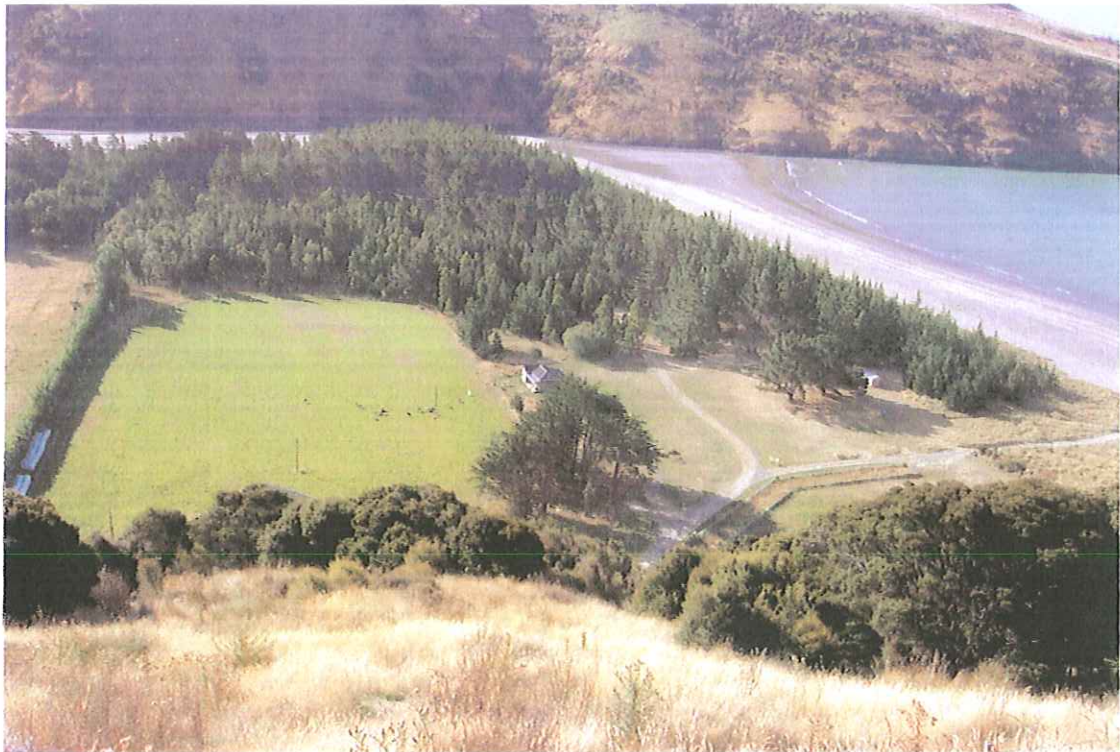


OKEINA / OKAINS BAY RESERVES

MANAGEMENT PLAN



Banks Peninsula District Council 2006

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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.

1 Summary

The residents of Okeina / Okains Bay past and present, Maori and non-Maori, hold a very strong sense of attachment to the areas covered by this management plan.

The Okeina / Okains Bay Reserves Management Committee (OBRMC), an elected body of the Banks Peninsula District Council, manages the Domain and Hall Reserves under a co-management arrangement between the Committee, the Council and Te Runanga o Ngai Tahu. OBRMC and its Ngai Tahu Treaty partner are committed to managing, protecting and providing access to the reserves for the enjoyment of the public and the enhancement of the environment.

2 Foreword and Acknowledgement

The Reserves Act 1977 states that management plans are to be prepared by district reserve administering bodies for all reserves under their control within five years of the Reserves Act 's introduction. In 1977 the then Department of Lands and Survey prepared a report as the basis to determine the future of the Okeina / Okains Bay Reserves. The Reserve Board subsequently prepared a draft management plan during 1988/89. Barry Gardiner of the BPDC updated the draft in 2003 before passing it on to this author to be finalised later that year. The contents of all of these documents and the assistance of the current Committee and Te Runanga o Ngai Tahu have formed the basis for this management plan.

Management plans provide both the strategic vision for the reserve and for day to day management. They provide certainty about the functioning and management of the reserve. The management plan reflects and demonstrates the evolving partnership between the Committee, the Council and Te Runanga o Ngai Tahu.

3 Background

3.1 Location & Access

Okains is an outer bay on the north-eastern side of Banks Peninsula. Road access is available from the Summit Road via the Okains Main Road, from Little Akaloa via the Chorlton-Okains Bay Road, and from Le Bons Bay via Big Hill Road.

Okeina / Okains Bay is approximately 100 kms, or 1.5 hours travelling time from Christchurch. The reserve features a large (800m), sandy beach with easy access and safe swimming, a considerable area of public open space behind the beach, low-key but modern public amenities for day visitors and campers. The bay has a general store and petrol station and the attraction of the popular Okeina / Okains Bay Maori and Colonial Museum. As a result, the bay is a popular weekend and holiday destination from Christchurch and beyond.

3.2 Landscape Description

Okeina / Okains Bay is a broad valley on the outer flanks of the Akaroa volcano, stretching back approximately 10 km from the sea to the Summit Road at its head. The headlands on either side of the bay were formed by lava flows and have very high scenic values. The valley silt/loess has been washed and wind-blown down the valley, forming an alluvial plain at the valley mouth, overlain in places with old beach deposits.

The Opara Stream meanders down the valley to the northern end of the beach. The lower tidal reach, with its accompanying salt-marsh vegetation, is very attractive and forms a boundary with

both the hall and beach reserves.

Okeina / Okains Bay is sheltered by the steep East Head and West Head on either side of the bay, although it is exposed directly to north-easterly winds. East of the main beach are two smaller bays, known locally as Little Okains Bay and Little Bay. Both are sandy with steep-sided gullies and are accessible from Okeina / Okains Bay via farm tracks.

Originally the bay was covered with mixed podocarp forest. This was milled and burned with the arrival of European settlers and replanted with exotic grasses, mainly coxfoot. Today only scattered remnants of indigenous vegetation persist in the valley, with pasture predominating.

3.3 History

3.3.1 Māori History

Ngāi Tahu is the principal tribe of the South Island of New Zealand. It incorporates the earlier tribes of the South Island: Waitaha, Ngāti Mamoe, Ngāti Wairaki and Rapuai. The tradition of Moki is part of a larger body of oral traditions that tells of the migration of Ngāi Tahu from the Kaikōura region south to Waitaha (Canterbury-Banks Peninsula). The war chief of this expedition was known as Moki and he fell under the general leadership of his elder brother, Tūrākautahi.

Moki was the youngest son of Tūāhuriri, the senior Ngāi Tahu chief who held within him the sacred descent lines of his tribes founding ancestor, Tahupōtiki who lived at Whangarā on the East Coast of the North Island. Following further movement into Te Whanganui-a-Tara (Wellington), Moki's father, Tūāhuriri, was the first Ngāi Tahu to cross the Cook Strait and battle the earlier tribes of the Whakatū (Marlborough Sounds) area. Sub tribes of Ngāi Tahu groups managed to migrate southwards and occupy Kaikōura. The first sub-tribe was Ngāti Kuri. Tūāhuriri's sons Tūrākautahi and Moki then led the second Ngāi Tahu migration to Waitaha under the sub-tribe, Ngāi Tūhaitara.

Following the defeat of Ngāti Mamoe, who were occupying Banks Peninsula, Moki established his own Pā in Okains Bay, also known as Kawatea. Moki named Koukourārata to recall and acknowledge the birth of his father and claimed all the way around to Pohatu Bay, now known as Flea Bay. All this land comes under the umbrella of the name Koukourārata.

Moki was a significant chief of the Ngāi Tahu people. He is still honoured and revered. Many Ngāi Tahu living today can whakapapa (make genealogical connection) back to this eponymous ancestor. The rights and interests secured by this tupuna (ancestor) are now protected and upheld by Te Rūnanga o Koukourārata.

