

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN



ADOPTED 28 JUNE 2005

Section 3 & 4



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3 MANAGEMENT CONSIDERATIONS

As explained in more detail in the introduction to this management plan, the Nukuhau Boat Area Working Party was established by Council to examine problems and issues in the Nukuhau Boat Ramp Area and identify proposals to address them, in consultation with other potentially affected or interested parties. The problems and potential solutions were then assessed by independent consultants and modified recommendations made. These were included within a draft reserve management plan on which further public comment was sought. This adopted management plan has been modified in response to some of the submissions received.

The following headings, subsequent policies and the concept plan reflect these recommendations whilst others address more generic reserve management issues.

3.1 RECREATION

The Nukuhau Boat Ramp Area is clearly an important recreational reserve for accessing the Waikato River and Lake Taupo, particularly by boat, as it is one of the most sheltered, with a wide ramp and larger servicing area. However, concern has been expressed in past surveys as to the adequacy of depth of the launching ramp relative to variation in river levels due to weather conditions and control gate power generation needs. The absence of a tie up facility on one side of the ramp and the current fixed wooden jetty not responding to river levels, limits the launching/retrieval capacity, safety and efficiency of the ramp. This can increase congestion on the reserve at peak periods.

The reserve is also important for local amenity and passive recreation opportunities and provides a backdrop to the setting of Taupo Boat Harbour. It is a popular area for locals to obtain access to the river, for walking and observing nature and informal play and viewing the Boat Harbour. Unfortunately, the full recreational potential of the reserve has not been realised and the quality of facilities and the environment is below current public expectations. Potential exists to enhance these activities with planting to shelter and better define spaces and link these with walkways.

Conflicts exist between the various uses, particularly recreation and boat maintenance activities and boat launching/retrieval and children swimming. Resource Management Act and Reserves Act requirements are also not currently being fulfilled satisfactorily.

Other Council non-reserve land in the area, discussed below, can assist in separating out conflicting uses thereby enabling recreational facilities, opportunities and the environment of the reserve to be enhanced.

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View north of grassed open space from Boat Ramp Manoeuvring Area

3.2 HISTORICAL AND CULTURAL

There is currently little documented information on early use of the reserve and over time it has also undergone significant modification. However, a precautionary approach to historical values is sensible with policies intended to protect, identify and interpret history to existing and future reserve users.

Nukuhau is well known to Iwi as the origin or gateway of the Waikato River and a safe haven for vessels on the lake. Ngati Te Urunga has stressed the Mauri (life force, balance, natural state) and Mana that the Waikato River possesses. Tangata Whenua are responsible for any down river environmental and cultural effects on other Iwi that hold the same relationship with this Taonga. For instance, it is expected that the protection of the Taonga for the present and future from pollution should be achieved.

The "Puhau" (swimming area) on the corner of Rauhoto and Noble Streets is a Taonga to Tangata Whenua of Rauhoto Marae and is an important link they have with the Waikato River. This area has had traditional use for the Hapu for more than 200 years and they feel that they exercise Kaitiakitanga over this area and enjoy sharing it with others who respect it. Hence they would like to be involved in the enhancement of this "Puhau".

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View from Rauhoto Street Swimming Beach (Puhau) to Lake Taupo

In the past, raupo covered a large area of the inner river mouth margins and was a resource for whare roofing and insulation. Raupo also provides safe habitat for waterfowl and has provided a type of flour for bread making. Only a small area to the north of the boat ramp now remains and further removal would result in additional loss of biodiversity and history.

Hapu have requested that all signage be in both Maori and English in line with the kaupapa of promoting Te Reo Maori. This is particularly important in areas of cultural importance such as the Waikato Awa/Taupo-Nui-A-Tia. It is believed that the awa in its entirety is a spiritual link or vehicle to Hawaiki (ancestral homeland).

3.3 LANDSCAPE CHARACTER

It is the landform and land use patterns both on and surrounding a site which contributes strongly to landscape character, giving a place identity. The intrinsic natural landscape character of the reserve has been altered significantly with the:

- o reclamation of part of the lake bed to form the boat ramp area and related car parking and servicing area
- o establishment of grassed reserve
- o surrounding industrial and residential development; and

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- harbour activities.

