

### 3.6 FIRE CONTROL POLICY

Because of public access and urban proximity, fire hazard in the domain is a very real concern, and the invasion by noxious weeds at present tends to worsen the situation. As recently as 1963, fire spread from Pine Bay after a picnic griller got out of hand, and caused much damage to exotic timber, endangered residential buildings and people's lives, and delayed regeneration by 15-20 years.

Fire has in the past and will in the future endanger two basic elements emphasised throughout this management plan: public health and reserve values. Although fire risk can never be eliminated, it may be reduced through careful management. Management against fire requires:

1. the regulation of the type and location of use made of the reserve;
2. an awareness of the methods of fire fighting available in the Victoria Domain situation and awareness of their requirements.

#### PREFERRED TYPE AND LOCATION OF USE

Fire risk is increased when dry atmospheric conditions prevail, the vegetation is dry, and there is a source of fire such as people who smoke, make barbecues, and burn rubbish.

Management should be directed towards encouraging a vegetative cover resistant to fire. At present, noxious weeds and exotics are particularly susceptible to fire, but they are responsible in part for an environment congenial to native regeneration. Native cover is considered the most appropriate and fire resistant vegetative cover and should be encouraged on the reserve. It tends to be high in moisture content and thus lower in fire risk. Therefore, it is recommended that native cover be encouraged and that noxious weeds and exotics be viewed as a legitimate agent in this situation for encouraging native regeneration.

It is important not to encourage uses of the reserve, especially those parts in noxious weed cover, which demand facilities such as barbecues. In order to control the use of such facilities it is recommended that there be a total prohibition of fires except in selected places remote from fire-

prone vegetative cover. Fireplaces should be constructed in these selected places to encourage use of the safe areas rather than others which are more susceptible to fire. Patrols may be required during dry and peak usage time to enforce these provisions. As the domain is in close proximity to urban users who may not be completely knowledgeable on the matter of fire risk, it is suggested that "no fires" signs be placed at accessible picnic areas to serve as a reminder.

It is strongly recommended that a circuit road be developed by extending the existing one entry/exit road. At present there is a very real possibility that people may be trapped within Victoria Domain in the event of a large fire. By putting in a circuit road this possibility is greatly reduced.

#### FIRE FIGHTING METHODS

There are a variety of fire fighting methods available, depending upon the location and size of fire, the fire fighting personnel available, and the availability of a supply of water.

In relation to Victoria Domain the principle fire authority is the Picton Fire Brigade which is always called on as the first line of defence. Generally speaking, their fire fighting units are land based and are therefore able to operate very efficiently where there is vehicle access and an adequate source of water. Where the natural source of water is inadequate, a back-up supply is required from water trucks or from storage tanks. It is recommended that unobtrusive storage tanks be sited where there is vehicle access and/or an inadequate supply of water.

In areas where vehicle access is not available, fire fighting will in almost all cases require the back-up of other personnel. Where feasible, pumps may be landed on the beach and shore-line services provided from launches, or, if necessary, the New Zealand Forest Service may be called in to provide helicopter and monsoon bucket services and also a fire crew from the Wairau State Forest.

It has been suggested that a rapid-vehicle access route along the full length of the main ridge, not necessarily up to full public access, be

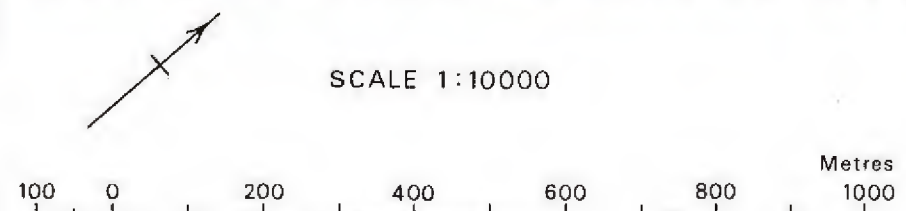
developed. However, in view of the increased public use that it would be likely to stimulate right along the length of the domain, and the visual scar that it could cause on the landscape, this suggestion is not favoured. Instead, it is recommended that use be made of the services offered by the New Zealand Forest Service for areas inaccessible by the local fire brigade appliances and personnel.

#### FIRE DANGERS FROM OUTSIDE THE DOMAIN


Fire dangers from outside the domain are a problem common to all reserves, but especially those adjacent to urban settings. In the Victoria Domain situation, it is not considered that any boundary changes other than extensive acquisition will substantially reduce the possibility of fire spreading from adjacent freehold areas. This risk may best be reduced by enforcing council by-laws restricting the use of open-yard fires by residents, especially during dry periods.




Survey 3781, Photo's E/18 & F/17  
 Flown 11th April 1975  
 Scale is correct at sea level,  
 but approximate elsewhere.



SCALE 1:10000

 Likely origin of fires within Reserve.

 Likely origin of fires outside Reserve which could endanger the Reserve.



Area has easy access, and is servicable by Fire Brigade.



Area accessible by sea. No special fire-fighting facilities recommended. Fire Brigade may need assistance from launches for landing of pumps.



Area generally accessible by vehicular appliances. Water supply inadequate. Unobtrusive water storage tanks recommended.



Area has difficult access. Low public use, and therefore limited possibility of fire. Control by N. Z. Forest Service helicopter and monsoon bucket, with back-up from Fire Brigade.

## Victoria Domain & Associated Recreation Areas

### FIRE CONTROL

### 3.7 DEVELOPMENT AND USE POLICY FOR RESOURCE-BASED SETTING

Resource-based settings in the study area are areas which presently (or potentially) display natural values worthy of preservation. These enable:

1. "internal" activities such as tramping, and viewing of flora, fauna, and landscape;
2. "external" activities such as passive viewing from Picton Harbour, Picton township, the Grove Track, and the Elevation.

Because of the overlapping recreational, conservational, soil, water, and landscape values, much of Victoria Domain represents a resource-based setting. These values are reflected in the domain's difficult terrain, its susceptibility to soil erosion, its general influence on the water quality of Picton Harbour, and its visual prominence.

The following management policies are recommended for adoption:

1. that a native vegetative cover be encouraged;
2. that fire sensitive flora adjacent to intermediate beach settings be converted to a more fire resistant cover. This situation should be encouraged by the planting of selected species;
3. that this setting be preserved for pedestrian-based recreationists;
4. that access routes be limited to defined tracks but of a lower standard as compared with those in intermediate settings so as to lessen visual impact and discourage use by individuals other than genuine recreationists within such areas. This measure is required to ensure that the setting is not over used.

### 3.8 DEVELOPMENT AND USE POLICIES FOR INTERMEDIATE SETTINGS

Intermediate settings are areas that possess natural values of recreational significance but that also have supplementary facilities to enable enjoyment of these values. A feature of these settings in Victoria Domain is the availability of good access routes to bush, to vista points, to beaches, and to flat land capable of being developed for picnicking or camping.

In the main, the development of structural facilities within the intermediate settings of Victoria Domain should be restricted to public conveniences and the provision of water as a result of any storage tanks installed for fire fighting purposes. Any development in excess of this is considered superfluous or unnecessary in the overall objective of public enjoyment of natural values of the domain. Perhaps the only exception is an area of about 1 hectare adjacent to the Chaytor property, which has potential for camping. This area (as shown on the recreational setting map) is seen as one opportunity for satisfying the demand for a camp area to replace those closing down within Picton township. Therefore, there may be justification in this instance for the establishment of formal camping facilities in the future.

Generally speaking, it is recommended that intermediate settings be restricted to those identified on the recreational setting map. There are five of these settings within the study area: roadways, walking tracks, reclaimed land (Crown land), beaches, and flat, scrub-covered land. To enable greater public appreciation and enjoyment of the areas' natural values without detracting from them, it is recommended that the following management policies be considered for adoption.

#### Roadways

It is recommended:

1. that there be landscape treatment of the domain vehicle entrance and internal roadway berms to create a visually pleasing setting. This may involve clearing of scrub and noxious weeds, but only in instances where they are to be replaced with acceptable native or exotic species;
2. that minor modifications be considered to the present roadway alignment to ensure a safe passage for the motorist;
3. that work be carried out to stabilise roadside batters;
4. that vehicles are not encouraged to stop unless there is adequate off-road parking;
5. that further picnicking spots be established on flat lands adjacent to the existing roadway and where native species are not likely to be endangered. Some clearing of broom and gorse may be necessary in such localities, and in order to create picnicking

pockets it is recommended that acceptable native and exotic species be planted.

### Walking tracks

It is recommended:

1. that walking tracks in these settings be suitable for all-weather use by young and old alike;
2. that rest seats be established at positions offering pleasant bush surrounds or views;
3. that selective pruning be carried out to enable single-direction views. It is not recommended that total surround views be sought after at any particular point. Instead, it is felt that "glimpses" are more desirable as they stimulate a greater sense of appreciation than is the case when one is able to see the total surrounding country. In effect, the experience is lengthened by giving the public only one view at a time, and, in addition, this limits the need to carry out extensive cutting back of bush;
4. that walking tracks be established so as to discourage pedestrian use of vehicular roadways.

### Reclaimed land (Crown land)

It is recommended:

1. that the existing reclaimed land in the vicinity of Shelly Beach, which is presently being used by the public for picnicking, swimming, and sunbathing, remains available to the public and purely as a grassed open space;
2. that pressures to build upon the space be rejected unless any loss in public recreational use value is replaced by equivalent values without jeopardising any other identifiable recreation value;
3. that the area be suitably reserved and vested to achieve the above recommendations.

Beaches

It is recommended:

1. that structural development be restricted to public conveniences at Bobs Bay and possibly Karaka Bay;
2. that a rubbish collection service be provided at Bobs Bay during peak usage periods;
3. that walking tracks be established to beaches (as identified on the recreation setting map), subject to the establishment of a fire resistant vegetative cover adjacent to such tracks and beaches. The walking track to Bobs Bay should be an all-weather one, but the lower standard of those tracks to the more remote beaches are considered adequate.

