

**Community & Services Committee**

**16 September 2025**

**Report for Agenda Item | Rīpoata moto e Rāraki take [2]**

**Department: Community Services**

**Title | Taitara: Minor amendment to the Queenstown Bay Foreshore Reserve Management Plan 2016 for Watersports Holdings Limited Partnership jetty access**

**Purpose of the Report | Te Take mō te Pūroko**

The purpose of this report is to consider a minor amendment to the Queenstown Bay Foreshore Reserve Management Plan 2016; which is to amend the commercial access area, to reflect the recent environment court decision.

**Recommendation | Kā Tūtohuka**

That the Community & Services Committee:

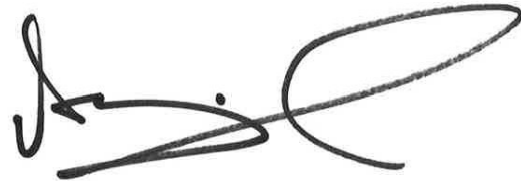
1. **Note** the contents of this report; and
2. **Recommend to Council** to adopt a minor amendment to the Queenstown Bay Foreshore Reserve Management Plan 2016 [Attachment A] to amend the commercial access as shown at [Attachment B].

**Prepared by:**



**Name:** Matthew Judd  
**Title:** Parks Property Planner  
18 August 2025

**Reviewed and Authorised by:**



**Name:** Ken Bailey  
**Title:** Community Services General Manager  
26 August 2025

### Context | Horopaki

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1. The Queenstown Lakes District Council (QLDC) has received a licence application from Watersports Holdings Limited Partnership (WHLP) for access across St Omer Park in accordance with the resource consent (RM200053). The entity applying for this licence has changed from Hydro Attack Limited (HAL) as of July 2025, following the sale of the Hydro Attack business in June 2025.
2. WHLP is a private commercial operator proposing to establish and use a commercial jetty and wharf within Queenstown Bay immediately west of St Omer Wharf adjoining Lake Esplanade. WHLP currently operate Hydro Attack Vessels from the Lapsley-Butson Wharf in Queenstown Bay.
3. The application for access over St Omer Park Recreation Reserve (the Reserve) by HAL was included within the resource consent application and was publicly notified under the Resource Management Act (RMA) in March 2020. Council then considered the application for a reserve licence in 2021. The original application sought to authorise a boardwalk within the Reserve having a frontage of approximately 21.5 metres to the Lake Esplanade footpath. The Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP) policies did not support commercial activity at the proposed location. To enable HAL's proposal, Council agreed to a partial review of the RMP which was subsequently publicly notified under the Reserves Act 1977 (the Reserves Act) in August 2021.
4. 265 public submissions were received during the Reserves Act public notification period for the RMP amendment. 96 submitters supported a potential change, 167 were opposed and 2 were neutral. A hearing to consider the amendment was held on 5 November 2021 and on 16 December 2021 Council agreed to adopt the hearing panel recommendation to amend the RMP as follows:

*Consider a single licence for one formed access across St Omer Park for commercial purposes, in the location identified in the image below, comprising a boardwalk and railing, or comparatively lesser and lower impact formation/construction. The access shall be for the sole purpose to assist pedestrian movement across the Reserve associated with a commercial activity, and no other associated commercial purposes are to be accommodated upon the Reserve.*

*The outcome of any consideration shall be at Council's discretion, and informed by the following factors:*

