

# **ALBERT TOWN RECREATION RESERVE MANAGEMENT PLAN**

**Process for preparing a reserve management plan in accordance with the Reserves Act 1977.**

16 July 2009	Board approves developing plan
12 August 2009	First notice inviting suggestions for the management plan
16 June 2010	Publish notice inviting submissions to the draft plan
20 August 2010	Submissions close
2 September 2010	Hearing held
4 October 2010	Full Council adopts management plan

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# 1. Introduction

This management plan has been prepared to enable the Council to establish the desired mix of uses for the reserves, and set in place policy to guide day-to-day management.

Determining community preferences and establishing the best means to provide for them are essential ingredients of good management planning. A management plan provides the community with certainty about the function and management of each reserve which is managed by the Council, and it provides the Council with efficiency gains in management of the reserve by not requiring public notification or ministerial consent for some routine matters.

The Albert Town reserve is classified as recreation reserve. The Reserves Act 1977 (s.17) sets out the purpose of recreation reserves as:

*"For the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside"*

The objectives of this plan have been based around this purpose, and the policies have been developed to ensure the above objectives are achieved.

## 1.1 Related Policy and Plans

The following documents are relevant to the future management of the Albert Town recreation reserve. All documents are currently available on the Council's website: [www.qldc.govt.nz](http://www.qldc.govt.nz)

Wanaka 2020 – July 2002  
Council Community Plan  
Parks Strategy 2002  
Policy on Dogs 2006  
Dog Control Bylaw 2006  
Southern Light – Lighting Strategy for the Queenstown Lakes District 2006  
Tree Policy 2010  
Community Pricing Policy 2010  
Policy of Plaques and Memorials 2010  
Motor Park Bylaw 1992

## 2. Albert Town Recreation Reserve



**Figure 1:** Aerial photo of Albert Town recreation reserve with boundary marked in red

The Albert Town recreation reserve comprises an area of 49.0937 hectares. Its boundaries are clearly defined by the Clutha/Mata-Au – Mata-au River to the West and South and the Hawea River to the East. The reserve is comprised of two lots, divided in two by the Lake Hawea – Albert Town Road (State Highway 8)

Lot 1 lies to the West of the state highway and is referred to in this plan as the “Clutha/Mata-Au side” while lot 2 lies to the East of the state highway and is referred to in this plan as the “Hawea side”

Located within Lot 1, the Clutha/Mata-Au side is the Albert Town Cemetery (Section 20 Blk V Lower Wanaka Survey District). This 2023m<sup>2</sup> reserve is a local purpose cemetery reserve administered by the Queenstown Lakes District Council. The cemetery is not included within the reserve management plan.

## **2.1 The Land**

### **2.1.1 Legal Description**

The Albert Town Recreation Reserve is legally described as Lot 1 and Lot 2 DP 375247.

### **2.1.2 Acquisition and Classification**

The reserve was vested in the Queenstown Lakes District Council in trust for the purpose of a recreation reserve by the Department of Conservation on the 31<sup>st</sup> of October 2006. (The New Zealand Gazette, 9/11/2006, No. 132, p.3843)

The reserve is subject to a nohoanga entitlement between Her Majesty the Queen and Te Runanga o Ngai Tahu dated 18 may 1999.

### **2.1.3 District Plan Designation**

The Albert Town recreation reserve is designated under the Council’s Operative District Plan as recreation reserve (Designation 318).

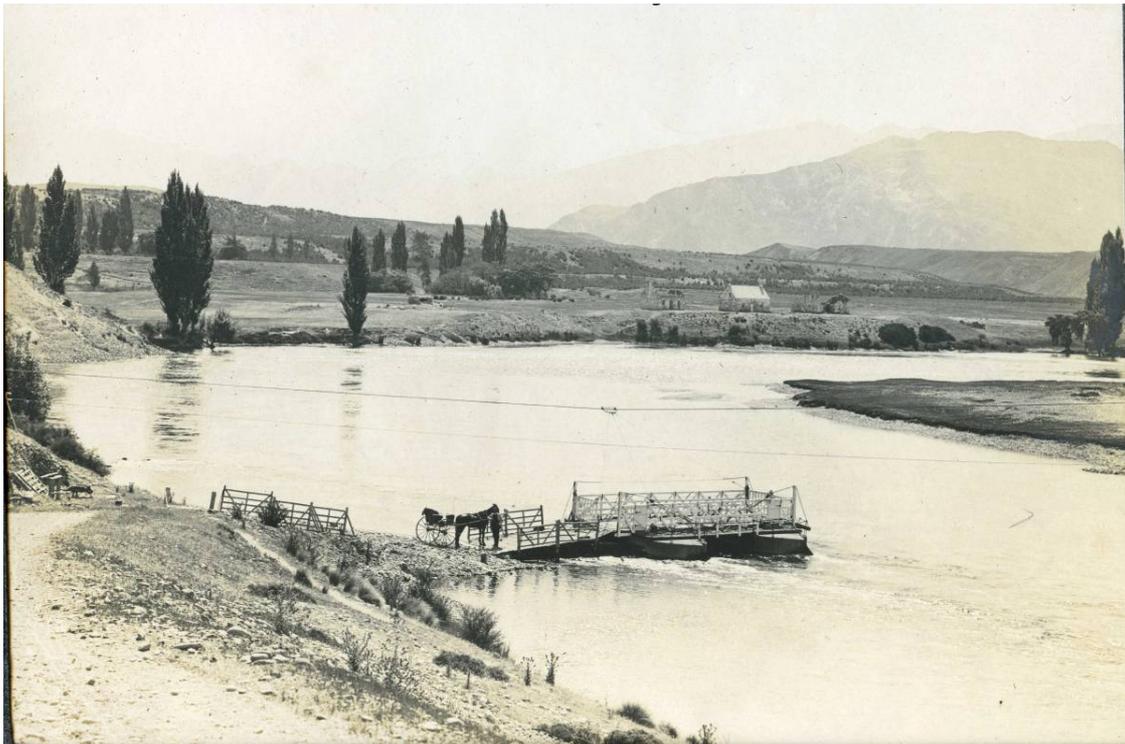
The underlying zone is Rural General.