Flat, scrub-covered land

It is recommended:

1. that an area of about 1 hectare be considered as a possible public camp site;
2. that it be administered by the Picton Borough Council so as to ensure the carrying out of an acceptable form of development;
3. that the council maintain the present un-built surrounding landscape;
4. that the present isolated feeling of the site be maintained.

3.9 DEVELOPMENT AND USE POLICY FOR USER-ORIENTED SETTINGS

User-oriented settings are highly modified settings that possess no significant values of conservational importance. Emphasis in such settings is on the provision of structural facilities to support organised and often competitive sports.

Only one user-oriented zone has been identified in the study area and this is confined to the reclaimed lagoon and foreshore area in the vicinity of Memorial Park, the marina, and the Queen Charlotte Yacht Club Clubhouse.

In view of the recreational associations between Victoria Domain and Picton



Harbour and the short supply of land available to house local recreational groups and the general public, it is recommended that reclaimed lands adjacent to mean high water mark be used to support water-based activities and their facilities. Where at all possible, facilities should be shared by recreational groups to ensure efficient use of the limited supply of buildable land.

Further reclamation adjacent to user-oriented zones may be required in the future to supplement the extremely short supply of buildable land. However, the acceptability of such reclamations and the erection of additional buildings should be rated according to their ability to satisfy the need to:

1. retain opportunity for public access along the coastline extending north from the marina;
2. remain visually subservient to the adjacent resource-based bush-covered slopes;
3. retain an area of open space for public use as at present;
4. ensure the availability of adequate car parking for the resultant club and public use.

### 3.10 CULTURAL APPRECIATION POLICY

Tradition indicates that Picton was occupied by Maoris before the Europeans came but there is no authoritative account or history substantiating the use of Victoria Domain or the adjacent areas as an occupation site. Therefore, no specific recommendations can be made as to the management of early Maori occupation.

Although there is more documentation relating to the European occupation of the study area, there are no known cultural features illustrating this past occupation.

It is recommended that where confirmation is received from the New Zealand Historic Places Trust as to the authenticity of cultural features (buildings, trees, sites, etc.) representing past Maori or European occupation and considered to be of historical significance, that subject to the approval of the Trust, these be suitably marked with interpretative signs so as to enhance the recreational experience available to the public.

At present an old scow, the Echo, is sited adjacent to Victoria Domain. This vessel is primarily used as the recreation clubrooms for the Marlborough Cruising Club and has a very colourful history. Although the introduction of cultural features not related to the history of tradition of the domain is not recommended as a general rule, it is suggested that the dual purpose of the Echo justifies its present siting and interpretative signs should be erected to illustrate its history.

### 3.11 VEGETATION POLICY

Virtually all of the vegetation in Victoria Domain is young and the product of secondary succession following widespread fires that were prevalent up until 1963. There are only a few very small remnant stands of black beech forest, hard beech/tawa forest, and a discontinuous coastal fringe of akiraho scrub that are representative of the original vegetation.

The older secondary vegetation is represented by scrub and low forest dominated variously by kanuka, manuka, mahoe, fivefinger, kamahi, and the planted forest of introduced tree species adjacent to Picton Marina.

The dominant species of all of the younger communities are introduced species such as gorse, broom, and pines. Much of this vegetation dates from the last widespread fire of January 1963. On wetter sites (south-east facing slopes and gullies) mahoe and fivefinger have replaced gorse. The need for preserving specific botanical features, from a biological point of view, is considered as low, bearing in mind the occurrence of similar vegetation elsewhere in the vicinity and the recent frequency of disturbance (fire, weeds, etc.).

The successional and topographic patterns of indigenous vegetation in this part of the Sounds are represented by better examples elsewhere, where their future conservation is far better guaranteed.

However, it is clear that over much of the domain there is a generally vigorous succession whereby native broad-leaved species are replacing the pioneer species kanuka and manuka, and, in more recent years, the introduced species gorse and broom. There is no doubt that in the absence of

future fires, native broad-leaved forest and scrub would cover the majority of the domain within about 15-20 years.

Concentrated at the southern end of the domain is a range of introduced species: Robinia pseudoacacia, Acacia dealbata, Pinus radiata, P. pinaster, Pseudotsuga menziesii, Quercus suber, and numerous species of Eucalyptus.

Only the two pine species seem to pose a problem as weeds because they are actively expanding into younger vegetation, as a result of the more recent fires, and into the open vegetation on cliffs and steep slopes.

Other introduced species are present, and some are common (Spanish heath, hawthorn, sycamore, honeysuckle, Himalayan honeysuckle, ivy, traveller's joy, barberry, sweet briar, as well as gorse and broom). These pose future management problems as weeds, particularly the climbing species such as traveller's joy (Clematis vitalba), ivy, and the common honeysuckle, which are actively smothering scrub vegetation. They are also a problem on Mabel Island.

There are few other areas of rural land in the Sounds used for recreation which are subject to greater current and potential "people pressure" yet which, at the same time, contain vegetation of as high a fire risk as this domain. Visitors to the area include a greater than usual proportion of people whose respect for fire risk is minimal. The majority of the domain contains young gorse-broom scrub. When this vegetation becomes senescent, before its replacement by native shrubs, the fire risk will be at a maximum.

The combination of the high fire risk associated with gorse-covered hillsides and the length of time that gorse and broom seeds buried beneath replacement vegetation remain viable is incompatible with urban development and recreation. There are many relevant examples in New Zealand. A fire, even 15-20 years after the natural replacement of gorse, would re-establish gorse and broom from seeds buried in the forest litter.

The present extent of gorse would ensure that any fire in the near future would lead to a great increase in the potential amount of viable gorse and

broom seed and a greater density of gorse and broom stems (thereby a subsequent fire risk period of greater duration and fuel quantity) as well as a further spread of pines.

In the interest of public enjoyment, use, and safety within the domain, consideration should be given to:

1. the wisdom of encouraging tracks, lookouts, and other public use areas within the domain until there is significant diminution in the extent of inflammable species such as gorse and broom within those areas;
2. the encouragement of a predominant native vegetative cover throughout the domain but with minor plantings of other quick-growing fire resistant species adjacent to intensive-use areas where there is an absence of native regrowth or an urgency for the establishment of a fire resistant growth;
3. the elimination of species such as Clematis vitalba and honeysuckle which are likely to restrict the regeneration of broadleaf and other native species;
4. the replacement of fire sensitive vegetation such as gorse, broom, and radiata and pinaster pines with more fire resistant locally occurring natives and other minor planting of exotics provided such placements do not detrimentally affect the natural regenerating process which may already be well under way;
5. the removal of pine seedlings which are actively expanding into younger vegetation as a result of the recent fires, and also into open vegetation on cliffs and steep slopes;
6. avoiding the establishment of tracks for maintenance purposes, which will encourage public recreational use in fire sensitive areas.

### 3.12 LANDSCAPE MANAGEMENT POLICY

An assessment by Lois Binnie B.A., Dip. L.A.

#### GENERAL SETTING

The future management of Victoria Domain becomes critical when one recognizes that the Domain acts as one of the landforms which provides Picton with its setting. Combined with the peninsula to the north-east of the

Freezing works, the north-west flank of Victoria Domain acts as a corridor which focuses the attention of Picton Harbour users onto Picton township itself. Its proximity to Picton means that the large number of boat and ferry users originating from Picton get to view the Domain and it has thus become visually important on a national scale as well as a local scale.

The landscape characteristics of the Domain increase its visual importance by providing a series of contrasts to Picton and Waikawa and their adjacent water bodies. These contrasts result from various factors.

1. Development at Picton and Waikawa has, until recently, concentrated on flat land. In contrast Victoria Domain is for the most part steeply sloping.
2. Picton and Waikawa exude an atmosphere of busyness with constant activity on the ferry terminal, waterfront, shopping area, and in the marina. In contrast, Victoria Domain is a peaceful place, a place for the individual rather than the machine.
3. Picton and Waikawa are built up to the extent that the predominant effect is lightness of colour. In contrast, Victoria Domain has retained a vegetated cover sombre in colour.
4. The water bodies of Picton Harbour and Waikawa Bay are deep blue. In contrast the slopes of Victoria Domain are deep green.
5. The water planes of Picton Harbour and Waikawa Bay are flat in contrast to the steep slopes of Victoria Domain which rise abruptly from the flat water surface.
6. The texture and colour of the water bodies of Picton Harbour and Waikawa Bay are subject to constant and short-lived changes in contrast to the stable or slowly changing nature of the vegetation on Victoria Domain.

The natural atmosphere of Victoria Domain acts as a relief to the man-made atmosphere of Picton and Waikawa and careful management of the Domain is important if the elements of contrast listed above are to be preserved for the future.

The Domain itself is a long narrow spur comprised of a north-west facing slope and a south-east facing slope separated by a sharp ridgeline. The division of the spur by the ridgeline into these two faces has created

the situation where the character of one face could be changed radically without affecting the character of the other.

#### IDENTITY AREA ANALYSIS

Having assessed the general character of Victoria Domain and its importance to Picton and the surrounding area it was necessary to do a more detailed visual evaluation. For ease of analysis the domain has been broken down into a series of identity areas; that is, areas which have a recognizable common factor of visual appeal or definition.

For each identity area visual survey factors are recorded, visual problems are isolated and recommendations are made. Thus the analysis and recommendations become quite specific for each particular area rather than being general statements trying to cover the whole domain.

#### Area A

This area consists of a long slope facing north-west with very few indentations or variations in topography along its flank. The slope rises to a low ridgeline fairly even in height and not very important visually as it is mostly seen against higher land masses behind. Apart from the narrow beaches the only area of flat land is the reclaimed area which is subject to very heavy visitor use in the summer months because of its easy accessibility. This is the only area on the Domain where the public have car access to a beach.