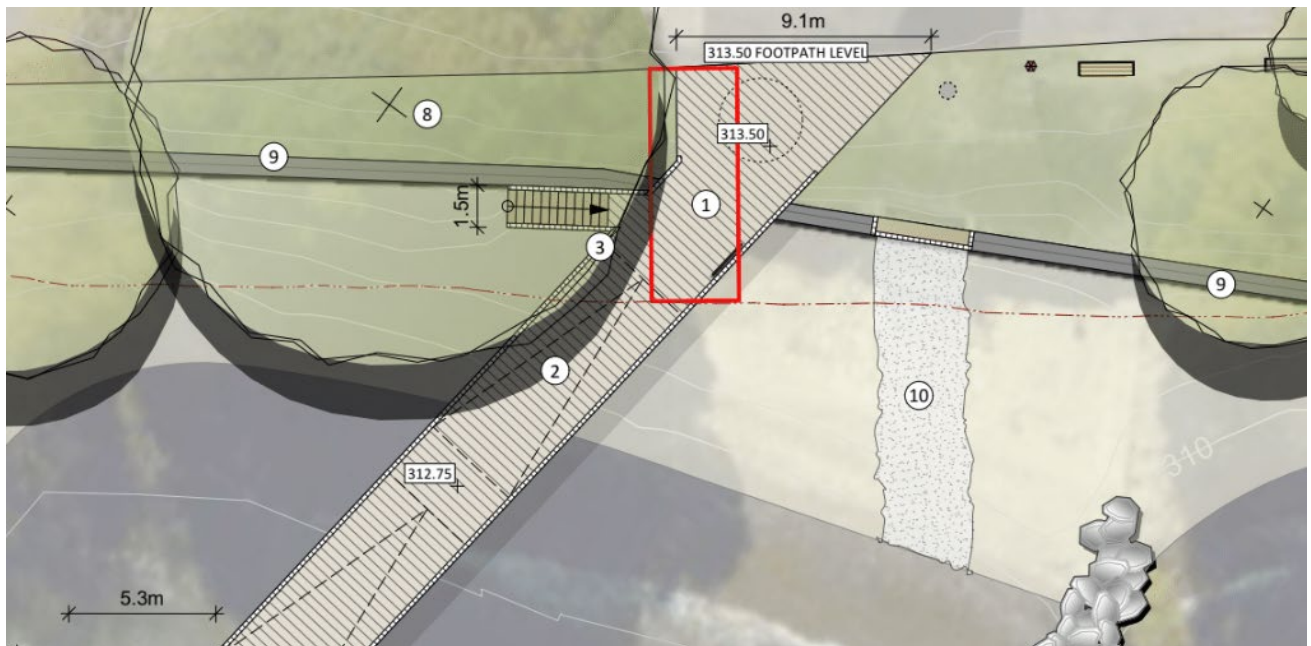
- i. The grant of a Resource Consent (or Consent Order if necessary) for the commercial activity and all necessary associated elements, which are otherwise required to give effect to the consent and associated activities. For clarity, any resource consent should not be for isolated elements, but the comprehensive activity as a whole in the locality, so that implications upon the public's use and the enjoyment of the reserve are understood.*

- ii. *The demonstration of positive elements, which in the view of the Administering Body sufficiently outweigh potential adverse effects to the public's use and enjoyment of the Recreation Reserve, and instead materially benefit users of the reserve. This may not be taken to constitute an approval or endorsement for any associated process under the Resource Management Act 1991.*

*Any licence for access over the Reserve may contain conditions that the Administering Body considers necessary to assure the public's rights and enjoyment of the reserve, and free public access to/over the area shall not be restricted.*



5. In December 2022 the resource consent application by HAL was declined by QLDC, as adverse effects on the landscape character and values, visual amenity and cumulative effects were determined to be moderate to high, which were unacceptable in the context of the application.
6. HAL appealed this decision to the Environment Court with amended landscape plans to address the concerns. The QLDC Parks Team provided input into these processes, improving public access outcomes (stairs provided for the public to access the beach) and removing significant built structure from the Reserve. This resource consent has now been determined by the environment court. Included in this determination is an agreed shape and location for the access across St Omer Park. This is shown below:



7. The agreed design does not match the commercial access area within the RMP. The design includes a wider access frontage that angles in towards the narrower jetty.
8. Under the Reserves Act:
  - an administering body can consider a non-comprehensive review of a reserve management plan in accordance with section 41(4); and
  - Under section 41(9), the administering body has the option to follow the public notification process for a non-comprehensive review if it sees fit.
9. If public consultation is to be undertaken, the Reserves Act requires a minimum two-month notification period and also requires a hearing if any submissions are received.

#### Analysis and Advice | Tatāritaka me kā Tohutohu

10. The original report to the Community & Services (C&S) Committee in May 2021 recommended not to review the RMP at the time and wait for the outcome of the HAL resource consent process. This recommendation was to avoid unnecessary changes to the RMP. Minutes of the May 2021 C&S meeting are included in this report for reference [Attachment C].
11. The hearing panel and Council agreed to a minor review and amendment of the RMP to allow for a specific, limited, commercial access licence area across St Omer Park.
12. The agreed consented plans do not align with the footprint shown in the maps subject to the RMP amendment, however the activity aligns with the policies. Therefore, the commercial access area within the RMP should be amended to reflect the agreed area from the environment court decision and enable a licence to be issued for access across the Reserve to the jetty / wharf.



