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OPITO BAY ROAD RECREATION RESERVE

(Passive

District Scheme Map (1979) Page 25

Valuation Assessment No. 40/298

Council Approval 22 April, 1987

OPITO BAY RECREATION RESERVE, OPITO BAY

RESERVE MANAGEMENT PLAN:

PREPARED BY:- THE BAY OF ISLANDS COUNTY COUNCIL, PURSUANT
TO THE RESERVES ACT, 1977.

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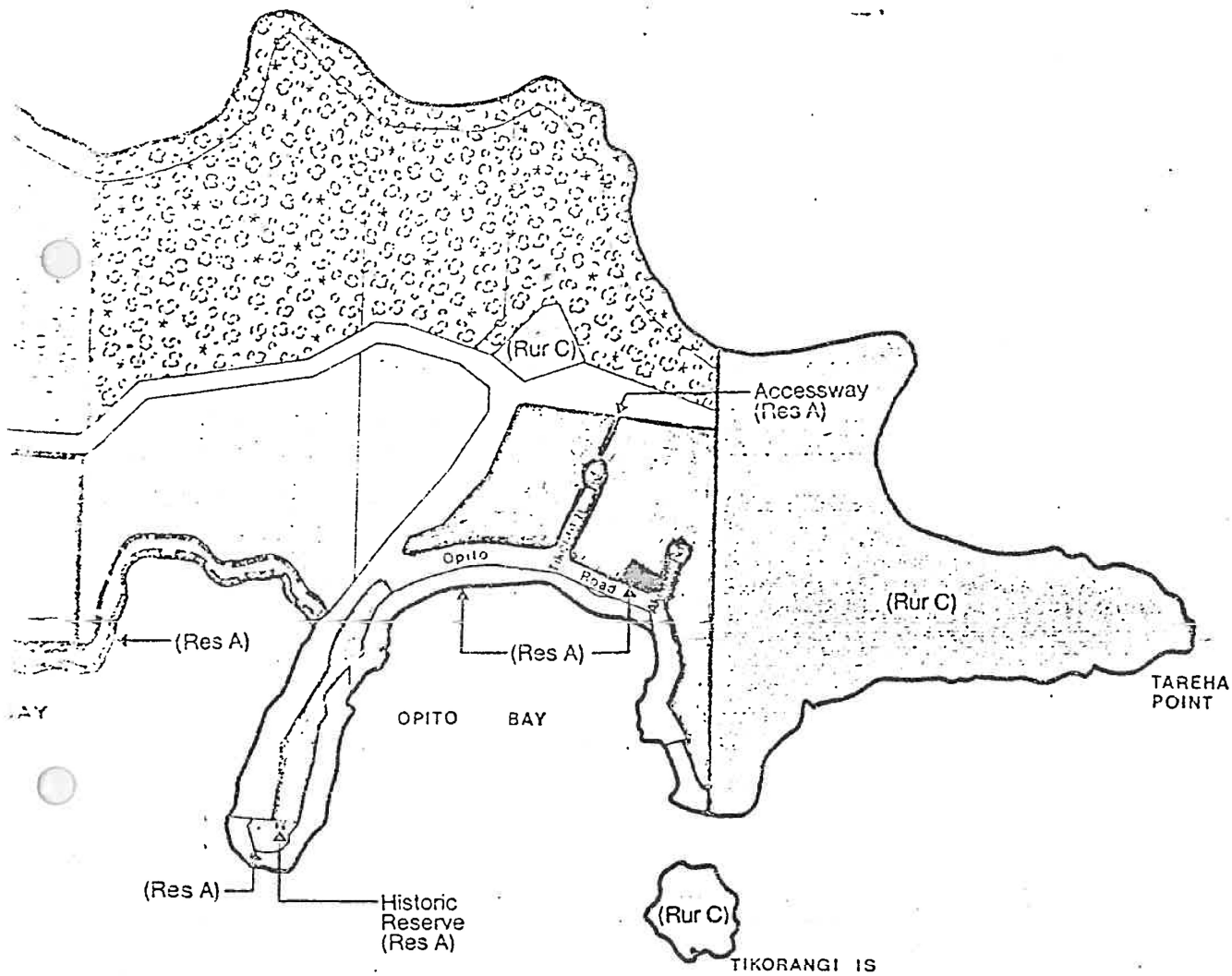
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OPITO BAY

RECREATION RESERVE

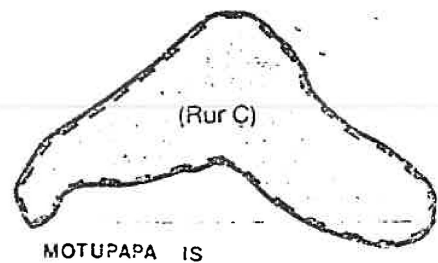
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RECREATION RESERVE



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OPITO BAY RECREATION RESERVE:

INTRODUCTION:

This Management Plan is concerned with the setting of objectives and policies for the long-term management of the Opito Bay Recreation Reserve, based on an analysis of back-ground information and data, and in accordance with the RESERVES ACT, 1977.