The vegetation cover is made up of some regenerating native bush, two patches densely covered with conifers, various patches of broom and gorse, and scattered pines. The conifers give a spiky texture and a more uniform dark colour to the vegetation than the areas of regenerating native scrub which give a softer yellow-green colour and more rounded texture. The conifers are visually quite acceptable when they occur as cohesive groups in the Victoria Domain landscape but when they occur as single scattered specimens the contrast in shape between them and the surrounding vegetation causes them to be disruptive.

A track has been formed connecting the reclaimed area to Bobs Bay and has caused quite severe scarring right along this flank. The track seems to

be subject to slips and washouts and demonstrates the general instability of the area.

#### Recommendations

1. Allow the area to regenerate to natives ultimately.
2. Fell scattered pines near walking tracks, vehicle access and skyline where these pines can be felled and removed with little damage to understorey vegetation.
3. Allow large groups of pines to remain until they die naturally but instigate an annual programme of pulling out pine seedlings so that a native cover will eventually predominate.
4. Stabilize the walking track with a policy of planting natives both above and below the track. If the track can be stabilized the scars which are now so predominant when seen from across the harbour should soon become less apparent.
5. There should be no further building, especially not on the slopes as it provides too great a contrast in form and colour to the character of the Domain. The premium on flat land close to Picton means that the reclaimed area should be available primarily to the individual and the pedestrian and not be absorbed by clubhouses which cater for only a limited sector of the population. If existing buildings are to be replaced then they should be replaced by a multi-purpose building which can cater for all clubs requiring overviews of the harbour. Any new building should be designed to merge with the surroundings and be painted with recessive colours.

#### Area B

This is an area bounded by a low ridgeline and made up of three small-scale indentations. These small-scale bays act as a contrast to the long straight flank of Area A and offer a sense of enclosure not found in Area A.

The vegetation forms a coherent pattern and this area has the most visually satisfactory vegetation on this north-west facing side of the Domain. It is made up of a heavy cover of pines on the upper half of the slope with natives on the lower slopes. Although the pines form part of the

skyline, their density is so great that the jagged shape of each individual tree merges into the greater mass which overall becomes of much smoother outline.

#### Recommendations

1. No roading.
2. Only minimal building in the form of toilet blocks.
3. Some tracking is desirable as long as it is well sited and unobtrusive.
4. Apart from an annual programme of pine seedling removal, the vegetation should be left to take its own course and establish its own pattern.

#### Area C

This part of the domain is quite indented but generally lacks the small scale and enclosure that characterize the indentations in Areas B and D. The ridgeline forms a fairly low saddle where it adjoins Area I but rises steeply and becomes high to the north of the focal point as marked on the plan. The ridgeline when seen from the western side of Shakespeare Bay does not form part of the skyline but is seen against another bank of hills and the contrast between land and sky is lost.

The vegetation is mostly broom and gorse with some regeneration occurring in the valleys. There is an even scatter of pines over much of the north-west facing slope and this makes the area less appealing although the confined cluster of pines on the slopes facing south-west is coherent enough to add to the area's appeal.

#### Recommendations

1. No buildings or roads and only minimal tracking.
2. Vegetation should be allowed to regenerate to native species.
3. Annual programme to remove pine seedlings.

#### Area D

This is made up of two similarly sized bays quite strongly indented and offering a greater sense of enclosure than areas A and C. The bays are



both given enclosure by fairly large steep headlands. The ridgeline is variable in height and quite dramatic and forms the skyline.

The vegetation is dominated by a gorse-broom association with some very small patches of natives beginning to show through especially on the slopes facing to the south and south-west. Regeneration here could be slow because the area faces mainly to the north and north-west and is therefore relatively dry and hot. The area also lacks a really close seed source. A number of scattered pines are present and their jagged outlines form constant interruption on the skyline.

#### Recommendations

1. No buildings, no roading, and very limited tracking.
2. As the area is visually quite remote from any built-up area, it may be appropriate to develop wholly native plant cover. This will be a long-term process and would involve an annual programme of removal of pine seedlings.
3. The area should not be opened to the public by way of walking tracks until the vegetation cover regenerates to the extent that it becomes largely fire resistant.

#### Area E

It was not possible to survey this area.

#### Area F

A south facing slope rather steep in contrast to the flat reclaimed area at the foot of the slope. Visually it is an important area in that it is one of the parts of Victoria Domain which is most seen from Picton.

The vegetation cover is mostly native with a scatter of eucalypts and acacias, and appears lush in comparison with the vegetation cover on the rest of the Domain. The quality of the vegetation may be due to the fact that the slope faces south and therefore has a better microclimate for regeneration; or the steepness of the slope may have meant that the vegetation wasn't too disturbed when the domain was grazed and therefore has recovered more rapidly. Either way the vegetation gives an indication of what the whole of the domain could look like if it is kept free of fires and left to regenerate.

The reclaimed area at the base of the slopes is covered in boatsheds and sealed turning areas providing necessary storage and manoeuvre space for boat owners. It is unfortunate that there is no way of by-passing this service area for those wishing to gain access to the beach.

#### Recommendations

1. Retain bush cover on the slopes without disturbance.
2. Allow no further building or multi-storey development.
3. Reduce impact of boatsheds by painting in darker, recessive colours.

#### Area G

A steep area facing to the east and south-east with some rather swampy reclaimed land at the base of the slope separating Picton from the slopes of Victoria Domain. Part of the slope has been quarried and this has resulted in a scar which can be seen from many parts of the built-up area. The scar is evident because the vegetation cover has been removed and there is now a contrast between the light orange colour of the quarry and the dark green of the surrounding vegetation.

The vegetation cover is mostly exotic, dominated by pines with some willows, poplars, gorse, and broom on the slopes, and rough grass on the reclaimed area. There are also some small areas of regenerating native cover.

The attempt to hide the quarry by a row of upright poplars has been unsuccessful because the quarry extends too far up the hill for a single row of trees at its base to be effective cover. The contrasting form and colour of the poplars with the surrounding vegetation only emphasises the existence of the quarry.

The extensive cover of pine trees and the fact that the slopes get only a limited amount of sun means that a sombre atmosphere prevails. The unkempt nature of the area causes it to become even less appealing and this is an unfortunate situation considering that it is part of one of the entrance areas to the Domain.

### Recommendations

1. That pine seedlings be removed and adult pines be felled only where regenerating natives will not be endangered. Reduction in the bulk or density of pine trees will lessen the sombre atmosphere.
2. Revegetate the whole quarry scar and allow no further quarrying. This would ideally involve some earthworks to soften the hard machine-made outline of the quarry. Certain problems will occur in trying to revegetate the quarry scar. The surface material is largely unconsolidated and will not retain water nor contain enough humus or available nutrients to sustain plant growth. Some surface treatment is therefore going to be required to make the scar hospitable to plants, and even then it would be desirable to plant colonizing species that could withstand the harsh conditions.
3. Any planting programme should concentrate on the use of native species although some eucalypt and acacia species could be satisfactorily integrated. Avoid the use of willows, poplars, and other deciduous exotics.

Conclusions: All the recommendations made for this area are general suggestions only and will require more detailed landscape guidelines before they can be satisfactorily put into practice.

### Area H

This entrance area is a well-defined catchment made up of four small valleys, each separated by a low spur meeting to form a gently sloping basin. At the base of the slope there is a considerable area of willow-covered swamp which has been partially filled and whose shape now follows fairly unnatural lines. The gently sloping area is one of the few such areas within the Domain and being close to the road could easily be developed to take quite heavy use. Although it lacks natural attractions such as beaches, the swamp area could be developed to encourage habitation by wildlife, such as ducks, for public viewing and enjoyment.

The vegetation pattern is dominated by pines on either side of the catchment with smaller native species clothing most of the central slopes. The lower slopes include areas of bracken, bare ground, and random planting of various species.

This is probably one of the most heavily used and seen areas on the Domain because it contains the access road to the lookout points on the ridgeline. The road is introspective in that the vegetation cover obscures most views out over Waikawa. The road up the slope is a pleasant experience marred only by the poor detailing of the lookout area and the backyard feel of the entrance area at the base of the slope.

The road edge is often a problem area, sometimes unstable and often with steep slopes. This combined with the fact that there is no vegetation canopy disrupting the penetration of light means that it is an ideal place for weed species (gorse, broom, pine, etc.) to establish.

#### Recommendations

1. Detailed landscape proposals are required for the lower slopes and swamp area so that a more fitting entrance effect can be created for people entering the Domain.
2. Removal of some tall pine trees to lessen the possibility of pines falling across the road. The view up the Sounds from lookout point could also be improved by removing some of the taller pines.
3. Annual programme of removal of pine seedlings along the road edge.
4. Enrich the road edge with planting of native species. Deliberate planting along the road edge will limit the establishment of weeds and improve the whole visual effect by neatening the road edge.
5. The lookout area needs greater edge definition as the sealed area at present just fades away into mud and weeds. Well-designed barriers, kerbs or bollards could be used to define the edge of the seal and low-growing natives could be planted behind these to add emphasis to the edge and subdue weed species.
6. The impact of the Lions Club sign should be reduced. It's quite proper that their effort in developing the road and lookout area should be acknowledged, but this could be done in a less dramatic manner.

Conclusion: A considerable amount of detailed landscape input is required for this area.

### Area I

This is a long narrow identity area following along the ridgeline. Its existence is partly due to the fact that there is a vehicle track extending the length of this area and that there is a flat area, varying in width, which runs along the ridgetop. The area is distinct from most of the other identity areas in that it is a very enclosed landscape, almost a corridor landscape with only occasional views out to Picton, Waikawa and the Sounds.

There are two lookout points within the area. One is on a high spot that gives good views out to Waikawa, Waikawa Bay, Picton Harbour and up the Sounds. The road up to this area is dangerous in that it is so steep there is very poor visibility. The other lookout slightly to the north, concentrates its views more onto Picton.

