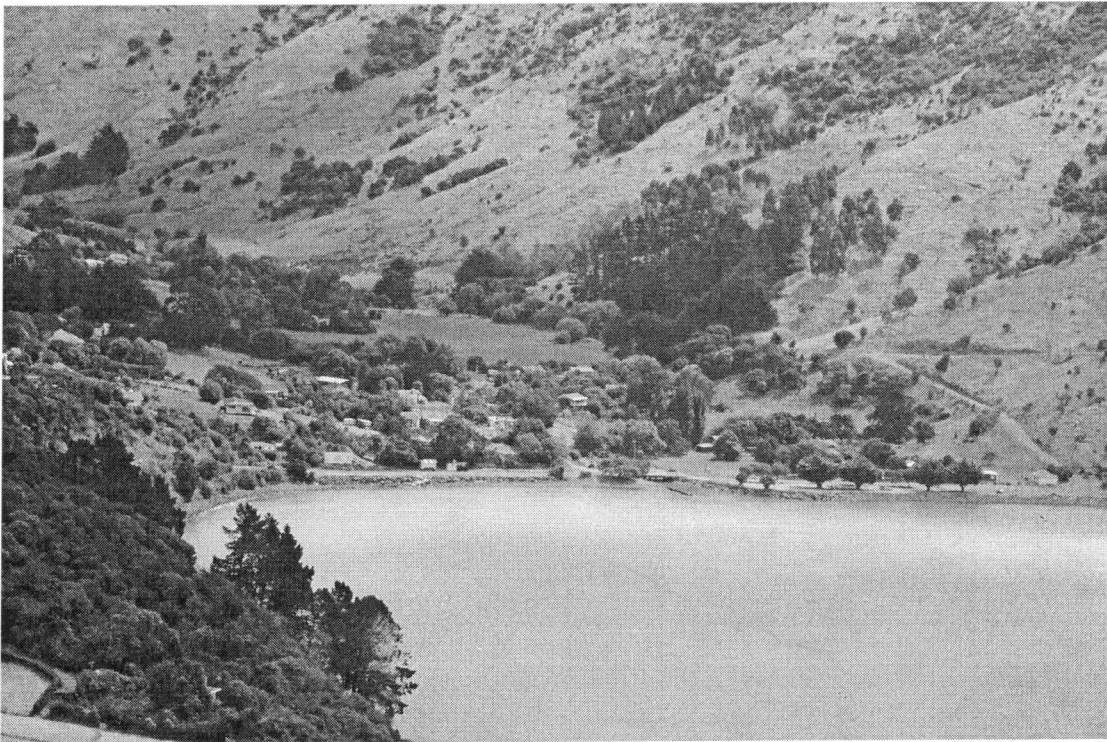


**LITTLE AKALOA
RECREATION RESERVE
MANAGEMENT PLAN**



Banks Peninsula District Council 2006

Little Akaloa Recreation Reserve Management Plan

TABLE OF CONTENTS

1	BACKGROUND INFORMATION.....	3
1.1	LEGAL CLASSIFICATION.....	3
1.2	LOCATION & ACCESS.....	3
1.3	DESCRIPTION AND LANDSCAPE CHARACTER.....	3
1.4	ADMINISTRATION & MANAGEMENT.....	3
1.5	REGIONAL CONTEXT.....	3
2	MANAGEMENT OF RESERVE ENVIRONMENT, STRUCTURES & FACILITIES.....	4
2.1	CAMPING GROUND.....	4
2.2	TENNIS COURTS.....	4
2.3	TOILETS.....	5
2.4	CLUBROOMS & HALL.....	5
2.5	CHILDREN'S PLAYGROUND.....	6
2.6	OUTDOOR FURNITURE.....	7
3	SCHEDULE OF WORKS.....	8
4	PURPOSE & SCOPE OF RESERVE MANAGEMENT PLANS.....	9
4.1	MANAGEMENT PLANNING.....	9
4.2	MANAGEMENT PLANNING PROCEDURE.....	10
4.3	RESERVE CLASSIFICATION.....	10
5	GENERAL RESERVE POLICIES.....	11