13. The footprint of the boardwalk proposed within the Reserve is larger and slightly to the west compared to the location prescribed in the RMP, however the effect of the activity is similar. The amended shape of the boardwalk within the Reserve will reduce potential pedestrian congestion arising from the jetty use due to the wider footpath frontage and Y taper. The boardwalk is required to be flush with the ground as far as practicable. Stairs are provided to give public access to the beach immediately to the west of the jetty, which isn't currently available in this location due to a retaining structure. The jetty / wharf is required to maintain public access at all times.
14. It is recognised that there was significant public interest in the original RMP amendment in 2021. However, the QLDC Parks Team do not believe that this minor amendment needs to go through the Reserve Act's public consultation process again as, although the proposed commercial licence area is larger than specified in 2021, the principle of granting access is the same and effects on the Reserve are relatively minor.
15. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
16. Option 1 Recommend to Council to adopt a minor amendment to the Queenstown Bay Foreshore Reserve Management Plan 2016. Amend the commercial access as shown in Attachment A and do not undertake full public consultation.

*Advantages:*

- Provides consistency and transparency in Parks land owner approval.
- The RMP is amended to match the environment court decision.

*Disadvantages:*

- Council time would be required to further amend the RMP.
- Public do not get the opportunity for additional consultation on proposed changes.

17. Option 2 Recommend to Council to undertake a minor review of the RMP, amending the commercial access area as shown in Attachment B and notify public (as under sections 41(4) and (5) of the Act) with a submission period of two months minimum and a hearing if submissions are received.

*Advantages:*

- Public have the opportunity to participate, submit on the proposed amendment and be heard.

*Disadvantages:*

- Significant time and resource required to undertake the notification, submission and hearing process.

- Would repeat a very similar process to that which was undertaken in 2021.

### 18. Option 3 No action; Do not review or amend the RMP.

#### *Advantages:*

- Less time and cost required than options 1-2; and
- Does not set a precedent of making further amendments to reserve management plans to match resource consent decisions.

#### *Disadvantages:*

- There is inconsistency between the RMA decision and the map in the RMP. Although the activity is still generally in accordance with RMP principles.

19. This report recommends **Option 1** for addressing the matter because the inclusion of the commercial access area within the RMP has already been through a public consultation process and the effect of altering the commercial access area within the RMP is relatively minor.

### Consultation Process | Hātepe Matapaki

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#### **Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka**

20. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it involves the lease of a strategic asset (being a lakefront reserve).
21. The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District and visitors to, and users of, the St Omer and Queenstown Bay Reserves along with commercial operators within Queenstown Bay.
22. The Council has previously publicly notified this item in 2021 and undertaken a public submission and hearing process.

#### **Māori Consultation | Iwi Rūnaka**

23. The Council has not directly consulted with Iwi on this item. We are aware that the applicant consulted with Iwi through the resource consent process and note Aukaha provided affected party approval to the original application in 2020.

### Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

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24. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.
25. The approval of the recommended option will allow Council to implement additional controls for this risk. This will be achieved by amending the RMP to enable the commercial access area as determined by the environment court.

### Financial Implications | Kā Riteka ā-Pūtea

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26. Public consultation associated with Option 2, along with a likely hearing, will impose unbudgeted costs on Council in the vicinity of \$20,000.

### Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

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27. The following Council policies, strategies and bylaws were considered:
- Queenstown Bay Foreshore Reserve Management Plan 2016
  - The Reserves Act 1977.
  - Local Government Act 2002
  - The QLDC Disability Policy 2018
28. The recommended option is consistent with the principles set out in the named policies.
29. This matter is not included in the Long Term Plan/Annual Plan.

### Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

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30. QLDC, as administering body of St Omer Park Recreation Reserve, is required to comply with the Reserves Act 1977 regarding review of reserve management plans and also in leasing reserve land in accordance with section 54 of the Act.

### Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

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31. Section 10 of the Local Government Act 2002 (LGA) states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. This item will help facilitate commercial investment within Queenstown Bay and provide a publicly accessible marine structure. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the LGA.
32. The recommended option:
- Can be implemented through current funding under the Long Term Plan and Annual Plan;
  - Is consistent with the Council's plans and policies; and

- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

### Attachments | Kā Tāpirihaka

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|   |   |
|---|---|
| A | Queenstown Bay Foreshore Reserve Management Plan 2016 |
| B | Current and proposed amended commercial access area   |
| C | Minutes of Community & Services meeting – May 2021    |





# Queenstown Bay Foreshore Reserves Management Plan 2016

(Partially Reviewed 2021)



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## EXECUTIVE SUMMARY

The foreshore reserves of Queenstown Bay connect Queenstown to Lake Wakatipu. The reserves are highly used for recreation. This Management Plan seeks to provide appropriate objectives and policies to strike a balance between preserving the area for future recreation use by residents and visitors and allowing a low level of innovative commercial activity that is characteristic of the Queenstown environment.