The vegetation cover is very scrappy with large areas of broom, gorse, and pine trees. Where there are large numbers of pine trees edging the road they provide a strong sense of enclosure, in contrast to the open views one gets from the lookout points. Where there are only scattered pine trees amongst lower vegetation the pine trees become strong disruptive elements. Some natives are beginning to emerge along the road edge.

#### Recommendations

1. Make the most of the varying widths of the flat ridgetop by providing small parking and picnic bays.
2. Restrict traffic to the high lookout to pedestrians only and provide a carpark at its base for those using the lookout.
3. Enrich the road edge with native planting to subdue weeds. Low-growing species should be used in places to ensure that occasional views out are preserved.
4. Remove scattered single pine trees which seriously obstruct views which can be carried out with minimal effect on native regeneration.
5. Once the vegetation has become less fire-prone, the standard of the track extending beyond the last lookout could be improved so that the ridge-road extends along the strip of low ridge line and comes down the slope in Area K and out into Waikawa.

### Area J

This area has no strong identity of its own and becomes an identity area because it is flanked by two strong catchment identities and belongs to neither of them. It was a low non-dramatic ridge line with steep upper slopes and more gentle lower slopes. The lower slopes could quite easily take heavy use and could absorb a degree of built development without detriment to the domain.

Pines are the dominant cover on the upper slopes although some patches of natives are apparent. Broom and gorse dominate the lower slopes but the overall impression is an area of pine covered hillsides.

#### Recommendations

1. Annual removal of pine seedlings.
2. Allow gradual reversion to a native cover.
3. Lower slopes could be used for clubrooms or camping ground provided that access can be provided off the flat and not down from the ridgeline. However any development would be exposed to the adjacent suburban development.

Conclusions: If any development is to be sited here then a more detailed landscape input will be required.

### Area K

This area is similar to Area H in that several valleys come together and form a small basin area enclosed by a low ridgeline. The whole catchment has been scarred with a multitude of tracks criss-crossing the slopes. The ridgeline jumps dramatically in height to the north of this identity area and so forms a natural stopping point for ridgeline road development.

The vegetation consists of broom, gorse, small pines, and some larger pines. There is very little evidence of native regeneration probably because the area has had a crop of pines grown for commercial purposes and this has severely modified the whole catchment. The small pines have been deliberately planted in an attempt to establish a second crop but there has been only limited survival.

A large area of trees between the basin and the main road and built-up areas of Waikawa means that the area is visually isolated and the lower areas of more gentle slope could absorb considerable alteration or built development provided these trees are permanent.

#### Recommendations

1. No further commercial forest crops. A significant part of the Marlborough Sounds will eventually be converted to exotic forestry and Domain land should be preserved in its natural state where possible to act as a counter balance. In the case of this area, forest cultivation and felling on the upper slopes, with all its ramifications, will be visible from much of Waikawa and should therefore be avoided.
2. Continue the ridge road along the ridgeline of this catchment and bring it down the north-east flank and back out to Waikawa.
3. Allow the area to regenerate to native cover so that the majority of the track scars can be hidden.
4. A low density camp-ground could be developed on the lower slopes. It could have an "away from it all" atmosphere while still being close to the facilities offered in Picton and Waikawa.

Conclusions: Should any roading or camping development take place a more detailed landscape input will be required to ensure that they have minimal visual impact.

#### Area L

Like Area J this has become an identity area not for its own inherent characteristics but because it doesn't belong in any other area. It is an area of steep faces dominated by a very high ridgeline.

Native species are beginning to come through on one slope that faces more to the south than the rest of the area. Elsewhere the vegetation cover is dominated by gorse and broom with areas of native plants following the line of gullies and water courses.

#### Recommendations

1. Leave as is and allow the natural process of regeneration to take its course.

Area M

Although this area is privately owned, visually it belongs to the whole landform of which Victoria Domain forms a part and therefore needs to be considered.

The area is defined by a high undulating ridgeline which slopes gently down to The Snout. The ridgeline is quite dominant as it acts as the horizon. Basically the slope is one long flank divided by small-scale indentations. The indentations are of a smaller scale but much more frequent than those on the northwest side of the Domain.

This is the only area on this side of the ridgeline which adjoins the water area of Waikawa Bay.

The vegetation cover divides the area into two segments. M (i) is mostly broom and gorse covered with small areas of pasture. Some areas of natives are present down the valleys and water courses. The buildings at the base of the slope are protected by clusters of conifers and willows. M (ii) has very little gorse or broom, the cover being mostly good native regeneration. Regeneration here has been much better than on the sunnier slopes on the other side of the ridgeline. There are also considerable numbers of scattered pines which are visually disruptive in such a well-regenerated area, especially when they are on the ridgetop and break the skyline.

#### Recommendations

1. No access roading from the ridgeline down to the houses.
2. All buildings should be kept low down the slopes, preferably just above the land/water junction. The land/water junction is already a line of contrast and can therefore more readily absorb change. A building mid-slope amongst a uniform vegetation cover immediately creates its own contrast and thus becomes a focal point on the hillside. This would be undesirable in a natural area such as this.
3. Paint buildings in recessive colours.
4. Retain low-density building development.



5. Fell scattered conifers from area M (ii) especially those ones which intrude on the skyline.
6. Allow areas of scrub to regenerate.

#### GENERAL LANDSCAPE POLICIES

From these identity area descriptions and their associated recommendations certain ideas and policies have recurred to the extent that they can be summarized as general policies.

1. Retain the natural atmosphere of the Domain as much as possible and encourage native regeneration. At present much of the area surrounding Victoria Domain is being developed and pressure to develop adjacent lands will become greater in the future. For this reason it is important to retain as much publicly owned land in as natural and undeveloped state as possible to provide residents with alternative environments.

With this statement in mind it is appropriate that any development that does take place on the Domain be concentrated on the south-west end of area A and on the area F. Generally as one gets nearer to the Snout and further away from the built-up areas of Picton and Waikawa there should be less and less development of any form.

2. The instability of existing tracks means that any further access on Victoria Domain must be well planned and really needed. There is no point in tracking the Domain indiscriminately if the geological base can't cope with this sort of disturbance. Vehicle tracks especially should be kept to a minimum and it is suggested that they be limited to one ring road. Walking tracks are less disruptive and the Domain can absorb more of these. It is suggested that ultimately a walking track extend right to the Snout but that this shouldn't be developed until the vegetation becomes more fire resistant.
3. Both the vehicle entrance areas need urgent attention to improve their visual appeal. At present one gets the impression that one is arriving "through the back door".

4. Generally, it would be visually desirable for the area to be regenerated with natives. However, there are certain exotic species which could be used quite satisfactorily. Exotic trees are more acceptable when they are evergreen, dark or dull in colour, and when their form relates to the rounded form common to most natives. Thus the rounded form, year round cover and dull-green and grey-green colour of some acacia and eucalypt species can be integrated more satisfactorily than the jagged or pointed conifers and the light bright-greens of willows and poplars.

Any ridgetop, roadside or trackside planting should be partially composed of low-growing native species so that selected view points are not obscured by tall-growing plants. Planting in these areas shouldn't consist totally of low-growing plants and areas of taller species should be used to add to the variety experienced by people using these areas.

Where it has been suggested that the vegetation be enriched by the planting of natives, the species used should be those that now occur on the Domain, or those that would have been present in the past and which would return in the future by the process of regeneration. The use of the more ornamental natives such as variegated, golden or red varieties should be avoided.

By concentrating on the use of native species that grow here naturally the future management needs of the vegetation cover will be minimal as the system will be self-maintaining.

#### PRIORITIES FOR VISUAL MANAGEMENT

From the landscape point of view there are certain areas on the Domain which urgently need attention.

1. The entrance area and quarry both need considerable detail design work before any further planting goes ahead.
2. The first lookout area needs some design input so that a more satisfactory edge detail is achieved.
3. The walking track to Bobs Bay needs its edges stabilized and the road edge along the ridgetop needs enriching by planting

of native species. This could be an ongoing programme over a period of years.

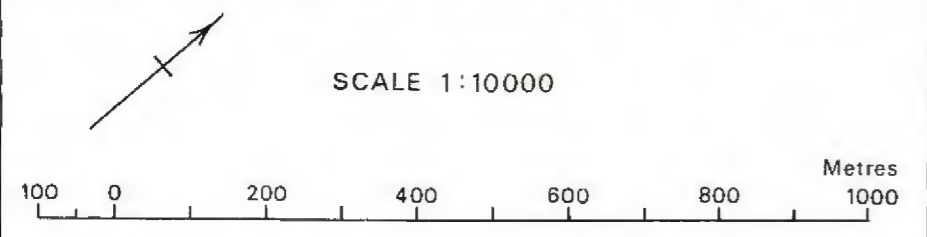
After these priorities have been attended to other parts of the Domain could be developed. This could involve:


1. The completion of the ring road and development of picnic and parking bays.
2. Development of the camping ground if this is considered desirable.
3. The gradual development of a tracking system to the Snout as vegetation in areas C, D and E regenerates to the point where it becomes less of a fire-risk.


With a proper management and design input, Victoria Domain will have the capacity to absorb very heavy use offering the public a variety of recreational opportunity within walking distance of Picton and Waikawa.





Survey 3781, Photo's E/18 & F/17  
 Flown 11th April 1975  
 Scale is correct at sea level,  
 but approximate elsewhere.





 Identity Area boundary


 Corridor landscape


 Land-water junction

 Enclosure

 Focal Points - good or bad

 Areas of water activity

 Entry points

 Panoramic views

Victoria Domain  
 & Associated Recreation Areas

LANDSCAPE AREAS

### 3.13 WILDLIFE MANAGEMENT POLICY

The wildlife values of Victoria Domain, in its present condition, are only of low significance, and development of the domain is unlikely to have much adverse effect on such values.