3.3.2 Ngāi Tahu Claims Settlement Act 1998

In 1986, Rakihiia Tau filed the Ngāi Tahu claims with the Waitangi Tribunal relating to land sales and breaches of the deeds of purchase after the signing of the Treaty of Waitangi. Negotiations between the Crown and Ngāi Tahu began in 1991, after the release of the Tribunal's Ngāi Tahu Land Claims report. After extensive hearings the Tribunal stated

"The Tribunal cannot avoid the conclusion that in acquiring from Ngāi Tahu 34.5 million acres, more than half the land mass of New Zealand, for £14,750 pounds, and leaving them with only 35,757 acres, the Crown acted unconscionably and in repeated breach of the Treaty of Waitangi... as a consequence, Ngāi Tahu has suffered grave injustices over more than 140 years. The tribe is clearly entitled to very substantial redress from the Crown".

The Okains Bay Domain Reserve and the Okains Bay Hall Reserve were returned to Ngāi Tahu

ownership and are collectively known as Ōkeina. This is one of over 40 properties returned to Ngāi Tahu ownership and/or control as part of the 'cultural redress' element of the Ngāi Tahu Settlement aimed at restoring Ngāi Tahu's ability to give practical effect to its kaitiaki responsibilities.

While the land at Ōkeina is owned by Te Rūnanga o Ngāi Tahu, Te Rūnanga o Koukourārata are tangata whenua, hold rangatiratanga and are the kaitiaki within their rohe. Matters of tikanga and kawa are the responsibility of the rūnanga as tangata whenua. Koukourārata Rūnanga nominate a Te Rūnanga o Ngāi Tahu representative for the Committee.'

3.3.3 Memorandum

The Deed of Settlement (the Deed) states that Te Rūnanga o Ngāi Tahu agrees to Ōkeina being managed and controlled by Banks Peninsula District Council in accordance with section 38 of the Reserves Act 1977 as if it were a recreation reserve and subject to the conditions contained in clause 11.7 of the Deed.

The BPDC continue to own and manage all the structures and improvements on the reserves except for the whare, Tini Ara Pata.

A Memorandum of Understanding finalised in November 2000, between the Banks Peninsula District Council and the Ōkeina Management Committee established a co-management agreement between the Committee, the Council and Te Rūnanga o Ngai Tahu over the management of Ōkeina (See Section 10 Memorandum of Understanding for full text). Co-management arrangements such as this reflect the partnership which Ngāi Tahu is establishing with the wider community in the management of the environment.

3.4 Administration & Management

The two Okeina / Okains Bay reserves, known locally as the domain (or beach) reserve and the hall reserve, are vested in fee simple to Te Runanga o Ngai Tahu. Te Runanga have entered into an agreement with the Banks Peninsula District Council (and thereby the OOBRC with Ngai Tahu representation) to continue managing them as recreation reserves in accordance with section 38 of the Reserves Act 1977 and subject to the conditions contained in clause 11.7 of the Deed of Settlement, namely that;

- BPDC may continue to delegate all powers and obligations of control and management to a committee of the Council.
- Te Runanga o Ngai Tahu to be invited to appoint a member to that committee or any body substituted for that committee.
- Council to have power to erect new structures and improvements (also to be vested in the Council, to be held in trust for the benefit of the Okeina / Okains Bay Community and to move structures and improvements owned by the Council to a different location on the land, after consulting Te Runanga o Ngai Tahu and having particular regard to its views.
- Council have the sole right to charge for the use of the facilities and to manage expenditure and revenue for the benefit of Okeina / Okains Bay and the structures and improvements on the land.
- Council to exempt the land from rates for so long as it is controlled and managed as if it were a recreation reserve.

- Public access to and all activities on reserve to be regulated by the Council in accordance with the *Reserves Act 1977*.
- Te Runanga o Ngai Tahu is always to have free access to Tini Ara Pata (which the Council has agreed may be vested in Te Runanga).

Under this agreement the Banks Peninsula District Council (BPDC) is to own and manage all the structures and improvements at the beach reserve, and all but the whare, *Tini Ara Pata* in the hall reserve. A third reserve managed by OOBRC and known as Sefton Park, remains as a recreation reserve vested in the BPDC.

The OOBRC currently consists of 12 members elected at the 2001 Triennial Elections for the 2001-2004 period. The committee is made up of:

Chairman:	<i>Richard Boleyn</i>
Secretary:	<i>Sharon Henderson</i>
Committee members:	<i>Peter Thelning</i> <i>Peter Ramsden (Ngai Tahu representative)</i> <i>Bob Boughton</i> <i>Noel Donaldson</i> <i>Klaus Rexer</i> <i>Judy Thacker</i> <i>John Thacker</i> <i>Gillian Thacker</i> <i>Richie O'Malley</i> <i>Tim Web</i>

Three reserves within Okeina / Okains Bay are managed by this committee:

1. Okeina / Okains Bay Domain Reserve
2. Okeina / Okains Bay Hall Reserve
3. Sefton Park

The management of the three reserves is dealt with separately within the plan.

3.5 Regional Context

Okeina / Okains Bay is visited by a large numbers of campers and day-trippers in the summer months. The ready access from Christchurch and Akaroa, with a relatively low saddle at 420 meters, makes it a popular weekend and holiday destination. It boasts the largest sandy beach on the outer Peninsula, and the beachside camping available is unique on the Peninsula. The high scenic values of the surrounding area, especially the coastal environment and headlands, add to its attraction.

With a shop, petrol station and museum, Okeina / Okains Bay has more amenities than other outer bays, and its historic buildings are a prominent theme in the hall reserve and surrounding 'historic precinct'.

The recreation reserves of Okeina / Okains Bay make a very significant contribution to the overall amenity of the bay, and play an important part in the leisure activities and welfare of the local community.

4 Overall objectives & policies for Okeina / Okains Bay Reserves

The following generic objectives and policies apply to each of the reserves. Specific objectives and policies for each reserve are detailed under the relevant section of the Plan.

Under the Deed of Settlement the Okeina / Okains Bay reserves are to be managed as though Recreation Reserves and subject to the conditions contained in clause 11.7 of the Deed. [See Section 10 for full Memorandum of Understanding and Section 8.2 Reserve Classification].

Under the BPDC District Plan, the 'anticipated environmental results' for Recreation Reserves are:

- The maintenance and enhancement of the recreational and natural amenity values of the reserves;
- Control of development and the impacts of public use of reserves, in a manner that ensures that their character is enhanced or remains substantially unchanged;
- That development and activities in recreation reserves do not create significant adverse effects on the amenity values of adjoining sites.

The BPDC Reserves Strategy¹ identifies five key values that should be managed for on reserve land. These values, which are also identified by the *Reserves Act 1977*, are recreation, landscape, heritage, ecology, and culture. The weight given to each depends on the degree to which each is present or can be provided for in a reserve.

The overall objectives for the Okeina / Okains Bay Reserves are therefore:

1. To acknowledge and provide for Ngai Tahu values associated with Okeina, specifically kaitiakitanga and rangatiratanga.
2. To provide suitable amenities to enable the proper use and enjoyment and of the reserves.
3. To identify, preserve and where appropriate enhance the existing recreational, landscape, heritage/historical, ecological, and cultural values and features of the reserves.
4. To preserve and enhance the scenic and spatial values contributing to the reserves' attractiveness and its role in the provision of open space.
5. To ensure that any new activities in the Okeina / Okains Bay recreation reserves do not unduly compromise the existing use, enjoyment and amenity of the reserves.
6. To ensure that any development on Okeina / Okains Bay recreational reserves, such as buildings, facilities and car parking areas, should not be located or be of a design or scale that detracts from any recognised use, values or amenity of the land.
7. To foster cooperation between the OOBPMC and the Okeina/Okains Bay Maori and Colonial Museum management.

¹ Rob Greenaway and Associates 2002

8. Subject to sections 85 or 85(a) of the Reserves Act 1977, to utilise surplus funds generated at these reserves towards preserving and restoring the character and amenity of the wider Okains Bay.

4.1 Signs

These reserves have significant historical, cultural and ecological values that could be interpreted to the public through signage.

Signs should be evaluated from time to time to ensure that they are still relevant, to decide whether they need amendment or maintenance, or whether they could be located together. A plethora of signs can detract from the visual amenity of the reserves. Some signs, particularly within the Okeina / Okains Bay Domain Reserve, could be brought together on an information board to reduce visual clutter.

Objectives:

To provide adequate information for users to locate and enjoy the reserves safely.

To interpret features with significant historical, cultural and/or ecological significance.