This Management Plan has been prepared in accordance with the Reserves Act 1977.

### MANAGEMENT PLAN DEVELOPMENT PROCESS

| Action   | Date       |
|--|------------|
| QLDC notified its intention to prepare a management plan.            | April 2015 |
| Feedback received and Workshops held with Council.                   | July 2015  |
| Resolution made by QLDC to publicly notify Draft Queenstown Bay RMP. | Aug 2015   |

### NEXT STEPS

| Action   | Date          |
|--|---------------|
| Receive public submissions   | Sep -Oct 2015 |
| Hearings of public submissions as required.  | 11 Dec 2015   |
| Hearings Panel to make recommendation to Council for the adoption of the final version of the Reserve Management Plan. | 11 Dec 2015   |
| QLDC adopt the Reserve Management Plan via Council resolution.   | 18 Feb 2016   |

In summary, the Management Plan provides the following:

- Protection or enhancement of amenity values of Queenstown Bay's key reserve areas
- Promotion of the principle purpose of the foreshore reserve areas which is non-commercial recreation
- Consideration of commercial activities in defined areas provided they do not give rise to inappropriate adverse effects
- Preservation of natural character of the transition between the reserve areas and Lake Wakatipu
- Protection of natural and ecological properties of the Lake from inappropriate activities on reserves



Queenstown Bay

## INTRODUCTION

The Reserves Act 1977 requires Queenstown Lakes District Council (QLDC / Council) to prepare reserve management plans for all land classified as 'Recreation Reserves' under council management or control.

This Reserve Management Plan (management plan) provides a vision for the Queenstown Bay Foreshore Reserves. It describes the general intentions for the use, maintenance, protection, preservation and development of the foreshore reserves through a series of objectives and policies. The objectives and policies assist with decision making regarding maintenance, development and use of the reserves.

The principal purpose of the Queenstown Bay Foreshore Reserves is to provide for public recreation opportunities and enjoyment of the reserves along the lake shore for the community and visitors. The emphasis will be on non-commercial activities, with limited commercial activities allowed in specified areas.

## SITE DESCRIPTION

Queenstown, situated on the edge of Lake Wakatipu, is the premier tourist centre of New Zealand. Lake Wakatipu and the surrounding mountains have an international reputation for their great beauty. Queenstown derives a significant part of its attraction from its outlook over Queenstown Bay

and its foreshore reserve areas. It is against this background that the Reserve Management Plan for the Queenstown Bay Foreshore Reserves has been prepared.

Queenstown Bay is a small U-shaped bay off the main body of Lake Wakatipu. The shores of this bay are the foreshore areas that are subject of this Management Plan. The majority, if not all, of Queenstown's resident population and one million plus visitors per year visit and spend time on the foreshore reserves of Queenstown Bay. These reserves are the jewel in the crown of Queenstown reserves.

## DESCRIPTION OF FORESHORE AND ACTIVITIES

### OVERVIEW

The Queenstown Bay foreshore reserves are in most part occupied by open space used for passive recreation. Commercial activity is currently focussed in an area adjoining Earnslaw Park. For the purposes of this plan the foreshore areas have been broken into four distinct zones as follows (and shown on a map in Appendix 1):

**Zone 1:** One Mile roundabout to the boat ramp adjoining St Omer Park. This area is occupied by St Omer Park. This is a vegetated lake shore park used primarily for passive recreation, with a low level of commercial activity operating mainly from the beach area close to One Mile roundabout.

**Zone 2:** Boat ramp adjoining St Omer Park to the Main Town Pier. This is the area of Queenstown Bay foreshore where most commercial activity exists, however the majority of this commercial activity is conducted from wharves and jetties that are not covered by this plan. The area is characterised by a pedestrian promenade along the lake edge and a mix of park areas, including Earnslaw Park, and several wharf areas adjoining the foreshore reserves. Several table and chair licences have been granted for occupation of parts of this reserve area.

**Zone 3:** Main Town Pier to Horne Creek. This area includes the Town Pier, the main beach in Queenstown, the Marine Parade promenade, Memorial Gates, Marine Parade Park and Horne Creek. The area is highly used for passive and active recreation with a low level of commercial activity catering mainly for non-motorised commercial activity and an existing restaurant within The Bathhouse.