The domain's wildlife amenity value could however, be enhanced by encouraging bird-life such as native pigeons, tuis, ducks, etc. to use the reserve.

The planting of tree species that can fulfill a number of functions near picnic areas and along walking tracks is considered desirable. For example, some species can provide shelter from wind and sun, provide an aesthetically pleasing scene, and also attract a variety of bird-life.

There still remains two swamplands at the southern base of the hill country in Victoria Domain. These swamplands are fed by storm-water run-off from the hill country and from adjacent residential development; these in turn drain into Picton Marina and Waikawa Bay. At present the congested nature (willow and reeds) of these wetlands limits their suitability for water fowl, but there is potential for providing a suitable habitat for wildlife such as ducks for public enjoyment.

It is recommended that the planting of appropriate tree species and the management of swamps adjacent to picnicking areas and walking tracks be undertaken to encourage the establishment of various bird species for the viewing and general enjoyment of the public. Species which are sensitive to public pressures and which would therefore require restrictions on public access should not be encouraged to establish within the reserve.

### 3.14 LEASING POLICY

Subclause 4 of the Picton Recreation Reserves Act 1896 enables the Picton Borough Council to lease for such term or terms as the council may think fit, all or such portions of any of the lands of the Victoria Domain for the purposes of raising money to be used for the improvement of Victoria

Domain, provided that not more than two thirds of the domain shall be leased, nor shall such lease exceed 42 years.

Leases fall into two main categories:

1. those associated with development and use of the domain for recreational purposes. Generally such leases allow private enterprise to be interested in providing capital to develop facilities for the public, and allow sports organisations to play a greater part in ensuring opportunities for the type of sport they cater for; and
2. those which provide revenue for the administering body.

Recreation reserves are essentially provided to satisfy the recreational needs of the general public. An accepted principle is that recreation reserves are open to all who properly conduct themselves and observe the rules essential to ensure the protection and maintenance of reserve property. However, the grant of a lease over land in a recreation reserve may in some way limit or restrict public rights to use and enjoy the area. Leasing must therefore be fully justified and acceptable to the majority of reserve users, while accommodating, as far as possible, minority wishes as well. Generally speaking, if the public nature of recreation reserves is to be retained then no one sport or organisation should have preference to the detriment of others.

As a general policy it can be stated that:

1. because of the recreational and conservational importance of the entire domain, there are no areas which justify the creation of tenancy over the reserve purely for the purposes of obtaining revenue;
2. where it can be shown that a genuine need exists for services or facilities to enable visitors to obtain the full and appropriate enjoyment of the reserve and adjacent waters, and it is beyond the resources of the council to provide and operate these itself, then it may be appropriate to create tenancies over reserve land;
3. a lease should not be granted in the situation where a particular service or facility can be satisfied by existing or prospective activities outside the reserve, for example, a private enterprise nearby;

4. the commitment of reserve land to a long-term leasing arrangement should not be encouraged.

Leasing must not be dealt with in isolation from reserve management planning as a whole. Rather than being a determinant of land use, leasing must be considered as a possible means of achieving appropriate objectives adopted for the reserve.

Because the grant of a lease restricts public rights to further use and enjoyment of the lease area in some cases, it is necessary to ensure that the public has some involvement in the granting of the lease over reserve land. It is therefore recommended that any intentions to lease reserve land be publicly notified and any objections resolved by the council.

## APPENDICES

- A Management Plans for Parks and Reserves
- B Groups invited to participate in the preparation of Victoria Domain Management Plan
- C Plants declared noxious weeds by Marlborough County Council
- D Management submissions from Government departments and local administrative bodies
- E Management submissions from outdoor recreation clubs
- F Management submissions from service clubs or groups
- G Management submissions from the Waikawa Residents and Ratepayers Association



APPENDIX A : MANAGEMENT PLANS FOR PARKS AND RESERVES

Extracts from a dissertation submitted to the  
University of Auckland by J. Edmonds

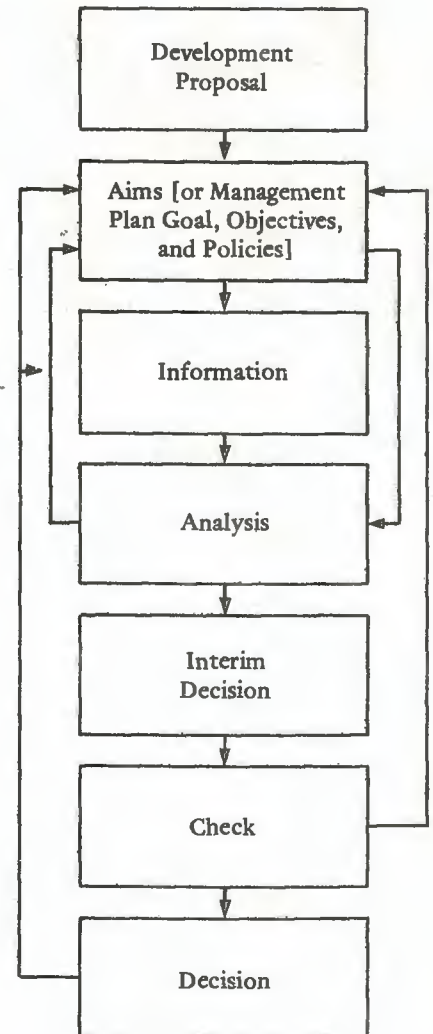
A PROCESS FOR DECISION MAKING

An important feature of management plans is that it enables each development proposal to be considered on its merits against stated objectives and policies.

M. H. Pritchard\* has outlined a process whereby each proposal is able to be measured against stated objectives and policies. Where the plan or aims are repeatedly referred to, proposals can either conform with policies or prove them inadequate.

The ability of proposals to test policy statements is important as inadequacies could reflect changing attitudes and trends, thus requiring amendments to be made to policy statements.

"It is only in the light of known proposals that decisions can be made. Where the proposal has been dealt with before there may be policies developed and aims established, but if not these must be set up and related to the development proposal. The aims are the result of carefully accumulated experience about side effects of actions. New information gained from experience will cause changes in aims. Information can only be collected in relation to specific problems or proposals, and it is the process of analysis which balances aims against information. Through this



\* M. H. Pritchard B.Sc., Dip.T.P., M.N.Z.P.I., Senior Lecturer in Town Planning, University of Auckland.

process aims are clarified to the stage where an interim decision can be reached about the proposal. The interim decision is an internal procedure and is used as a basis for a check process with any other organisations concerned with development; this may result in new information and further changes of aim. The final step is the decision, which the whole exercise was designed to facilitate."\*

\* Pritchard, M. H. 1970: The Planning Process. New Zealand National Parks Planning Symposium. Lincoln College, Canterbury. 34.

APPENDIX B : GROUPS INVITED TO PARTICIPATE  
IN THE PREPARATION OF VICTORIA DOMAIN MANAGEMENT PLAN

A variety of representative groups were invited to forward submissions outlining the manner in which they thought Victoria Domain should be developed in view of the values they considered the domain to possess. Most groups were invited in writing but a few were verbally invited. The majority of groups accepted the invitation and forwarded submissions, but some felt they had no useful comments to offer. The groups approached included:

Recreation clubs or groups

Marlborough Amateur Rowing Association  
 Marlborough Jet Boat Association  
 Marlborough Water Ski Association  
 Picton Sea Scouts  
 Picton Trail Bike Groups (Mr S Whyte)  
 Queen Charlotte Yacht Club  
 Waikawa Boating Club  
 Youth Hostel Association

Community groups

Queen Charlotte Parent Teachers' Association  
 Waikawa Ratepayers and Residents Association  
 Whakakotahi Marae Committee

Service groups

Automobile Association  
 Picton Jaycees  
 Picton Lions Club  
 Picton Rotary Club

Educational groups

Queen Charlotte College

Scientific-based groups

Department of Internal Affairs:  
 Wildlife Division

Department of Scientific and Industrial Research:

Botany Division

Geological Division

Soils Division

Marlborough Conservation Society

New Zealand Historic Places Trust

Royal Forest and Bird Protection Society of New Zealand

Land/water administrative groups

Department of Lands & Survey

Marlborough Catchment Board

Marlborough County Council

Marlborough Harbour Board

Marlborough Sounds Maritime Park Board

Ministry of Works and Development

New Zealand Forest Service

Picton Borough Council

The public

A public invitation, to forward submissions, was advertised in the Marlborough Express on three separate occasions.

APPENDIX C : PLANTS DECLARED  
NOXIOUS WEEDS BY MARLBOROUGH COUNTY COUNCIL

barberry	Japanese wineberry
barley grass	kangaroo acacia
bathurst bur	knapweed
bindweed	milk thistle (variegated thistle)
blackberry	mist flower or Mexican devil
boxthorn	nassella tussock
burdock	needle grass
cabbage spurge	nodding thistle
Californian thistle	prickly pear
Cape tulip	ragwort
charlock	Russian knapweed
common broom	saffron thistle
crack willow	sedge
fennel	star thistle
goatsrue	St. John's wort
gorse	sweet briar
greater bindweed	tauhinu
hakea	thorn apple
hawthorn	tutsan
heath	viper's bugloss
hemlock	water hyacinth
hoary cress	welted thistle
inkweed	wild turnip

APPENDIX D : MANAGEMENT SUBMISSIONS FROM  
GOVERNMENT DEPARTMENTS AND LOCAL ADMINISTRATIVE BODIES

Submission from: Picton Borough Council

R. W. Tapp

17 February 1976

Dear Sir

Victoria Domain Management Plan

Thank you for your enquiry of 10th December.

