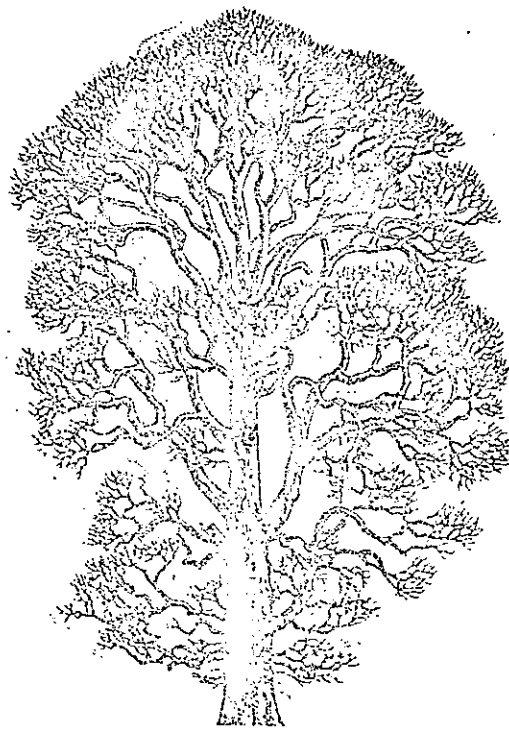


FRANKLIN COUNTY

COUNCIL

MANAGEMENT PLAN



Karioitahi Domain

KARIOITAHU GAP DOMAIN

APPROVED

MANAGEMENT PLAN

1. INTRODUCTION:

1.1 LEGAL DESCRIPTION:

Lot 1 D.P. 28962, being part allotment 407, and Allotments 451, 468, and 469 Waipipi Parish situated in Block II and IV Maiooro S.D.
Area = 39.5707 hectares. Valuation Number 3760/170

1.2 LOCATION:

The domain is located at Karioitahi Gap on the west coast $7\frac{1}{2}$ kilometre west of Waiuku fronting the notorious Tasman Sea.

1.3 ACCESS:

Access to Allotments 451, 468 and 469 is directly off Gap Road, access to Lot 1 D.P. 28962 is through Allotment 468 or directly off the beach. Gap Road is a tar sealed road leading right to the beach.

1.4 CONTOUR:

Lot 1 and Allotment 468 are very steep, unstable, sand dune type hills. Allotments 451 and 469 vary from steep to undulating contours. Allotment 469 has a small flat area above Gap Road, but falls steeply down onto the beach along its entire length.

1.5 GROUND COVER:

Lot 1 and Allotment 468 are almost entirely covered in flax and lupins. Allotment 451 is planted in pine forest and allotment 469 is covered in typical coastal pasture of tussock, pampass and buffalo grasses as well as small clumps of rushes and isolated patches of lupins along coast line, pines have been planted throughout allotment 469 for future forestry.

1.6 ADJOINING LAND:

Lot 1 and Allotment 468 adjoin developed farm land to the north and east.

Allotments 451 and 469 bound onto developed farm land owned by the Crown, (approximately 123 hectares) to the south and east.

To the west the reserve areas adjoin road reserve which is not defined and has possibly been eroded away by the sea.

With such a large area of Crown owned land adjacent the purchase of additional land is not considered necessary at the present time.

2. HISTORICAL:

In 1960 Council approached the Department of Lands and Survey for reserve land at Karioitahi. The Department advised of the four blocks and in 1963 asked Council if it was prepared to purchase the areas at current market value. Council agreed to purchase the two small blocks on the northern side of Gap Road but this offer was never enacted upon. In 1968 the four areas were gazetted as the Karioitahi Domain and vested in the Control of Franklin County Council by the Department of Lands and Survey.

Allotment 469 was prior to planting in pine trees leased to a local farmer.

Permission was also given to the local surf club to erect a temporary club house in 1968.