The designation conditions are those that apply to recreation reserves within the District Plan. In addition no development shall be of a form that shall be adversely affected by natural hazards, or exacerbate natural hazards impacts beyond the site.

## **2.2 History (courtesy Lakes District Museum)**

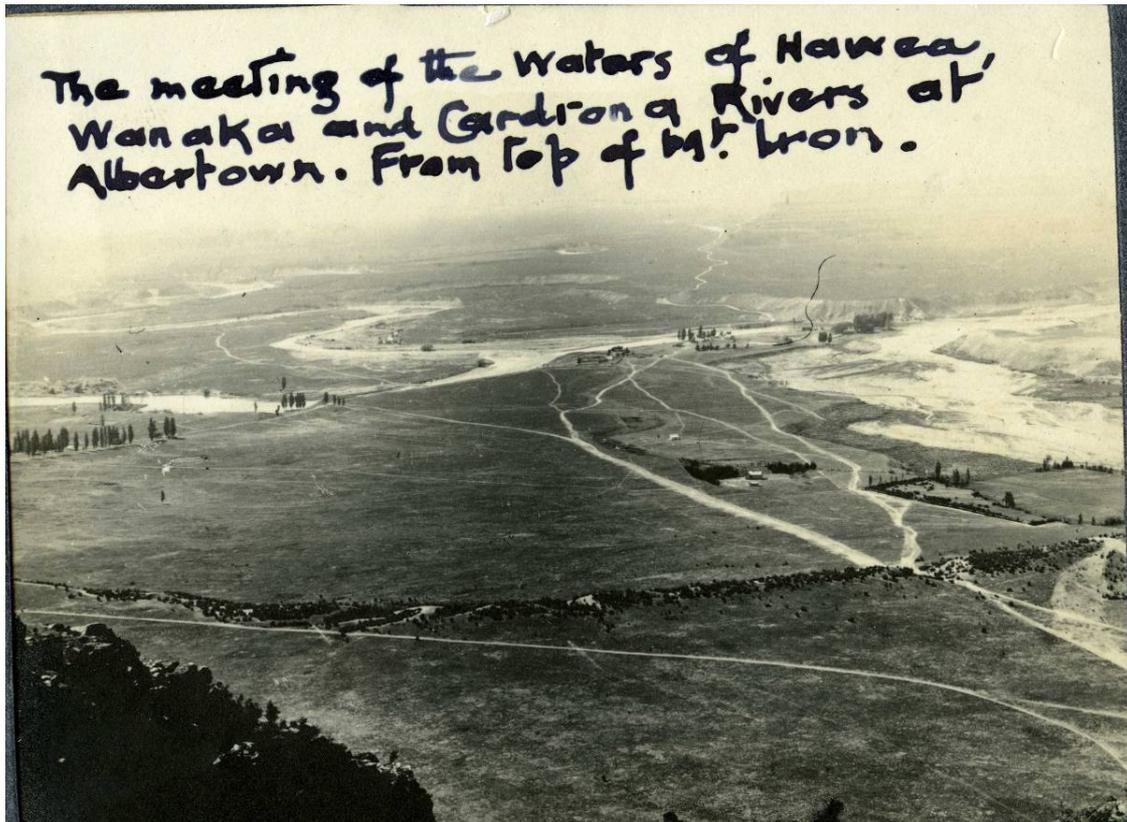
Albert Town was originally surveyed in 1863 and officially named Newcastle. The township was first called Albert Town in 1862 after publican and ferryman Henry Norman named his hotel the Albert Hotel in honour of Prince Albert, Queen Victoria's recently deceased husband. Norman also called his river crossing service the Albert Crossing. Many of the poplar and willow trees in the area were planted in the 1870s by Norman and another publican McPherson.

