



DUNEDIN CITY
COUNCIL

Kaunihera-a-rohe o Otepoti



COMMUNITY AND RECREATION SERVICES

Otago Boat Harbour Recreation Reserve Management Plan

April 2005

Otago Boat Harbour Recreation Reserve management plan

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Photos taken by Paul Coffey—Dunedin City Council.

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1.0 Introduction

The purpose of the *Otago Boat Harbour Recreation Reserve Management Plan* is to provide a policy framework for the use, enjoyment, maintenance, protection, and appropriate development of the Reserve.

It was originally intended that the Otago Boat Harbour Recreation Reserve be incorporated in the *Otago Harbour Reserves Management Plan*. Prior to the release of the *Draft Otago Harbour Reserves Management Plan*, the Reserve was excluded to allow a number of issues, principally concerning ownership of facilities, to be resolved. Those outstanding issues have now been resolved by the Council through a separate process.

Policies from the *Otago Harbour Reserves Management Plan* have been used to form the basis of this management plan, thereby providing consistency for all reserves around the Harbour. Policies not relevant to the Otago Boat Harbour Recreation Reserve have been deleted, minor amendments have been made to some to reflect the primary purpose of the reserve as aquatic recreation (as per the Deed of Agreement), and additional policies required specifically for the management of the Reserve have been added.

1.1 Description of Reserve

The Otago Boat Harbour Recreation Reserve is located on Magnet Street on the western side of the Harbour, adjacent to the mouth of the Water of Leith. Access to the Reserve is via a level crossing over the railway line. The Reserve is a narrow strip of land, averaging about 30 metres wide and has a southerly aspect. It is about one kilometre in length, stretching from the mouth of the Water of Leith to Black Jacks Point. The Reserve is located between the rail corridor and the Harbour. The land on the opposite side of the railway line is industrial, characterised by large warehouses and petrol storage tanks.

2.0 Management Planning for Reserves

2.1 Purpose of a Management Plan

Management Plans are required under the Reserves Act 1977 in order that the administering body can outline its intentions for the use, enjoyment, maintenance, protection and preservation of its reserves. The aim of this legislation is to ensure that reserve management and development is based on sound principles and that, through involvement in the planning process, the needs of the public are clearly identified.

Reserve Management Plans are documents which establish a series of objectives and policies for the management and, where relevant, the development and use of reserves. These objectives and policies

are designed to resolve any conflict over competing uses and expectations while looking to the long-term needs of both the reserve and the community. They therefore provide guidelines for future decision-making which will ensure consistency and balance.

Reserve management plans guide the day-to-day and long-term management of reserves and may set a context for their future development. A plan's recreational aims and objectives are considered in the context of wider Council recreational strategy and policy. The documents providing this framework include *A Recreation Strategy for Dunedin (1993)* and its successor, the *Sport and Recreation Strategic Plan (2002)*, which outline the priorities and guidelines for the provision of recreation services within Dunedin.

The Dunedin City Council has a statutory responsibility to manage reserves on behalf of the community under the Reserves Act 1977. The Act prescribes a basic reserve management framework with which this management plan must comply.

The primary purpose of strategic planning for Council's reserves is to ensure environmental and economically sustainable management of reserves and their values for the people of Dunedin and visitors to the City.

A management plan also provides the administering body with efficiency gains in the management of the reserve by not requiring further public notification or ministerial consent for matters that would otherwise require such public notice. The ability to forgo some public consultation/approvals recognises that the compatibility of an activity with the overall purpose of a reserve has already been addressed in the management planning process.

2.2 Management Planning Under the Reserves Act 1977

The Reserves Act 1977 is designed to protect public land, to designate its predominant values and to ensure the land is managed to promote and sustain those predominant values. To promote good management, the Act requires the development of Reserve Management Plans. These plans may vary greatly in their detail, but they must comply with the over-riding principles of the Act (outlined below). The management plan preparation process is also prescribed by the Act.

The Community and Recreation Services Department of the Dunedin City Council has the responsibility to prepare management plans for Dunedin's reserves. These management plans should:

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Provide for and ensure the use, enjoyment, maintenance, protection and preservation ... and, ... the development, as appropriate, of the reserve for the purposes for which it is classified.

Reserves Act 1977 41(3)

The primary purpose of a Recreation Reserve, under the Act, is to:

Provide 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.

Reserves Act 1977 17(1)

The Deed of Agreement (20 August 1979) sets out the terms and conditions under which the land was transferred from the Otago Harbour Board to the Council. The Deed specifies that the land be vested as Recreation Reserve for purposes associated with aquatic recreation.

Management planning is also a process for determining the management direction that the community and the Dunedin City Council would like to apply to reserves. This includes the identification of the ways in which management direction can be achieved. Management plans should outline Council's general intentions for use, enhancement, and maintenance of its reserves. The aim of the management plan is to ensure that proposals for the reserves meet the purpose of the reserve, and, through the public's involvement, ensure their needs are facilitated while managing the resource in a sustainable manner.

2.3 Consultation Processes

The management planning process is summarised below.