When viewed as a single entity the reserve currently has little cohesiveness. The reserve can be divided into two main character zones:

- West of Rauhoto Street – this area contains gently sloping contours of mown grass bordering on the river's edge at the northern end, with patches of scrub and trees. This area acts as a buffer between housing and boating activities and the river setting. Although currently exposed to the elements, the north western portion provides for impressive views of the Waikato River, Taupo Boat Harbour and parts of Lake Taupo and the township.
- East of Rauhoto Street – this area is made up of flat, reclaimed land used primarily for boat trailer and car parking. Largely covered in gravel, with some patches of grass, it provides boat ramp access and access to boats stored in the marina. Its character is also influenced by the adjacent industrial zone on private land to which the reserve is visually linked by way of land use; both areas having an unattractive and disjointed appearance.

Together with the industrial zone, this portion of reserve effectively cuts off public access to the river with the exception of the boat ramp and jetty where a conflict of use sometimes occurs.

The Nukuhau Boat Ramp Area should also be viewed as an integral part of the Boat Harbour and gateway to the Waikato River and Lake Taupo. It is visually prominent from the eastern riverbank and the image presented to visitors.

The potential exists to enhance both of the character zones above by improving the functional efficiency, visual appearance and harmony of activities possible on the reserve. There is also a need to ensure the river bank is protected from undue erosion.

3.4 ENVIRONMENTAL PROTECTION

Although the provision of a washdown pad has improved waste collection, maintenance activities undertaken on the reserve are still not fully and effectively managed. Maintenance of large craft still occurs at the top of the boat ramp, leading to contamination of the land and river, for example, by chemicals from boat painting activities.

3.5 SOCIAL AND EDUCATION

The reserve is primarily a boat ramp area and as such currently offers little social and educational benefit to the community, except through encouraging people to undertake boating related recreational activities and thereby increasing social contact.

3.6 TOURISM AND RECREATION INDUSTRY

The Nukuhau Boat Ramp Area is becoming increasingly important in Taupo's tourist circuit. Many visitors come to Taupo because of the Lake and the opportunities it offers for yachting, boating and other water related activities. The Nukuhau Boat Ramp is one of the main boat ramps in Taupo and is used by both Taupo residents and visitors alike.

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A number of large yachting regattas are held on Lake Taupo each year, including the annual Easter Regatta. These regattas draw people from all over the country. The annual fishing competition always attracts a large number of people to Taupo. During these events and at peak holiday periods, a great deal of use is made of the reserve.

3.7 LEASES AND COMMERCIAL ACTIVITIES

Council has been approached in the past by various groups requesting leases over parts of the reserve for commercial activities. These activities have ranged from a boat storage facility to boat maintenance and repair activities.

Section 54 of the Reserve Acts allows Council to grant leases, licences and permits for facilities for public recreation or enjoyment or for facilities and amenities necessary for the public using the reserve. The Act provides for boat parking or mooring places as being acceptable on boating related recreation reserves where there is support for such a facility.



Reserve Boat Washdown Pad

However, boat maintenance activities can conflict with the recreational boating and neighbourhood recreation uses of the reserve. There is an industrial boat building environment adjacent to the reserve where boat maintenance and repair activities should be undertaken. Unfortunately, access to the land and the slipway is restricted and the land

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area available limited. This has led to increasing pressure for use of the reserve for such activities.

There needs to be provision for boat maintenance activities in the vicinity of the Taupo Boat Harbour and until further industrial type land becomes available, it may be necessary to set aside a small portion of the reserve adjoining Pier 87 for servicing hardstand and manoeuvring space. This is more than compensated by the declaration in April 2005 of Taupo District Council land as additional recreation reserve (Lot 1 DPS 73475).

3.8 ROADING

Road access to the Nukuhau Boat Ramp Area is from Rauhoto Street via Noble Street. Although these roads are fairly narrow current traffic levels are not causing significant problems. It was indicated in the previous management plan that a reserve access road could be developed in the long term off Noble Street in the north-western corner of the reserve to join up with Rauhoto Street forming a one way loop road. The purchase of Rangatira A99 off Noble Street made this possible.



View south along Rauhoto Street

However, a second access road would have a significant impact on the use and character of the reserve and it is doubtful whether traffic congestion or road safety currently justifies

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such a proposal. Consequently, it has been dropped from the life of this management plan and will be kept under review pending changes in traffic volumes.

