

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN



ADOPTED 28 JUNE 2005

Section 5,6,7,8

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

5 CONCEPT PLAN

This section outlines the **development proposals for the Nukuhau Boat Ramp Area Reserve (highlighted in BOLD)** envisaged during the lifetime of this plan and the development of adjacent Council non-reserve land. It should be read in conjunction with the *Concept Plan* provided at the end of this section. It is necessary to illustrate reserve and non-reserve proposals on the same plan due to their integrated relationship in addressing the boating and passive recreational needs of the area. The reserve land is clearly identified on the Concept Plan and all activities and proposals on the reserve are subject to the policies in this management plan as appropriate. The non-reserve land is not subject to these policies. The Concept Plan provides confidence as to how the land will be generally developed. However, detailed design and site survey will clarify the exact location of structures and landscaping, the number of pens and parking spaces, their orientation and the manoeuvring space to operate adequately.

A) Enhanced Reserve Recreational Boat Ramp

With the co-operation of the Department of Internal Affairs and subject to other necessary consents, it is proposed that the boat ramp on the reserve should be extended and additional temporary docking developed along the river bank. It will serve only recreational boating in the future with the removal of maintenance activities following the provision of alternative boat maintenance access to Pier 87.

B) New Reserve Floating Jetty

The Department of Internal Affairs supports the establishment of an additional floating jetty in the centre of the reserve boat ramp as soon as possible to increase boat launching and retrieval efficiency and safety thereby reducing congestion at peak times.

C) New Maintenance Slipway on Pier 87

To make the most of the Council land available to facilitate the separation of recreational and maintenance activities and to improve navigational safety, a new maintenance slipway is proposed to serve Pier 87, and the adjoining Lakeland Marine property through a shared right of way, angled downstream of the river flow. This will encroach into the reserve and require the relocation of existing Department of Internal Affairs berths along the groynes of the maintenance slipway. It is proposed that the existing slipway will be filled in to create additional useable space for Pier 87 and Lakeland Marine.

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005



Pier 87 Boat Storage and Existing Maintenance Slipway

D) New Maintenance and Servicing Facilities on Pier 87

A new relocated slipway also enables the development of a new large maintenance building, and smaller units where space allows, along the southern boundary of Pier 87. This will enable boat maintenance contaminants, particularly airborne, to be contained and will provide occupiers with better shelter from southerly winds. In the event that a travel lift becomes economic in the future, the slipway groynes should be designed to take its loaded weight.

The proposed new maintenance buildings will be serviced by a new hardstand area appropriately designed to collect and dispose of stormwater and contaminants. The facility will be equipped with a boat hoist and marine fuel and waste/effluent disposal facilities will be provided on a new jetty off Pier 87. Alternatively an effluent disposal system may be provided at the reserve toilet. Facilities will be available for hire by owners wishing to undertake their own maintenance.

E) River Channel Dredging

To ensure boat berthing and access to the river and lake is not hampered by sediment build up, it is usual in other harbours for limited and periodic dredging to be carried out. It has been assessed that the river and lake characteristics means that deposition is slow and

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

dredging will only be necessary about every 5 years and in the area approaching and abutting the reserve ramp, Pier 87 slipway and associated berth and temporary mooring areas. Without sufficient additional erosion protection and beach restoration work, this will necessitate hiring of equipment until such time as purchase of a dedicated Lake Taupo dredge can be justified.

F) Short Term Reserve Boat Trailer and Visitor Parking

Upgrading of the reserve recreational boat ramp and the recreational attractiveness of the reserve will place increased parking demands on the reserve land from boat berth owners, launching and retrieval, residents and visitors. The recreational ramp's capacity is estimated to be equivalent to up to 160 parking spaces. Whilst there is insufficient reserve land available to accommodate the maximum capacity, this is not anticipated to be reached. As much additional parking and manoeuvring space has been identified as possible, taking into account other needs identified for the different reserve users. These areas will be sealed, staged in conjunction with the implementation of other changes as appropriate.

G) Additional Long Term Boat Storage

Additional yacht dry storage pens will be provided and all pens reorientated to allow for the development of a hardstand associated with the maintenance building. A possible Waka storage site (Tauranga) is proposed at the north eastern end of the reserve.