Process specified in Reserves Act 1977	Dunedin City Council consultation
Publicly notify intention to prepare the Management Plan and invite interested persons/organisations to make submissions on the proposed plan within a minimum period of one month.	Council's intention to prepare the <i>Otago Harbour Reserves Management Plan</i> (including the Otago Boat Harbour Recreation Reserve) was advertised on 30 June 2001 with a one month submission period.
The Draft Management Plan is prepared giving consideration to comments received.	The submissions and focus group comments received in relation to the Otago Boat Harbour Recreation Reserve were considered when preparing the draft. The adopted policies from the <i>Otago Harbour Reserves Management Plan</i> were also used as a basis for this management plan.

The Draft Management Plan is adopted and advertised for submissions for a period of a minimum of two months.	Community Development Committee Meeting 24 August 2004. Submission period 4 September–5 November 2004.
Consideration of submissions, objections and holding a Reserves Act Hearing.	29 November 2004
Appropriate changes are made to the Draft Management Plan. The final Management Plan is adopted by Council.	14 February 2005

2.4 The Review of Reserve Management Plans

Site-specific reserve management plans are subject to ongoing review and regular, comprehensive reconsideration at approximately ten-yearly intervals. Public comment will be sought on each management plan as it is reviewed. Where the Reserves Act 1977 enforces provisions specific to any particular reserve, those provisions are noted and, where the nature of a reserve or its facilities requires the implementation of additional policies, these are set out in this management plan.

The separate document, *Reserves Management Plan—General Policies*, contains policies for the management of all reserves, and is read in conjunction with site-specific management plans such as the *Otago Boat Harbour Recreation Reserve Management Plan*. The *Reserves Management Plan—General Policies* is reviewed more frequently than site-specific plans. This creates a more flexible and dynamic management planning approach, which means the way the Council manages its reserves is more relevant to the current issues and needs of the people that use the reserves.

2.5 Consideration of Other Management Documents

Reserve management planning does not occur in isolation. Broader aims, objectives and policies guide it. Some of this guidance originates from the aims and objectives of the Council and statutory documents such as the District Plan, Annual Plan, Activity Management Plans, and Long Term Council Community Plan. Other non-statutory documents such as the *Sport and Recreation Strategic Plan*, *Play Policy and Playground Priority Plan*, *Fees and Charges Policy*, and the *Track Policy and Strategy* also provide direction for the policies contained in management plans.

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Reserves Management Plan – General Policies

The *Reserves Management Plan-General Policies* forms an integral part of this and other management plans and is intended to be read with reference to specific policies in the plans.

The *Otago Boat Harbour Recreation Reserve Management Plan* takes precedence where both the *Reserves Management Plan-General Policies* and the *Otago Boat Harbour Recreation Reserve Management Plan* address the same issue. Otherwise both documents are used to guide management of the reserves.

The *Reserves Management Plan-General Policies* document covers all basic issues of the day-to-day administration of reserves in Dunedin. The *Otago Boat Harbour Recreation Reserve Management Plan* does not replicate those policies as they are under constant and separate review. If a policy within this document contradicts the *Reserves Management Plan-General Policy* document, the *Otago Boat Harbour Recreation Reserve Management Plan* has precedence.

The following considerations have policies within the General Policies document:

Administration Policies

- Proposed District Plan
- Council As An Affected Party
- Community Consultation
- Tangata Whenua, Mana Whenua and Iwi
- Naming of Reserves
- Enforcement
- Use of Hazardous Substances
- Pest Animal and Plant Control
- Trees and Tree Management
- Forestry Management On Reserves
- Lookouts and Viewpoints
- Fencing
- Promotion of Reserves
- Fire Control
- Heritage Conservation

Use Policies

- Use of Reserves
- Special Events
- Public Access and Reserve Closure
- Exclusive Use
- Commercial Use – Concessions (other than Leases or Licences)
- Encroachments
- Occupation Agreements
- Network Utility Operators

- Liquor Licences
- Signs
- Partnerships and Sponsorships
- Commemorative Plaques and Trees
- Tracks
- Car Parking
- Reserve Lighting
- Sportsfield Lighting
- Litter Control and Dumping
- Camping
- Circuses and Side-Show Operators
- Aircraft and Helicopter Landings
- Fireworks Displays
- Research and Education
- Harvest of Cultural Material or Harvest of Material for Cultural Purposes
- Volunteers Working on Reserves

Development and Change Policies

- Landscape
- Changes in Recreational Facility Use Buildings and Structures (including playgrounds)
- Toilet and Shower Facilities
- Abandonment

Otago Harbour Reserves Management Plan

This management plan provides policy for the management of other reserves around the Harbour and contains general information about the Harbour. The *Otago Boat Harbour Recreation Reserve Management Plan* contains policies in common with the *Otago Harbour Reserves Management Plan* to ensure a consistent management approach for all Harbour reserves.

The Otago Boat Harbour Recreation Reserve could be incorporated into this management plan in the future.

Track Policy and Strategy

The *Track Policy and Strategy* develops a citywide context for the management and development of tracks. As such, it seeks to secure a balanced approach to track development and management, and it considers the Council's tracks in light of those managed by the Department of Conservation and other groups. Any track development within the reserve must take account of the policies developed by the *Track Policy and Strategy*. As management plans are statutory documents they legally have a higher standing than other Council policies in regards to reserve management matters.

