

Coopers Beach Domain Management Plan



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Introduction

This is the adopted final reserve management plan, setting out objectives and policies for the use, maintenance and protection of the Coopers Beach Domain. The final plan is a review of the 1986 plan and has come about as part of the process to determine what youth related facilities are required in Coopers Beach and if the Coopers Beach Domain would be suitable place to locate a facility that might be used by youth.

This is a community document that provides certainty about the future function, development and management of these reserves.

The plan was prepared in accordance with the requirements of the Reserves Act 1977 (Section 41). Public notice of the draft management plan was published in Northland Age dated 15th October 2013. The public notice period was extended from 10 June to 8 July 2014 to ensure adjoining owners had every opportunity to be involved.

This plan is divided into five sections. 'Background Information' describes the physical and legal nature of the reserve and a range of statutory and other provisions that apply to how Council manages reserves. "Consultation" describes what issues have been raised by the community in respect of the reserve. 'Policy Objectives' describes the broad principles of Council's approach to managing the reserve. The fourth section is a list of proposed policies that will achieve the objectives of the plan. The final section is the proposed development plan of the reserve

Background Information

1. Legal description

The Coopers Beach Domain is a recreation reserve vested in Far North District Council located south of State Highway 10, Coopers Beach and west of Paradise Road.

It is legally described as Lot 40, DP 43829 and is 1.57ha in area and vested in the Council as recreation reserve on the deposit of a survey plan 1956. It was classified and named Coopers Beach Domain in 1980.

2. Land Acquisition history

Early history of the land is not available and no submissions were made that provides any early history of use.

The reserve was created in 1956 as part of a larger subdivision of OLC 129 by Ralph Eden Hunter [aka Hunter Properties] a valuer from Auckland. Mr Hunter purchased the land a couple of years earlier from Edward James and Thomas William Berghan a name identified with the Mangonui area.

In 1980 the reserve was classified and named Coopers Beach Domain. A copy of this gazette notice is attached as an appendix.

3. Classification and Management history:

A management plan was prepared for the reserve in 1986 by the Mangonui County Council [MCC] however the plan consists of a large A1 sized concept development plan only. This was a typical approach to reserve management planning by MCC.

The 1986 plan proposed a number of elements:

- Vehicle access to the reserve off State Highway 10 near the Coopers Beach bridge leading up to a small car park;
- Netball/tennis court area;
- Stream side track that continued under the State Highway 10 bridge linking the reserve to Coopers Beach.

None of the elements proposed in the 1986 plan have been implemented.

4. Physical Description:

This reserve is a 50/50 mix of a flat area of open grass and an area of weeds and native trees that slopes down to the stream boundary.

The reserve is 2-3m above the state highway to the north and slopes south and west to the adjoining stream. The southern and western slopes are covered in scrubby bush. The northern and eastern boundary adjoins around 13 properties. Many of these properties have high wooden fences that limit any direct view or connection to the reserve. However a small number have built gates.

Pedestrian access to the reserve is achieved by a 3m wide pedestrian accessway off Paradise Road and undefined access points off the State Highway 10. Crossing the state highway at this point is considered unsafe as there is limited visibility. Rock gabian baskets built along the stream bank under the bridge provide an alternative to crossing the busy highway. This access is currently limited to the able bodied only.

Limited vehicle access is available off State Highway 10 to a Council sewage pump adjacent to the stream and about 15m from the busy highway. Four wheel drive vehicles can continue up this accessway to the flat grassed area. There is no formal vehicle access to the reserve.

5. Reserves Act 1977

Section 41 of the Reserves Act requires an administering body to prepare management plans for all reserves (except local purpose reserves) under its control, management or administration. The purpose of management plans is to create policies or guidelines for the management of reserves so that decisions regarding their use and development can be made in a manner that does not compromise the long-term use of the reserve and do not conflict unduly with other uses. Management plans are required to be under constant review.

A management plan must “provide for and ensure”:

- The use, enjoyment, maintenance, protection, and preservation as the case may require of the reserve for the purpose for which it is classified;
- The reserve’s development (as appropriate) to the extent that the administering body’s resources permit, for the purpose for which it is classified;
- That the principles set out in section 17 to 23 of the Act applicable to the reserve are incorporated in the plan;

The provisions in a management plan must be consistent with the statutory requirements related to that class of reserve. Therefore, any goals or objectives relating to recreation reserves must be consistent with the purposes defined in section 17 – recreation reserves.