H) 1) Swimming Beach Landscape and Amenity Improvements

The Swimming Beach (Puhau) and associated grassed bank, currently part of the road reserve, will be recreationally enhanced and its historic and cultural value interpreted. Possible improvements include seating, riverbank terracing, stormwater quality improvement and drain extension/relocation, diving jetty (or groyne to assist with beach retention) and/or pontoon, a rubbish bin and the like. It is also suggested that the importance of the origin of the Waikato River could be interpreted through a carved Pou, archway or sculpture, name and interpretation signs. A sign will be erected advising of the dangers of swimming out into boating lanes and fast currents and the practicality of a safety net will be investigated. This will complement the enforcement of no swimming near the reserve boat ramp.

2) Reserve Recreational, Landscape and Amenity Improvements

The metalled and grassed areas of the reserve will be enhanced through improved landscaping to better define as large an area of grassed open space as possible, whilst providing amenity and shade planting, seating, recreational paths, promenade/boardwalk, harbour viewpoint, parking sealing, post and rail fencing, Raupo enhancement and bi-cultural interpretation throughout.

In addition, problems with stormwater quality and location of the outfall at the reserve recreational boat ramp will be investigated and systems upgraded and relocated where possible.

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

I) Reserve and Non-Reserve **Security and Safety**

Security and safety will be improved by various means which achieve a balance between effectiveness, visual amenity impact and cost including:

- o **careful and selective planting to ensure adequate natural surveillance**
- o **additional motion sensor and bollard lighting**
- o fencing of the dedicated maintenance area
- o **possible fencing of the boat storage area with swipe card access whilst recognising the need to maintain easy public access to the recreational boat ramp and grassed open spaces; and**
- o **connection to the CBD CCTV system or through security patrols.**

J) Additional Jetties and Breastwork

With the co-operation of and as part of the assessment programme being undertaken by the Department of Internal Affairs, the existing treated timber breastwork and jetties fixed to Council reserve will be replaced by more modern materials and floating pontoons. The possibility of increasing capacity without adversely affecting safe navigation and considering river flows will be examined as part of detailed design work.

Other Options Considered but Rejected

New Boat Lift

Whilst a travel lift, capable of retrieving and launching the largest vessels on Lake Taupo, is technically feasible and would make more efficient use of space available, the lower frequency required to keep clean vessels in fresh water and the limited number of large vessels now and likely in the future will make the cost of purchase, maintenance and operation uneconomic and so it is not proposed in the life of this plan.

Excavated Mini-Marina

The possibility of excavating a mini-marina within the reclaimed part of the Nukuhau Reserve as a means of providing additional berthing is not proposed because, whilst technically possible, it is judged uneconomic or impractical due to space constraints and other higher priority recreational, amenity and boating needs. It is suggested that it would be better to create significant additional berth capacity by encouraging private developers to develop existing or new marinas elsewhere.

Dry-stack Facility

Whilst a dry-stack facility is an efficient means of providing additional boat storage and an income generator, it is not favoured on the available Council land at Nukuhau. It was



