreation Reserve and the South Bay Recreation Reserve under the Public Domains Act 1881. The Land Check showed a number of different reserving of the site for different purposes, ranging from a potential pound-site to a recreation reserve as it is today.

The Reserve is currently and has been used, under a lease arrangement, as a camping ground for at least since 1992.

The neighbouring parcel of land to the South-East of the Reserve, which also includes the access to the subject Reserve, has some further accommodation and play area supporting the Reserve. The parcel of land is also providing temporary emergency accommodation. The access of this parcel includes a Right of Way benefitting the Holiday Park Reserve.

Due to the zoning of the land being Mixed use there has been no Resource consent for the operation of a visitor accommodation/holiday park, and there is no record on Council files of complaints about the activity.

1.5. Public Consultation

Given the historic and current use of the Reserve and its location in proximity to businesses in the town, many of the submissions requested that there be no change to the existing use and that any Reserve Management Plan implemented be in support of the current use. There were, however, a couple of submissions requesting consideration that due to the zoning and location of the land that it may be suitable as a site for a commercial development.

2. Vision/Direction

The intended future and direction for the Holiday Park Recreation Reserve, provided by Council has been to enable enhanced use of the Reserve, supporting the current activities.

3. Objective and Policies

3.1. Leases

To enable utilisation of the area and provide for enhanced use of the reserve, rentals and leases remain a means of enablement. General administration of the Reserve is required to ensure that there is known responsibility for day-to-day use of the Reserve.

3.1.1. 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 have 'exclusive' use of the area.
- Enable opportunities for potential development that support the economic, social and cultural development of the community that could be commercial in nature and/or is financially self-supporting.

3.1.2. Policies

- The Kaikōura District Council may charge a fee for the use of any part of the Recreation Reserve where the user gains a special benefit that is not available to other Reserve users, or where there are costs to the Council associated with a particular event or use.

3.2. Use and Development

Given the main use of the Reserve since the early 1990s has been as a campground, it is considered this is a suitable activity to continue and be supported by Council.

3.2.1. Objectives

- To encourage camping in the reserve
- Provide for opportunities that enhance the experience of visitors to the Holiday Park Recreation Reserve
- Recognise the Reserve as an important location within the Kaikōura Township for visitors and as a tourist attraction
- Quality of environment to be maintained

3.2.2. Policies

- Proposal of any structures shall be agreed upon by the relevant Council Manager at the time of and building consent, exemption or resource consent.
- Encourage building design that does not detract from the surrounding environment.

3.3. Maintenance

Quality of environment to be maintained to ensure that the Reserve does not become an eyesore to the community. Due to the location in the Kaikōura Township, the site is viewed by numerous visitors every day, those who use and do not use the Reserve. Therefore, it is important that the Reserve is appropriately maintained to ensure there are no negative visual effects on the surrounding environment.

3.3.1. Objectives

- The reserve shall be managed and maintained by any leaseholder of the reserve, to the extent specified in the lease agreement.
- Recognise and enhance the environmental quality of the reserve

3.3.2. Policies

- To implement effective pest and weed control as practical.
- Maintain and ensure vehicle access to the reserve remains in useable condition

3.4. Accessibility

The purpose of the Reserve, under the Reserves Act 1977, Section 17 states that the public shall have freedom of entry and access to the reserve, although powers under sections 53 & 54 may restrict access under certain circumstances. Section 19, regarding scenic reserves reinforce the ability for restricted access where necessary, although, as an administering body, Council desires the public to obtain benefits and enjoyment from use of the reserve. The use of the Reserve would be open to those of the public that wish to pay the associated deemed fee to obtain the benefits of the Reserve, and access to the Reserve remains open to any paying member of the public.

3.4.1. Objectives

- Manage public access into the Reserve in a way that supports the activity
- Access meets the standards of all necessary engineering and planning requirements

3.4.2. Policies

- Provide, where practical, sufficient parking within the reserve to meet the needs of recreational users of the reserve.
- Accessibility of the Reserve should not impact surrounding activities

3.5. Other

3.5.1. Objectives

- The Reserve Management Plan shall remain aligned with the current and intended use of the Reserve