Policies:

Refer to *General Policies* 6.9 Signs & 5.13 Heritage Conservation.

1. Develop a consistent image and sign hierarchy throughout the reserves in keeping with Banks Peninsula District Council sign standards and styles and/or be in accordance with the *Standards for Recreational Signs and Outdoor Recreation Symbols NZS 8603:2005*.
2. Erect signs to interpret the Ngai Tahu and settler histories of the reserves, cultural information, and ecological features.
3. Erect directional and informational signs to enhance the safe public use and enjoyment of the reserves.

4.2 Buildings and Structures

Overall objectives:

1. The design, appearance, location and scale of buildings, structures and car parks within the Okeina / Okains Bay reserves should not have an adverse effect on the visual amenity of the surrounding land or on other activities.
2. Buildings and structures of heritage significance within the Okeina / Okains Bay reserves shall be protected, preserved and maintained as far as is practicable.
3. Interpretation material may be provided to increase the public awareness and enjoyment of sites of heritage significance within the reserve.

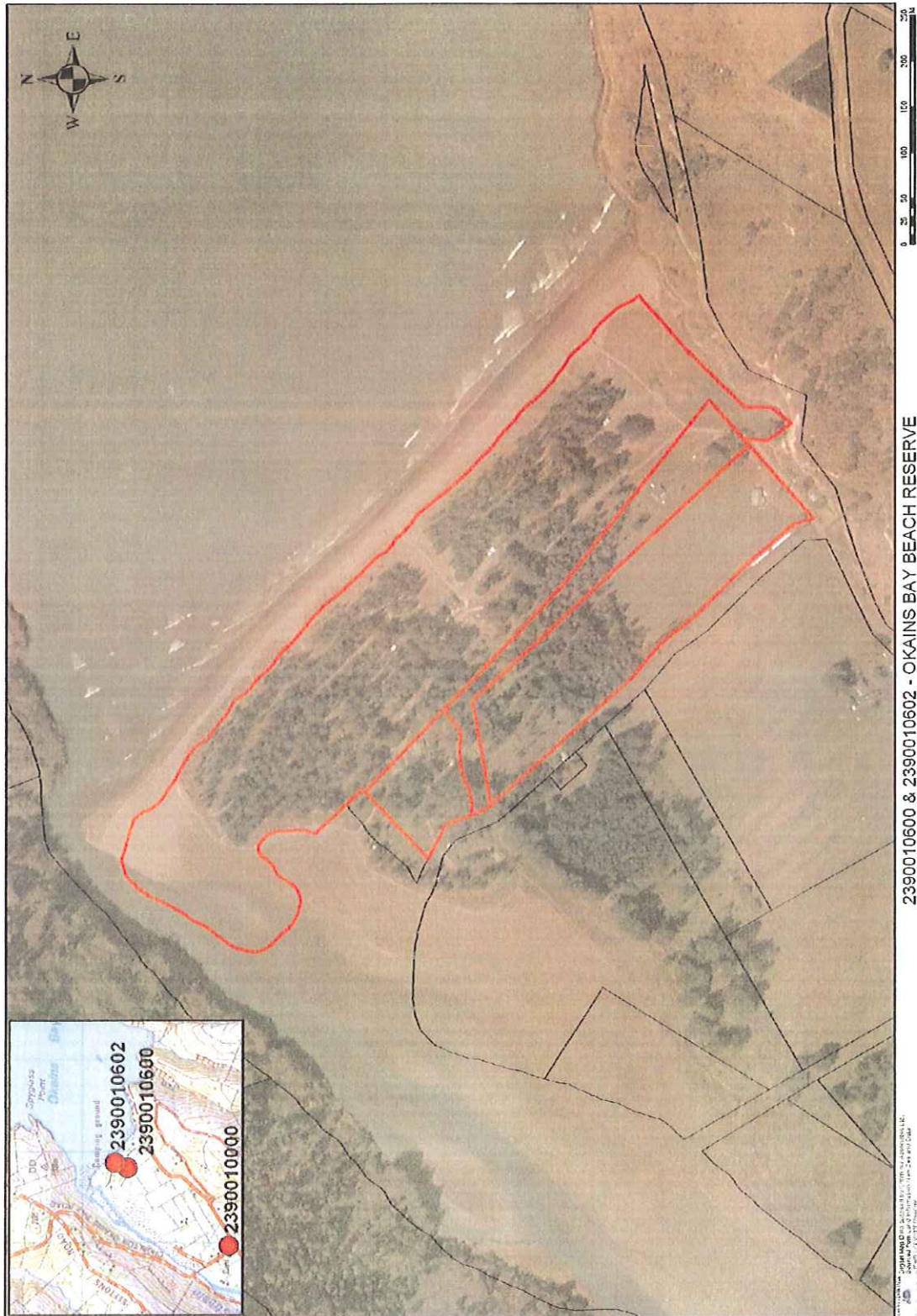
4.3 Vegetation Management

The Council passed a resolution in 1999, in response to the decline of biodiversity in New Zealand, to actively favour locally-sourced native plants when planting in reserves.

Objectives:

1. *As a first option, use locally-sourced indigenous plants when replanting Okeina / Okains Bay reserves.*
2. *Maintain and where possible restore the remaining natural habitats of indigenous plant species within the reserves.*
3. *Take all reasonable steps to control threats to indigenous plant species.*

Okeina / Okains Bay Domain (Beach) Reserve



5 Okeina / Okains Bay Domain (Beach) Reserve

5.1 Legal Description

Gazette notice:	Res 3734 in 1907, added to in 1942 & 1960 respectively by the Banks Peninsula District Council
Legal description:	Part Res 3734,4440 & 5044 Blk. IV Okains SD, VR# 2390010600
Land area:	7.04666 ha
Classification and status:	Okeina / Okains Bay domain reserve is vested in fee simple to Te Runanga o Ngai Tahu, who have entered a co-management agreement with the Banks Peninsula District Council and the reserves management committee with Ngai Tahu representation, to continue managing it as a recreation reserve in accordance with section 38 of the Reserves Act 1977 and subject to the conditions contained in clause 11.7 of the deed of settlement.

5.2 Description & Landscape Character

The Okeina / Okains Bay Domain reserve is located at the end of Okains Bay Road and encompasses most of the beachfront land. The bay is sheltered and offers excellent, safe, swimming conditions. It is used for recreation by a large numbers of local and regional campers in the summer months. Popular activities in the bay include swimming, sunbathing, camping, fishing, surfing and walking. Okeina / Okains Bay is also a common destination for daytrips by people from the surrounding areas.

The reserve, at 7.04666 hectares, is the largest under the Okains Reserve Management Committee's administration. Its relatively flat land includes about 4 hectares of camping ground, 1 hectare of playing fields and an area under a casual grazing lease, used in the past both as a racecourse and for gala and sports days. The lagoon opening is at the northern end of the beach.

The beachside location and attractive setting has made this reserve increasingly popular with day-trippers and campers alike. Camping fees provide the principal source of annual income to the Reserve Management Committee, enabling them to employ a full-time caretaker.

The landscape of the Okeina / Okains Bay area is very attractive. Shortly after descending from the summit road, the visitor has spectacular views of the bay with its hill slopes, flat valley bottom, rocky headlands and surrounding coastline.

The dominant visual features of the reserve are the beach with its low hind dunes, the naturalised pine forest behind the dunes, and the white sands and blue waters of the Opara Stream and lagoon. Valuable landscape features viewed from the reserve include the uninterrupted expanse of open water bracketed by West and East Heads, Little Bay and Little Okains Bay immediately east of the reserve, and Okains Point. The headlands also provide some shelter to the bay.

The facilities in the domain are:

- Gravelled access tracks;
- Public toilets (old) near the entrance at the southern end of the reserve;
- Water supply tanks, some situated on a hillside above the actual reserve;
- Two ablution blocks; 'Block A' situated at the northern end of the campground, containing a kitchen, laundry and toilet facilities and 'Block B', located near the

beach at the centre of the reserve. It is similar to Block A in construction and facilities but is kept locked for except at peak holiday times;

- Changing sheds (old) at the seaward side of the parking area;
- A guest cabin, formerly the cricket pavilion located at Sefton Park, built in 1910 and relocated to the Domain in 1969;
- Children's play equipment situated on the northern side of the camping ground and near the beach at the southern parking area;
- Rubbish bins and can-recycling collection points;
- Picnic furniture; and
- Signs.