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Transitional Dunedin City District Plan (Dunedin Section); Dunedin City Council Proposed District Plan 1999; Regional Plan: Coast 2001.

The provisions of the *Transitional Dunedin City District Plan (Dunedin Section)* must be considered until the new *Dunedin City Council Proposed District Plan 1999* is fully operative.

These plans would need to be considered when evaluating some proposed activities or developments on the Reserve.

3.0 Background Information

3.1 History

The Boat Harbour was developed between 1913-1915 by the Otago Harbour Board as a result of requests by yachting and boating organisations during the development of Pelichet Bay. The Board retained the land with the intention of using the Boat Harbour as a disposal area for dredged material, thereby reclaiming this whole site. Clubs were permitted to develop clubrooms and facilities with no security of tenure. Increasing pressure from the clubs resulted in the land being vested in the Council.

The Deed of Agreement (20 August 1979) sets out the terms and conditions under which the land was transferred from the Otago Harbour Board to the Council. The Deed specifies that the land be vested as Recreation Reserve for purposes associated with aquatic recreation subject to the easements, leases and licences that existed at the time.

After some delays, the land was vested in the Council in 1985.

3.2 Land Status

Otago Boat Harbour Recreation Reserve	
Appellation	Lots 1 and 2, DP 16674 4.4862 ha
Status	Recreation Reserve G. 1985 p 2167 GN 636180
Encumbrances	Subject to Deed of Agreement that transfers the land subject to terms and conditions. Pipeline easement.
Controlled and Managed/ Vested in the DCC/Fee Simple/Leased	Vested in the DCC
Classified	Recreation Reserve G. 1985 p 2167 GN 636180

Officially Named	Otago Boat Harbour Recreation Reserve G. 1985 p 4768 GN 648084
Certificate of Title Reference	CT 7C/261 and GN 636180

3.3 Foreshore and Seabed Bill

The Foreshore and Seabed Bill is currently before the Select Committee. The Council's understanding is that this Bill will not affect land above the high tide line of land that was reclaimed prior to 1991. This would mean therefore there would be no change in the Otago Boat Harbour Recreation Reserve. Any implications for the Reserve when this Bill becomes legislation will be taken into consideration at that time.

4.0 Physical Description

4.1 Access

In December 2003, work to construct a rail crossing to provide access to the Reserve was completed. This work addressed a number of issues that had been of concern for clubs using the Reserve and access by the public.

Prior to the development of the crossing, public access to the Boat Harbour was via a rail underpass. This access had a number of limiting factors, as it was too low for large vehicles, trailers and vessels, and it flooded with high spring tides. The rail underpass has been retained, allowing alternative pedestrian and cycle access to the Reserve.

In conjunction with the Dunedin City Council, the Otago Regional Council is developing a track along the Harbour edge from the Otago University Students Association (OUSA) Aquatic Centre building on the Reserve to the Ravensbourne railway over-bridge. This track will facilitate access to and along the Harbour and increase the recreation opportunities available within the Reserve.

4.2 Landscape

The Reserve's character comes from the clubrooms, jetties, ramps, pontoons and sheds, which have been established close to the Harbour edge along much of its length. The western end contains a sheltered marina. The eastern tip of the Reserve is undeveloped.

The land adjacent to the Reserve has a strong industrial character that contrasts with the Harbour views of the area. The plantings along the inland edge of the Reserve mitigate the overbearing influence of the neighbouring warehouses, but only to some degree given the buildings' large scale.

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5.0 Use

5.1 Recreational Use

The recreational value of the Reserve is based on its accessibility to the water's edge. This is reinforced by the number of water related activities having clubrooms on the Reserve. The Reserve is also used as a passive recreational area, mainly for the Harbour views and for watching the activities on the water. This Reserve has high use.

The Reserve is the best training location for rowing in close proximity to the City, being the most sheltered area in the upper Harbour and adjacent to the Harbour edge where shore-based instruction can be relayed to the rowers. This area also provides access to good sailing courses and windsurfing areas. The development of the track on the Reserve will assist with shore-based coaching.

Kayaking and Waka Ama clubs also have clubrooms on the Reserve, as this is the most popular launching point for these vessels.



5.2 Caretaker

The Otago Yacht Club has a resident caretaker on the Reserve. There was a residence on the site when the Reserve was vested in the Council, and therefore the Council was required by the Deed of Agreement to permit this under the lease. The original caretaker's building has since been replaced. Section 55(2)(g) of the Reserves Act 1977 permits residences if they are necessary for the management of the Reserve. The caretaker exists primarily for the security of the yacht club and for the boats stored on the Reserve. However this presence on the Reserve assists with security for the whole Reserve.

5.3 Potential Development/Enhancement

The Otago Boat Harbour Recreation Reserve is one of the few Reserves bordering the Harbour with room to support multiple club buildings and facilities. The area of the Reserve beyond the OUSA Aquatic Centre is not actively used. Further enhancement or develop-

ment of the Reserve may be possible at this eastern end. This area could be landscaped until appropriate aquatic recreation activities are required and further facilities need to be developed to deal with increased use of the Reserve.