In the preparation of this plan consideration was given to compliance with all aspects of public consultation required by the Act.

6. Purpose of Recreation Reserves

Section 17 sets out the purpose of recreation reserves as follows:

“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”.

7. District Plan

The reserve is zoned recreational activities in the Operative Far North District Council – District Plan.

The District Plan considers the following issues, outcomes, objectives, policies for the recreational activities zone:

Issues:

- *Recreational activities are beneficial to the well-being of people and communities but can have adverse effects on land adjoining the particular recreational activity.*
- *Because recreation land is generally public it can be subject to pressure for development from the public, for activities that are not always consistent with the purpose for which the land was acquired, or the purpose which has been assigned to it by the community.*

Environmental outcomes expected:

- *A network of areas that provide for the recreational activity needs of the community and are compatible with activities on adjoining land*

Objectives:

- *To protect recreation and conservation areas for the purposes for which they have been set aside or reserved.*
- *To identify and preserve areas that has high conservation value.*
- *To ensure integrated management of the effects of recreational activities.*

Policies:

- *That existing recreational areas are retained for recreational purposes unless it is demonstrated that comparable recreational opportunities can be provided otherwise, or that the land can serve the community better if put to an alternative use.*
- *That existing recreational areas are used and developed in a way which will ensure that any adverse effects on the surrounding area are avoided, remedied or mitigated.*

Other methods

- *Prepare reserve management plans (under the Reserves Act 1977) for all Council reserves stating the purpose/s of the reserve and including a concept plan.*

Consultation:

Funds were set aside in the 2012/2022 Long Term Plan for a project named Coopers Beach Youth facility. The project came about from a request from the Community Board for the funds from the sale of land at Paradise Road to be re-invested in the area. At the time a basketball court was suggested and based on similar projects \$25,000 has been set aside.

The youth play area was intended to function as a neighbourhood facility for use by the local residential community. Ideally the play area would cater to 12-17 year old youth, who typically are unable to access facilities out of walking distance as they are unable to drive. It was considered the youth play area should be located within a ten minute walking distance of residential properties to function as a neighbourhood facility.

The methods used to gain information from residents about the need for a youth recreation area included:

- A targeted survey
- Public meeting
- Newspaper article
- Webpage update and link to facebook

The survey contained questions about sporting and recreational activities, asked about the current uses of the Coopers Beach Domain [as it is the main reserve available to provide a youth facility] and asked for suggestions as to how the area could be developed to increase its use.

Over 65 survey forms were handed out or posted and 16 were returned, 4 letters, 2 emails and 1 facebook enquiry making a total 35% return. A 40-signature petition was also received. With this small return of surveys there were no strong trends however the following was noted:

- Swimming and walking were popular recreation activities for all ages
- the reserve is not well used and many people did not know it was there
- It is used as an accessway to the beach by all ages
- People would like to see a basketball court and better walking access to the beach [under the bridge] developed at the reserve

The community meeting was attended by over 20 people [only 4 were less than 18 years old]. A number of adjoining property owners attended and expressed their concern about possible negative behaviour associated with the proposed youth facility. Other people were supportive of developing the reserve to improve access to the beach and to develop it so it could better meet the needs of the local community.

Swimming at the beach was identified as being very popular and the beach provides many other opportunities but there was a demand for a facility that was easy to walk to, could be used for a number of purposes, and was safe to use without direct adult supervision. This could be provided within Coopers Beach Domain and a basketball court could meet this need.

The feedback from the community confirmed that if improvements were made to the Paradise Road reserve more people would use it. Improvements suggested were:

- Improved pedestrian access through the reserve and under the bridge to the beach
- Mown more often
- Improved entrances so people were aware of the reserve [At Paradise Road and under SH10 bridge]
- Facilities like skatepark, volleyball, basketball, goal posts, more seats, tables

- Trim back the vegetation on reserve edges and large Flame tree
- Improved drainage

The Coopers Beach Domain was confirmed as a good site for a youth play area to be developed. Previous consultation with the Community Board has suggested that funds be reinvested into the area adjacent to Paradise Road.