Albert Town was a major transportation hub in the 1860s and 70s. There were two punts crossing the Clutha/Mata-Au River. The first punt (lower punt) crossed the Clutha/Mata-Au below the confluence with the Hawea River. The second punt (upper punt) was located above the confluence at the site of today's bridge. The early punts mainly served traffic going to and from the Oamaru port, as well as miners going to the Wakatipu goldfields from the Dunstan (later known as Clyde).



Eventually Pembroke (later known as Wanaka) overtook Albert Town as the commercial centre of the region. However, Albert Town survived because of the important role it played as a major river crossing.

An upper punt was used at that Clutha/Mata-Au River crossing until a bridge was finally built and opened there on 23 May 1930. The James Horn Bridge was named in honour of James Horn Esq, Member of Parliament for the Wakatipu Electorate from 1919-1926.



Not much is known about the Albert Town Recreation Reserve. The reserve was gazetted for recreation purposes in 1981. Parts of the reserve have been used for activities such as mining, cemetery, landfill, and for camping as well as other recreational uses.

The northern part of the reserve (near the new footbridge over the Hawea River) was used as a landfill site until it was decommissioned in 1989.

A June 1926 survey plan shows the eastern part of the area, along the Hawea River, as mining reserve. This area was probably mined since the early days of the township. The plan also shows a small section in the south-west portion of the reserve surveyed as a cemetery although settlers to the area were buried there from as early as 1858. A flood in 1878 washed away many of the graves.

The cemetery was forgotten until in 1952 headstones were discovered along the river banks. These and some headstones being used in fireplaces in the camp ground were collected and incorporated into a concrete memorial block built in the centre of the cemetery in 1962.

The cemetery was resurveyed and fenced in 2007.

The reserve and camping facilities were administered by the Department of Conservation until 2006 when they were vested in the Queenstown Lakes District Council.

## **2.3 Features and Current Use**

### **2.3.1 Vegetation**

At the southern end of the reserve is large open areas of modified exotic grass which is bounded by the Hawea River broken occasionally by scattered Kanuka and coprosma sp. The Hawea River forming the boundary of the reserve is dominated by crack willow with small stands of poplars. Growing amongst the willows on the river banks is mainly weed species including lupins and hawthorn dotted with occasional flax, cabbage trees and toi toi.

Around the oxbow closer to the river are large areas of lupins with less densely growing willows above.

Further north are large stands of Kanuka, mixed with occasional briar rose and very tall radiata and Douglas fir pine trees. Smaller pine trees are scattered across open grass areas.

### **2.3.2 Topography and natural hazards**

The reserve to the south and west is generally flat. Where the reserve adjoins the river there are lower river terraces adjoining the Clutha/Mata-Au River and the Hawea River.

The reserve is subject to floodwater inundation derived from the Clutha/Mata-Au River on the south-western margins and floodwater inundation derived from the Hawea River and likely backwater effects from the Clutha/Mata-Au River on the eastern margin.

The reserve is bisected by the North-West Cardrona Fault and is also possibly susceptible to liquefaction.

### **2.3.3 Animal Pests**

Rabbits are present on the reserve in high numbers. Rats, mice, feral cats and mustelids are also likely to be present in addition to rabbits.

### **2.3.4 Informal Recreation**

A boat ramp immediately downstream of the state highway bridge provides boating access to the Clutha/Mata-Au .

Motorbikes and four wheel drive vehicles utilise the rough ground of the Hawea side of the reserve for recreational riding and driving. This has exacerbated the development of many informal tracks and potential conflicts with other recreational users.

The Hawea side of the reserve is popular for dog walking and “dog-driving” (exercising the dog whilst the owner remains in the moving vehicle). This practice has also caused the development of informal tracks and general degradation of the reserve.

The reserve is used extensively to access the Hawea and Clutha/Mata-Au rivers for fishing, picnicking and swimming.

### **2.3.5 Parking**

Informal parking areas are located adjacent to the boat ramp and the Hawea Bridge.

### **2.3.6 Services and Infrastructure**

Water is supplied via a bore that is within the reserve. The existing water tank within the adjacent reserve provides for a 'back up' temporary supply should the bore fail for any reason

A main public toilet block and associated septic tank system is located at the Clutha/Mata-Au side of the reserve with several Norski sealed vault toilets.

The reserve is fenced on both sides of the State highway. The cemetery reserve is also fenced from the balance of the reserve.

An internal unsealed loop road services the main camping area on the Clutha/Mata-Au side. A second unsealed road on the Hawea side services the Hawea bridge, Hawea side camping area and the boat ramp.

### **2.3.7 Camping**

A year round self-registration camping site is established on the Clutha/Mata-Au side of the reserve. This area includes fresh water, sewage and public toilet facilities. The camping area is currently managed with an on-site representative of the Council collecting fees. During the summer period, camping is permitted on the Hawea side of the reserve and this is managed under the same arrangement.

A booking system is implemented over the Christmas – New Year period to manage numbers within limits established by the number of toilet facilities provided.

There are approximately 10,000 bed nights per annum at the camp ground.