Reserve Breastwork/Mooring Lighting

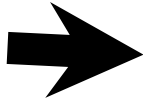


NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

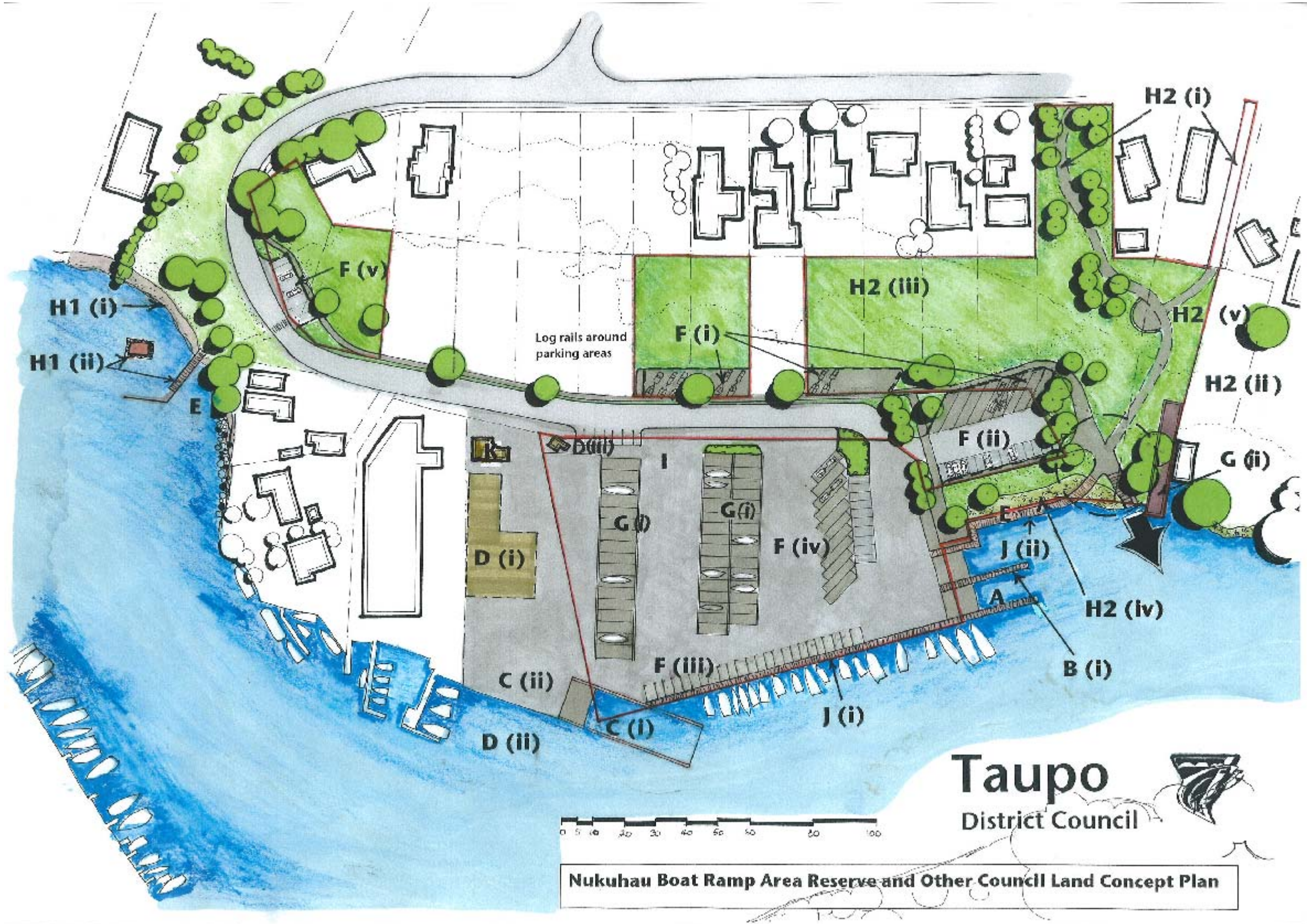
decided that boat maintenance should take priority on the only industrial land adjacent to the water in the Taupo urban area and that there was insufficient space for a good return on investment. It was determined that it would be more appropriate as part of a private marina development.

CONCEPT PLAN PROPOSALS TABLE

A	Extend boat ramp for recreational boating only
B (i)	New floating jetty
C (i)	New maintenance slipway with right of way for adjacent landowner & relocated DIA berths
C (ii)	Existing maintenance slipway filled in, with the agreement of the adjacent land owner
D (i)	New maintenance building/s & hard stand, including boat hoist
D (ii)	New marine fuel & waste/effluent disposal facilities on a new jetty
D (iii)	Possible alternative location for new effluent disposal point at reserve toilet
E	Improved storm-water outfalls
F (i)	New boat trailer parking
F (ii)	New visitor car parking
F (iii)	New berth car parking
F (iv)	Improved boat trailer parking
F (v)	New visitor car parking (low priority)
G (i)	Relocated existing and additional boat storage pens
G (ii)	Possible Waka storage site (Tauranga)
H1 (i)	Improved swimming beach area
H1 (ii)	New diving jetty/groyne, safety boom and/or pontoon, subject to risk assessment
H2 (i)	Alternative recreation path links with chicanes to slow cyclists
H2 (ii)	Raised land for site of potential foot & cycle bridge link to Tongariro Domain
H2 (iii)	Landscaped passive recreation area
H2 (iv)	Protected Raupo
H2 (v)	Boat Harbour viewing point
J (i)	New breastwork and floating jetties in association with DIA programme
J (ii)	Temporary tie up area
K	Lake Taupo volunteer Coast Guard Building
Throughout	Bi-cultural interpretation & signage
Key sites	Additional lighting and other security measures

Concept Plan Key

KEY:	
	Potential link to Tongariro Domain over potential cycle / pedestrian bridge.
	Possible area to be raised to aid with construction of bridge.
	Taupo District Council Reserve Boundary.