A half-basketball court has been proposed as an option for a type of youth play area. This would be approximately 15x15 metres and have one basketball hoop. The court could be used for a number of other purposes such as netball, skateboarding and games. It has been suggested by Taipa Area School that students create the backboard for the basketball hoop.

Increasing the access to the reserve from Paradise Road and through to the playground and beach has also been proposed. A 0.75 kilometre looped walking track through the Domain and around the local neighbourhood is one option which would increase both access and surveillance of the area.

However, some neighbours to the reserve were very concerned about any development that might create negative social behaviour and affect the quiet enjoyment of their own property. For this reason any development would need to be designed to address these concerns and Crime Prevention through Urban Design [CPTED] principles applied to the public space to reduce both the incidence and fear of crime.

As a way forward it was suggested the Coopers Beach Domain reserve management plan be reviewed based on feedback to date.

The development of a reserve management plan is very prescriptive and the following steps were taken:

Management plan steps:	Timeframe
Draft management Plan is prepared incorporating issues identified during consultation.	August/September 2013
Community Board review draft plan	5 November 2013
A copy is made available for inspection and submissions invited within a 2 month period.	12 November - 20 January 2014 Extension 10 June to 8 July 2014
Inform adjoining neighbours the draft plan is available for inspection	10 June 2014
The Board conducts a Hearing pursuant to the Reserves Act to consider submissions and objections	18 August 2014
Final plan is adopted by Community Board/Council and put onto Council's web page.	18 September
Management plan is kept under review.	

One submission was received and they raised concerns about the Concept Plan encouraging the public to cross the State Highway and as result the works "possible steps down the bank" have been removed from the plan.

Coopers Beach Domain – Key Objectives

The implementation of any management plan requires a clear statement of objectives appropriate to the reserve under consideration. Key objectives provide the basis for the development of policies and the implementation of this plan. The key objectives for the Coopers Beach Domain are:

1. To continue to provide opportunities for casual and active recreation and access from residential areas to the coast and stream in order to enhance the physical and social welfare and enjoyment of the public.
2. To develop and maintain the reserve to increase its usefulness and value to people while maintaining a balance between active and passive recreation.
3. To ensure that any development would consider the safety of reserve users and neighbours and would apply Crime Prevention through Urban Design [CPTED] principles to the public space to reduce both the incidence and fear of crime.



Policies

1. Landscape

- a. The landscape design of the reserve should develop and enhance the general locality.
- b. Where possible the natural features of the reserve including views shall be retained and incorporated into the locality.
- c. An approved landscape plan should form the basis of any future development in the reserve.

2. Vegetation

- a. Consideration should be given to the provision of shelter from wind shade from the sun and food shelter for birds.
- b. Planting adjacent to public use areas should take into account the safety of park users.
- c. Any trees to be removed should be subject to Council's Tree and Vegetation Policy and the approval of the relevant Council Manager.
- d. Any planting programme shall be designed so as not to detrimentally affect adjoining residents.
- e. Adjoining residents shall be discouraged from planting on reserve land as this practice appears to make the area an extension of private property and can discourage public access.

3. Noxious and undesirable plants and animals

- a. All noxious plants will be controlled in compliance with the Northland Regional Council Pest Management Strategies to the extent that the administering body's resources permit.
- b. Where noxious animals such as rabbits and opossums become a problem, Council may undertake to control their numbers by methods appropriate to the environment in which the reserve is located.

4. Cultural values

- a. To consult with Tangata Whenua with regard to the management and development of the reserve.

- b. It is recognized that there is a Maori view of the land and the relationship of people to the land. To the Tangata Whenua the spiritual and physical qualities of the land are inseparable and it is not appropriate to attempt to define these values in this document except to say that they are recognized and respected.

5. Public and recreation and use

- a. The reserve will be open to visitors 24 hours a day except in extraordinary circumstances.
- b. Recreational activities which are casual, non-commercial and which do not compromise the enjoyment of other park visitors nor adversely affect the environment are permitted as of right on the reserve.
- c. Activities that do not meet the above criteria require the permission of Council.
- d. Use of the reserve will be governed by Far North District Council by-laws.