Public consultation has highlighted the retention of public open space during future development as a very important factor. Any future proposals for development will have to be evaluated with consideration given to the amount of public open space on the Reserve and the use and requirements for these areas. The retention of public open space is important to allow scope for events related to aquatic recreation, to ensure safe traffic circulation and to provide parking.

Landscaping will enhance the aesthetics of the Reserve. Providing a picnic area, seats and tables would allow water users to also make better use of shore facilities.

Landscaping of the Reserve beyond the OUSA Aquatic Centre would encourage increased use of the area. This end of the reserve is a lesser priority for development than the area of reserve occupied by clubs. Development of clubrooms and aquatic facilities could be considered on the Reserve, but the retention of public open space for events and traffic management will need further consideration.

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6.0 Aims, Objectives, and Policies

6.1 Introduction/Explanation of terms

Management Aims

The aims of a management plan must be able to stand the test of time and should require little in the way of amendment even when the plan is reviewed. The aims are related to the classification and purpose of the Reserve. They provide a framework within which any future proposals for development/enhancement, or any other form of action that may have an impact on the reserves, can be considered.

Management Objectives

The objectives of a management plan elaborate on the means necessary to achieve the established aims. They should be oriented towards action and provide the basis for developing specific policies on matters that reserve managers will need to address.

Management Policies

The policies become the means by which objectives are achieved. Over time, as certain specific objectives are attained or require change, relevant policies will also be amended. The policies in the management plan guide all future aspects of the reserve and provide the framework for continuity of management.

All general management policies for reserves are described in a separate document, the *Reserves Management Plan—General Policies*. The policies contained in the *Reserves Management Plan—General Policies* also apply to the management of the Otago Boat Harbour Recreation Reserve, unless specifically over-ridden by policies in this document. The reader should refer to the *Reserves Management Plan—General Policies* document as if it was a physical part of this plan but note that the *Reserves Management Plan—General Policies* are frequently reviewed to ensure continual relevance.

The aims, objectives and policies are in *no* order of priority.

6.2 Administration

Aim

1. The Otago Boat Harbour Recreation Reserve is managed in accordance with all relevant legislation, relevant Council policy, and statutory instruments.
2. The Otago Boat Harbour Recreation Reserve is managed for purposes associated with aquatic recreation (as per the Deed of Agreement).

Comments

Certain developments and management activities on the Reserve (eg the erection of buildings, discharges, etc) are subject to the provisions of the Resource Management Act 1991, in particular those in the Dunedin City Council Proposed and Transitional District Plans and the Regional Plan: Coast (Otago Regional Council, 2001). Consents required under the Resource Management Act 1991 and other Acts are in addition to, not a substitute for, the approval of the Dunedin City Council as reserve land owner.

Management of this Reserve is slightly different to that of other reserves around the harbour. This is because of the Deed of Agreement that specified the terms and conditions of the land vesting in Council. The Deed specifies the Reserve is to be managed for purposes associated with aquatic recreation and will be developed as required for aquatic recreation in conjunction with the adjoining Boat Harbour.

The Dunedin City Council will liaise with Otago Regional Council over cross-boundary issues. The land boundary between the areas managed by these local authorities is normally the line of Mean High Water Springs (indicated by the location of the inner sea wall). Liaison with the Regional Council allows for the identification and resolution of issues which affect both organisations and require a co-ordinated approach. For example, matters relating to sea walls, coastal structures, and structures or buildings extending from the Reserve over the sea bed.

Objectives

1. To give effect to this plan by ensuring management is in accordance with relevant legislation, policies, and the Deed of Agreement.
2. To liaise with appropriate organisations over cross-boundary and reserve management issues.
3. To review this plan on a regular basis.

Policy

1. In accordance with the Deed of Agreement the Reserve will be managed for purposes associated with aquatic recreation and will be developed as required for aquatic recreation in conjunction with the adjoining Boat Harbour.
2. Activities on the reserve must be consistent with the requirements, objectives, policies or rules set out in any statute, by-law, relevant management plan, District or Regional Plan, and the Deed of Agreement.

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3. Aquatic recreation is recognised as the primary purpose of the Reserve.
4. The Dunedin City Council will liaise with Otago Regional Council or other appropriate organisations over cross-boundary issues.
5. The plan will be reviewed at least every ten years to ensure objectives and policies are updated in the public interest, and to take account of changing aspirations and requirements.

6.3 Protection of Reserve Values

Aims

1. To the extent compatible with the purpose of the Reserve, the natural, cultural and historic resources on the Reserve are protected, maintained and enhanced.

Comments

Erosion of land, including reserves that are bordered by sea walls, occurs as a result of natural harbour processes. Action may be required at times to minimise the affects of natural processes to ensure reserve stability. Break down in the sea wall structure and irregular or inappropriate maintenance has caused varying levels of degradation of the sea wall and erosion of some reserve land. Regular planned maintenance is required to prevent the wall degrading and to minimise erosion.

A Council resolution of 29 March 2004 determined that the Dunedin City Council does not own, and is therefore not responsible for, the outer sea wall around the Boat Harbour.