Behind the immediate coastal zone is a graded grassed area previously used for an annual carnival and race meeting. In 1974 this ceased due to licensing problems. The reserve is still occasionally used for sports days, but for the rest of the year is unused, as day visitors prefer to concentrate as close to the beach as possible.

Adjacent to the old racecourse are 2.5 hectares of rough pasture, fenced off and leased to a local farmer for grazing. This provides the OOBPMC with some income but also provides grass control and thus diminishes the fire risk. The areas adjoining the reserve are mostly grazed farmland.

5.3 Management of Reserve Environment

5.3.1 Vegetation and Landscape Management

Okeina / Okains Bay Domain Reserve covers a range of landscape units types including pasture, salt-marsh and mudflats, pine forest, dunes, and the beach itself. The fore-dunes are vegetated with marram grass. A variety of plants such as evening primrose, *Bromus*, haretail, sand *Coprosma*, sand *Convolvulus* and *Carex pumilo* vegetate the dunes away from the beach. Rye and hairgrass are found on the firmer sands. At the lagoon dune vegetation gives way to salt marsh species on the tidal flats, including marsh ribbonwood, *Scirpus nodosus*, saltrush and *Salicornia*. These communities, particularly the marram grass and salt marsh, are sensitive to overuse by vehicles and people.

There are a considerable number of self-sown pine trees in the hind-dune area. These constitute a source of income to the Reserve Committee on a selected milling basis, but more importantly add character and wind-protection to the camping ground. However, the spread of wilding pines can be quite invasive of the surrounding areas, particularly the dune vegetation, and if not actively managed could increasingly dominate the reserve. Mature trees also need to be managed for public safety, especially in view of the numbers of people camping amongst them. Wilding silver poplar and pine trees need to be viewed as invasive weeds and removed at regular intervals.

Near the entrance at the southern end of the reserve an area of new native trees has been planted and protected from salt winds with shade cloth. There is also a small amount of manuka growing naturally along the eastern arm of the reserve.

New plantings of trees and shrubs, especially native plants, can be used to provide shelter, screen less attractive facilities, hold the sand against wind-blow and enhance the visual amenity of the area. In some cases the need to maintain a stable and vigorous plant cover may need to take precedence over the public right of access to all parts of the domain and require the fencing off of some areas, at least for a period of time.

Vegetation management in the reserve has tended to be on an ad-hoc basis. The OOBPMC would like to employ a landscape architect to produce a concept plan to guide future planting.

Rabbits are numerous and pose a problem when introducing new plants. Weed species are present at light levels.



Figure 1: Salt marsh species



Figure 2: The pine plantation

Objectives:

To manage the vegetation of the reserve for public enjoyment and safety, land stabilization, shelter, amenity values and the enhancement of native flora and fauna

Policies:

See also General Reserve Policies 5.8 Tree Control, 5.12 Fire Control and 7.4 Tree Planting on Reserves.

1. Restrict pine plantation to north of the changing shed and to existing mature trees toward the beach.
2. Progressively remove silver poplar, thin pine trees for timber and gradually replant the domain in tree and shrub species that more accurately reflect the original coastal plant associations of Banks Peninsula.
3. Harvest the pine trees in a manner that does not impair the recreational values of the domain.
4. Engage a landscape architect to produce a landscape plan covering reserve layout, circulation patterns and planting.
5. Undertake additional amenity planting to complement the recreational uses of the area. Give preference to using suitable indigenous plants with the aim of creating a low maintenance, self-regenerating vegetation cover.
6. Coordinate with Environment Canterbury to prevent or dissuade those with vehicles from driving in the estuarine or dune environments in order to protect and enhance their plant communities.
7. Cooperate with Environment Canterbury to control rabbits (with any poisoning to be outside the reserve boundaries).
8. Control invasive weeds annually, especially boneseed, gorse, broom and lupin.

5.4 Management of Structures, Services & Facilities

5.4.1 Signs & Visitor Information

Signs located throughout the reserve by the OOBRC provide information about access to the reserve and appropriate use of recreational areas, aquatic areas and walkways. The signs also inform reserve users of the rights of private landowners. There is a large entrance sign at the entrance that reads, "Welcome Okains Bay Beach Reserve". There are also 'No Dogs', 'Light No Fires' and 'Camping Ground' signs as well as signs to warn that water should be boiled before drinking.



Figure 3: Entrance to Okeina / Okains Bay Beach Reserve.

Objective:

To provide adequate directional and informational signs for visitors to locate and enjoy the reserve without detracting from the visual amenity of the reserve.

Policy:

- Keep the number of signs in the reserve to an effective minimum to avoid 'sign clutter' and design them in a manner consistent with Council standards.
- Replace unsightly signs and remove any redundant signs.
- Provide interpretation about Ngai Tahu.
- See also General Policy 6.9 Signs.

Implementation:

- Erect an information kiosk inside the entrance to the domain to advise visitors about the reserve layout, facilities available and applicable conditions and/or cautions of use.
- Provide interpretive panels identifying Ngai Tahu information.

5.4.2 Access Roads, Paths & Car parks

Vehicle access into the Okeina / Okains Bay Domain Reserve is from the sealed road at the southern end of the beach. Internal gravel and sand vehicle tracks run between the camping ground, day-use areas, beach and facilities (i.e. toilets, bathing shed and pavilion). These meandering, informal tracks suit the informal atmosphere of the camping ground valued by campers. However, with a small effort some tracks could be re-aligned to reduce the danger for children using the day-use area and to improve the cohesion of the reserve.

Within the reserve there are 4-5 pedestrian paths onto the beach, doubling as 4WD tracks. Too many tracks may increase wind erosion and decrease amenity values. From the reserve the area

offers some excellent coastal track walks around the old wharf site and further on to Little Okeina / Okains Bay and Little Bay respectively.



Figure 4: Beach access track through the marram grass.

Objectives:

1. *To provide access and parking to a minimum level to enable the use and enjoyment of the reserve.*
2. *To provide safe pedestrian access throughout the reserve.*
3. *To manage access in order to minimize the impact of vehicles on other reserve users and on fragile parts of the reserve environment.*

Policies:

See also General Policies 6.10 Tracks and 6.11 Vehicle Access and Car Parking.

1. Provide suitable access within the Okeina / Okains Bay Domain Reserve to allow for full utilisation of the domain area.
2. Erect wooden barriers to prevent vehicles from driving on the beach, dunes and salt-marsh or from parking in the caves. Allow temporary vehicle access to the southern end of the beach for the sole purpose of launching and retrieving boats.
3. Enhance public foot access to the beach and coastline.
4. Limit access tracks to the beach to 2-3.
5. Site roads, car parks and pathways in a manner which will avoid conflict between vehicles and pedestrians.
6. Maintain access roads to a standard commensurate with their level of use, including grading and gravelling where necessary.
7. Connect tracks in the domain with local walking tracks.

5.4.3 Cabins

The former cricket pavilion is hired out for holiday accommodation. The general condition of the pavilion is sound and is slowly being upgraded. It has a kitchen and electric stove as well as

bunk beds in small rooms off the main area. The OOBRC are considering the addition of further self-contained holiday cabins, which raises the wider issue of the appropriate level of commercial development at the reserve.

Policy:

See also General Policy 6.4 Commercial Use.

- Allow for a limited number of new cabins at the reserve, subject to them (a) not conflicting with the use and enjoyment of the reserve by others, (b) not detracting from the naturalness of the environment, especially the high-use foreshore area, (c) not detracting from the existing low-key style of reserve use, and (d) being designed and located in accordance with an approved overall landscape and development plan for the reserve.

Implementation:

- Upgrade the 'pavilion' in keeping with the low-key nature of the camping ground. Landscape and keep well-maintained.