### **2.3.8 Walking and Cycling**

In 2009 the Upper Clutha Tracks Trust, Department of Conservation and Queenstown Lakes District Council completed a walking and cycling track from the Albert Town recreation reserve to Lake Hawea. This included a significant suspension bridge across the Hawea River which has opened up access to the conservation land on the eastern side of the Hawea River.

The track is proving to be extremely popular and there is increasing need for parking within the recreation reserve adjacent to the bridge. The track also forms part of the Te Araroa walkway – a national walkway.

A mountain bike/walking track was developed in 2010 by the Lake Wanaka Cycling Inc in the adjacent reserve, administered by the Department on the Clutha/Mata-Au side. The main access to this new recreational facility is via the Albert Town recreation reserve.

### **2.3.9 Kayak Slalom Site**

Central Otago Whitewater Incorporated has constructed a kayak slalom site on the Hawea River adjacent to the Hawea side campsite and below the footbridge. The site is well used in summer and the course has been used for several secondary school national championships and is the site of the annual Otago championships.

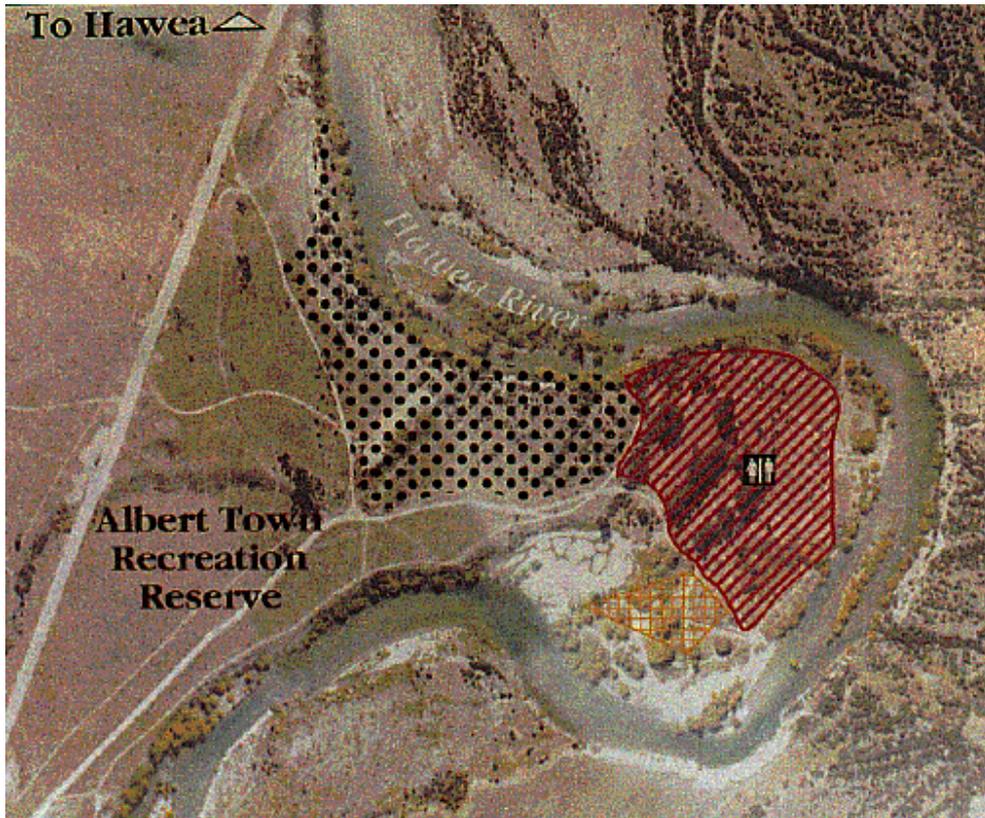
### **2.3.10 Nohoanga – Te Kowhai**

The Crown has created and granted to Te Runanga o Ngai Tahu renewable entitlements within the Albert Town recreation reserve. Nohoanga entitlements are created and granted for the purpose of permitting members of Ngai Tahu Whānui to occupy temporarily land close to waterways on a non-commercial basis, so as to have access to waterways for lawful fishing and gathering of other natural resources.

The term ‘nohoanga’ (meaning a place to sit) traditionally referred to areas used by tupuna of Ngāi Tahu Whānui in pursuit of food and other natural resources. The site within the reserve is known as Te Kowhai and is approximately one hectare in size. It allows Ngāi Tahu Whānui (tribal members) temporary, but exclusive rights to occupy the nohoanga.

Te Kowhai Nohoanga is located adjacent to the south-western end of camping area on the Hawea side of the reserve.

Authority to use the nohoanga is managed by Ngāi Tahu Whānui.



*The area of the Nohoanga Te Kowhai shown in orange cross hatching.*

### **2.3.11 Jet Sprint Course**

A jet sprint course was constructed some time ago near the nohoanga. This course is no longer maintained and is disused. Jet Boating New Zealand advises that there are currently no actively used tracks in the South Island.