TABLE OF FIGURES

FIGURE 1:	LITTLE AKALOA CAMPING GROUND.....	4
FIGURE 2:	THE RESURFACED LOWER TENNIS COURT.....	5
FIGURE 3:	THE TOILET BLOCK HAS PASSED ITS 'USE-BY' DATE.....	5
FIGURE 4:	THE CLUBROOMS IN THE FOREGROUND WITH THE COMMUNITY HALL IN THE BACKGROUND. TENNIS COURT BALL FENCE ON RHS, CAMPING GROUND ON RHS.....	6
FIGURE 5:	THE DEFUNCT CHILDREN'S PLAYGROUND.....	6

This management plan was prepared for the Banks Peninsula District Council by Chris Todd with assistance from Nina Harrison. It should be read in conjunction with the *General Policies for Reserve Management* prepared for the Banks Peninsula District Council by Rob Greenaway and Associates.



2390002500 - I I T T I E A K A L O A

Little Akaloa Recreation Reserve Management Plan

1 Background Information

1.1 Legal Classification

Gazette Notice:	NZ Gaz 1932, p. 579 and 1979, p.3029
Legal description:	Res 4306 Blk I Okains SD
Land area:	6007m ²
Classification and status:	Recreation Reserve pursuant to Reserves Act 1997

1.2 Location & Access

The reserve is situated on the valley floor of Little Akaloa, a valley on the northern flanks of Banks Peninsula, between Lukes Road and Chorlton Road.

1.3 Description and landscape character

Little Akaloa is a picturesque, north-facing valley with hills rising steeply to east and west. It encloses a sheltered bay with high rocky headlands.

The reserve contains two tennis courts, a clubroom and a hall. The lower court is concrete and relatively new. It is in good repair, although some cracks are appearing. The courts are well fenced and have good quality cyclone netting ball fences. The upper court is bitumen, slightly cracked but usable, with a sound net.

The remainder of the reserve is essentially a paddock, grazed by sheep except during summer camping.

Electricity and is available on site.

1.4 Administration & Management

The reserve is managed by the Little Akaloa Reserve Management Committee, a committee of the Banks Peninsula District Council comprised of eight elected members.

The community at Little Akaloa has experienced problems maintaining the hall and tennis courts, although with fundraising they are in good condition at present. While the community obtains limited external income from a local trust and seasonal camping in the reserve, this is insufficient to meet the maintenance costs of the facilities¹.

1.5 Regional Context

The facilities at Little Akaloa, particularly the public buildings and tennis courts, provide an important opportunity for social interaction in the district. The courts are also well-used by Christchurch holiday-makers.

¹ Banks Peninsula District Council, Recreation Plan (c1997) BPDC.

2 Management of Reserve Environment, Structures & Facilities

2.1 Camping ground

A camping ground with a number of shade trees is set in a grassed paddock on the inland side of the tennis courts. There are no shower or kitchen facilities. With such facilities the camping ground could become much more used. The camping ground charges are \$5 per day, payable to a local resident, a useful source of revenue for the reserve. The level of use the camping ground receives is relatively high for the level of facilities offered.

The maturing shade trees around the perimeter are beginning to make the area more attractive for camping. The area is mown over the summer and grazed by sheep at other times.