3.9 PLANNING

There are a number of planning, regulatory and other bodies that can become involved in how riverside land is managed:

- Taupo District Council - with regards to land use, subdivision and activities and structures on the surface of the water is regulated through District Plan and Structure Plans and bylaws under the provisions of Resource Management Act 1991 and Local Government Act 2002. The Proposed District Plan sets permitted activity thresholds beyond which resource consent is required. The level of threshold is dependent on the sensitivity of the environment within which a proposed activity sits and within the adjoining environment. The Nukuhau Boat Ramp Area Reserve to the east of Rauhoto Street is within the Industrial Environment, whilst the area to the west is in the Residential Environment. There is also an overlying Foreshore Protection Area, twenty metres inland from the river as defined under the RMA, intended to protect the amenity of the river environment.
- Environment Waikato – in terms of water quality, flow rates and structures on the river bed under the provisions of the Resource Management Act 1991 and bylaws under the Local Government Act 2002
- Harbour Master/Department of Internal Affairs – has responsibility for navigation and water safety enforcement under the Lake Taupo Regulations
- Minister of Conservation, through the Department of Conservation Turangi/Taupo Conservancy, delegates administration and oversees the implementation of the Reserve Act 1977 and Conservation Act 1987.
- Ngati Tuwharetoa Iwi, through the Taupo-Nui-A-Tia Management Board have ownership of the lake and river beds, are guardians of Mauri and must be consulted under various legislation)
- Local tangata whenua under the RMA, Conservation Act and LGA.

3.10 OTHER RELATED COUNCIL NON-RESERVE LAND

Pier 87 is owned by Taupo District Council and was purchased to facilitate the development of boat maintenance facilities but, apart from a short term lease of part of the former Troutline building to boat builders, most of the site is used for long term boat storage. Identified as being in the only Industrial Environment next to water in the wider Taupo urban area it has the potential to provide additional boat maintenance activities in new buildings designed to contain adverse environmental effects.

The grassed corner of Rauhoto Street and Noble Street, down to the river, is road reserve commonly used by locals for passive recreation and swimming. This road land could be surveyed out as recreational reserve and developed for greater recreational use.

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3.11 SURROUNDING LAND USES

The adjacent residential area of Noble Street overlooks the reserve and has views of the Waikato River and Lake Taupo. Whilst adjoining land owners and occupiers must recognise the right to use and develop the reserve for public recreation, Council must also consider the environmental effects on local residents of the reserve's use and development. This is served by the legal requirement for Council to consult the public and potentially affected parties on the production of reserve management plans and on detailed development proposals and to obtain resource consents where necessary.

During the identification of problems and potential responses it became very clear that Council has insufficient land available to satisfy all recreational and boating related demands. Consequently, the Council would welcome any dialogue with nearby private landowners who may be interested in selling or leasing their property to help satisfy these demands.

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4 RESERVE ISSUES, OBJECTIVES AND POLICIES

The issues, management objectives, policies and key actions for the management of Nukuhau Boat Ramp Area Reserve are outlined in this section. As these terms are often interpreted in a variety of ways, they have been defined here as they are used for the purposes of this management plan.

<u>Issue:</u>	An issue relevant to the management of the reserve which was identified during the preparation of this plan.
<u>Objectives:</u>	Outlines the objectives to be achieved in order to address the issue.
<u>Policy:</u>	Outlines the policies designed to achieve the objective.
<u>Key Actions</u>	Specify key actions to be taken to ensure relevant policies and objectives are satisfied

Some policies include an explanation where it is felt such an explanation is needed. Words in italics are defined further in the Glossary at the rear of the document (pages 52 & 53).

Any activity or development not covered under the policies contained in this management plan may be considered upon application to the Taupo District Council, in terms of the Reserves Act 1977 and any similar situations envisaged by the management plan.

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Issue A: ADMINISTRATION AND CONTROL

Objective 1: To maintain and enhance Nukuhou Boat Ramp Area Reserve for public boating access to the Waikato River and Lake Taupo and for neighbourhood passive recreation in accordance with Section 17 of the Reserves Act 1977.

Policy A: To develop boating and passive recreation facilities generally in accordance with the *Concept Plan* and subject to the other policies of this management plan as appropriate.

Policy B: To provide and maintain recreational facilities in accordance with Council's Level of Service as appropriate, to provide appropriate access opportunities, safe operation and satisfactory appearance.