In reply to the specific points made in your letter, I would advise that the Council feels

- (a) That the Domain is of high recreational importance.
- (b) The Domain is important because of its situation, its accessibility to the travelling public, its visual features both as a point from which views may be had, and as a backdrop to the Sounds and Town. It is felt that this Domain is unique in these respects.
- (c) While local needs are important, the potential of the area as an area for passive recreation is important nationally. Its very accessibility to travellers and its situation at a major traffic junction makes it more important than areas of a similar nature in different situations.
- (d) With the exception of minor use made by yachting and rowing groups, the Domain is presently used to a limited extent on its southern end as a vantage point for viewing the Sounds, and for walking on a limited network of made tracks. Some afforestation exists, but is of minor importance at this time.
- (e) Future development should, in the Council's viewpoint, be to extend the present passive recreational character of the area by improvement and extension of existing walking and driving tracks, laying out of grassed areas for picnic spots etc., and the creation of some areas of botanical interest. The potential of the area for active sporting development should be limited to perhaps creation of bridle paths for pony club use, and the delineation of an area for trail

bike activities. Basically the Domain must remain accessible to and available for all people to enjoy.

I trust these comments are of some assistance to you in preparing your management plan.

Submission from: Marlborough Catchment Board

R. S. Macarthur, Chief Soil Conservator

20 February 1976

Dear Sir

Re: Victoria Domain Management Plan - Your 8/3/20 of 9.12.75

Thank you for the invitation to comment on this plan. Unfortunately as we do not act as the Catchment Board in this area, our remarks must be made without a deep knowledge of the situation.

The visual impact of this area is its major feature and its accessibility. It is outstandingly prominent and seen by hundreds of thousands of visitors yearly from land and sea. It is a key visual area in the Sounds.

Conservation wise it has steep slopes with soils vulnerable to serious slipping and very sensitive to careless water disposal from tracks and roads. Logging damage from the exotic plantation would be easily incurred without great care.

Due to public access and urban proximity fire hazard can be extreme and invasion by noxious weeds tends to worsen the fire hazard position. Sheet and wind erosion after fire damage are serious risks.

Water quality of the bathing beaches could be affected by sediment discharge from slip and sheet erosion and also by careless sewage disposal from public toilets (or lack of them) and could be affected by Council's Kaipupu Point disposal. This latter matter is at present under consideration.

The basic conservation requirements of the area are therefore:-

1. Fire control.
2. Continuous vegetative cover.
3. Minimum mechanical disturbance of the soil and adequate safe water disposal if it is disturbed with tracks, clearings and so on.
4. Avoidance of sewage pollution.
5. Wildlife Control. Rabbits, hares, possums and wild cats.



Suggestions for the attainment of these are:-

1. Mobile rapid vehicle access the full length of the main ridge. (Not necessarily up to full public access standard). Liaison with the Picton Fire Brigade to ensure water supply from pumps landed on the beachline. (Alternatively concrete water storage tanks at strategic points). Access should have at least two exits and entrances. (The present one exit/entrance could be dangerous in a major fire). Total prohibition of fires except in selected places. Patrols to check observance.
2. Vegetative cover. Indigenous coastal forest and scrub would be the best long term cover scenically and from a fire control standpoint. To attain this will call for a very long term plan of promoting an ecological succession with gradual elimination of gorse, broom and Pinus spp. by selective felling, limited spraying and planting of indigenous species. This should be the aim on the northern side for its full length. A working plan should be prepared for this and the suggestions below.

On the southern or shady face a dual purpose recreational/production forest using Pinus radiata and Douglas Fir should be possible with intensive thinning to remove as much waste material as possible and keep an open forest floor suitable for general public access and also reduce fire hazard. At a later stage ferns could be under planted at visual points close to tracks. Ultimate logging should be on a group selection basis and executed very carefully to a properly prepared logging plan.

3. Water disposal off roads, tracks and buildings is merely good engineering and should present little difficulty. Concentrated water outlets should be vary carefully protected and reinforced gravelling of walking tracks may be necessary on steep slopes to prevent scouring.
4. Properly sited toilets should avoid sewage and faecal pollution.
5. Wildlife control. The possum would be the biggest threat to vegetation especially indigenous but the desirable rapid colonisation of gorse and fire areas by natives could also be inhibited if bird life is affected by stray and wild cats. These should be rigidly controlled.

I trust these thoughts are of some value.

Submission from: Marlborough Harbour Board

I. G. Nicol, Secretary

8 January 1976

Dear Sir

Victoria Domain - Management Plan

I acknowledge and thank you for your letter of the 24th November 1975, advising that your Department has undertaken to prepare a management plan for the Picton Borough Council to assist them with future development plans for Victoria Domain.

This matter was brought before the Board at its meeting on the 22nd December 1975, and in considering your offer that your Planning Officer would be available to meet with staff or committees, Members felt that they were not in a position to give definite views on land use, but that this Board should confine its views to what could virtually be the effect of land use upon the coastline and water.

I am to advise that Members are of the opinion that the coastline and its immediate vicinity should be preserved for public use for picnicking, swimming and the general public use of beaches, foreshores and waters. This Board in principle would oppose any foreshore structures between approximately the present Yacht Club site in Picton Harbour and the Snout.

Thank you for giving Members the opportunity to comment on the future proposed development of this area.

Submission from: Marlborough Sounds Maritime Park Board

I. B. Mitchell, Commissioner of Crown Lands, Blenheim

29 July 1976

Victoria Domain Management Plan

A Sub-Committee of this Board has recently put together some ideas of how it would like to see Victoria Domain developed and these are listed below as it was thought they could be of assistance to you when formulating your Management Plan.

1. The roading should be developed as far as possible to the north of the Domain for scenic drives and access for fire control.
2. The existing foreshore track should continue from "Bobs Bay" northwards so as to link up with the road extension mentioned above.
3. There should be no foreshore or skyline structures.
4. Regeneration of native species should be encouraged.
5. Removal of the present exotics is not advocated at this time or in the foreseeable future.

Submission from: Wildlife Service, Department of Internal Affairs  
G. P. Adams for Director for Wildlife Service  
13 January 1976

Victoria Domain (Picton) Management Plan

Your reference 8/3/20 of 7 January 1976.

The Victoria Domain in its present condition has low significance for wildlife. Roosting by shags occurs spasmodically on parts of the shoreline, while the terrestrial area supports small numbers of the more common native and introduced bird species. Development of the Domain is unlikely to have much adverse effect on wildlife.

The Domain's wildlife amenity value could be enhanced by allowing portions of it to regenerate to indigenous forest. Any such portions need not be large provided each is sited in a way that will provide travel corridors for birdlife. Plantings of native nectar producing plants would allow for diversity in the bird species likely to colonise the Domain.

Submission from: Wildlife Service, Department of Internal Affairs  
C. W. Brown, Fauna Conservation Officer, Blenheim  
14 March 1977

Victoria Domain - Management Plan  
Relating to Wildlife Values

The existing bush areas, especially in gully bottoms, and the native understorey in the southern end of the domain provide a good wildlife habitat, and have value in that they provide an easily accessible area where the general public can see native bush birds.

The northern and western ends will improve with time, as existing cover will act as a nursery for native species, which will eventually take over.

Further plantings of Pines should be discouraged.

1. With large bush areas in close proximity, there will always be a through population of birds attracted to seasonal food sources, as well as a resident population.
2. With planting of selected food trees where ever screening, shelter or shade trees, are required, the through population of such species, as native pigeon, tuis and bellbirds could be greatly increased. These would all be readily visible to public using the domain.
3. Development of walking tracks and picnic areas will not have any marked effect on wildlife values of the area.
4. An attractive waterfowl pond with grassed margins could be constructed in the swampy area to the south of the main domain entrance, to add another aspect to the domain.
5. I will be happy to supply further information and assist in selection of food trees as required.

Submission from: Botany Division, Department of Scientific and  
Industrial Research

Dr G. N. Park, Regional Botanist, Nelson

6 December 1976

Vegetation Commentary - Victoria Domain, Picton

I enclose a report on the vegetation of the area and comments on the implications of the present vegetation for management.

I have restricted this report to comments relevant to management. I have detailed notes on the vegetation, and a series of photos taken from the sea around the periphery of the peninsula should these be required at any future stage by your department or Picton Borough.

COMMENTARY ON THE VEGETATION OF VICTORIA DOMAIN

PUBLIC RECREATION RESERVE, PICTON

IMPLICATIONS FOR FUTURE MANAGEMENT

BY G. N. PARK, BOTANY DIVISION, DSIR, NELSON

1 DECEMBER 1976

INTRODUCTION

The Department of Lands and Survey is presently preparing a management plan for the Picton Borough Council, to assist with the future development of the Victoria Domain.

Basically this plan will include policies and objectives aimed at providing recreational opportunity for the general public and for preserving those natural and cultural features located within the domain which enhance recreation.

A botanical assessment is considered essential for two purposes:-

1. A general commentary is required on the botanical features of the domain to assist with the formulation of suitable policies aimed at encouraging desirable forms of development as considered from a botanical-recreational viewpoint.

Requirements are:

- (a) An identification of botanical species occurring within the domain.
  - (b) An assessment of the botanical importance of species together with management recommendations.
  - (c) An assessment of the recreational importance of species together with management recommendations.
2. A specific commentary is required on the effect that exotics, such as pines, have on native species and on recreational opportunity within the domain.

#### SUMMARY

1. The ecological reality of a management plan of Victoria Domain that is primarily for recreation is that few areas of rural land in the Sounds would be subject to greater current and potential "people pressure", yet at the same time contain vegetation of as high a fire risk as this area. Visitors to the area comprise a greater than usual proportion of people whose respect for fire-risk is minimal. The majority of the Domain contains young gorse-broom scrub. When this vegetation becomes senescent, prior to replacement by native shrubs, the fire-risk will be at maximal. Consideration should therefore be given to the wisdom of encouraging tracks, lookouts etc. within the Domain until there is significant diminution in the extent of the more inflammable species such as gorse.
2. Virtually all of the vegetation in Victoria Domain is young and the product of secondary succession following widespread fires that were prevalent up until 1962. There are only a few very small remnant stands of black beech forest, hard beech/tawa forest and a discontinuous coastal fringe of akiraho scrub representative of the original vegetation.
3. The older secondary vegetation is represented by scrub and low forest dominated variously by kanuka, manuka, mahoe, fivefinger and kamahi, and the planted forest of introduced tree species adjacent to Picton Marina.
4. The dominant species of all of the younger communities are exclusively introduced species such as gorse, broom and the pines. Much of

this vegetation dates from the last widespread fire of December, 1962. In wetter sites (SE-facing slopes and gullies) mahoe and fivefinger have replaced gorse.