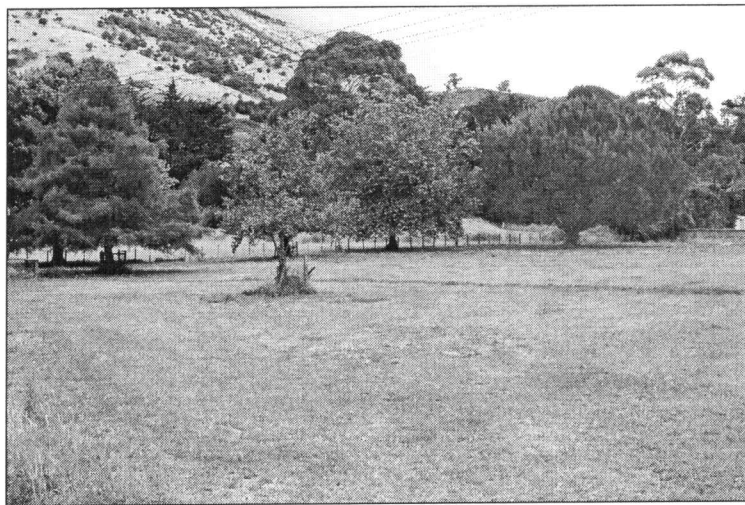


Figure 1: Little Akaloa camping ground

Objectives:

1. *To retain and foster an informal style and atmosphere of camping, providing simple facilities.*
2. *Maintain the reserve vegetation for public enjoyment, camping, shelter and amenity values*

Policies:

1. Form prune to lift the lower branches of shade trees to enable camping underneath them
2. Continue to keep the grass short for camping in summer and to minimise the fire risk.
3. Improve the level of basic facilities provided at the camping ground in order to attract more campers and/or support longer stays.

2.2 Tennis Courts

The Little Akaloa Tennis Club (LATC) has actively maintained the courts and encouraged use of the reserve for both competitive and social tennis. Individuals and families can take out an annual subscription to the courts, which helps pay for their upkeep. The Club raised funds to resurface the lower court in 2000. No scooters, skate-boards, bikes or dogs are allowed onto the courts. The lower court is concrete, in good repair besides minor cracks. It has painted court lines and is well fenced with cyclone netting. The upper court is bitumen, slightly cracked but well usable, with adequate painted lines and a good net. The lower court drainage was improved with a new field drain in early 2005.

Objective:

To provide facilities for recreational activities within the reserve

Policies:

1. Maintain the tennis courts in good, usable condition.
2. Encourage the use of the reserve for tennis by club members and casual users.
3. Maintain the grass around the tennis courts and buildings to a reasonable standard.

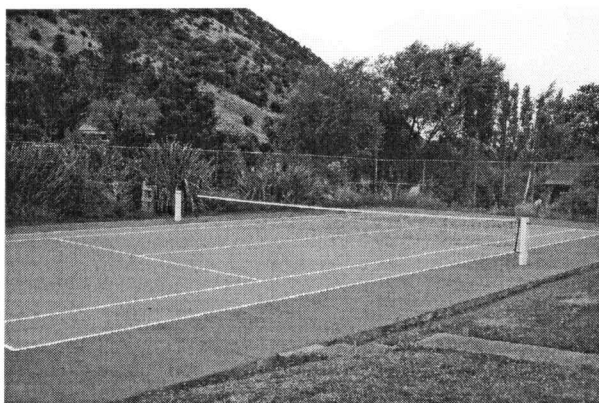


Figure 2: The resurfaced lower tennis court

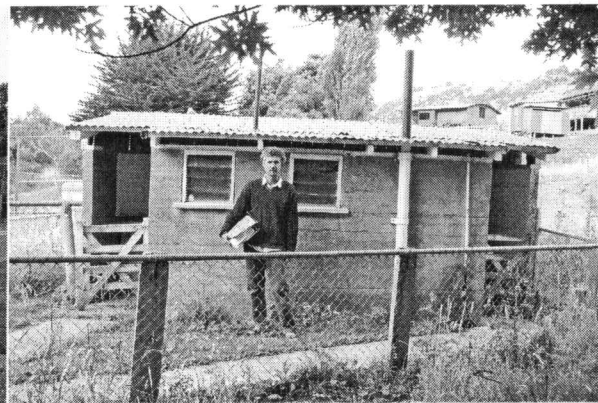


Figure 3: The toilet block has passed its 'use-by' date.