### **2.3.12 Landfill**

The closed Albert Town landfill is located adjacent to the Hawea River. Any disturbance of contaminated land will require consent from the ORC under the Regional Plan: Waste for Otago.

### **3. Management Objectives**

Management objectives describe how the Council will manage each reserve, in accordance with its classification as recreation reserve.

The Council will:

Preserve in perpetuity the Albert Town recreation reserve as a recreational area for the enjoyment of residents of the Queenstown Lakes District and visitors.

Encourage and facilitate the use of the reserve for active and passive recreational pursuits.

Provide opportunities for camping in an informal setting with simple facilities.

Recognise the importance of the reserve as part of the entrance to Wanaka and Albert Town and ensure the landscape and amenity is managed and enhanced accordingly.

Provide for other public use and events, to the extent that the above objectives are not compromised.

### **4. Management Polices**

Management polices detail how developments and decision-making on reserves will proceed in accordance with the stated objectives.

#### **Policy 1 – Events**

- 1.1 Permit the use of the reserve for sporting, cultural and recreational events (both ticketed and non-ticketed).
- 1.2 Ensure ticketed or exclusive events/functions do not occupy the reserve, or any part of the reserve, for more than six consecutive days, or a total of 40 days in any one calendar year, unless provided for by way of lease or license approved by the Council.
- 1.3 Ensure the effects of events associated activities are minimised to avoid damage to the natural values of the reserve.

#### ***Explanation***

Events and temporary commercial activities may benefit the community and are, by nature, of short duration. Events can greatly improve the use and enjoyment of reserves by Wanaka's community and visitors.

By necessity, many sporting fixtures, recreation activities and other events are becoming more commercialised. Issues of ticketing, security and signage arise and need to be managed, to ensure sustainability of the events while protecting the values of the reserve.

Events and activities have the potential to significantly damage or degrade the features and qualities of the reserve. They need to be managed so they avoid causing damage or can satisfactorily mitigate or remedy any adverse effects.

***Implementation***

Maintain a permit and approvals system for event bookings, which ensures close liaison between key users of the reserve and camp managers.

**Policy 2 - Filming**

2.1 Permit the use of the reserve for commercial filming and still photography in accordance with Council's standard terms and conditions.

***Explanation***

Filming can create short term impacts but it also can provide economic benefits to the district and local community.

Council's standard terms and conditions mitigate the effects of filming on the public rights of access to the reserve.

***Implementation***

Monitor and manage any activity.

**Policy 3 – Dogs**

3.1 That dogs be managed in accordance with the Council's current policy on dogs and dog control bylaws.

3.2 That dogs shall be keep under control at all times within the reserve

***Explanation***

The Council has adopted a district wide *Policy on Dogs 2006* and also has in place the *Dog Control Bylaw 2006*. It is not considered necessary to duplicate the provisions of the Bylaw in this reserve management plan.

***Implementation***

Ensure dog owners are aware that dogs are prohibited from sports grounds.

**Policy 4 – Planting**

4.1 Encourage the establishment of specimen trees within and surrounding the recreation reserve to provide shelter, shade for users, colour, structure and form to the reserve and support the greening of Wanaka in general.

4.2 Place emphasis on native trees and shrubs that contribute to the local ecology and landscape but provide flexibility to introduce exotic species for shade and autumn colour.

4.3 Carefully select exotic species to prevent wilding spread and to encourage avian wildlife.

- 4.4 Over time replace the *Pinus radiata* trees in the camping area with more suitable species.
- 4.5 Permit the planting of parts of the reserve in native species for biodiversity, CO<sup>2</sup> mitigation and carbon trading.
- 4.6 Manage all trees, including the replacement of undesirable species, in accordance with the Council's Tree Policy 2006 and its amendments, and best arboriculture practice.
- 4.7 Where practical, species should also be grown from locally sourced seed and selected for the local ecology.

***Explanation***

Trees provide important structure to large public spaces. It is also important to use large reserves for such planting, as it is increasingly difficult to sustain large trees in urban centres. Species will be selected for their form, flowering habit, or autumn colour.

Views across the reserve should be maintained where reserve values are not compromised.

Persistence with planting efforts will be required to establish mature trees.

Due to the large size of the reserve and its somewhat degraded natural state, opportunities for larger scale native plantings associated with CO<sup>2</sup> mitigation should be explored. Consideration should be given to the overall landscape effects and relationship with adjoining reserve areas.

***Implementation***

Prepare and implement a tree plan for the reserve as resources permit.

**Policy 5 – Lighting**

- 5.1 Provide lighting to camp facility buildings where practical to the extent required to achieve safe night time orientation and use.
- 5.2 Ensure any lighting is installed in accordance with the Council's lighting policy, to reduce glare and light spill beyond the reserve, improve the comfort and safety of reserve users, and limit light pollution of the Wanaka night sky.

***Explanation***

Some lighting may be required of camp buildings however lighting should be in keeping with a basic campsite and be the minimum required to allow users to orientate themselves in darkness as it is expected that camp users will have torches and other light sources.

Lighting improvements should be made in accordance with best practice to reduce visual effects on adjoining properties, and maximise energy efficiency and user comfort.