5.4.4 Ablution Blocks & Toilets

Ablution Block A is a building of weatherboard construction with a corrugated iron roof. It was built in 1990 and houses kitchen, laundry and toilet facilities. The kitchen contains a microwave and fridge, two zips, four sinks, eight electric hot plates, and a stout kitchen table. A fire extinguisher is attached to the kitchen wall and an emergency hose located outside. The laundry room has two coin-operated washing machines and one coin-operated clothes dryer. It also contains two washing tubs and chest freezers. There is disabled access to both the men and women's toilets. The men's toilet area has a urinal and three toilet pans. There are two cubicles where solar showers can be used. The women's toilets are similar to the men's except there are four toilet pans. There is also a pump shed situated behind the ablution block.



Figure 5: Ablution block

Block B, situated nearer the beach and built in 2000, has an LPG gas supply that is housed in a small concrete block structure at the rear of the building. The kitchen has eight gas hobs and the laundry has a freezer, washing machine and clothes dryer. A concrete block toilet building (circa 1960) is located near the entrance at the southern end of the domain. It requires upgrading or replacing. The caravan waste dump is situated behind this toilet block.

Policies:

- 1 Provide an appropriate range of services that contribute to the overall enjoyment of the beach area for visitors.
- 2 Ensure that the situation, design and construction of services and facilities are visually compatible with other improvements and harmonise with the natural environment of the

Okeina / Okains Bay Domain Reserve.

5.4.5 Changing Sheds

The changing shed situated at the seaward part of the car park is not much used these days. The benches inside both the men and women's changing areas have been dismantled and the structure needs cleaning and repainting throughout.

Policy:

- Maintain changing sheds well unless no longer required, in which case remove.

5.4.6 Children's Playground

In the northern end of the campground are two swing sets (with five swings in total), a slide, a flying fox and a netball hoop. Another swing set is positioned near the beach at the southern end of the reserve near the parking area. The Banks Peninsula District Council has adopted NZS 5858: 1986, parts 1, 2 and 3 in respect of Playgrounds on Council Reserves and compliance with those safety standards is a priority. Inspections should be made to the playgrounds to ensure that they are kept up to standard.

Policy:

- Ensure play equipment and fall areas are maintained in safe operating condition and comply with current NZ safety standards.

Implementation:

- Carry out regular safety checks on play equipment.
- Upgrade the flying fox to comply with safety standards set by ACC. Otherwise disable.

5.4.7 Water Tanks

Water is a major issue for the reserve and consequently the community, since shortages can occur during the high summer camping season. The reserve is currently serviced by water tanks with a total storage of around 200,000 litres. These provide water to the amenities and camping grounds throughout the reserve. Three of these tanks are close to the pavilion; two behind Block A, two on the cliff adjacent to the entrance gate, with others within the pine trees. Water effectively defines the carrying capacity of the camping ground.

Although the water quality is the same as that used by local residents, it does not technically meet drinking water quality standards. The consequent 'boil all water' signs are acceptable under the terms of the camping ground's 'remote camping ground' status.

Objectives:

Provide water of an adequate quality and quantity for the safe use of those at the reserve.

Policy:

1. All tanks to be of a colour, scale and placement that harmonizes with the natural environment and (especially summer) colours.
2. Test water quality prior to and during the summer camping season.

Implementation:

1. Improve the water infrastructure for the reserve by the addition of further water tanks and a more efficient supply line.

2. Carry out water testing periodically.

5.4.8 Caretaker's Residence

A caretaker in residence manages the camping ground. The caretaker's residence, a 3 bedroom 'Keith Hay' home, was erected in 2003 on the site of the old racecourse and next to the reserve entrance. The system of caretaker in residence has worked well during its first season.

5.4.9 Fences & Gates

Fences around the reserve are mostly of a post and wire construction to keep farm animals out. They are in reasonable repair. A barrier prevents vehicles from driving over new plants near the domain entrance and others serve to keep vehicles separate from facilities.

Objectives:

To erect fences or barriers at the reserve where necessary to protect reserve values, ensure safety, or address adverse effects on neighbours.

Policies:

1. Maintain the current boundary fences and plant-protection barrier in serviceable condition.
2. For any new fences, refer to the BPDC *General Policies*, section 5.10 Fencing.

5.4.10 Outdoor Furniture

The reserve has 4-5 one-piece table and seat structures around the kitchen facilities.

Policy:

- Maintain in sound condition and replace or increase number as necessary.

5.4.11 Rubbish collection

The reserve has a series of rubbish bins and can-recycling cages. These are emptied by the caretaker, who transfers the rubbish to a council-serviced skip off the site. The Council is moving toward in a 'carry in-carry out' rubbish policy for reserves, which may be appropriate for Okeina / Okains Bay outside of the camping season. The Committee would like to provide more containers to receive items for recycling.

Objectives:

To preserve the domain's recreational and environmental values by appropriate collection and disposal of waste.

Policies:

See General Policy 6.17 Refuse and Waster Disposal.

1. The OOBRCM shall continue to provide and regularly empty rubbish bins during the camping season, and remove them outside of the season.
2. No person may deposit any waste on the reserve without Council approval.
3. Where the domain is used for a special event, the organisers of that event shall be responsible for collecting and disposing of waste.
4. Maintain and if practicable increase the scope of the recycled material collection.

5. Encourage a 'carry in – carry out' rubbish policy for casual visitors by phasing out rubbish bins outside of the camping season and erecting notices.

5.4.12 Wharves

Between 1873 and 1912 settlers built three wharves adjacent to reserve land on Opara Stream for transporting milled timber to Christchurch. Nothing remains of the earliest wharf but the piles of the later two wharves can still be seen. The three wharves have been recognised as historic remnants of Okeina / Okains Bay colonial history.

Policies:

1. Ensure that the wharf remnants are protected from development and off-road vehicles.
2. Consider providing information about the historic wharves at an information kiosk.

Refer also to General Policies 6.9 Signs & 5.13 Heritage Conservation

5.5 Reserve Use

5.5.1 Camping

Most campers use the northern end of the beach, preferring the areas under the pine trees and toward the lagoon. There are no organised tent or caravan sites provided, although most campers tend to cluster near the facilities. Some analysis of camping permits suggests three main patterns of use:

- (i) Visits for 2 or 3 days over a holiday weekend;
- (ii) People staying for all or part of their annual holiday, and
- (iii) Families camping at Okeina / Okains Bay for the bulk of the school holidays



Figure 6: Camping under the pine trees.

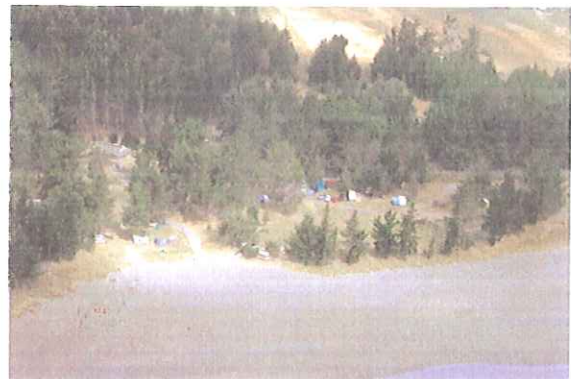


Figure 7: Aerial view of the camping ground.

The camping ground is not advertised nationally and nearly all campers come from Canterbury, with many returning to Okeina / Okains Bay every year.

The camping ground is licensed and complies with the provisions of 'remote area' designation under the Camping Ground Regulations 1985, which sets down minimum standards for supervision and facilities. Camping is controlled with a system of permits, and numbered pegs are issued to define each campsite. Campers appear to highly value the low-key, low-cost, uncrowded and informal nature of the current arrangements.

The *Reserves Act 1977* [Section 44(2)] states that, without Ministerial consent, the maximum period of continuous occupancy by any caravan, tent or vehicle in a Recreation Reserve between November 1 and March 31st is 4 weeks.

Objectives:

1. *To continue to encourage camping in the designated camping areas, with particular emphasis on a low-key non-regimented style.*
2. *To provide camping at a reasonable cost to users so as to encourage family groups and existing patterns of use.*

Policies

1. Maintain all camping facilities in a manner that meets the guidelines of the *Camping Ground Regulations 1985* and maintain a current Certificate of Registration.
2. Limit the period of continuous occupancy by any caravan, tent or vehicle between November 1 and March 31st to 4 weeks.
3. Provide casual camping sites located far enough apart to ensure some feeling of privacy.
4. Make provision within the Okeina / Okains Bay Domain Reserve for camping, separate from and not conflicting with day use activities.
5. Provide and maintain facilities sufficient to qualify the reserve to remain licensed under camping ground regulations.
6. Retain and foster an informal style and atmosphere of camping which is compatible with the provisions of camping ground regulations.
7. Advertise publicly and take bookings from August 1 each year on a non-refundable deposit basis. Limit the total number of campers at any one time to approximately 500.
8. Do not provide powered camping sites
9. Further upgrade camping facilities, including access road, water reticulation and rubbish collection without compromising the low-key nature of the camping experience.
10. Do not permit campers to operate power generators.
11. See also General Policy 6.18 Camping.