2.3 Toilets

The toilets are situated between the children's playground and the camping ground. They were built in the 1940's. The men's side contains a concrete urinal, a ceramic toilet bowl set into solid concrete and a stainless steel hand basin. The women's side contain a ceramic toilet and stainless steel hand basin. The toilets are clean but deteriorating and inadequate. The upgrading of the toilets may create a higher level of interest in the camping ground.

Objectives:

To provide safe, hygienic and adequate toilet facilities

Policies:

1. Maintain the toilets in a safe and hygienic condition.
2. Upgrade or preferably replace the toilet block as soon as practicable, including disabled access and lighting.

2.4 Clubrooms & Hall

The community hall sits above the tennis clubrooms, with the two buildings separated by a narrow walkway. Both are of weatherboard construction with corrugated iron rooves. The Hall has a kitchen and is used for community events and hired out for functions. The clubroom contains a basic kitchen with a microwave and oven. It doubles as the Civil Defence sector post for Little Akaloa. The matai floors were sanded and polished in 2004 and the hall will require a re-paint within 3-5 years.



Figure 4: The clubrooms in the foreground with the community hall in the background. Tennis court ball fence on RHS, camping ground on RHS.

Objectives:

Encourage the use of facilities by visitors and the local community.

Policies:

1. Maintain the buildings in sound condition.
2. Repaint hall exterior in 2008.

2.5 Children's Playground

The children's playground is overgrown and unusable. The disused play equipment should be removed or replaced, and the grass kept down to reduce the fire risk.

Situating a playground next to a public toilet is less than ideal: If the playground is redeveloped with new equipment, it should be relocated. The current playground area could then be redeveloped around a new toilet and shower block serving both the tennis courts and camping ground, with the two areas linked by path.

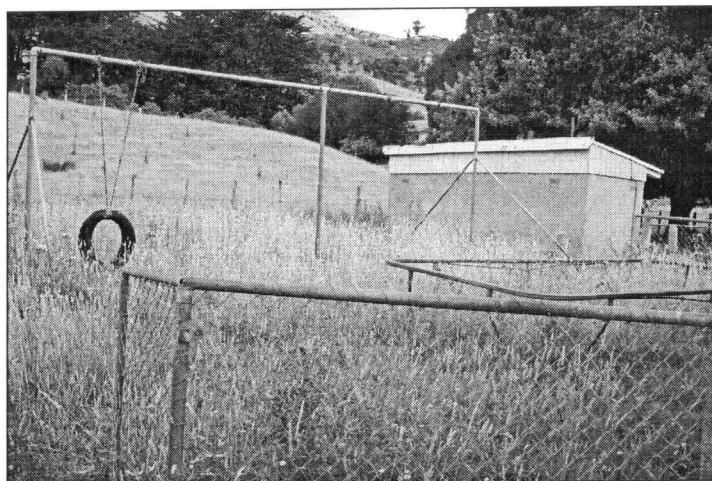


Figure 5: The defunct children's playground

Policies:

1. Remove the defunct play equipment.

2. If a new playground is developed, relocate it away from the public toilet and ensure that it meets current NZ safety standards for equipment and fall areas and has adequate shade and visibility.

2.6 Outdoor Furniture

There are six park-bench style seats in the vicinity of the tennis courts.

Policy:

- Maintain the site furniture in a safe and attractive condition.

3 Schedule of Works

Action	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Future
Mow & graze grass at camping ground												
Form-prune shade trees												
Maintain the grass around the tennis courts and buildings to a reasonable standard												
Remove and/or replace the children's playground ✓												
Re-paint hall				12000								
Maintain pavilion												
Upgrade toilet block ✓	18000											
Regularly clean and maintain toilets.												
Maintain the site furniture												
Maintain court surfaces												
Maintain nets and ball fences.												
Estimated Annual Cost	18000			12000								