In 1975 the surf club commenced to build a permanent club house some 300 metres south of Gap Road and it was officially opened in 1976. Prior to this a car park was established and toilets/changing sheds were built by voluntary labour.

During 1981 the pine trees on allotment 451 were progressively removed and new planting carried out in mid 1982. and planting continued over allotment 469 until 1984.

3. USE:

Allotment 468 and Lot 1 have no specific use other than recreation.

Allotments 451 and 469 are planted in pine plantation.

4. TENURE:

All areas are Crown owned and vested in the control of Franklin County Council.

5. OBJECTIVES:

To maintain and manage the small pine forest on allotment 451. To retain Lot 1 and allotment 468 in their present state so as to stop erosion as far as possible. To develop allotment 469 for forestry purposes in conjunction with passive recreation uses. To control erosion along the foreshore would be an impracticable task as it is open directly to the Tasman Sea and the prevailing south-westerly winds. It is imperative the vegetation cover along the foreshore is not damaged to expose the loose sand as this creates what are known as "dust bowls" which can cause major erosion.

In order to preserve the windswept nature of the coastline, but also to create a buffer zone for forestry on allotment 469 Pohutukawas have been planted on the cliff face from Gap Road for approximately 300 metres southwards.

6. POLICIES:

6.1 FACILITIES:

At present there are toilets/changing facilities adjacent to the Surf Clubhouse on the foreshore. The clubhouse is a two storey concrete block/brick veneer structure and the toilets are of concrete block. Both buildings have been subject to a lot of

vandalism in the past due to the remoteness of the beach. Because of this ongoing problem serious consideration will be given before any further structures are erected in the area. The provision of caretaker accommodation is being considered to try to control this problem. Barbecue facilities have been provided but these have either been vandalised or destroyed by the elements. No further barbecues or picnic tables will be erected. The beach area to the north is used regularly by horse trainers and some consideration will be given to providing unloading facilities.

There has been suggestions in the past that a camping ground be established on allotment 469 on the flat area above Gap Road and if the demand arises consideration will be given to providing this facility.

Because of the increased useage of the area in summer the provision of additional toilet facilities has been budgeted for.

6.2 VEHICLE ACCESS AND PARKING:

Vehicle access is directly off Gap Road onto the foreshore at the base of the cliffs. Parking areas are established south of Gap Road in front of the Surf Club and toilets. Consideration is being given to forming further parking on the northern side of Gap Road.

6.3 FENCING:

Allotment 451 is well fenced off, from the adjoining farmland to the south to give protection to the pine plantings. There is no road boundry fence.

There are no fences on Lot 1 and allotment 468 as they butt up to a steep cliff.

Allotment 469 was refenced in 1983 along its southern and eastern boundaries. Because of the salt sea air fencing wire has a very short life.

There is no need for any other fencing improvements.

6.4 PINE PLANTATION:

Allotment 451 now planted in pines will be maintained and the existing mature trees will be progressively removed and the areas cleared replanted immediately. An area of mature trees at the western end will not be removed and will be left to protect new plantings.

Allotment 469 was planted with 60,000 seedling pines in 1983 and 1984. The plantings when fully grown will protect adjacent farm lands from the strong prevailing south westerly winds.

6.5 SIGNS:

Because of the high degree of vandalism the erection of signs will be kept to a minimum, consistent with the need to provide information about the reserve.

6.6 PEST AND PLANT CONTROL:

Regular inspections will be made to ensure that all noxious plants are controlled and the appropriate steps taken to eliminate or control the animal pests.

6.7 REFUSE:

Refuse receptacles are provided and serviced by Council and at the present time there is no need for further receptacles.