The original sea walls around the Harbour (not the outer sea wall around the Reserve) are considered archaeological sites and the Historic Places Trust have placed a Category I classification on the walls. This classification is given to places with special or outstanding historical or cultural heritage significance or value.

Most of the vegetation on the reserves is for the purpose of landscape enhancement. It is important that plantings are provided for shelter, screening, and aesthetic enhancement of the Reserve.

Objectives

1. To protect, maintain, and enhance the natural, landscape, amenity, ecological, cultural, and historic values of the Reserve for the enjoyment of future generations where these are compatible with purposes associated with aquatic recreation.
2. To provide a balance between recreational access and use, environmental protection, and other reserve values.

Policies

1. The 'Tangata Whenua, Mana Whenua and Iwi', 'Trees and Tree Management', 'Signage' and 'Landscape' sections in the *Reserves Management Plan—General Policies* apply in conjunction with this management plan.
2. All practical steps will be taken to prevent activities in adjoining areas from compromising the values of the Reserve.
3. Any development which includes planting or earthworks must be done in a way that maintains and/or enhances the values of the Reserve.
4. The Council will impose conditions to maintain/protect reserve values with any permission given in its capacity as landowner, or in submissions on applications for resource consents on adjoining properties or the Harbour.
5. Landscaping or plantings of appropriate species to enhance the Reserve are permitted subject to Council approval and conditions.
6. Council will include the inner sea wall bordering the Reserves into its *Activity Management Plans*.

6.4 Recreation

Aims

1. Public enjoyment of the Reserve is encouraged for purposes associated with aquatic recreation.

Comments

The purpose of the reserve is for activities associated with aquatic recreation. Any activities on the Reserve must be consistent with the purpose of the Reserve.

Opportunities exist for development of tracks or paths along the water's edge, contributing to an overall network of tracks/paths around the Harbour. Tracks/paths can be used for connecting access between areas, or for on-shore coaching of aquatic recreation activities, such as rowing.

Objectives

1. To provide for formal and informal recreational activities for the benefit and enjoyment of the public for purposes associated with aquatic recreation.
2. To allow development of new recreational opportunities where they can be sustainably managed and are compatible with the primary purpose of the reserve.

Policies

1. Any new track or path development on the Reserve, which relies on access across private land at any point, may proceed only after formal agreement with the private landowner has been reached.

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2. Where possible, any new track or path proposed must be as wide as possible to reduce potential conflicts of use.
3. Any track proposed for the Reserve should be considered under the Council's *Track Policy and Strategy*.
4. Development and enhancement of the Reserve will consider current and potential recreation use.



6.5 Aquatic Recreation Facilities (Ramps, Jetties, Wharfs etc.)

Aims

1. Recreational facilities are provided to facilitate access to the Harbour.

Comment

It is important for the public to have access to the Harbour for recreation activities. This is identified as a priority in Council's *Sport and Recreation Strategic Plan 2002*. The combination of Council and club owned aquatic facilities provides reasonable access to the Harbour.

Land owner (Dunedin City Council) consent is required for facilities on, or extending from, the Reserve. In addition, clubs and organisations wishing to construct facilities on or extending from the Reserve must acquire appropriate resource and building consents.

Offers from clubs wishing to transfer ownership of their facilities to Council will be considered on a case-by-case basis. If a club on the Reserve disbands, and there is a proven need for the aquatic facilities and wide community benefit, Council may consider accepting ownership. The transfer of ownership of facilities to the Council does not guarantee that those facilities will be retained for any specific length of time. If facilities are not deemed useful, and an appropriate owner cannot be found to take over the facilities, the owners will be responsible for their removal. Processes in the *Reserves Management Plan—General Policies* will be used to assist Council in making such decisions.

Objectives

1. To ensure facilities are appropriate, sustainable and consistent with public use and enjoyment of the Reserve.

Policies

1. Clubs and organisations proposing to construct buildings or facilities on, or extending from, the Reserve must gain landowner consent.
2. All new facilities must comply with the requirements of any District or Regional Plan, Resource Management Act 1991, Building Act 1991, or any relevant statute or by law.
3. Council will consider offers to take ownership of aquatic recreation facilities (eg ramps, jetties, wharves) on a case-by-case basis. This decision will consider the condition of the facility, costs involved, the need for facilities at that location, and the use by the public.
4. The section on 'Abandonment' in the *Reserves Management Plan—General Policies* applies in conjunction with this management plan.
5. Disbanded clubs with facilities on the Reserve will be responsible for the removal of those facilities if they are not transferred to an appropriate owner or the Council.
6. The transfer of ownership of facilities to the Council does not guarantee that those facilities will be retained for any certain length of time.
7. Clubs with facilities on reserve are required to maintain them to appropriate standards.

6.6 Public Access and Reserve Closure

Aim

1. Public access to the Reserve is permitted and encouraged unless closure is necessary from time to time.

Comments

At various times the Council may need to close the Reserve for issues of safety, maintenance, where activities have damaged the reserve and remedial action is required, or for booked events.

Sections 53 and 54 of the Reserves Act 1977 allow for closure and conditions.