4 Purpose & Scope of Reserve Management Plans

The Banks Peninsula District Council, as an administering body under the *Reserves Act 1977*, is required to prepare management plans for the reserves under its control. A management plan outlines the Council's general intentions for use, development and maintenance of a reserve. The *Reserves Act* (and subsequent amendments) is the main legislation that determines how reserves should be managed. It covers issues such as the classification and purpose of reserves, revocation, management planning, leasing of reserves and public consultation. Section 3 of the Act states that reserves will be administered for the purpose of:

(a) Providing for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing-

- (i) Recreational use or potential, whether active or passive; or*
- (ii) Wildlife; or*
- (iii) Indigenous flora or fauna; or*
- (iv) Environmental and landscape amenity or interest; or*
- (v) Natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:*

(b) Ensuring, as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats, and the preservation of representative samples of all classes of natural ecosystems and lands which in the aggregate originally gave New Zealand its own recognisable character:

(c) Ensuring, as far as possible, the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lakeshores, and riverbanks, and fostering and promoting the preservation of the natural character of the coastal environment and of the margins of lakes and rivers and the protection of them from unnecessary subdivision and development.

The management plan and policies set out how the Banks Peninsula District Council intends to achieve this purpose.

4.1 Management Planning

Section 41 of the *Reserves Act* requires that every recreation reserve has an operative management plan. The purpose of these is described in Section 41(3), which stipulates that:

"The management plan shall provide for and ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and, the development, as appropriate, of the reserve for the purposes for which it is classified."

If a reserve does not have a management plan, then no part of that reserve can be leased without public consultation. In practice this means that every time a recreational organisation makes an application to lease part of a reserve, that proposal must be publicly advertised for submissions. The production of a management plan can avoid this repeated public notification process, provided that the management plan specifies which areas are to be available for lease.

Part I of this plan is reserve-specific. Part II sets out district-wide reserve policies which apply unless superseded by a specific policy in Part I.

4.2 Management Planning Procedure

- a) The public is consulted on what future use they would like their reserves put to.
- b) The public response is combined with general objectives and policies and further background information into a draft management plan document.
- c) This document is made available to the public for further comment. This is the opportunity for 'fine-tuning' of policies to produce a final document that accurately spells out how the reserve will be managed in the future.
- d) After hearings (if required) the draft management plan is amended accordingly and is then put before Council for approval in its final form. Once approved by Council it becomes the operative management plan.
- e) The Reserves Act provides for the management plan to be reviewed continuously so that it is adapted to changing circumstances. However, if the review involves major changes, it must again be opened for public input and comment.

Section 120(3) of the Reserves Act allows Council to determine its own procedure for hearing submissions received as a result of public consultation. However, Council is required by Section 120(1)d to give full consideration to every objection or submission received before deciding to proceed with the proposal.

The Reserves Act requires that full public consultation take place whenever land is declared to be reserve, whenever a reserve is classified, reclassified or revoked, whenever a management plan is prepared for a reserve, and whenever a reserve that has no management plan is leased.

The statutory minimum level of consultation is that a notice of the intended action be published once in the local daily paper, and a period of one month be given in which submissions may be made in response. The exception to this is the notification of draft management plans which requires a two month period for submissions.

4.3 Reserve Classification

Section 16 of the Reserves Act 1977 requires that reserves are classified according to their principal or primary purpose, and sets out 7 kinds of classification. This Reserve is classified as a Recreation Reserve, created:

"For the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside." (S. 17 Reserves Act 1977)

More specifically, Recreation Reserves are to provide for (S.17[2]):

Freedom of entry and access by the public;

Management and protection of scenic, historic, archaeological, biological, geological or other features or indigenous flora or fauna or wildlife;

Conservation of the qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to its better use and enjoyment; and

Maintenance of soil, water and forest conservation values.

5 General Reserve Policies

The *General Policies for Reserve Management* prepared by Rob Greenaway and Associates are in a separate document. They are integral to specific reserve management plans and are intended to be read with those plans.

Where any issue on a reserve is addressed by both the *General Policies* and a management plan specific to a reserve, then the specific policy takes precedence. Conversely, where a management plan is silent on an area of policy, the general policy shall apply.