5.5.2 Other Recreational Activities

The beach reserve is a regional recreation resource. With easy access, 800m of sandy beach, good swimming conditions, and an extensive area of public recreation land, it is a very appealing day trip from Christchurch or Akaroa.

By mutual consent, day visitors tend to stay separate from campers and congregate at the southern end of the beach, parking their cars on the open ground inside the entrance. On peak days, an estimated 3,000 people visit



the Bay. These peak days are usually associated with special events such as the annual Waitangi Day celebrations. During a normal day up to 1,500 visitors use the beach, around 80% of them from Christchurch.

The major activities at the beach are picnicking, swimming and sitting in family groups at the top of the beach. A few people use four wheel drive vehicles to launch boats from the beach, up to a dozen of which may be in the water or pulled up on the beach at any one time. Some visitors drive up to the northern end of the beach and up the edge of the lagoon, which can harm fragile vegetation, harm shellfish beds and create conflict with pedestrians. Beyond the launching of boats, it is very difficult to justify the presence of vehicles on Okeina / Okains Bay beach. However, since it is technically outside the reserve, the most effective action the Committee can take is to put up signs discouraging the practice and to prevent vehicles gaining access to the beach through the reserve except for boat-launching and disabled access.

Jet skiers also pose a problem for other reserve users, creating a noise nuisance and physical hazard by driving close inshore and up the lagoon, favoured areas for those with young children.

Walkers can use an old road cut into the hillside to reach the old wharf site, or use a public track to reach the two small bays to the east. Two sea caves on a legal road next to the reserve provide an additional point of interest.

Policies:

- Provide adequate facilities, shade and wind shelter for day-visitors.
- Discourage vehicle access through the reserve to the beach, and especially to the lagoon, except for boat-launching and disabled access.
- Seek to exclude motorized craft from the inshore parts of Okeina / Okains Bay except when launching and landing in designated areas.

Implementation:

1. Upgrade toilet facilities.
2. Plant more native trees for shelter behind the dunes.
3. Provide information at the proposed entrance information kiosk indicating short walks and other recreational opportunities available within and around the reserve.
4. Erect signs and barriers (suggest wooden bollards) to discourage vehicle access through the reserve to the beach, and especially to the lagoon, except for boat-launching and disabled access.
5. Liaise with appropriate authorities to exclude motorized craft from the inshore parts of Okeina / Okains Bay and the lagoon except when launching and landing in designated areas.

5.5.3 Leases

Leases or licences should only be granted for recreation reserves where it is considered to be in the public interest, or where it is necessary to enable the public to obtain the benefit and enjoyment of the reserve, or for the convenience of persons using the reserve.

Before any lease of a recreation reserve is granted, it must be subject to public consultation either through the consultation process involved in the preparation of management plans, or by public notification of each proposed lease. Consequently, management plans must specify areas available for leasing.

Two and a half hectares of rough pasture adjacent to the old racecourse is fenced off and leased to a local farmer for grazing. This provides the OOBRCM with some income but also provides grass control and thus diminishes the fire risk. The Committee also wish to retain the option of operating the camping ground under lease rather than by employing a caretaker directly.

Objective:

To ensure that any commercial use of the reserve has the prior approval of the Council and Te Runanga o Ngai Tahu, is in the public interest, is necessary to enable the public to obtain the benefit and enjoyment of the reserve, and does not conflict with the aims and objectives of this management plan.

To ensure that the organizers of events staged at the reserve are responsible for the safety issues and adverse effects generated by their activities.

Policies:

1. See General Policy 6.4 Commercial Use
2. All applications for commercial activity in the reserve shall be made to the Council in writing (details of content in General Policy 6.4 Commercial Use)
3. The size and location of any commercial concession may be restricted to ensure that the public can coexist without 'crowding'.
4. Only activities that are consistent with the purpose of a recreation reserve, and that will not unduly disrupt neighbours, and that will not unduly exclude or limit the enjoyment of other users of the reserve will be permitted.
5. No group may have the exclusive use of the reserve between the months of November to March (inclusive).
6. A charge will be levied for the commercial use of the reserve, with the minimum amount sufficient to recover all costs incurred by the Council as a result of the lease, including any administration, repairs and extra rubbish removal.
7. A bond will be required for all commercial activities.
8. Allow grazing leases over selective parts of the reserve not presently required for recreation or conservation.
9. Allow the option of leasing out the management of the camping ground to a resident manager, under the governance of the reserve committee.

5.6 Fire Prevention

Fire is a potential threat to reserve and to the safety of campers, especially amongst the trees. It is important to have a fire evacuation plan in place for the camping ground in the event of a fire.

Objectives:

To take steps to minimise fire risk and the damage resulting from any fire

Policies:

See General Policy 5.12 Fire Control.

1. Ensure that fire appliances have ready access to the domain, especially the forest and camping ground.
2. Ensure that any new water tank is equipped for extracting water for fire-fighting.
3. Keep turf short to reduce fire danger.

4. Remove slash and excessive flammable dead vegetation from the pine plantation.
5. Maintain clearly visible 'No Fire' signs throughout the reserve.
6. Develop a visitor evacuation plan in case of a fire in the reserve.

5.7 Schedule of Works

Action	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	future
Further upgrade the camping ground access road, water reticulation and recycling / rubbish collection.	*	*	*	*								
Set up an advertised booking system for campers.	*											
Engage a landscape architect to produce a landscape plan covering reserve layout, circulation patterns and planting.		*										
Grade and gravel internal access tracks as necessary, maintaining their informal character.												
Remove wildings to prevent the further spread of the pine forest past the changing shed to the south and past the existing mature trees toward the beach.	*	*	*									
Progressively remove silver poplar, thin pine trees for timber.	*	*	*	*	*	*	*	*	*	*	*	
Gradually replant the domain in tree and shrub species that more accurately reflect the original coastal plant associations of Banks Peninsula.	*	*	*	*	*	*	*	*	*	*	*	
Undertake additional amenity planting to complement the recreational uses of the area. Plant more native trees for shelter behind the dunes in the day use area.	*	*	*	*	*	*	*	*	*	*	*	

Action	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	future
Use suitable indigenous plants to create low-maintenance, self-regenerating vegetation cover.	*	*	*	*	*	*	*	*	*	*	*	
Harvest the pine trees in a manner that does not impair the recreational values of the domain.	*	*	*	*	*	*	*	*	*	*	*	
Coordinate with Environment Canterbury to prevent or dissuade those with vehicles from driving in the estuarine or dune environments in order to protect and enhance their plant communities.	*	*	*									
Liaise with appropriate authorities to exclude motorized craft from the inshore parts of Okeina / Okains Bay and the lagoon except when launching and landing in designated areas.	*	*	*									
Upgrade toilet facilities in day use area.	*											
Erect signs and barriers to discourage vehicle access through the reserve to the beach, and especially to the lagoon, except for boat-launching and disabled access.	*	*										
Provide interpretive panels to convey Ngai Tahu cultural, historical and MOU information and ecological values.		*	*									
Cooperate with Environment Canterbury to control rabbits (any poisoning to be outside the reserve boundaries).	*	*	*	*	*	*	*	*	*	*	*	

Action	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	future
Control invasive weeds annually, especially boneseed, gorse, broom and lupin.	*	*	*	*	*	*	*	*	*	*	*	
Erect an information kiosk inside the entrance to the domain, advising visitors about the facilities available and applicable rules and/or cautions of use.	*											
Upgrade the 'pavilion' modestly in keeping with the low-key nature of the camping ground. Landscape and keep well-maintained.	*	*	*	*								
Maintain changing sheds well unless no longer required, in which case remove.	*	*										
Upgrade the flying fox to comply with safety standards set by ACC. Otherwise disable.	*	*										
Carry out regular safety checks on play equipment. and fall areas	*	*	*	*	*	*	*	*	*	*	*	
Improve the water supply infrastructure for the reserve by the addition of further water tanks and a more efficient supply line.	*	*	*	*	*	*	*	*	*	*	*	
Carry out water testing periodically.	*	*	*	*	*	*	*	*	*	*	*	
Develop a visitor evacuation plan in case of a fire in the reserve.	*											
Estimated Annual Cost												



Okeina / Okains Bay Hall Reserve

6 Okeina / Okains Bay Hall Reserve

6.1 Legal Description

Legal description:	Section 1 SO 17388 Blk IV Okains SD, VR# 2390009000
Land area:	1.4584 ha
Classification and status:	Okeina / Okains Bay Hall Reserve is vested in fee simple to Te Runanga o Ngai Tahu, who have entered a co-management agreement with the Banks Peninsula District Council and the reserves management committee with Ngai Tahu representation, to continue managing it as a recreation reserve in accordance with section 38 of the Reserves Act 1977 and subject to the conditions contained in clause 11.7 of the deed of settlement.