**NUKUHAU BOAT RAMP AREA
RESERVE MANAGEMENT PLAN JUNE 2005**

6 PLAN REVIEW

This management plan will be kept under continuous review as circumstances affecting the management of the reserve change.

This is necessary to ensure the continued relevance of the plan to the management of the reserve. Minor adjustments can be made by publicly consulting on changes during the life of the plan but major changes in policies and objectives would require a complete review. A complete plan review will generally be undertaken at approximately five yearly intervals to ensure its continued relevance to reserve management and public requirements.

**NUKUHAU BOAT RAMP AREA
RESERVE MANAGEMENT PLAN JUNE 2005**

7 GLOSSARY

Acting Inappropriately:	Means: (a) disorderly or disreputable conduct; (b) intoxication or for any reason not in a proper condition; (c) not properly and decently attired and clean in person; (d) behaves in an indecent and disorderly manner or annoys or is offensive to any other persons lawfully upon the land; (e) acts contrary to any of the rules for the conduct of persons using the land for games, sports or recreation or as spectators of games or sports <u>PROVIDED THAT</u> if the failure to observe any such rule is made in good faith and if the person offending complies with such rules upon his attention being drawn to the same then such breach of rules shall not be deemed a reason for his expulsion from the land; (f) is guilty of any rough or improper conduct whilst taking part in any game or who urges or incites any person to commit any such rough or improper conduct; (g) whilst on the said land makes or offers to make a bet or wager on or in respect of any game or the result of any game; (h) fails or refuses to comply with any lawful request of any responsible official made for the purpose of enforcing any of the rules or of protecting the property and the grounds or of protecting the comfort and convenience of the persons lawfully upon the said land whether as players, spectators or otherwise; (i) fails or refuses to pay any fees lawfully charged or is found upon the land at any time when a fee is charged or is found upon the land without having paid such a fee as aforesaid.
Amenity values:	Means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes
Camping:	Includes the erection of temporary shelters for sleeping or other uses and the use of motorhomes.
Concept Plan:	Shows any physical and administrative changes planned for the reserve within the lifetime of this management plan (i.e. approximately 5 years).

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

Developed Areas:	That majority of the reserve that has been earthworked, built upon or adapted over time
Key Stakeholders:	Any person or organisation that has an interest in the reserve which is more than that of the general public
Lease:	Means a grant of an interest in land that gives exclusive possession of the land and makes provision for any activity on the land that the lessee is permitted to carry out;
Licence:	Means a grant of non-exclusive interest in land that makes provision for any activity on the land that the <i>licensee</i> is permitted to carry out;
Permit:	Means a temporary grant of rights to carry out an activity that does not require an interest in land; and "permit holder" has a corresponding meaning
Stakeholders:	Any person or organisation that has an interest in the reserve.

**NUKUHOU BOAT RAMP AREA
RESERVE MANAGEMENT PLAN JUNE 2005
8 CURRENT NZ GAZETTE NOTICES**

85
ALS
3,770
ALS
3,360
4,763
7,058
0,350
3,551
4,387
15,268
10,876
0,196
17,155
31,254
21,296
53,527

19 MAY

NEW ZEALAND GAZETTE

2087

Land Notices

Conservation

Reserves Act 1977

Classification of Reserves

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Waikato Regional Manager for the Department of Conservation hereby classifies the reserves described in the Schedule hereto, as recreation reserves, subject to the provisions of the said Act.

Schedule

South Auckland Land District—Taupo Borough

9,9848 hectares, more or less, being Sections 326, 359, part Section 363, Block II, Tauhara Survey District, and Lot 1, D.P. S. 33441, situated in Block II, Tauhara Survey District. Part *New Zealand Gazette*, 1973, page 793; 1972, page 1014. All *New Zealand Gazette*, 1971, page 152. All certificate of title 30A/999. Part certificates of title 5A/199 and 12A/860. S.O. Plans 46619, 45202, and 46692.

61,2608 hectares, more or less, being Sections 355, 356, 358, 373 and part Sections 89 and 357, Block II, Tauhara Survey District. Part *New Zealand Gazette*, 1973, page 793; 1888, page 1051. All *New Zealand Gazette*, 1974, page 2152. S.O. Plans 43093, 44916, 46618 and 46619, subject to drainage easement created by R.B. 2020/209.