5. Over much of the Domain, particularly the drier western side, there is a considerable weed problem with the climber, traveller's joy, (Clematis vitalba). Planting of other introduced species has been considerable particularly near the present marina. Some of these pose local problems as weeds.

6. The requirements for biological conservation, or the preservation of natural features, as part of the management plan must be considered as low, bearing in mind similar vegetation elsewhere in the vicinity and the recent frequency of disturbance (fire, weeds, etc.). It is unlikely that the situation will change given increased visitor and local use of the domain.

7. The successional and topographic patterns of indigenous vegetation in this part of the Sounds are represented by better examples elsewhere, where their future conservation is far better guaranteed.

8. Leaving aside the protection of natural features as a predominant component of future management, it is clear that over much of the Domain there is a generally vigorous succession whereby native broadleaved species are replacing the pioneer species kanuka and manuka, and in more recent years, the introduced species gorse and broom. There is no doubt that in the absence of future fires, native broadleaved forest and scrub would cover the majority of the Domain within about 15-20 years.

9. The high fire-risk associated with gorse-covered hillsides, and the longevity of viability of buried seeds of gorse and broom beneath replacement vegetation, is incompatible with urban development and recreation. There are many relevant examples in New Zealand. A fire, even 15 - 20 years after the natural replacement of gorse would re-establish gorse and broom from seeds buried in the forest litter.

10. The present extent of gorse would ensure that any fire in the near future would lead to a great increase in the potential amount of viable



gorse and broom seed and a greater density of gorse and broom stems (thereby, a subsequent fire risk period of greater duration and fuel quantity) as well as a further spread of pines.

## THE VEGETATION

### Original Vegetation

The original pattern of vegetation prior to clearing for pasture was probably as follows:

- Most slopes - hard beech forest
- Crests of steeper ridges - hard beech-black beech forest
- Coastal spurs and headlands - black beech forest
- Gullies - pukatea/tawa forest, tawa forest
- Coastal cliffs - akiraho-akeake shrubland.

### History of change

Following the original clearing of the peninsula, fires were a common occurrence and the area was burnt regularly as far out as the Snout. The area seems to have been largely forested at the time of European settlement. The earliest photos of the area (1890's) show bare hillsides without any substantial growth. The area of the Domain adjacent to the Picton marina was grass and scrub prior to planting of a mixture of native and exotic trees about twenty years ago.

The patterns of successional vegetation attest to a complex recent fire history. There are many different trends and stages of succession present and the presence of many burn margins suggest that these are not all attributable to site and aspect differences. The pioneering species have changed from manuka and kamuka to gorse and broom as the latter two species have become prevalent throughout the region.

The last major fire on the Domain occurred in December, 1962. It began in a small bay just north of Mabel Island and burnt over a widespread area from this point over the hill towards Waikawa. A considerable advance in the spread of gorse and pine throughout the majority of the Domain is the result of this fire.

Secondary succession trends

A synthesis of successional trends can be determined by comparison of the vegetation in the Domain, and the older secondary vegetation on private land on the peninsula between Waikawa and the Snout and in the Scenic Reserve at Kaipupu Point. These can be summarised as follows:

## 1. Succession prior to arrival of gorse in area

Crests of steeper ridges: manuka → fivefinger → kamahi →  
(hard beech, black beech)

Most slopes: kanuka-manuka → fivefinger-akeake-  
mahoe → hinau-kamahi-tawa →  
(hard beech)

Coastal spurs and headlands: manuka/flax → manuka-akeake-akiraho  
scrub → akeake-akiraho → (black  
beech)

Gullies: kanuka-mahoe-fivefinger →  
putaputaweta-mahoe-tawa → tawa →  
(pukatea/tawa).

(Vegetation in brackets refers to the original vegetation)

## 2. Succession following arrival of gorse in area

On all slopes, the initial stages are gorse-broom scrub. There are many situations in the current vegetation where a low forest of mahoe-fivefinger is replacing gorse in gullies. There has been little replacement elsewhere, although the successional trends will probably resemble those of the indigenous vegetation, but at a faster rate, with gorse and broom replacing manuka and kanuka in all cases.

The plant communities (summary)

The major plant communities and their distribution is as follows:

Black beech forest: a few remnant pockets along the eastern shore of Picton Harbour.

- Hard beech forest with tawa: a small remnant stand 300 m north of the extension of the vehicular track along the main ridge.
- Manuka scrub: a few small areas near the Snout and above cliffs on eastern shore of Picton Harbour.
- Kanuka-manuka scrub: actively being replaced by broadleaved native tree species; widespread in southern half of Domain and on private land on western shore of Waikawa Bay.
- Akiraho scrub: widespread on cliffs and steep faces throughout, above the coastline; associated species are flax and akeake.
- Akeake forest ) widespread throughout, replacing  
 Akeake-mahoe forest ) kanuka-manuka and gorse-broom.  
 Mahoe forest ) Associated species are black matipo,  
 Mahoe-fivefinger forest ) karamu, hinau, kamahi, mapou.  
 Fivefinger forest )
- Kamahi forest: a few small examples in ex-black beech sites on elevated spurs.
- Gorse scrub ) very widespread throughout, mainly in  
 Gorse-broom scrub ) northern half.
- Mixed plantings: forest of a range of introduced species; Robinia pseudoacacia, Acacia dealbata, Pinus radiata, P. pinaster, Pseudotsuga menziesii, Quercus suber, Eucalyptus (numerous species); concentrated at southern end of Domain Only the two pine species seem to pose a problem as weeds as they are actively expanding into younger vegetation, open vegetation

on cliffs and steep slopes and as a result of the more recent fires.

#### Other introduced species

Many introduced species are present and some (Spanish heath, hawthorn, sycamore, honeysuckle, Himalayan honeysuckle, ivy, traveller's joy, barberry, sweet briar, as well as gorse and broom) are common, and pose future management problems as weeds, particularly the climbing species such as traveller's joy (Clematis vitalba), ivy, and the common honeysuckle. These are actively smothering scrub vegetation. They are also a problem on Mabel Island.

APPENDIX E: MANAGEMENT SUBMISSIONS  
FROM OUTDOOR RECREATION CLUBS

Submission from: Youth Hostels Association of New Zealand Inc.

J. Priddy, National Secretary

27 February 1976

Dear Sir

Victoria Domain

I acknowledge receipt of your letter of 20th January 1976 and thank you for affording us the opportunity of submitting further information relating to the Youth Hostels Association.

We note that our application, together with others, will be considered within the overall management plan being established for the area.

In response to your specific inquiries I would advise as follows:-

1. Membership of the Association is open to any person over the age of 5 years. There is no upper age limit and there are no particular qualifications required for membership.
2. The objects of the Youth Hostels Association are: "To help all, but especially young people to a greater knowledge and love of the countryside through the provision of hostels or other simple accommodation for them in their travels."
3. You ask whether we consider our body to be a public or a private one. Although the Association is not a public body insofar as it is a membership organisation, nonetheless it could hardly be totally regarded as private in that membership is open to all.
4. You ask what aspects of the Victoria Domain are considered to be attractive by us. We consider that an area of land within the domain overlooking the harbour would have the benefit of a considerable amount of sun each day, together with a very attractive outlook across the boat harbour and main harbour to the town. Furthermore, the proximity of the area to the town and thence to public transport - trains, buses and Inter-island ferries, would be

of tremendous advantage to persons using a Youth Hostel situated in this area.

It is worthy of mention that the vast majority of Youth Hostellers travel by foot, using public transport, although of course some use their own motor vehicles.

In order that you may be better acquainted with the affairs of the Association I enclose herewith certain literature and publications which will be of help in this regard.

I thank you for the opportunity of submitting these further details.

Submission from: Queen Charlotte Yacht Club

Mrs H. Peek, Hon. Secretary

29 January 1976

Dear Sir

Victoria Domain Management Plan

Thank you for asking us our views on the future management of Victoria Domain.

The committee have answered the points you ask in the following way.

1. They consider the Domain to be of medium recreational importance.
2. The bush, bush walks and views make it recreationally important.
3. The management of the domain should be directed at local needs.
4. The Domain presently satisfies bush walks, yachting, and viewing of boating and Picton.
5. We would like to see in the near future, a new yacht club (we are bias), also a scenic road further extended to give views of the outer sound rather than just Picton.

Hope this is what you wanted in way of a reply.

Submission from: Marlborough Amateur Rowing Association

T. F. Hegglun, President

7 January 1976

Dear Sir

Victoria Domain - Picton

Reference your 8/3/20 dated 9th December, 1975.

1. I make the following comments and submissions in the name of the Marlborough Amateur Rowing Association and would stress that our main interest lies in the Harbour, but with certain shore facilities on the Domain side.
2. Comments on specific aspects:-
  - a. From a rowing point of view, Victoria Domain and Picton Harbour is of High recreational importance to our sport, in that we consider the Harbour provides an excellent rowing course and with certain developments on Victoria Domain for the housing of racing skiffs, the public, sportsmen and sportswomen facilities, the area could be a major attraction for New Zealand and overseas rowers once again, and in fact all aquatic sports.
  - b. The sport of rowing first started on Picton Harbour 116 years ago and since then 19 NZ Championship Regattas have been staged at Picton. Most of these Regattas have been one day affairs, but over recent years the system of racing has changed and the numbers have increased to the extent that a Championship Regatta now takes 6 days to complete.  
The main attributes required for conducting National Regattas are:-
    - (i) Centralization of rowing course, facilities and accommodation for approximately 1000 oarsmen and oarswomen.
    - (ii) Easy access for the transport of racing equipment from both North and South, and centrally situated in NZ if possible.
    - (iii) Straight course of 2000 metres with sufficient room for at least 6 crews abreast (100 metres) and reasonable weather.