Policy C: To work closely with the Department of Internal Affairs (DIA) to:

- o secure the upgrade and efficient operation of the boat ramp for recreational boat launching and retrieval
- o prioritise berths for yachts and large boats that are more difficult to regularly transport elsewhere; and
- o upgrade breastwork and jetty facilities in conjunction with the DIA's assessment programme.

Policy D: To work closely with Environment Waikato to ensure activities on the reserve, particularly boating, are managed effectively to protect the surrounding environment and to improve lake and Taupo Boat Harbour weed control.

Policy E: To delegate the authority to manage the reserve, implement actions, enforce rules and approve or refuse activities or applications in accordance with policies in this management plan or the Reserves Act 1977 to the Recreation Manager.

Objective 2: To ensure the safety of those using and visiting the reserve.

Policy A: A Risk Assessment will be undertaken and kept under review to identify levels of risk to people's safety and determine priorities for action.

Key Actions: Detailed building designs and landscape plans will be produced as part of the implementation process.

A Risk Assessment will be undertaken during the development of detailed improvement proposals to ensure hazards are identified and addressed.

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Issue B: BUILDING AND STRUCTURES

Objective 1: To restrict buildings and structures on the reserve to those that are of high quality, fit in with the reserve's landscape character, meet the needs of the users, and are necessary for the public recreational enjoyment of the reserve and/or for the efficient management of the reserve as described in Sections 53 and 54 of the Reserves Act 1977.

Policy A: Toilets, fencing, lighting, seating and other buildings and structures necessary for the reserve's use, public enjoyment, comfort and safety will be provided to meet the needs of reserve users, in general accordance with the *Concept Plan*. In doing so, the changing needs of users will be considered.

Policy B: All buildings and structures will be designed located, landscaped and serviced to ensure a high standard of appearance and functionality and generally in accordance with CPTED (Crime Prevention Through Environmental Design) principles.

Policy C: When considering new buildings and structures for approval under the policies of this management plan, Council will assess their effect on the character of the reserve, other reserve activities and facilities, users and surrounding occupiers and if they are suitable for their purpose.

Explanation: To ensure reserve user's safety and convenience and the efficient management of the reserve, some buildings and structures will be necessary. Whilst the buildings and structures in a reserve serve a functional purpose, to achieve the high standard of development and to ensure the visual harmony of the built and natural environment, it is necessary to control the number, design, colour, materials and siting of these buildings and structures.

Policy D: To utilise a portion of the reserve for the convenient riverside storage of yachts in pens. Council managed berths will also be prioritised for large boats and yachts. A rental will be charged and individual use of the pens will be monitored to identify long term inactivity where storage elsewhere may be more appropriate.

Explanation: The storage pens are intended to provide convenient riverside storage for yachts as these are more difficult to transport due to the need to erect and stow masts. Berths will also be prioritised for yachts and large boats difficult to regularly transport elsewhere. However, in offering convenient access to the lake, the vessels are intended to be regularly used. Long periods of inactivity/storage prevent use by others and

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should be undertaken elsewhere. Consequently, use will be monitored.

Key Actions: To replace boats without masts with yachts as rental periods come up for renewal



Reserve Boat Storage Pens

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Issue C: ROADS AND CARPARKING

Objective 1: To provide and maintain adequate roading and carparking to service the boating and passive recreational activities of the reserve whilst taking into consideration other needs and the impact on the character of the reserve.

Policy A Roads and boat trailer and visitor parking areas will be provided and maintained at a level necessary to allow suitable and safe public access to the reserve, in general accordance with the *Concept Plan*.

Policy B Boat trailer parking is to be confined to the designated areas and trailers are permitted to stay for a continuous period of no more than 7 days. A trailer is not permitted to return within a further 7 days. Overstayers and others abusing the temporary stay intent of this rule will have their trailer impounded. A fee will be charged and owners may be banned from returning for longer periods or face other legal action.



Reserve Boat Trailer Parking and Manoeuvring Area

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Explanation: Given the boating and passive recreational purpose of the reserve, access roads, public car parking and boat trailer parking areas are necessary to ensure reserve users' safety and convenience and the efficient management of the reserve. An allowance has been made for extended boat trips whilst restrictions on long or repeated stays are appropriate to ensure boat trailer parking spaces are available, particularly at peak times.

Key Actions: Existing roads and parking areas will be sealed in stages in conjunction with other works as appropriate. Additional sealed boat trailer and visitor parking areas will be developed.