***Implementation***

Prepare a capital works programme for lighting improvements to the extent that resources permit.

**Policy 6 – Signs**

- 6.1 Provide the minimum amount of signage necessary to ensure effective communication of reserve-related and public information, identification, directions, rules and regulations.
- 6.2 All public signs (other than regulatory signs) will be designed to the Council's standards for reserve signs.
- 6.3 Permit the erection of temporary scoreboards or large format television displays for approved events.
- 6.4 Prohibit advertising billboards and other commercial signs (as defined in the Council's Partially Operative District Plan or Sign Bylaw), unless approved by the Council in conjunction with a specific temporary event.
- 6.5 Permit the erection of Temporary Event signs for events occurring within the reserve in accordance with the Council's Signs Control Bylaws.

***Explanation***

Signs can help inform, direct and warn the public, but they can also be intrusive and compromise the quality of the reserve environment. Signs should be kept to a minimum and be of a consistent design. Commercial signage will only be permitted for specific temporary events, in accordance with Council bylaws.

***Implementation***

Review and rationalise signs on a regular basis.

**Policy 7 - Utility Services**

- 7.1 Permit utility services necessary for servicing the reserve, its buildings and other facilities within it.
- 7.2 Permit the placement of Council utility services where the reserve is not likely to be materially altered or permanently damaged, or the rights of the public using the reserve permanently affected.
- 7.3 All utility services shall be placed underground unless it is impractical due to exceptional circumstances.
- 7.4 Underground services shall be carefully sited with regard to existing features, including trees, waterways and paved surfaces.
- 7.5 Require easements to be registered for all non-Council utilities.

***Explanation***

Utilities such as power, telecommunications and reticulated gas can compromise the amenity of the reserve, and constrain future development for parks and recreation purposes.

***Implementation***

Process requests for utilities in accordance with these policies.

**Policy 8 – Buildings**

- 8.1 Erection of buildings or extension of existing structures shall only be permitted where necessary for the full and proper use of the reserve.
- 8.2 Proposals for additional structures shall consider effects on the reserve environment, potential increased demand for car parking in or adjacent to the reserve, and the impact of the additional facilities and requirements on the convenience and wellbeing of other reserve users. Proposals for new buildings other than those described in the Albert Town Recreation Reserve Management Plan shall be publicly notified in accordance with the Reserves Act 1977.
- 8.3 Public toilets, barbeques and shelters may be constructed on or near the reserve to meet the needs of reserve users.
- 8.4 Review the use and condition of buildings to ensure they meet the needs of reserve users and remain relevant to the reserve. Where buildings are no longer well utilised, an alternative compatible use consistent with the objectives of the reserve should be found, or the building removed.
- 8.5 Encourage the shared use of facilities and buildings between reserve users.
- 8.6 Permit the placement of permanent relocated buildings only where the finished building is of an acceptable standard having an “as new” appearance and it is appropriately sited.

***Explanation***

Open space is a key attribute of reserves. Buildings can contribute to the use and function of the reserve but, unless well designed, can also detract from the appearance and amenity.

***Implementation***

Consider requests for building consent in accordance with these policies.

## **Policy 9 – Furniture**

- 9.1 Provide park furniture such as seats, rubbish bins (where appropriate), barbecues, drinking fountains and bicycle stands for the comfort and convenience of reserve users.
- 9.2 Ensure park furniture is of a consistent design and style within each reserve and is suitable for the purpose and in keeping with the character of the reserve.

### ***Explanation***

Well placed and designed furniture will contribute to the use and enjoyment of the reserves.

### ***Implementation***

Provide additional furniture as resources permit.

## **Policy 10 – Monuments, memorials and artworks**

- 10.1 Permit the inclusion of memorial plaques on park seats, in accordance with the Council's memorial and plaques policy.
- 10.2 Publicly notify, in accordance with the Reserves Act 1977, any proposals for public artwork, monuments and memorials not permitted under 10.1.

### ***Explanation***

The donation of memorial seats contributes to public infrastructure and acknowledges people associated to the reserve.

Public art can contribute to the identification and enjoyment of reserves. There should be an opportunity for formal public scrutiny of any proposal.

### ***Implementation***

Consider requests for public artworks, monuments and memorials in accordance with these policies.

## **Policy 11 – Concessions**

- 11.1 Prohibit the granting of concessions for commercial activities on the reserve, other than those associated with:
1. access to the adjoining river and Department of Conservation administered reserves,
  2. approved events (refer to Policy 1), temporary filming, sporting tournaments, or sports coaching.
  3. the hire of recreational equipment for use within the reserve.
  4. guiding on the tracks and rivers within and adjoining the reserve.

### ***Explanation***

Commercial activities are not generally consistent with the values of reserves, and the impact needs to be carefully managed and confined to more appropriate spaces.

### ***Implementation***

Consider requests for concessions in accordance with these policies.