**Zone 4:** Horne Creek to the Head of the Queenstown Gardens. This is the area from Horne Creek to the Lighthouse powerline and includes the trail. This is a relatively undeveloped foreshore area adjoining Queenstown Gardens. There is a public walking track on the lake's edge and no other form of land based development. One privately owned jetty exists in this zone. The area is used exclusively for passive recreation. A number of trees in this area act as important shelter for the Queenstown Gardens.



# Past, Present and Future

Maori undertook expeditions to Queenstown until the mid 1800s in search of food, fibre and poumamu. William Gilbert Rees settled in what is now Queenstown Bay in 1860. After gold was discovered in 1862 Rees moved away and the town sprang to life in the site of Rees's original Homestead.

St Omer Park was named after an early Queenstown settler and mayor, Francois St Omer. The park began life in the 1860's with St Omer, his son Frank and others planting Willows along the lakefront in the park which was a barren piece of land.

The early 21st Century has seen the Queenstown Bay area used for a mix of passive recreation and innovative commercial water based activity. With growth in population and visitors reserve areas have been under increased pressure from commercial activity requests that goes hand-in-hand with the growth of such a tourist centre.

19th Century

20th Century

21st Century

A local merchant, Bendix Hallenstein, gave the area of the Queenstown Gardens peninsula to the public in 1866. In the same year the newly created Borough Council applied successfully to Government for the area to be declared a reserve for public purposes and it remains for that purpose today.

In 1900 after the gold rush the population of Queenstown was 190. The second half of the 20th Century saw Queenstown grow as a tourist destination with the promotion of adventure activities and tourist attractions in Queenstown Bay and surrounds.

The vision for the future of the Bay foreshore reserve areas is to promote use of these reserves for non-commercial recreation. The Management Plan will be used to manage the future pressure of increased demand for various commercial recreation activities and to protect the natural and recreational qualities of the foreshore to protect these areas for future generations to enjoy.



# VISION, OBJECTIVES AND POLICIES

## VISION

The vision for Queenstown Bay Foreshore Reserves Management Plan is to manage and maintain the Queenstown Bay Foreshore Reserves to:

- *Encourage their use for recreation,*
- *Enhance amenity values of foreshore park areas.*
- *Preserve the natural character of the transition between the reserve areas and the lake.*
- *Advocate that surrounding activities and land use do not adversely affect the amenity and values of the reserves or the lake.*

## GENERAL OBJECTIVES AND POLICIES FOR ALL RESERVES

### OBJECTIVES

- To manage the foreshore reserves to achieve compatibility between conservation of natural qualities and the development of public facilities.
- Development, management and maintenance of the reserves is undertaken so as to promote public recreation.

- To accommodate appropriate commercial activity in defined areas that enhance public use, safety, access to and enjoyment of the foreshore and adjoining waters provided it does not inappropriately impact on the area's natural qualities or where passive recreation is promoted.
- To promote integrated decision making to ensure land based and water based activities in the Queenstown Bay are sympathetic to the natural and scenic values and amenity of the area
- To conserve, and enhance where appropriate, the natural and ecological qualities of the foreshore and adjoining waters.
- To ensure reserves are maintained and developed in a planned manner to provide and maintain high quality reserves in this high use area.
- To recognise the importance of the role of lakefront reserves in flood protection for central Queenstown.
- To promote interpretive information relating to historical, cultural and ecological values of reserve areas.
- To promote directional signage where necessary.
- Ensure retention and protection of the public walking track around the lake shore.

- Ensure scenic views from within reserve areas are protected when considering any reserve development options.
- Ensure pollution risk to the foreshore and lake from chemical or effluent contamination is minimised.
- To allow appropriate table and chair occupation of reserves.

### POLICIES

- Manage the foreshore reserves in a manner that promotes opportunities for non-commercial recreational activity and permits commercial activity in defined areas only when that activity does not detract from free public use of reserves or conservation of natural qualities.
- Prepare development plans including concept designs for all the reserve areas, when funding permits, to ensure a sustainable planned approach to development of these key reserve areas of the District.
- Permit access over reserves where it does not lead to activities that have inappropriate detrimental effects on the public's use, access or enjoyment of reserves.
- Only consider permitting commercial use of reserves outside defined commercial activity areas for low impact guided tours (potentially walking or on personal transporters) or in extraordinary circumstances.