Members of the public are permitted within the area leased by Otago Yacht Club (except buildings) during daylight hours. A majority of the boundary of the leased area is fenced, and may give the impression that the public is excluded. A number of the Yacht Club's aquatic facilities are available for use by the public. The Yacht Club is required to have signage indicating that public access to the area during daylight hours is permitted.

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Objectives

1. To ensure the public has freedom of entry, access and use of the Reserve, subject to any conditions, restrictions, or limitations of use considered necessary by the Council.

Policies

1. The Reserve will be open for public use, except where restrictions and limitations are necessary for the Reserve's protection, management, or public safety.
2. The sections on 'Occupational Agreements' and 'Public Access and Reserve Closure' of the *Reserves Management Plan—General Policies*, and the *Dunedin City Council Reserve Bylaw*, applies in conjunction with this management plan.
3. Fenced lease areas (except buildings) are available for the public to access during daylight hours.
4. The Reserve, or part there of, may be closed for booked sporting events.

6.7 Car Parking

Aim

1. Parking is provided in association with buildings and aquatic facilities for the convenience of users and the safety of the public.

Comments

The Reserve has a number of metalled parking areas and grass areas that are used for parking. Grass areas can become boggy during wet weather and damage can occur. Parking problems and congestion around ramps can occur during summer.

The provision of parking areas associated with buildings or aquatic facilities is required principally for public safety and convenience. Changing circumstances, such as an increase in reserve use, will require further consideration of car parking requirements.

Clubs wishing to develop new buildings or expand facilities will have to provide parking adequate to service anticipated user requirements. This should be addressed as part of the landowner permission sought and resource consent applications.

Objective

1. To provide adequate and effective parking areas for the users of the Reserve and their activities.

Policies

1. The 'Car Parking' section of the *Reserves Management Plan—General Policies* applies in conjunction with this plan.
2. Organisations will provide adequate parking for users as part of any plans for development or extension to buildings or facilities.

3. Maintenance and improvements of existing car parks will be programmed in the *Dunedin City Council's Activity Management Plan* for approval and funding.

6.8 Occupation and Use Agreements

Aims

1. The Reserve is developed as required for the purposes of aquatic recreation in conjunction with the adjoining Boat Harbour (as per Deed of Agreement).
2. Occupation of reserves and commercial use of aquatic facilities is formalised through occupation or use agreements.

Comments

Retention of public open space on the Reserve has been highlighted by the community as an important aspect of any future development of the Reserve. The Council will need to ensure adequate public open space is available for aquatic recreation events (eg parking and assembling or rigging vessels) and for spectators. Setback distance of buildings from the water edge is also important to allow room for public access and for erosion protection.

Organisations or individuals with buildings or facilities on the Reserve will be required to have occupation agreements, generally in the form of leases.

The Council encourages the sharing of buildings to maximise open space and minimise exclusive use. This approach is also beneficial for small or struggling clubs, as it makes good use of existing facilities and allows clubs to share costs. Given the nature and mix of clubs using the Reserve, the sharing of clubrooms or storage facilities is seen to be reasonable. Clubs using the Reserve range from large, financially viable/stable clubs with large facilities, to small groups requiring storage and the occasional use of social facilities when holding events. Different groups train at different times of the day, which is compatible with sharing facilities. It is important that such options be explored when clubs propose new buildings on the Reserve. Where necessary, existing occupation agreements will be reviewed to reflect such agreements between clubs.

The North End Squash Club was in existence on the Reserve when it was transferred to Council. As the squash club is unrelated to aquatic recreation, when the club wishes to relinquish their lease of the building, no new lease will be issued for activities unrelated to aquatic recreation.

Clubs or individuals are required to keep buildings on Council land to a safe standard. When buildings become dilapidated, it is essential that they be removed by the owner for safety and aesthetic reasons.

Otago Boat Harbour Recreation Reserve management plan

This is a requirement of the *Reserves Management Plan - General Policies* and is generally included as a condition of any occupational agreement.

Commercial operators (eg tour operators) may make use of the Council's public aquatic facilities for transferring customers or launching vessels. It is appropriate for commercial operators to contribute a percentage of the profits gained from the use of Council facilities or reserves for the maintenance of those facilities. 'Use agreements' will indicate conditions of use and the fees associated with use of public facilities and reserves for private gain. Commercial use of reserves and facilities or access over reserves may adversely impact on other users and increase requirements for car parking, toilet facilities, and rubbish collection.

Objectives

1. To permit and control the occupation of reserves for approved uses and facilities by the use of occupation agreements.
2. To permit and control commercial use of aquatic recreation facilities or reserves by formal agreements with users, for example tour operators.
3. Retention of public open space will be a priority for consideration when development of the Reserve is proposed.

Policies

1. All buildings, facilities and structures on the Reserve will be required to have leases.
2. New leases, other than renewal of existing ones, can only be granted for activities associated with aquatic recreation.
3. Organisations proposing the development of new buildings will be required to present options for sharing facilities with other clubs.
4. Leases will be reviewed to record agreements between clubs sharing buildings or facilities.
5. Future development or enhancement of the Reserve must ensure retention of public open space.
6. Future development proposals for buildings on the Reserve will require that they be set back from the water's edge to allow room for a path/cycleway of adequate width to allow both uses to occur simultaneously.
7. Commercial use of the reserve and/or aquatic facilities will require formal agreements with conditions of use and the fees for use.
8. The sections on 'Occupation Agreements', 'Encroachments', 'Commercial Use – Concessions', and 'Abandonment' of the *Reserves Management Plan – General Policies* apply in conjunction with this Management Plan.