6.2 Landscape Description & History

The Okeina / Okains Bay Hall Reserve covers 1.4 hectares and is situated on a narrow strip of land between the western side of Okains Bay Road and the Opara Stream. Opposite is the Okains Bay Maori and Colonial Museum. The outlook from the reserve takes in the surrounding hills. The developed part of the reserve is on a well-drained grassy terrace. The remainder is the Ngai Tahu ecological area, a salt marsh wetland backing onto the Opara Stream and a very attractive feature of the reserve. A small part of the upper ecological area has been used as the site of the Okains Bay School native tree-planting programme.

The reserve contains the whare, Tini Ara Pata, owned by Te Runanga o Ngai Tahu; a whare under construction for the waka; the community hall, old school building and a corrugated iron fire-trailer shed. The old hall and school are registered historic places (details under Management of Structures, Services and Facilities). The reserve also has two fenced tennis courts.

The Athenaeum Hall built 1896 is still in use today as the community centre. The supper room was added by the Oddfellows Lodge c. 1910, with the toilet and plunket room added in the late 1940's. The Hall's original frontal façade was destroyed by the Wahine storm in 1968.

The Reserve is an area of high significance to the local community, who have maintained it for almost 100 years. Through the collection of fees, the reserve buildings and structures act also as an economic base for the Okeina / Okains Bay Reserves Management Committee. This income allows for management to a degree that would be difficult to sustain without it. The OOBRC works hard to enable sporting and community activities to be continued at the Reserve.

Okeina / Okains Bay has a profound Maori history. The reserve holds important cultural and spiritual values associated with the Maori settlement of Okeina / Okains Bay. Tini Ara Pata is situated within the reserve in front of the whare waka. Koukourārata are tangata whenua, and responsible for matters of tikanga and kawa associated with the area.

6.3 Management of Reserve Environment

6.3.1 Vegetation and Landscape Management

The Ngai Tahu Ecological Area is a salt marsh community backing onto and bordering the Opara Stream along the northern side of the reserve near the school. It has been fenced off for some time and contains marsh ribbonwood, rushes and other native plants in an ecological association unique to Banks Peninsula. The area is managed for ecological and landscape protection and for the health of the Opara Stream. A drain just outside the school boundary runs alongside the ecological area.



Figure 8: Drain alongside the Ngai Tahu ecological area.

The school have planted some native plants within the reserve behind the fire group shed and along the fence lines. Any additional native plants in the ecological area should be sourced from local seed or cuttings and be of species that occur, or would have occurred naturally in the reserve.

The grassy paddock where Tini Ara Pata is located contains a few scattered cabbage trees.

Some of the exotic trees growing in the reserve have heritage value, with two trees standing as memorials: A scarlet oak planted for the 100th anniversary of the Okeina / Okains Bay Public Schools and a copper beech planted to commemorate the 50th anniversary of the Okeina / Okains Bay Women's Institute.

The OOBRCM intends to unify the parts of the reserve and to connect the Hall reserve with the Beach reserve with a walkway along Opara Stream.

Policies:

See also BPDC Resolution number 7.4 Tree Planting on Reserves

1. Any additional native plants in the ecological area should be sourced from local seed and be of species that occur, or would have occurred naturally in the reserve. If this is not practicable for school projects, consider changing the school native planting area to a part of the reserve that is outside the ecological reserve to avoid inadvertently disturbing the salt marsh community.

2. Ensure that spoil from the maintenance of the drain alongside the Ngai Tahu Ecological Area is not dumped onto salt marsh vegetation and that the drain does not unduly dry out the ecological area.
3. Protect and maintain the memorial trees.

6.4 Management of Structures, Services & Facilities

The facilities of the hall reserve are well valued and used by the local community throughout the year as well as by the holiday population over the summer months.

Overall Objective:

The Okeina / Okains Bay Hall Reserve will continue to be managed as a recreation area and to promote the historic, cultural and ecological values of the area.

6.4.1 Signs & Visitor Information

There is currently no signage to indicate that this is a public reserve. The reserve also has significant historical, cultural and ecological values that could usefully be interpreted to the public through signage. The visitor numbers at this reserve on Waitangi Day reinforce this.

Objectives:

To provide adequate information for users to locate and enjoy the reserve safely.

To interpret the history of the reserve.

Policies:

Refer to General Policies 6.9 Signs & 5.13 Heritage Conservation.

4. Develop a consistent image and sign hierarchy throughout the reserve in keeping with Banks Peninsula District Council sign standards and styles.
5. Erect a name sign at the reserve.
6. Erect signs to interpret the Ngai Tahu and European history of the reserve, its buildings, waka and the Ngai Tahu ecological area.

6.4.2 Access Roads & Car parks

Access into the Okeina / Okains Bay Hall Reserve is from a gateway off Okains Bay Road. The reserve is accessible to the public all year round. The space between the hall and the road is sealed for car parking.

Objectives:

To manage the impact of vehicles on the reserve.

To provide access and parking to a level commensurate with normal use.

Policies:

See General Policies 6.10 Tracks and 6.11 Vehicle Access and Car Parking.

6.4.3 Community Hall

The Community Hall is hired out for local gatherings and functions, school concerts and gymnastics. It is the only suitable building in the area suitable for larger gatherings, making it a particularly valuable community resource. The community hall contains the plunket room, kitchen and internal toilets. The hall is in good condition, well-painted and has a water tank at the rear.



Figure 9: The Community Hall



Figure 10: The Old School Building

In the long-term the Committee would like to rebuild or replace the hall as a multi-purpose community centre with a public toilet and shower.

6.4.4 Old School Building

Okeina / Okains Bay has a significant history. The Historic Places Trust has labelled the area of the old school, church and library as an Historic Precinct. The old school building is linked back to Okeina / Okains Bay's colonial beginnings and is a 'notable building' due to its historical, architectural, landmark and community significance. It is important architecturally as it exhibits 'bell' eaves. The 'old school building' will be given an appropriate level of protection and maintained for the enjoyment and education of future generations.

The old school building was built by the Canterbury Provincial Government and opened in 1872. It was replaced in 1938 with a new school in a different location, and since then has been used as a gymnasium, an area to dry possum skins and since 1952, a garage. It is fenced off from the rest of the reserve land. The building has deteriorated and needs urgent attention. It is currently leased to the Okains Bay Museum Trust Board, who intend to restore it.

Objectives:

1. Buildings and structures of heritage significance within the Okeina / Okains Bay reserves shall be protected, preserved and maintained as far as is practicable.
2. Interpretation material may be provided to increase the public awareness and enjoyment of sites of cultural and historical significance within the reserve.

Policies:

- To protect and maintain the historical values of the old school building and its environs.

6.4.5 Tini Ara Pata and Te Wharewaka

Tini Ara Pata is a small carved whare owned and managed by Te Runanga o Koukourata. It lies between the hall and the old school. Kokourarata are tangata whenua and responsible for matters of tikanga and kawa in relation to the area.

Objective:

- Taonga of significance to Ngāi Tahu within Ōkeina will be protected, preserved and maintained as far as is practicable.