- Ensure any adverse visual effects arising from commercial activities are temporary and minimised so they do not detract from the amenity of reserves.
- Prohibit unauthorised use of non-Council vehicles in all reserve areas.
- Special care and attention be paid to all protected trees noted in the District Plan within reserves.
- Manage all existing trees in reserves to maintain or enhance amenity experienced within the foreshore reserves and provide for appropriate succession planting, including for the purposes of Queenstown Gardens wind shelter.
- Cater for future reserve requirements in terms of shade provision, seating provision and removal of highly allergenic trees.
- Foreshore protection works will be maintained and undertaken where erosion is evident and if left unchecked will have an adverse impact on public use and enjoyment of the reserve.
- Ensure any future protection works will consider visual amenity and ease of pedestrian access to the foreshore.
- Permit flood protection works to be undertaken to protect Central Queenstown if flood warnings are issued.
- Ensure any activity permitted meets relevant Health and Safety standards

- To facilitate the development of directional signage where necessary and interpretive information relating to historical, cultural and ecological values of reserve areas

### **SPECIFIC POLICY - ZONE 1 – ONE MILE TO BOAT RAMP ADJOINING ST OMER PARK**



#### **OBJECTIVES**

- To promote an appropriate planned mix of non-commercial passive recreation and commercial activities within a defined area.

#### **POLICIES**

- Manage the reserves to promote passive recreation activities and enjoyment of the lakes edge in St Omer Park.

- Allow for consideration of commercial activities only in a defined reserve area 200m in length from One Mile towards the town centre (see Appendix 1).
- Do not permit commercial activities in the defined area that require exclusive use of public reserve land or the adjoining lake where that use could impact on public use of reserve or lake areas.
- One Mile Point to be managed for scenic and activity viewing.
- Consider a single licence for one formed access across St Omer Park for commercial purposes, in the location identified in the image below, comprising a boardwalk and railing, or comparatively lesser and lower impact formation/construction. The access shall be for the sole purpose to assist pedestrian movement across the Reserve associated with a commercial activity, and no other associated commercial purposes are to be accommodated upon the Reserve.
- The outcome of any consideration shall be at Council's discretion, and informed by the following factors:
  - i. The grant of a Resource Consent (or Consent Order if necessary) for the commercial activity and all necessary associated elements, which are otherwise required to give effect to the consent and associated activities. For clarity, any resource consent should not be for isolated elements, but the

comprehensive activity as a whole in the locality, so that implications upon the public's use and the enjoyment of the reserve are understood.

- ii. The demonstration of positive elements, which in the view of the Administering Body sufficiently outweigh potential adverse effects to the public's use and enjoyment of the Recreation Reserve, and instead materially benefit users of the reserve. This may not be taken to constitute an approval or endorsement for any associated process under the Resource Management Act 1991.

Any licence for access over the Reserve may contain conditions that the Administering Body considers necessary to assure the public's rights and enjoyment of the reserve.



*Licence Area Plan.*

## SPECIFIC POLICY - ZONE 2 – BOAT RAMP ADJOINING ST OMER PARK TO TOWN PIER



### OBJECTIVES

- To promote use of this area for passive recreation and events of benefit to the community and District.
- To allow consideration of temporary commercial and community activities compatible with the passive recreation use of the reserves.

### POLICIES

- Manage the reserves to promote passive recreation activities within recreation reserves and enjoyment of the lakes edge.

- Allow consideration of commercial and community activities of a temporary nature that are of public benefit (e.g. markets).
- Permit the use of areas of reserves for temporary events, such as Winter Festival, that provide significant benefit and interest to the community and District.
- Allow consideration of award ceremonies on the reserves relating to events in the District.
- Establish an effective and efficient methodology for maintaining the highly used Earnslaw Park area.



## SPECIFIC POLICY - ZONE 3 – TOWN PIER TO HORNE CREEK



### OBJECTIVES

- To promote an appropriate planned mix of non-commercial passive recreation and non-motorised commercial activities within defined areas
- To allow consideration of temporary events of benefit to the community.

### POLICIES

- Manage the reserves to promote passive and active recreation activities (e.g. walking, swimming and picnicking) within recreation reserves and enjoyment of the lake's edge.
- Allow for consideration of the possibility of up to two operators offering low impact non-motorised commercial activities only within an area measuring 15m by 15m per operator adjoining the lake edge and opposite the junction of Earl Street and Marine Parade.
- Permit the use of areas of reserves for temporary events, such as Winter Festival, that provide significant benefit and interest to the community and District.
- Establish an effective and efficient methodology for maintaining the highly used Marine Parade area.
- Support expansion or integration of the reserve areas to widen pedestrian/cycle access along Marine Parade, where any such proposal meets other management plan objectives.
- Consider replacement of Silver Birch memorial trees on Marine Parade with more appropriate non-allergenic long living urban tree species.
- Maintain or enhance Horne Creek in its present natural state and any flood protection works should preserve the natural character of the stream and preserve the freshwater fisheries habitat.