### **Policy 12 – Wanaka Rodeo**

- 12.1 Grant a lease to the Wanaka Rodeo Incorporated for the establishment of an arena for rodeo and equestrian related activities and events.
- 12.2 Provide for development of a Rodeo arena and associated facilities as indicated on the preliminary landscape plan attached to this management plan including fences, secretary office and timekeepers box.
- 12.3 That any utility services required for the Rodeo be established with consideration to future camping facility requirements and in accordance with Policy 7 – Utility Services.
- 12.4 That subject to reasonable conditions being imposed by the leasee, the facility be made available for other groups who wish to use the facility and that such approval not be unreasonably withheld.
- 12.5 That the lease be subject to the applicant obtaining all necessary regulatory consents.
- 12.6 That the lessee prepare a plan for the approval of the relevant regulatory authorities showing the compatibility of the proposed development with the existing landfill area and that the plan includes details of any actions required to avoid, remedy or mitigate the effects of the Rodeo on the closed landfill and the safety of reserve users in proximity to the closed landfill and that such actions be implemented within two years of the granting of a lease or as otherwise required by the regulatory authorities.
- 12.7 That a landscape plan be prepared based on the preliminary landscape plan showing the nature and extent of planting proposed to mitigate the visual effects of the Rodeo and that this plan be implemented within two years of the granting of a lease.

### ***Explanation***

Wanaka Rodeo wish to lease part of the Albert Town Recreation Reserve to continue the popular Wanaka Rodeo that has previously operated from privately owned farm land.

The reserve is of sufficient size that it can accommodate such an activity without unduly impacting of the recreation and amenity values of the reserve. The proposed location is relatively well screened from the highway and can be further screened with planting.

Any development of additional building or utilities to the site should consider opportunities for providing shared services to the camping area (such as a common power supply line).

The presence of the closed landfill in the vicinity of the Rodeo requires further investigation and a detailed plan needs to be prepared to show how the Rodeo development may impact or be effected by the presence of the closed landfill. Any disturbance of contaminated land will require consent from the ORC under the Regional Plan: Waste for Otago.

***Implementation***

Subject to the approval of this management plan, enter into a lease for a period not exceeding 33 years for the development and operation of a Rodeo.

**Policy 13 – Kayak Slalom Course**

- 13.1 Continue the operation and development of a Kayak Slalom Course on the Hawea River including the provision of associated facilities compatible with the adjoining camping area.

***Explanation***

The kayak course provides a well used and compatible recreation facility within the reserve. Further development of the course could be undertaken if demand arises and such development should be undertaken to a high standard of design and presentation.

***Implementation***

Consider proposals for the development of the course and adjacent facilities as and when proposed.

**Policy 14 – Hawea Jet Sprint Course**

- 14.1 Discontinue the Jet Sprint Course.
- 14.2 Permit the reconstruction of the jet sprint course into kayak training and kayak polo pond subject to satisfactory completion of feasibility and design studies and obtaining all necessary consents to operate the facility in a manner consistent with the wider reserve values.
- 14.3 Grant a lease or license to Central Otago Whitewater Inc to construct, maintain and operate a pond for kayak training and kayak events.
- 14.3 Subject to the approval of the Otago Regional Council, Ngai Tahu and Contact Energy permit the diversion of water from the Hawea River to provide a source of water for the proposed pond.

***Explanation***

The Jet Sprint course has not been used for many years and is not considered compatible with the quiet values of the reserve and adjacent camping areas.

Central Otago Whitewater Inc have expressed an interest in creating a safe kayak training and kayak polo venue in the vicinity of the jet sprint course. The creation of this facility will require careful design and engineering to ensure it is safe and does not present a hazard to other reserve users.

***Implementation***

Enable Central Otago Whitewater to advance planning and feasibility studies for the facility.

Review detailed design proposals and consents to ensure the proposed facility is consistent with the wider reserve values.

Rehabilitate the balance of the jet sprint course area consistent with the adjacent river flats as resources allow.

**Policy 15 – Nohoanga**

- 15.1 Note the presence of the Nohoanga and consult with Te Runanga o Ngai Tahu over any works within or adjacent to the Nohoanga.

***Explanation***

The Nohoanga is provided for in statute and any works within or adjacent to the Nohoanga may impact on the wishes of Te Runanga o Ngai Tahu with respect to their management of the site.

***Implementation***

Ensure effective consultation occurs with Te Runanga o Ngai Tahu concerning developments within the Albert Town Recreation Reserve.

**Policy 16 – Albert Town Cemetery**

- 16.1 Note the presence of the Albert Town Cemetery and ensure any adjacent development or activity considers the presence and preservation of the cemetery.

***Explanation***

The Albert Town Cemetery is now fenced and a sign has been erected to provide details of the history of the cemetery.

***Implementation***

Note the presence of the cemetery.