Policies:

- To acknowledge and provide for tangata whenua tikanga and kawa on Ōkeina
- To allow the development of cooking, toilet and shower facilities at Tini Ara Pata, in order that tangata whenua can utilise them and exercise hospitality.

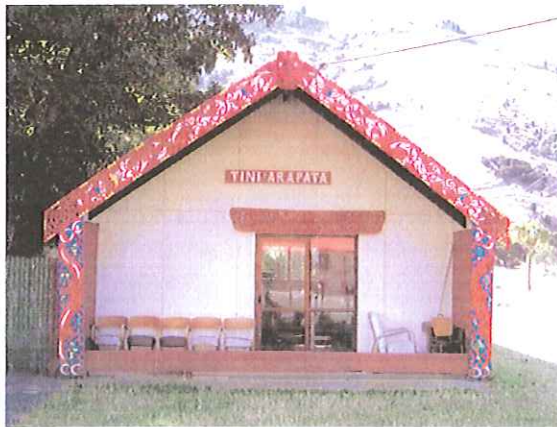


Figure 11: Tini Ara Pata



Figure 12: Te Wharewaka under construction

The two waka, Kotuku Mairangi and Kahukaka, will both be housed at Te Wharewaka, which lies between Tini Ara Pata and Opara Stream.

6.4.6 Fire-brigade Trailer Shed

The corrugated iron fire-brigade trailer shed is located next to the main road between the tennis courts and the school. It is in adequate condition and is well sign posted. The local Fire Group was granted approval from the Reserves Committee in 1987 to locate their Fire Trailer storage shed on the reserve

6.4.7 Tennis Courts

This consists of two ball-fenced tennis courts next to the ecological area. The first court was constructed in 1927 by local residents. The second was added in 1935. Both courts are made of concrete and both were resurfaced around 1984. There is also a volley board. The surface and nets are in good condition. The perimeter fence is 3 m high, and courts can be hired at the shop across the road.

6.4.8 Toilets

The Committee has stressed the need for a public ablution block within the Okeina / Okains Bay Township. There are currently no public toilets in the area, other than those within the community hall, which is usually locked to the general public. The nearest public toilets are situated at the

Okeina / Okains Bay Domain (beach) Reserve some 2 km away. The travelling public, mail bus patrons, tennis court users, church congregations, walkers, Tangata Whenua and library users who frequent the area have all expressed dissatisfaction with the lack of public facilities. A new sewage system could treat effluent from the toilets proposed at both the hall and Tini Ara Pata, since the two facilities are approximately 50 metres apart.

Policies

1. To provide accessible, hygienic toilet facilities for reserve visitors.
2. To ensure that the design of any new toilet structure is aesthetically pleasing and in keeping with the historic nature of the area and suitable for disabled access.
3. To investigate the use of the Community Hall toilets as public facilities available to be used at all times. If found to be feasible, application for funding for these required public facilities to be made through Banks Peninsula District Council's annual plan.

6.4.9 Fences & Gates

A 7-wire post and baton fence in reasonable repair extends around the reserve boundary. Farm gates provide access into the reserve.

Objectives:

To erect fences or barriers where necessary to protect reserve values, ensure safety, or address adverse effects on neighbours.

Policies:

See General Policy 5.10 Fencing.

1. Maintain the current boundary fences in serviceable and stock-proof condition.
2. Alter internal fencing over time to provide linkages and improve public access within the reserve.

6.4.10 Waste Disposal

The Council is moving toward a 'carry in-carry out' rubbish policy for reserves, which will mean removing rubbish bins except during events.

Objectives:

To preserve the domain's recreational and environmental values by limiting the amount of waste deposited at the reserve and through the appropriate collection and disposal of waste.

Policies:

See General Policy 6.17 Refuse and Waste Disposal.

1. Encourage a 'carry in – carry out' rubbish policy for visitors by phasing out rubbish bins and erecting notices.
2. No person may deposit any waste on the domain without approval from the Council and OOBPMC.
3. Where the domain is used for an event, the organizers of that event shall be responsible for

collecting and disposing of waste.

4. Provide a sign directing visitors to community recycling receptacles.

6.5 Recreational Use

Informal recreation such as walking and relaxation is the main activity in the open spaces of the reserve. The Okeina / Okains Bay Enhancement Society is developing a loop track to include the reserve and the Millennium Bridge.

Objectives:

Provide safe access to the main features within the reserve, including disabled-inclusive access where practicable.

Policies:

See General Policy 6.10 Tracks

1. Maintain paths and walkways within the reserve to a standard suitable for young families.
2. Locate any new tracks in a manner that does not intrude on the landscape or create an unreasonable maintenance burden.

6.6 Schedule of Works

Action	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Future
Refurbish Hall	\$200-250,000											
Paint Fire Shed	\$500											
Estimated Annual Cost												

Sefton Park Reserve



7 Sefton Park Reserve

7.1 Legal Description

Gazette notice:	Gazetted in 1908 after having been gifted to the Crown under The Public Domains Act
Legal description:	Res 3753 Blk XV Okains SD, VD# 2390010000
Land area:	1.2697 ha
Classification and status:	Recreation Reserve

7.2 Landscape Description & History

Sefton Park was originally gifted to the people of Okeina / Okains Bay by the Sefton family, for recreational purposes. The OOBRCM has managed Sefton Park since 1908.

Sefton Park is a 1.279 ha square piece of pastured land with an outlook to the surrounding valley. It is situated at the junction of Okains Bay Road and Choriton Road, about 500m north east of the Okains Bay School and approximately 1.8 kms from the Okeina / Okains Bay Domain Reserve. It is uniformly flat and is well protected along its northern perimeter by neighbouring tall macrocarpa trees. It has boundary fences and is currently leased for grazing to a local farmer.

Sefton Park was formerly used as a sports ground for the local community. A Declaration of Trust was created in 1878 with the purpose of permitting Sefton Park "to be used and enjoyed by the inhabitants of Okains Bay as a place of public exercise, amusement and recreation".

In the centre of the field there is a concrete cricket pitch. This was constructed many years ago but since approximately 1969 has not been used or maintained. As the permanent population of Okeina / Okains Bay declined, so did interest in team sports, and eventually the area was no longer used for recreational purposes. The cricket pavilion that used to be sited in the south west corner of the reserve was relocated to the Okeina / Okains Bay Domain Reserve in 1969.

Although Sefton Park is classified as a Recreation Reserve it is no longer used for recreation purposes. Consequently no development of the reserve has occurred for many years. The management of Sefton Park comes under periodic review by the Okeina / Okains Bay Reserves Management Committee; however, it requires minimal management due to its current use.

7.3 Management of Reserve Environment

7.3.1 Vegetation Management

Further planting of indigenous trees and shrubs could be undertaken by to add further shelter and for visual amenity, especially since adjacent land on each side of the site is residential.

Meanwhile, continue to lease Sefton Park for grazing.

7.4 Management of Structures, Facilities & Facilities

7.4.1 Fences & Gates

A 7-wire post and baton fence extends around the reserve boundary. The fence along the north-eastern boundary is in need of repair.

Objectives:

To erect fences at Sefton Park where necessary to protect reserve values, ensure safety, or address adverse effects on neighbours.

Policies:

See General Policy 5.10 Fencing.

- Maintain the boundary fences in stock-proof condition.

Implementation:

- *Repair the fence along the north-eastern boundary, pruning trees as necessary.*

7.5 Schedule of Works

Action	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Future
Fencing	\$1000											
Estimated Annual Cost	\$1000											

8 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.

8.1 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, no part of that reserve can be leased without public consultation. In practice this means that every time a recreational organization makes an application to lease part of a reserve, that proposal must publicly advertise for submissions. The production of a management plan can avoid this repeated public notification process, provided that the management plan specifies the areas available for lease.

8.1.1 Management Planning Procedure

Recreation Reserve management plan preparation procedures are that:

- 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.

8.2 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 managed under the MOU as a Recreation Reserve:

"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".

9 General Reserve Policies

The *General Policies for Reserve Management* prepared by Rob Greenaway and Associates are in a separate document. They are integral to reserve management and are intended to be read with management 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 or incomplete on an area of policy, the general policy shall apply.

10 Memorandum of Understanding