9. The Dunedin City Council's *Fees and Charges Policy* will be read in conjunction with this plan.
10. Where occupational agreements or easements are not specified in this plan, public notification is required under the Reserves Act 1977.
11. Formal agreements may be lodged with Land Information New Zealand.

6.9 Public Toilets and Showers

Aims

1. Public toilet/showers are provided at identified key sites.

Comments

Clubs with clubrooms on the Reserve provide toilet facilities for their members. The ablution block within the Otago Yacht Club lease area is owned by the Yacht Club. There are, however, guaranteed rights of public access to the facility. This agreement was reached between the club and the Council as a condition of funding provided to the club to assist with the development of the ablution block. The public's right to use the facilities is indicated by the Public Toilet sign on the side of the building adjacent to the Yacht Club car park.

Objective

1. Public toilets and showers will continue to be provided on the Reserve.

Policies

1. The 'Toilet and Shower Facilities' policies in the *Reserve Management Plan – General Policies* apply in conjunction with this management plan.
2. The public has access to use toilet and shower facilities owned by the Otago Yacht Club.

6.10 Storage and Maintenance of Boats on Reserves

Aims

1. Open space areas of the Reserve are not used for storage of vessels, except where permission is granted by the Council.

Comments

Boat owners may occasionally and temporarily leave vessels on trailers parked in the Reserve car parks or grassed areas. In many cases, this is not likely to cause major problems. However, these vessels may reduce parking available for users, restrict access to facilities, and encumber open space. The term 'storage' refers to any vessel left on the Reserve for longer than 24 hours without approval. The owner will be responsible for meeting all costs associated with the removal of the vessel from the Reserve.

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The Reserve contains two boat maintenance areas that are leased by clubs or Trusts, and are available for members and the public to use for a small fee. This is the only non-commercial or private area around the Harbour where it is possible to slip large boats. Environmental protection of the Harbour from chemicals, anti-fouling paints and bilge water used in the maintenance area is essential. Systems need to be in place to prevent the discharge of these into land and water. Public safety and compliance with Health and Safety regulations is paramount given the very public nature and ease of access by the public into these maintenance areas.

Objectives

1. Storage of boats/vessels on the Reserve is confined within lease areas.
2. Storage and maintenance areas comply with relevant legislation.

Policies

1. The Council will respond to complaints about private vessels stored on Reserves (excluding those permitted by lease or other permission) by taking action to have them removed.
2. Costs associated with removal and storage of offending vessels will be at the vessel owner's expense.
3. Existing boat storage areas are not extended beyond current lease areas.
4. Use of boat maintenance areas on the Reserve will comply with Health and Safety requirements and ensure that there are no adverse impacts on the environment from the use of chemicals, anti-fouling paints, bilge water, and so on.



6.11 Dredging and disposal of dredged material

Aims

1. The Council is not involved in the responsibility of undertaking the dredging of the Boat Harbour or facilitating the disposal of dredged material.

Comments

The Dunedin City Council has determined that it is not the authority responsible for dredging in the Harbour Basin. Any proposal for dredging or reclamation requires resource consent from the Otago Regional Council.

Silting is a natural process that occurs when soil and dust are carried down hillsides and into the Harbour. The major contributor of sediment in the Boat Harbour is the Water of Leith, which discharges into the Harbour besides the Boat Harbour. Silting of the Boat Harbour can restrict the size of vessels able to use the area and requires that the area be dredged from time to time.

In the past, silt dredged from the Boat Harbour has been spread over the eastern end of the Reserve to help level the area. No further levelling of this site is required, therefore such disposal is no longer permitted. Dredged material may be high in heavy metals or toxins and is not appropriate for dumping on reserves or onto reclamations to be used for reserves.

Any reclamation or dredging proposal that may impact on the Reserve, or recreational users of the Reserve, needs to consider environmental impacts, sea wall construction and maintenance responsibilities, community needs, impact on recreational activities, landscaping, and legal land ownership processes.

Objectives

1. Dredged material will not be disposed of on the Reserve or used in reclaimed areas intended to become reserve.
2. Environmental, recreational, and community aspects and impacts will be considered when evaluating dredging or reclamation proposals.

Policies

1. Dredging and reclamation proposals will be evaluated with regard to environmental, recreational and community impacts.
2. Dredged material is not disposed of on the Reserve, or on reclamations proposed to be reserve, unless specifically approved by Council.
3. The Council does not accept responsibility for dredging the Boat Harbour or for the mooring piles contained within it.