6. Children and Youth play areas

- a. Where play equipment is provided it shall be in compliance with NZS 5828.
- b. The positioning of play equipment or youth facilities should have regard to orientation to the sun, shelter from the wind and clearly visible to the public.
- c. Informal play opportunities should be encouraged through the design and layout of the reserve.

7. Dogs

- a. Dogs are permitted in the reserve provided they are under the owners control at all times [Removal of faeces is the responsibility to the owner].
- b. Dogs and their owners shall comply with the relevant Council by-laws.

8. Commercial activities

- a. All commercial activity on the reserve will be subject to Council approval.
- b. Generally, only charitable activities associated with a club, society or organization will be allowed, subject to Council approval.

9. Building and Other Structures

- a. No recreation buildings shall be permitted on the reserve
- b. All proposals for new buildings will require a review of this management and the proposal would need to be a multi-use facility and support the well being of other park users.
- c. Any public toilet facilities proposed in the future would need to be placed to minimise damage from vandalism.

10. Vehicle access

- a. Council vehicles and other vehicles authorised by Council shall have access to the parts of the reserve where their use is necessary.
- b. Physical controls on vehicle movements such as barriers, fences, bollards and speed constraints shall be constructed where appropriate.
- c. The above policies shall apply equally to motor cycles.
- d. Council will investigate improved vehicle access from Paradise Road or State Highway 10 to the Domain as opportunities arise or land becomes available.

11. Pedestrian and cycle access

- a. All outdoor areas of the park shall be accessible by foot to the public.
- b. The width and surface of paths shall be determined according to the pressure of use they may be normally expected to sustain.
- c. While generally keeping to the most direct route path alignment shall where practicable include natural curves responding to the vegetation pattern and land form of the park.
- d. Paths shall be designed to ensure pedestrians have a clear sight line where practicable and can clearly navigate their way into and out of the reserve as a matter of safety for reserve users.
- e. Where practicable access for cyclists should be the same as for pedestrians.
- f. Pedestrian access from the Domain to Coopers Beach proper will be provided for by the development of a path linking to and under the State Highway 10 bridge

12. Pedestrian access down the western bank above the state highway will not be encouraged through the development of steps etc. Signs and Park Furniture

- a. Signs shall be located to improve pedestrian linkages to the Domain from Paradise Road and under the Coopers Beach Bridge.
- b. Signs shall be of a robust design sensitive to the nature of the surrounding area.
- c. The number of signs shall be kept to a minimum necessary to provide information about the features and facilities of the reserve and to help promote appropriate use as well as safety and enjoyment.
- d. Signs shall be located so as not to become dominant features and not to detract from the reserves scenic qualities.
- e. All park furniture shall be of a design appropriate to their surroundings.
- f. Seating facilities should be placed in key locations and have regard to orientation to the sun, shelter from the wind and be clearly visible to the public.
- g. Litter bins of an appropriate design could be located where litter becomes a problem.

13. Utility services

- a. Where possible utility services should be placed underground and if they can not they should have appropriate screening to minimise their impact on the reserve and reserve users.
- b. The placement of such services underground should be carefully sited with regard to existing features such as trees and recreation use.
- c. Where possible sites other than reserves should be sought for utility services that are not already located on the reserve.

14. Vandalism

- a. Low impact controls such as vehicle barriers, low walls and other aspects of design and layout shall be used to reduce opportunities for vandalism.
- b. The design, materials and location of improvements should minimise the opportunities for vandalism.

- c. Regulatory signage shall be kept to a minimum.

15. Boundaries and fences

- a. Where necessary, boundaries of the park will be defined in manner that meets the needs of adjoining occupants as well as park users.
- b. Where boundaries are not clear, the survey pegs shall be located and the legal boundaries of the reserve clearly defined.
- c. Entrances into the reserve from either State Highway 10 via the bridge underpass or Paradise Road shall be clear and provide the impression that a well kept public space is being entered.

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for local purpose (site for public hall), subject to the provisions of the said Act.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—WAITEMATA CITY
1011 square metres, more or less, being Lot 40, D.P. 19099, situated in Block VI, Titirangi Survey District. Part certificate of title 394/131.

Dated at Auckland this 29th day of February 1980.