Picton has all of the above qualities except that on today's standards there is insufficient space on Victoria Domain for the housing of approximately 500 racing skiffs (an area of approximately 1 to 2 acres required for open air boat racks in the vicinity of Shelly Beach) plus room for public observation between Shelly Beach and the Picton Rowing Club. See Map.

- c. Rowing aim at satisfying National needs which in turn more than caters for Provincial or local requirements.
- d. Limited convenience facilities and public observation area already provided and excellent racing and launching space for rowing.
- e. Rowing would like to see the shoreline West of the Picton Rowing Club developed on a "long term basis", not only for rowing, but facilities that could be used for all aquatic sports and the general public by:-
  - (i) Enlarging the area at least as far West as Shelly Beach and forming a shoreline walkway to Bob's Bay.
  - (ii) Installation of adequate dressing, toilet and showering facilities for approximately 1000 sportsmen and sports-women, together with spectator requirements for say 5,000.

3. General:

- a. The requirements quoted above should be adequate to satisfy rowing for the next 20 - 30 years.
- b. We can see no major problem in establishing facilities that cater for all concerned, providing that a controlling authority allocated priorities as required to dispense with any overlapping of use.

Submission from: Mr S. Whyte representing trail bike groups.

Following a meeting with J. Edmonds, Staff Surveyor, Department of Lands and Survey, Blenheim

1 December 1975

On 1 December 1975 Mr Stuart Whyte of 11 Buller Street, Picton called to discuss the activity of trail biking in Victoria Domain. Our discussion was orientated toward the suitability and desirability of trail biking in the domain.

1. It was his opinion that the Victoria domain represented the only publicly-owned land in close proximity to Picton suitable for trail biking.
2. The portion of domain he identified is a basin of about 8 ha.
3. The area already has a network of tracks suitable for traversing with trail bikes.
4. Access, other than the one in common use by the general public, is available to the area.
5. The area is relatively isolated from residential development.
6. Tracks are suitable for all year round use.
7. Mr Whyte considered the activity of trail biking to be one which couldn't really be carried out with other activities such as horse riding, walking, tramping, especially in the area desired to be used.
8. The only conditions he was aware of pertaining to the use of the domain as imposed by the Picton Borough Council were ;
  - a. That the Picton trail bike group affiliate themselves to a properly-constituted recreation club, e.g. Marlborough Motorcycle Club.
  - b. That they do not use tracks sited along the Domain's ridgeline.
  - c. That access to the area be via Ranui Street.

APPENDIX F: MANAGEMENT SUBMISSIONS  
FROM SERVICE CLUBS OR GROUPS

Submission from: Picton Rotary Club

Visit by J. Edmonds to club meeting

22 January 1976

On 21.1.1976 I attended the Picton Rotary Club meeting which discussed desirable forms of development within the domain. The following points were noted:

1. Importance - the domain in its present form was considered to be of low recreational importance - mainly because of lack of development and poor access. It was agreed, however, that it had high recreational potential.
2. Access - definite need for a one way loop road. The present road to the lookout is still considered dangerous. Suggested installation of judder bars to slow down traffic.  
Need for more tracks to give access to beaches and also more tracks off roads which abut on to the domain on the eastern side.
3. Ownership - should not be lost from public ownership. Shouldn't be vested in the Marlborough Harbour Board.
4. Native and Exotics - should be allowed to regenerate. Native species should be encouraged and exotics taken out.
5. Other suggestions which did not meet with widespread approval were -
  - \* establishment of Casino
  - \* establishment of holiday houses between Bobs Bay and Snout.
6. Future Administrative Body - suggested domain be vested in a domain board. Another suggested a Trust Board made up of a variety of interest groups such as the Otago Peninsula Trust.

Submission from: Picton Lions Club, 202E

J. Black, President

Dear Sir

"Re Victoria Domain (Picton) Management Plan"

The Picton Lions Club is pleased to be asked for further involvement in the above Domain, or rather our views, etc. to future development.

Firstly we would point out that we, the Picton Lions Club are responsible for the development of the present "Lions Look-out" in close association with the Picton Borough Council. Our Club has spent many man hours and cash to the tune of some \$4,000.00 approximately on this Project and will continue to show interest in any future developments, both financially and in man power.

In answer to the following questions we submit the following:

- No. 1 Do you consider the Domain HIGH, Medium or Low Recreational importance? We consider it HIGH.
- No. 2 What is it about the Domain that makes it recreationally important - we consider this to be of high Scenic and Tourist attraction in the light of Picton fast becoming the Playground of New Zealand.
- No. 3 Should Management of the Domain be directed at Local Regional or National needs? We consider this to be in National Needs.
- No. 4 What Recreational needs, if any, does the Domain satisfy? We consider that this does satisfy a certain demand for Tramping, Scenic and Tourist Attraction, Fishing and Swimming as some of the Bays have access via various Bush Tracks to the water's edge.
- No. 5 What type of development, if any, would you like to see in the near future - in the long term?

Our answer to this question is - this is the nitty gritty of the whole concern, and would recommend a long term Project to be done in stages keeping in mind SAFETY at all times for all, be they young, middle-aged or old. This means roads wide enough to take all traffic, avoid cliff faces, etc.

FIRE RISK:

We would now refer you to the Map you supplied - we have marked in Black. The road to continue from the present Lions Lookout with gradual easing to the sea coast on the Picton Harbour side, continue around and develop any area or Bay suitable for Swimming, Fishing or Picnics, etc., on to the Point known as 'The Snout' - back up the main ridge, and on to Waikawa Road via Moore's Road. If this is not feasible, continue the road down the main ridge and tap any Area or Bay thought worth while, but not necessary for vehicular traffic - just a track off the main Road.

We would also suggest that you have a look at the large area of land that runs through the back of Hampden Street on past the back of Queen Charlotte College and Chaytor's Property to Moore's Road. This could be developed for housing, and leased on a twenty-one term with Right of Renewal. If this so called sub-division did not run up to the Main Ridge it would not interfere with any Scenic Attraction at all, as all this land is downhill from the Main Ridge. This could supply you with continuing finance for the Project. However, this is only a suggestion to be looked at.

Now we, the Picton Lions Club, will be happy to do anything we can to help with the Development of Victoria Domain, and should you require any further information please contact us.

Submission from: The Automobile Association

J. A. Strachan, Secretary/Manager

8 December 1975

Dear Sir

Victoria Domain (Picton) Management Plan

Thank you for your letter dated 21 November, 1975 your reference 8/3/20.

This matter has received consideration from the Association's Membership Services Committee and I am now directed to answer the specific aspects on which you invited our comments as follows:-

1. We consider that the Victoria Domain has at the present time a low recreational importance but with proper development this rating could be improved considerably.
2. The scenic views of the Picton Township, Ferry Terminal area and inner Sounds waterways which can be obtained from the Domain make it of recreational importance. The presence of some walking tracks and the possibility of extending these is also of importance.
3. In our view management of the Domain should be directed at satisfying local needs but particular emphasis should be placed on attracting visitors to Picton to spend some time in the Domain.
4. Perhaps the greatest advantage of the Domain at the present time is the opportunity it provides for someone to spend a quiet hour or two away from traffic noise while at the same time enjoy very attractive scenery.
5. In the near future there is an urgent need for the cutting of scrub to below road levels so that views are not obstructed. The provision of further picnic areas including barbeque fire places which could be used outside the main fire danger season, picnic tables and rubbish disposal facilities could also be looked at. In the case of rubbish disposal facilities adequate arrangements for these to be emptied at regular intervals would also need to be arranged.

On a longer term basis we feel that there should be some investigation into the possibility of extending the present roading system so that an exit into the Waikawa Area can be provided. If this was possible it would provide, once completed, a very enjoyable round journey from Picton to Waikawa and back again.

I trust that our comments are of some assistance to you and thank you for the opportunity to comment at this stage. As your plans and investigations develop further we would appreciate the opportunity of commenting on any particular ideas which may come forward from other groups and which may be of particular importance to private motorists.

APPENDIX G: MANAGEMENT SUBMISSION  
FROM THE WAIKAWA RESIDENTS AND RATEPAYERS ASSOCIATION

Submission from: E. J. Friskin, Hon. Secretary

27 January 1976

Dear Sir

Further to my letter of 18th December 1975 I now enclose a completed answer to your questionnaire re Victoria Domain (Picton) Management Plan, which has been prepared by my Committee.

1. Q. Do you consider the Domain to be of high, medium or low recreational importance?  
 A. High.
2. What is it about the Domain that makes it recreationally important?  
 With the development of the Maritime Park in the Sounds, this area is very similar, but has the advantage of not needing water access. Therefore people without boats have access to beaches, bushwalks, lookout or observation areas, plus the enjoyment of very natural areas, unspoiled by baches houses etc.
3. Should management of the Domain be directed at satisfying local, regional or national needs?  
 To meet the needs of all three as near as possible.
4. What recreational needs, if any, does the domain presently satisfy?  
 It has a pleasant lookout area with easy access. Limited bush walks. Limited beach access. Some native bush and a pleasant scenery on seaward approach or departure from Picton.
5. What type of development, if any, would you like to see in the near future (b) in the long term.
  - (a) More walking tracks and beach access, plus access to picnic areas.
  - (b) Toilets - the road extended to the south to overlook Picton and to the north as far as the Snout. Also access from Waikawa.

Trusting these answers will be beneficial to you.