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Issue D UTILITY SERVICES

Objective 1: To provide the utility services necessary to ensure the reserve's efficient, healthy and safe operation and ensure environmental sustainability.

Policy A Existing and future utility services will be suitably provided and maintained by the Council to ensure the efficient functioning of the reserve and associated facilities. Services will be periodically reviewed to ensure adequacy.

Explanation: Utility services such as water supply, stormwater, electricity, telephone and sewerage are required to meet the demands of the public and to aid in the efficient management of the reserve.

Policy B To minimise adverse effects on reserve use, the environment and *amenity values*, utility services should be appropriately located underground where ever possible eg. at the edges of a reserve clear of vegetation.

Explanation: In some cases utility services may need to be provided via an indirect route to avoid a certain area of the reserve to protect amenity and use, despite this being a more costly exercise.

Policy C Utility services through the reserve that are necessary to meet the needs of activities adjoining or not part of the recreational purpose of the reserve may be granted but only where:

1. alternative options have been exhausted
2. they do not adversely affect the recreational activities within the reserve; and
3. where formalised by an easement.

Explanation: In some situations, utility services inside the reserve are proposed as a result of pressures outside the reserve. Recreation reserves are not intended to meet external utility needs. However, where other options have been exhausted and where there is no significant adverse effect on amenity or the recreational use of the reserve, accommodating services can help meet other community needs. In these situations, access to services on the reserve needs to be secured through an easement.

Key Actions: Utility services will be improved to serve the development proposals.

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The feasibility of improving the quality and location of the stormwater outfall at the boat ramp will be investigated.

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Issue E HISTORIC, CULTURAL, ARCHAEOLOGICAL AND HERITAGE MATTERS

Objective 1: To educate the public about, protect and preserve historical, cultural, archaeological and heritage matters.

Policy A: To improve the public's historic and cultural understanding of the Nukuhau Boat Ramp Area Reserve through bi-cultural interpretation, artwork and design.

Policy B: To involve Tangata Whenua in cultural interpretation and any historic and archeological assessment.

Policy C: An archaeological assessment shall be undertaken prior to the commencement of any earthworks occurring in previously undisturbed areas and where such earthworks involve the removal or disturbance of soil to a depth greater than 0.5 metres.

Policy D: Any historic or archaeological artefacts found in the reserve whether during maintenance, development or any other activity, must be reported to the Council as soon as possible. If these artefacts are found during development, maintenance or any other activity, the activity must stop immediately to allow for an historic or archaeological assessment and for a decision to be made on protection in line with Council Policy.

Policy E: To protect recognised historic, cultural, archaeological and heritage sites by limiting public access, where necessary.

Explanation: Whilst the Nukuhau area has been extensively modified, it has an historical association for Tangata Whenua, Being at the Lake Taupo source of the Waikato River, has some important cultural values and so a precautionary approach to prevent further loss or to record artefacts before removal is appropriate.

Key Actions: New signs are to be in English and Te Reo Maori.

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Issue F PROVISION & MAINTENANCE OF SURFACES & FACILITIES

Objective 1: To provide adequate boating and passive recreational facilities to meet the needs of the community.

Policy A To ensure appropriate boating and passive recreational facilities are provided to fulfil the purpose of the reserve (such as an improved boat ramp and jetties, berths, open spaces, paths, seats, picnic tables, play equipment) and to keep these under review so that they meet the changing needs of reserve users.

Explanation: As the reserve is managed for a number of potentially conflicting uses, it is critical to ensure adequate provision of facilities while considering the reserves physical limitations. A review of this management plan may be required where changes are not in general accordance with policy or the concept plan.



Reserve link to Noble Street

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Objective 2: To protect reserve surfaces and facilities from inappropriate use.

Policy A Activities likely to cause significant damage to the reserve and its facilities will be prohibited. The Recreation Manager shall have the discretion to limit the use of the reserve when conditions warrant in terms of Sections 17, 23 and 53 of the Reserves Act 1977.

Policy B To prohibit the use of motorcycles, motorised vehicles, trail bikes, horses and livestock on the reserve outside of roads, car parks, boat ramp and other areas specifically designed for such access, except where permitted by the Recreation Manager e.g. in association with temporary events and for maintenance.

Explanation: Motorcycles, motorised vehicles, trail bikes and horses are not compatible with other uses of the reserve, except in specific areas set aside for those purposes, as they can cause damage to grassed areas.