**Policy 17 – Camping**

- 17.1 Continue to operate a camp ground at the Albert Town Recreation Reserve.
- 17.2 Consider the consolidation of all camp facilities at the Hawea side of the reserve retaining the Clutha/Mata-Au side as a day use area only.
- 17.3 Retain the low key nature of the camp ground but provide additional facilities for the safe and hygienic use of the camp ground as demand dictates.
- 17.4 Permit the occupation of the reserve by the Council's appointed camp manager.
- 17.5 Issue camping permits to occupy the reserve for the purpose of camping up to a maximum 50 nights per calendar year per person with no single continuous occupation exceeding 28 days.

***Explanation***

The Albert Town camp ground is a low key camp ground that provides basic facilities for budget travelers and those who prefer a simple camping holiday. Many campers return to the site each and every year. It is important to retain the simple character of the camp ground whilst providing a level of facility provision that meets the needs of campers and ensures a safe and healthy environment.

As a recreation reserve the camp ground should only be occupied by genuine holiday makers and should not be occupied with semi-permanent residents. The period for continuous and total occupation of the reserve by campers is defined in the Queenstown Lakes District Council Motor Park Bylaw 1992.

The Clutha/Mata-Au camp site is highly visible from the State Highway and adjoining residential area. Consideration should be given to the relocation of camping to the Hawea side only prior to any significant redevelopment of the camp.

***Implementation***

Consider proposals for development of the camping facilities as demand and resources dictate.

**Policy 18 – Fires**

18.1 Enforce a total fire ban within the reserve.

***Explanation***

Given the use of the site for camping and the generally dry conditions that prevail in the area a total fire ban is appropriate year round.

***Implementation***

Declare the Albert Town Recreation Reserve a prohibited fire area.

**Policy 19 – Off-Road Vehicles and Motor Bikes**

19.1 Prohibit the use of off-road vehicles and motor bikes other than on the formed roads within the reserve.

***Explanation***

The fragile soils of the reserve are readily damaged by off road vehicle use. Such use creates informal roads and tracks which are difficult to rehabilitate, create confusion for other reserve users and generally degrade the reserve environment.

The use of such vehicles is also incompatible with the otherwise quiet values of the reserve.

***Implementation***

Restrict vehicle access to the formed roads by fencing and other vehicle controls as use and resources permit.

## **Policy 20 – Plant and Animal Pest Control**

- 20.1 Control plant and animal pests to avoid damage and improve amenity of the reserve.

### ***Explanation***

Briar, Rosehip, Broom and other noxious weeds degrade the environment and amenity of the reserve and prevent the recreational use and restoration of the reserve.

Rats, mice, feral cats and mustelids are also likely to be present in addition to rabbits.

### ***Implementation***

Implement plant and animal pest control as resources permit.

## **Policy 21 – Walkways and Cycleways**

- 21.1 Connect the Hawea Suspension Bridge to the Clutha/Mata-Au Road Bridge with a 2m wide shared walkway cycleway.
- 21.2 Prohibit horses from walkways and cycleways.

### ***Explanation***

The recently completed Albert Town to Hawea cycleway is proving highly popular. The connection of the track from the suspension bridge to Albert Town is poor however. Forming a new track from the suspension bridge to the road bridge via the Hawea and Clutha/Mata-Au river sides will improve the connectivity of the track network.

Horses can damage track surfaces and are incompatible with other trail users. Horses can use the formed roads within the reserve and other areas set aside for equestrian activity as defined within the rodeo lease.

### ***Implementation***

Construct a shared walkway/cycleway in association with the Upper Clutha Tracks Trust as resources permit.

## **Policy 22 – Roads and Parking**

- 22.1 Expand and improve parking facilities at the Clutha/Mata-Au Boat ramp and the Hawea River Suspension Bridge whilst having regard for other users.
- 22.2 Allow for temporary overflow parking associated with the Wanaka Rodeo as indicated on the Wanaka Rodeo landscape plan.

### ***Explanation***

The Clutha/Mata-Au Boat ramp and the Hawea River Suspension Bridge are popular destination points. Both sites accommodate informal parking but would benefit from improved and more formalized parking facilities.

***Implementation***

Develop and formalise parking arrangements at the boat ramp and suspension bridge as resources permit to improve capacity and mitigate effects of parking on reserve users and the environment.

- Key**
- Boundary
  - Existing gravel roads / Informal vehicle tracks
  - Existing toilets
  - Existing signs
  - Existing picnic tables
  - Existing fences
  - Existing trees/vegetation
  - Existing sledge
  - Existing walking / cycle track
  - Existing Kayak slalom course



## Albert Town Campground Reserve

### Base plan

OLDC  
 Scale 1:2500 @ A1  
 September 2009

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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**WANAKA RODEO CLUB**  
 Relocation Proposal  
 Master Plan  
 Scale 1:2500 @ A2

**PLAN KEY**

- Existing Planting
- Proposed Planting
- Water
- Civil Road
- Over Funding
- Standard Funding

NOTES

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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**WANAKA RODEO CLUB**  
 Relocation Proposal  
 Scale 1:500 @ A2

**PLAN KEY**

- Existing Kinakas
- Proposed Planting
- Existing Minor Contour
- Existing Major Contour
- Proposed Minor Contour
- Proposed Major Contour

NOTES