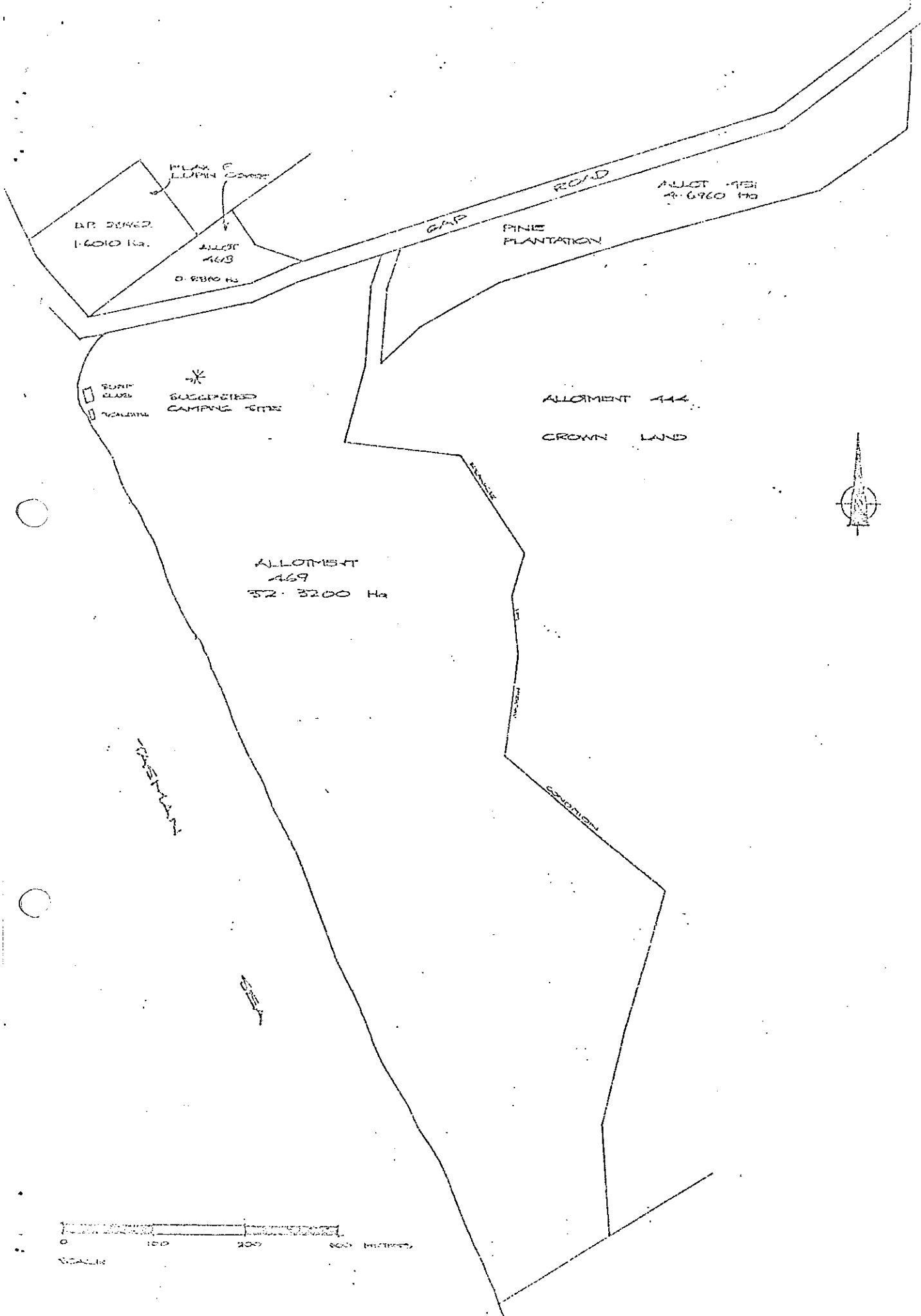
6.8 VOLUNTEERS:

Whenever practicable, as in the past voluntary assistance with development, maintenance and control of the reserve will be encouraged.

There has been three voluntary rangers appointed to help control the reserve.

7. APPROVED MANAGEMENT PLAN:

This management plan was adopted by the Franklin County Council on 26th September 1985.



KARIOITTAHI DOMAIN

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