This Management Plan:-

- (a) Describes the main features of the Opito Bay Recreation Reserve;
- (b) Outlines Council's policies for the future management of the above reserve.

This Reserve is also known as Boat Park, reflecting the use to which it is put at the present time.

LEGAL DESCRIPTION AND PLANNING STATUS:

This area being:-

Lot 29, D.P. 47619, Block VIII, Kerikeri Survey District, with an area of 1,019 m².

Under the current Bay of Islands County District Planning Scheme, the Reserve is designated as Public Reserve and Open Spaces. It has an underlying zoning (1) of Residential "A" (2).

This Recreation Reserve resulted from subdivisional requirements in the area. As such, it is held in fee simple by the Bay of Islands County Council.

SURROUNDING USES:

The Reserve is a corner section in a residential area, bounded on two sides by residential dwellings, and on the remaining boundaries by sealed roadway.

- (1) This indicates the purpose for which the land may be used if the designation is removed.
- (2) Residential "A" Zoning, Ordinance 2, Clause 3:-

1. (a) Zone Statement:

"This Zone caters primarily for single unit dwelling houses on small sites, and covers the conventional housing areas in the District."

(2) Continued:

(Bay of Islands County District Planning Scheme, Operative 1979).

LOCATION AND ACCESS:

The Opito Bay Recreation Reserve is located in the north-eastern corner of Opito Bay. It is bounded by Opito Road on its southern boundary, and Ake Ake Road on the eastern boundary. Access is gained from both roadway boundaries.

PHYSICAL DESCRIPTION:

The Reserve is a flat area with little vegetation other than its grassed surface. The Reserve has been cleared and tidied in the past by P.E.P. Workers, but once again is becoming overgrown. The boundaries of the reserve adjoining the residential area are fenced. The reserve at present contains an assortment of boats, old tractors, trailers and a stack of firewood, some of which are becoming overgrown with grass.

The underlying rock formation of the reserve is interbedded sandstone and mudstone (greywacke and argillite). (Rock types Whangaroa - Kaikohe N.Z.M.S. 290, Sheet P04/05 Lands and Survey Department). The soil type in the area is Marua clay loam. Ground conditions remain good all year round, making use of the Reserve possible in all weathers.

PRESENT AND POTENTIAL USES:

As the Reserve is immediately opposite a popular beach, it ~~has the potential to become~~ a valuable community asset if developed and used in an appropriate manner. The Reserve at present is being used by local and visiting boaties to park their boats and auxillary equipment.

Two of the boat owners are also using the Reserve as a sales lot, with their boats parked permanently with "Fore Sale" notices attached.

The entire reserve area is scattered with boats, trailers and tractors, leaving little room for the public to make use of the area in any other way. The area is not identified as being Reserve land, and it is obvious that its use is dictated by the needs of the community and visitors at the time. As the Reserve is a flat, easily accessible area it presents itself as being ideal to solve permanent and daily boat parking problems which although ideal for those concerned, precludes the general public from using the Reserve in an appropriate manner. Car-parking problems are highlighted over the summer months.

MANAGEMENT OBJECTIVE:

To develop and maintain the Opito Bay Recreation Reserve, allowing for its use as a passive recreational area, and also in part as a carparking area.

Policy One:

To facilitate and encourage public use of the Reserve for recreation purposes, while also making provision for limited carparking on the Reserve.

Implementation:

The removal of boats, tractors, trailers and any other privately owned equipment, will allow for appropriate use of the Reserve by the general public.

The main area of the Reserve should be developed as a passive recreation area. The grass should be regularly mown, to improve the appearance of the reserve, and to allow for unrestricted movement onto and around the area of the Reserve. Planting of suitable shade trees on the Reserve would enhance the appearance and character of the Reserve and when fully grown would serve a functional purpose. Care should be taken with placement of trees, so that the open space character of the reserve is not compromised.

Provision of picnic facilities including tables, seating, and a rubbish receptacle would allow for fuller use of the reserve. Bar-b-que facilities should not be included because of their potential fire hazard.

As carparking presents a major problem over the summer months, part of the Reserve should be set aside for such purposes. The most appropriate area would be along the Ake Ake Street border of the reserve, and should allow for a single row of carparking spaces.

The parking area should be divided from the rest of the reserve by erecting a low level post and rail fence. This would actively dissuade use being made of the whole reserve area as a carpark. The carpark area would eventually be shingled.

Policy Two:

To provide and maintain signs for public information and reserve interpretation, and to aid in the control and management of the Reserve.

Implementation:

The reserve area should be identified by a signpost that should also include details on the reserve status and parking provisions.

Policy Three:

To maintain strict fire control in accordance with the Bay of Islands County Fire Plan.

Implementation:

The fire risk over the summer period can be extreme and therefore no facilities or activities involving the lighting of fires should be encouraged. Fire restrictions should be signposted.