- Maintain existing foreshore protection works.

## SPECIFIC POLICIES - ZONE 4 – HORNE CREEK TO HEAD OF THE QUEENSTOWN GARDENS



### OBJECTIVES

- To promote use of the area for passive recreation.
- To ensure inappropriate commercial activities do not operate on or from this reserve area.

- To enhance the ecological and biodiversity values of the area.
- To phase out inappropriate planting and replace with appropriate species.

## POLICIES

- Manage the reserves to promote passive recreation activities and enjoyment of the lakes edge, while retaining the natural and predominantly undeveloped character of the area.
- Apart from a limited number of low impact guided tours do not permit commercial activities to operate on or from the reserve area.
- Manage the reserves to provide opportunities for ecological restoration
- Formulate a long term succession revegetation plan to ensure the removal of inappropriate planting and replacement with appropriate species while ensuring recreational use and existing specimen trees and garden areas within the Queenstown Gardens are not adversely affected.



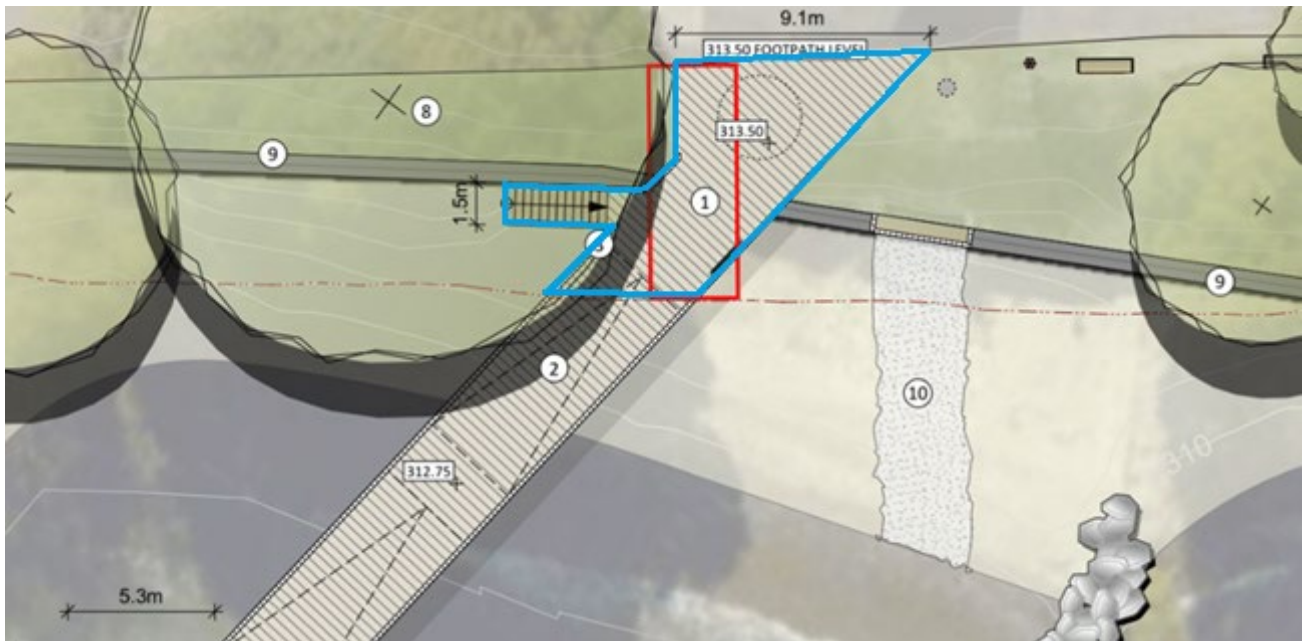
## APPENDIX ONE – QUEENSTOWN BAY FORESHORE RESERVES





**Attachment B: Current and proposed amended commercial access area**

**Attachment B – Current (Red) and proposed (Blue) Commercial Access Area**



**Location of above image**





**Community & Services Committee**

**20 May 2021**

**Page 1 of 4**

**Minutes of a meeting of the Community & Services Committee held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 20 May 2021 commencing at 10.00am**

**Present**

Councillors Ferguson (Chair), Copland, Gladding, Lewers, Miller and Shaw

**In Attendance**

Dr Thunes Cloete (General Manager Community Services), Ms Briana Pringle (Parks & Open Spaces Planning Manager), Ms Jeannie Galavazi (Senior Parks & Reserves Planner), Mr Aaron Burt (Senior Parks & Reserves Planner), Mr Kenneth Bailey (Parks Manager), Mr Brendan Peet (Associate Counsel), Ms Stacey Harris (Governance Advisor); and two members of the public

*Dr Cloete introduced Mr Kenneth Bailey, the new Parks Manager, to the Committee.*

**Apologies**

There were no apologies received.