1,7427 hectares, more or less, being Rangatira A115, A116, A122, A123, A125, A136, A100, A137, A126, A131, A132, A133, A134 and A135, situated in Block II, Tauhara Survey District and Sections 61 and 418, Block II, Tauhara Survey District. All certificates of title 3B/1110, 14A/505, 21C/1394, 11A/324, 14A/506 and 12C/537. All *New Zealand Gazette*, 1972, page 5333, 1974, page 428, 1980, page 3150 and part *New Zealand Gazette*, 1972, page 1014. M.L. Plan 17674. S.O. Plans 50552 and 40928.

Dated at Hamilton this 9th day of May 1988.

W. W. E. SANDER, Regional Manager.

(C.O.; R.O. Ref. RRL 01901) 2/1
ln5230

Classification of Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager of the Department of Conservation, Waikato hereby classifies the reserve described in the Schedule hereto, as a recreation reserve, subject to the provisions of the said Act.

Schedule

South Auckland Land District—Hamilton City

3,0351 hectares, more or less, being Lot 514, D.P. S. 9477, situated in N.Z.M.S. 261 S14 sheets 44.34 and 45.34. Part *New Zealand Gazette*, 1966, page 341. Part certificate of title 528/16.

Dated at Hamilton this 11th day of May 1988.

W. W. E. SANDER, Regional Manager.

(D.O.C. Ref. R.O.: RRL 004) 2/1
ln5220

Declaration That Land is a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager, Department of Conservation, Wanganui hereby notifies that

the following resolution was passed by the Napier City Council on the 29th day of February 1988.

“That in exercise of the powers conferred on it by section 14 of the Reserves Act 1977, the Napier City Council hereby resolves that the piece of land held by the said city in fee simple and, described in the Schedules hereto, shall be, and the same is hereby, declared to be a recreation reserve within the meaning of the said Act.”

First Schedule

Hawke’s Bay Land District

22,460 hectares, more or less, being Section 1 on S.O. 9590 located on Record Sheets V21/63.11, 64.11, 65.11, 63.12, 64.12 and 65.12 contained in *Gazette* notice 393040.1.

Second Schedule

1,310 hectares, more or less, being Section 1 on S.O. 9591 located on Record Sheets V21/63.11 and 64.11 contained in *Gazette* notice 393040.1.

Third Schedule

1,710 hectares, more or less, being Section 2 on S.O. 9591 located on Record Sheets V21/63.11 and 64.11 contained in *Gazette* notice 393040.1.

Fourth Schedule

6,0283 hectares, more or less, being Section 1 on S.O. 9592 located on Record Sheet V21/63.11 contained in *Gazette* notice 393040.1.

Fifth Schedule

11,270 hectares, more or less, being Section 1 on S.O. 9593 located on Record Sheets V21/63.11 and 63.12 contained in *Gazette* notice 393040.1.

Dated at Wanganui this 26th day of April 1988.

J. E. CONNELL, Regional Manager, Department of Conservation.

(D.O.C. C.O. R.O. 9/5; D.O. 6/11/4) 2/1
ln5251

Declaration That Lands Are Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Waikato Regional Manager of the Department of Conservation, hereby notifies that the following resolution was passed by the Hamilton City Council on the 10th day of March 1988.

“That, in exercise of the powers conferred on it by section 14 of the Reserves Act 1977, the Hamilton City Council hereby resolves that the pieces of land held by the said city in fee simple and described in the Schedule hereto, shall be, and the same is hereby, declared to be recreation reserves within the meaning of the said Act.”

Schedule

South Auckland Land District—Hamilton City

7107 square metres, more or less, being part Lot 9, D.P. 14611, situated in N.Z.M.S. 261, S14 sheet 40.29. All certificate of title 18D/526.

Appurtenant hereto is a right of way, created by transfer 158971.

2221 square metres, more or less, being Lot 107, D.P. S. 10747; situated in N.Z.M.S. 261, S14 sheet 39.30. All certificate of title 7D/728.

1,2038 hectares, more or less, being part Allotment 11,

**NUKUHOU BOAT RAMP AREA
RESERVE MANAGEMENT PLAN JUNE 2005**

4 FEBRUARY

NEW ZEALAND GAZETTE

391

Classification and Naming of a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve, for the purposes specified in section 19 (1) (a) of the Reserves Act 1977, subject to the provisions of the said Act, and further, declares that the said reserve shall hereafter be known as the Titeremoana (Pudding Island) scenic reserve.

Schedule

**Otago Land District—Minister of Works and Development
Titeremoana (Pudding Island) Scenic Reserve**

1.1 hectares, more or less, being Section 1, S.O. 22435 (formerly Pudding Island), situated in Block VII, Portobello Survey District. All *New Zealand Gazette*, 1910, page 3114.