3.5.2. Policies

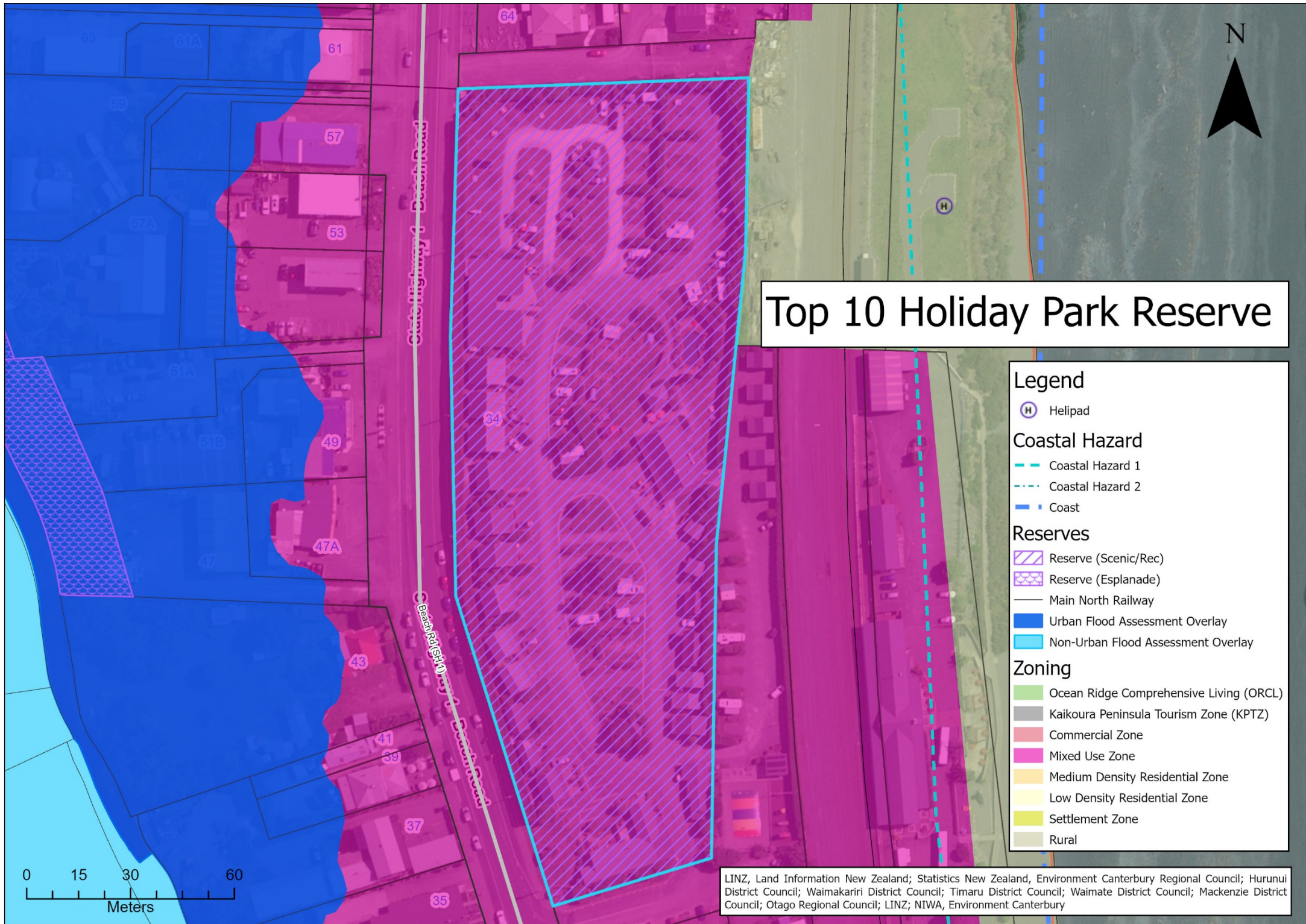
- A review of the Reserve Management Plan should be undertaken if, at the end of a lease agreement, the occupier opts to not renew the lease.

Other Relevant Plans, Policies & 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

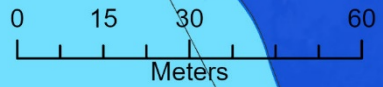
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Top 10 Holiday Park Reserve

Legend

- Helipad
- Coastal Hazard**
 - Coastal Hazard 1
 - Coastal Hazard 2
 - Coast
- Reserves**
 - Reserve (Scenic/Rec)
 - Reserve (Esplanade)
 - Main North Railway
 - Urban Flood Assessment Overlay
 - Non-Urban Flood Assessment Overlay
- Zoning**
 - Ocean Ridge Comprehensive Living (ORCL)
 - Kaikoura Peninsula Tourism Zone (KPTZ)
 - Commercial Zone
 - Mixed Use Zone
 - Medium Density Residential Zone
 - Low Density Residential Zone
 - Settlement Zone
 - Rural



LINZ, Land Information New Zealand; Statistics New Zealand, Environment Canterbury Regional Council; Hurunui District Council; Waimakariri District Council; Timaru District Council; Waimate District Council; Mackenzie District Council; Otago Regional Council; LINZ; NIWA, Environment Canterbury