Otago Boat Harbour Recreation Reserve management plan

Appendix 1: Aquatic Facilities List

(in order along the Reserve from Leith end to Ravensbourne end)

Asset Name	Facility owner	Land owner or adjoining land owner	Land Status or adjoining land status	Type	Asset Number	Available for public use *
Otago Yacht Club Trailer Sailer Jetty and Pontoon #2	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Jetty and Pontoon	N/A	No
Otago Yacht Club Boat Ramp	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Ramp	N/A	No
Otago Yacht Club Trailer Sailer Jetty #1	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Jetty	N/A	Yes – public access guaranteed
Otago Yacht Club Slipway	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Ramp	N/A	Yes – public access guaranteed
Otago Yacht Club Jetty (fitting out berth)	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Jetty	N/A	Yes – public access guaranteed
Otago Yacht Club Ramp	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Ramp	N/A	No
Otago Yacht Club Jetty and Dinghy Pontoon	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Jetty and Pontoon	N/A	No
Otago Yacht Club Jetty and Dinghy Pontoon #2 (Catwalk)	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Jetty and Pontoon	N/A	Yes – public access guaranteed
Otago Yacht Club Jetty and Pontoon #1	Otago Yacht Club	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Jetty and Pontoon	N/A	Yes – public access guaranteed
Boat Harbour Boat Ramp	Dunedin City Council	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Ramp	1451/49/10 and 1451/49/11	Yes
Boat Harbour Pontoon	Dunedin City Council	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Pontoon	1451/48/11	Yes
Boat Harbour Public Jetty	Dunedin City Council	Dunedin City Council	Recreation Reserve, unnamed strip, and seabed	Jetty	1451/48/10	Yes
Kaikorai Valley College Boat Ramp	Kaikorai Valley College	Dunedin City Council	Recreation Reserve, and unnamed strip	Ramp	N/A	Yes
North End Rowing Club ramp	North End Rowing Club	Dunedin City Council	Recreation Reserve, and unnamed strip	Ramp	N/A	No
Boat Harbour Public Ramp (North of Otago Boys High School building)	Dunedin City Council	Dunedin City Council	Recreation Reserve, and unnamed strip	Ramp	1451/49/12	Yes
Boat Harbour Public Ramp (past OUSA Aquatic Centre)	Dunedin City Council	Dunedin City Council	Recreation Reserve, and unnamed strip	Ramp	1451/49/13	Yes

* May be subject to some conditions eg restricted to daylight hours, not available during booked events.

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Appendix 2: List of existing leases/easements on the Reserve

Reserve	Occupier	Facility	Building Ownership	Type	Term (Years)	Expiry Date
Boat Harbour	Otago Harbour Recreational Trust	Land	N/A	Lease	14	30 June 2010
Boat Harbour	Kaikorai Valley College	Clubrooms	Lessee	Lease	20	30 June 2013
Boat Harbour	Otago Boys High School Board of Trustees	Clubrooms	Lessee	Lease	20	30 June 2013
Boat Harbour	Otago Canoe and Kayak Club	Clubrooms	Lessee	Lease	20	30 June 2013
Boat Harbour	Otago Yacht Club Inc.	Clubrooms and land	Lessee	Lease	20	30 June 2013
Boat Harbour	North End Rowing and Squash	Clubrooms	Lessee	Lease	20	30 June 2013
Boat Harbour	Otago University Students Association and North End Rowing Club	Clubrooms	Lessee	Lease	20	30 June 2013
Boat Harbour	Otago University Students Association	Clubrooms /Aquatic Centre	Lessee	Lease	14	1 April 2015
Boat Harbour	BP Oil New Zealand Limited	Pipeline easement	N/A	Easement	-	N/A

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Appendix 3: Council Extract Approving Plan

MINUTES OF A MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE HELD IN THE EDINBURGH ROOM, MUNICIPAL CHAMBERS ON TUESDAY 18 JANUARY 2005 COMMENCING AT 2.00PM

14 DRAFT OTAGO BOAT HARBOUR RECREATION RESERVE MANAGEMENT PLAN

In a report the Reserves Planner presented the recommendations of the Hearing Panel on public submissions on the Draft Otago Boat Harbour Recreation Reserve Management Plan and the final document with the recommended amendments incorporated.

It was moved (The Mayor/Cr Brown):

- “1 That the Council approve the amendments to the Draft Otago Boat Harbour Recreation Reserve Management Plan recommended by the Hearing Panel as a result of public submissions.*
- 2 That the Council adopt the final version of the Otago Boat Harbour Recreation Reserve Management Plan, incorporating amendments as a result of public submissions and the Hearing Panel recommendations.”*

Motion carried

MINUTES OF A MEETING OF THE DUNEDIN CITY COUNCIL HELD IN THE COUNCIL CHAMBER, MUNICIPAL CHAMBERS ON MONDAY, 14 FEBRUARY 2005 COMMENCING AT 2.00 PM

6 COMMUNITY DEVELOPMENT COMMITTEE – 18 JANUARY 2005

It was moved (Hudson/Stevenson):

- “2 That the following Part B item of the minutes of the Community Development Committee meeting held on 18 January 2005 be approved: Item 14: Draft Otago Boat Harbour Recreation Reserve Management Plan.”*

Motion carried

Otago Boat Harbour Recreation Reserve management plan

Appendix 4: Aerial Photo Map of Reserve



Otago Boat Harbour Recreation Reserve management plan