Dated at Dunedin this 28th day of January 1988.

J. N. RODDA, Regional Manager.

(D.O.C. C.O. Res. 12/3/38; R.O. 13/11)

In1108

3/1

Classification of Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager hereby classifies the reserve described in the Schedule hereto, as a scenic reserve, for the purposes specified in section 19 (1) (a) of the Reserves Act 1977, subject to the provisions of the said Act.

Schedule

Otago Land District—Queenstown Lakes District

65 hectares, more or less, being Section 1 (formerly Stevensons Island), Block IX, Lower Wanaka Survey District. Part *New Zealand Gazette*, 1891, page 1050. S.O. Plan 22151.

Dated at Dunedin this 27th day of January 1988.

J. N. RODDA, Regional Manager.

(D.O.C. C.O. 12/2/116; R.O. 8/3/224)

In1069

3/1

Declaration that Lands are Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Waikato Regional Manager of the Department of Conservation hereby notifies that the following resolution was passed by the Taupo Borough Council on the 13th day of August 1987.

"That in exercise of the powers conferred on it by section 14 of the Reserves Act 1977, council hereby resolves that Section 413, Block II, Tauhara Survey District, Otumuheke No. 1548 Block, Block II, and Rangatira A99 Block, Block II, Tauhara Survey District be declared reserves for recreation purposes within the meaning of the said Act."

Schedule

South Auckland Land District—Taupo Borough

1.7202 hectares, more or less, being Section 413, Block II, Tauhara Survey District. All certificate of title 23B/218. S.O. Plan 49579.

819 square metres, more or less, being Rangatira A99 Block, situated in Block II, Tauhara Survey District. All certificate of title 30A/303. M.L. Plan 17674.

9.3077 hectares, more or less, being Otumuheke Block, situated in N.Z.M.S. 261, U18 Sheet 09.03. All certificate of title 826/297. M.L. Plan 1545-8.

Dated at Hamilton this 25th day of January 1988.

W. W. E. SANDER, Regional Manager.

(Cons. R.O. 8/3/133)

In948

2/1

Authorisation of the Exchange of a Part of a Reserve for Other Land

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Waikato Regional Manager of the Department of Conservation hereby authorises the exchange of that part of the Te Kauri Park Scenic Reserve, described in the First Schedule hereto, for the land described in the Second Schedule hereto.

First Schedule

South Auckland Land District—Otorohanga District

5.8700 hectares, more or less, being Section 51, Block XII, Kawhia North Survey District. Part *New Zealand Gazette*, 1971, page 154. S.O. Plan 52386.

Second Schedule

South Auckland Land District—Otorohanga District

31.4380 hectares, more or less, being Section 33, Block IX, Pirongia Survey District. Part certificate of title, 607/123. S.O. Plan 53892.

Dated at Hamilton this 20th day of January 1988.

W. W. E. SANDER, Regional Manager.

(Cons. C.O. Res. 3/3/194; R.O. 13/190/4)

In949

2/1

Declaration that Land is a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Northern Regional Manager, Department of Conservation hereby notifies that the following resolution was passed by the Northcote Borough Council on the 9th day of June 1987.

"That in exercise of the powers conferred on it by section 14 of the Reserves Act 1977, the Northcote Borough Council hereby resolves that the piece of land vested in the said Borough, held by the Borough in fee simple, and described in the Schedule hereto, shall be, and the same are, hereby declared to be reserves for recreation purposes within the meaning of the said Act."

Schedule

North Auckland Land District—Northcote Borough

890 square metres, more or less, being Lot 2, L.T. 115604, situated in Block XII, Waitemata Survey District. Part certificate of title 52A/1110.

1896 square metres, more or less, being Allotment No. 17 of the Town of Woodside and Lot 19 and part of Lot 18 of the Town of Woodside situated in Block XII, Waitemata Survey District. All certificates of title 312/223 and 79/231.

6540 square metres, more or less, being Lot 3, L.T. 115606, situated in Block XII, Waitemata Survey District. Part certificate of title 61A/175.

Dated at Auckland this 26th day of January 1988.

G. E. ROWAN, Regional Manager, Department of Conservation, Auckland.

(Cons. C.O. Res. 2/2/146; R.O. 8/3/401)

In1114

1/1

Declaration that Land is a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Northern Regional Manager,