J. P. BRENT, Assistant Commissioner of Crown Lands.
(L. and S. H.O. 22/4644; D.O. 8/2/31)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes, subject to the provisions of the said Act.

SCHEDULE

OTAGO LAND DISTRICT—BALCLUTHA BOROUGH
4,5820 hectares, more or less, being Section 25 (formerly part Lot A, D.P. 1063), Block XXXV, Clutha Survey District. Part certificate of title 98/293. S.O. Plan 19434.

Dated at Dunedin this 15th day of February 1980.

J. R. GLEAVE,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 12/2/9; D.O. 8/50)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes, subject to the provisions of the said Act.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—MANGONUI COUNTY—
COOPERS BEACH DOMAIN RECREATION RESERVE
1,5757 hectares, more or less, being Lot 40, D.P. 43829, situated in Block V, Mangonui Survey District. Part certificate of title 1128/195.

Dated at Auckland this 10th day of March 1980.

A. W. CONWAY,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 2/2/23; D.O. 8/3/375)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for scenic purposes, subject to the provisions of section 19 (1) (a) of the said Act.

SCHEDULE

HAWKE'S BAY LAND DISTRICT—HAWKE'S BAY COUNTY—
WHITE PINE BUSH SCENIC RESERVE
19,0227 hectares, more or less, being Sections 40 and 44, Block IV, Puketapu Survey District. All Gazette notice 174545, S.O. 3280.

Dated at Napier this 4th day of March 1980.

JOHN GRAY,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 5/3/27; D.O. 13/4)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for historic purposes subject to the provisions of the said Act.

SCHEDULE

HAWKE'S BAY LAND DISTRICT—Wairoa County
WHANGAWHEI CORONATION HISTORIC RESERVE
1,0774 hectares, more or less, being Lot 1, D.P. 9163, situated in Block IV, Mahia Survey District. All Gazette notice 143133.

Dated at Napier this 3rd day of March 1980.

JOHN GRAY, Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 5/4/2; D.O. 8/4/2)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes, subject to the provisions of the said Act.

SCHEDULE

TARANAKI LAND DISTRICT—PATEA BOROUGH
28,9310 hectares, more or less, being Section 2, Block XLV, Town of Patea, and Section 26, Block XXXIX, Town of Patea (formerly Sections 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25, and part Sections 4, 6, and 7, Block XXXIX and Block XLIV, and part Block XLV, Town of Patea), situated in Block VII, Carlyle Survey District. All certificate of title A3/1099, all certificate of title 1/251, and balance certificate of title 1/252. S.O. Plan 11517.

Dated at New Plymouth this 5th day of March 1980.

L. M. KENWORTHY, Commissioner of Crown Lands.
(L. and S. H.O. Res. 6/2/42; D.O. 8/1/28)

Classification of Reserve and Declaration that the Reserve be Part of the Tawa Bay Scenic Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a reserve for scenic purposes, subject to section 19 (1) (a) of the said Act, and further, declares the said reserve to form part of the Tawa Bay Scenic Reserve to be administered as a reserve for scenic purposes by the Marlborough Sounds Maritime Park Board.

SCHEDULE

MARLBOROUGH LAND DISTRICT—MARLBOROUGH COUNTY
7868 square metres, more or less, Lots 23 and 24, D.P. 3072, situated in Block XI, Gore Survey District. Scenic Reserve by T. 90189. All certificate of title 1C/961.

Dated at Blenheim this 18th day of February 1980.

I. B. MITCHELL, Commissioner of Crown Lands.
(L. and S. H.O. Res. 8/8/48; D.O. 13/73 and 4/221)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for scenic purposes, subject to the provisions of section 19 (1) (a) of the said Act.

SCHEDULE

WELLINGTON LAND DISTRICT—RANGITIKEI COUNTY
288,2535 hectares, more or less, being Sections 1, 8, 11, 12, and part Section 13, Block 1, Ruahine Survey District, part Proclamation 6245, part *New Zealand Gazette*, 1906, page 689, and part *New Zealand Gazette*, 1909, page 3023. S.O. Plans 15223, 15238, and 16719.

Dated at Wellington this 7th day of March 1980.

F. G. J. MUIRHEAD,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 7/3/49; D.O. 13/108)