**Declarations of Conflicts of Interest**

No declarations were made.

**Public Forum**

David Lynott – Hydro Attack Limited (HAL)

Mr Lynott spoke to item one on the agenda "Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016." He provided background on the wharf proposal, stating that the company were unable to obtain a long-term lease to continue their current operations, and were wanting to secure the future of their business. Mr Lynott noted that the proposed position of the wharf was the only area available in the Queenstown Bay to operate. He noted that their resource consent had been put on hold as a result of COVID-19. It was his belief that the development would improve the reserve and offer valuable public amenity. Mr Lynott requested that the Committee recommend option three or five within the report.

The Committee queried whether HAL had considered establishing a wharf outside of Queenstown Bay. It was clarified that the resource consent held by HAL only allowed them to operate within the Queenstown Bay area.

**Community & Services Committee****20 May 2021****Page 2 of 4**Lee Exell – Hydro Attack Limited

Mr Exell spoke to item one on the agenda “Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016.” He supported the statements made by Mr Lynott and reiterated that HAL were a small business trying to adapt and survive. Mr Exell passed two maps around to the Committee, which showed two different options for development of the proposed wharf. He noted that HAL’s preferred development option was shown on the second map. Mr Exell outlined his perceived benefits of the development and requested that the Committee recommend option three or five within the report.

The Committee queried whether public access would be removed from one side of the wharf as displayed on the maps. It was confirmed that public access would only be available on the right-hand side of the proposed wharf. A concern was raised regarding possible health and safety risks associated with mixed commercial and public use of the wharf. It was clarified that a pier would be established on the reserve which would be intended solely for public use, and that the commercial activity area would be separate.

**Matters Lying on the Table**

There were no matters lying on the table.

**Confirmation of Agenda**

**On the motion of Councillors Lewers and Miller the Community & Services Committee resolved that the agenda be confirmed without addition or alteration.**

**Confirmation of Minutes**

**On the motion of Councillors Gladding and Lewers the Community & Services Committee resolved that the minutes of the meeting held on 8 April 2021 be confirmed as a true and correct record.**

**1. Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016.**

A report presented by Ms Jeannie Galavazi (Senior Parks & Reserves Planner) and Ms Briana Pringle (Parks & Open Spaces Planning Manager) and Mr Brendan Peet (Associate Counsel) sought consideration by the Community & Services Committee on the request from Hydro Attack Limited (HAL) to review the Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP), to establish a private commercial jetty and wharf across St Omer Park.

Clarification was provided to the Committee regarding the recommendations presented in the report, and the delegations outlined in paragraph 21. It was noted that the financial figure in paragraph 72 should have read \$20,000 instead of \$25,000.

The report was taken as read.

The Committee discussed the details of the report in depth.

A concern was raised that if approval was granted to HAL to build the wharf, that it would set a precedent for other private entities to request the same. It was confirmed that the report was seeking approval for the review of the RMP not the wharf itself, and that it would provide a precedent for other private entities to seek similar approvals.

Further clarification was provided on various aspects of the subject matter, including the ownership of the proposed wharf, lease arrangements, timing of preferred options three and five presented in the report, the definition of commercial activity and restrictions under the operative RMP.

The Committee noted that the decision to review the RMP would still require final approval from Full Council.

**It was moved (Councillors Lewers/Gladding) that the Community & Services Committee:**

- 1. Note the contents of the report; and**
- 2. Recommend to Council a partial review of the Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP) and amend zone 1 policies and map to include a new commercial activity area. The amended RMP will be prepared and publicly notified using the special consultative procedure under the LGA 2002 with a one-month notification period and a hearing, if submissions are received; and**
- 3. Subject to the partial review being approved for public consultation the hearing panel recommendations be brought to the Full Council on or before the end of the calendar year 2021; and**
- 4. Recommend to Council three Councillors (to be named) to a hearings panel to hear and consider submissions received.**



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*The meeting adjourned at 10.39am to allow the Committee members to review the proposed motion before it was put to the vote.*

*The meeting reconvened at 10.42am.*

*The motion was put to the vote and carried.*

*The meeting concluded at 10.43am.*

**Confirmed as a true and correct record:**

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**Chairperson**

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**Date**