Policy C Dogs are permitted only where they are on a leash at all times, under the control of those responsible for them and where droppings are removed immediately.

Explanation: For the safety and health of other reserve users, free roaming dogs are not permitted and it is important that those in charge of dogs clean up after them.

Policy D Anyone unlawfully bringing onto the reserve motorcycles, vehicles, trail bikes, horses and dogs may be prosecuted.

Key Actions: In association with the Department of Internal Affairs, additional jetties will be provided and the existing boat ramp extended for recreational use taking into consideration permitted or usual lake level fluctuations. Council will provide recreational paths, passive recreation areas with seating and picnic tables, planting, parking areas and a Taupo Boat Harbour viewpoint.

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Issue G VANDALISM AND OTHER OFFENCES

Objective 1: To prevent vandalism, nuisance behaviour and other offences for the purpose of reducing maintenance costs and interruption of reserve use.

Policy A To prosecute anyone found to be undertaking a material offence on the reserve as defined in Section 94 of the Reserves Act 1977 or in the Parks and Reserves Bylaw.

Explanation: Vandalism and offences against the reserve can disrupt the use of the reserve and lead to great costs to the Council and its ratepayers. The Council therefore intends to prosecute offenders.

Policy B Any person *acting inappropriately* on the reserve shall, upon request of the Council or any authorised officer, immediately leave the reserve and may be prohibited from appearing on the reserve for such period as the authorising officer deems fit, but shall also be liable for prosecution for the offence or other recourse under the Reserves Act.

Policy C To take action under the Resource Management Act 1991 to resolve nuisance issues such as excessive noise.

Key Actions: None directly arising, only in response to vandalism and other offences.

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Issue H SIGNAGE

Objective 1: Ensure limited permanent signage relevant to reserve activities is provided for bi-cultural public information and interpretation purposes.

Policy A To provide bi-cultural public information and interpretation signs to inform users of the reserve's history, facilities and rules, with the approval of the Recreation Manager as necessary for the efficient management of the reserve. This will include the prohibition of swimming at the boat ramp.



Reserve Use Sign



Boat Ramp Use Signs

Policy B Signs shall be located and designed so as to minimise the potential for vandalism and be appropriate to the surrounding environment and comply with District Plan provisions.

Policy C Co-ordination and integration of signs with other organisations with associated administrative responsibilities, such as the Department of Internal Affairs and Environment Waikato, will be undertaken where possible.

Policy D Advertising signs will not be permitted on the reserve except where directly associated with an authorised temporary event or concession site.

Explanation: Some public information and interpretation signs are necessary for the efficient management of the reserve and to ensure the safety, rights, responsibilities and enjoyment of reserve users. However, signs must be of a high standard of design, kept to a minimum and be appropriately located to protect visual amenity.

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Key Actions: Bi-cultural public information and interpretation signs will be provided to inform users of the reserves history, facilities and rules.

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Issue I PUBLIC ACCESS AND SAFETY AND RESERVE CLOSURE

Objective 1: To enable free public access subject to the need for maintenance, public safety, security and certain limited exclusive uses.

Policy A The reserve will generally be freely accessible to the public.

Policy B To provide appropriately located recreational paths, linked to surrounding path networks, including along the riverside, and linked to any future foot/cycle bridge between the reserve and Tongariro Domain.

Policy C When necessary part or all of the reserve will be closed to the public to allow for reserve maintenance as well as for safety and security reasons or to enable limited exclusive use for temporary authorised water based events or long term boat storage rental as specified under Issue L and P of this management plan, subject to the provisions of Sections 17, 53 and 54 of the Reserves Act 1977.

Policy D To restrict the speed of vehicles within the reserve to no more than 10km/hr using signage and other appropriate mechanisms to provide separate pedestrian routes and crossing points.

Policy E Encroachments onto the reserve by adjoining property owners are not permitted, including buildings, fences, gardens, planting, and other forms of private occupation. Where encroachments are identified they will be addressed in accordance with Council policy, including removal at the owner's expense.

Explanation: The public is generally allowed access to the reserve at all times. However, it may be necessary to restrict or periodically to close part or all of the reserve to the public for reserve maintenance, protection, asset security, public safety or for temporary water based events. Private encroachments onto the reserve restrict public access and use and raise liability and other issues.

Key Actions: Additional recreational paths and parking will be developed to facilitate public access and all improvements will be designed generally in accordance with CPTED (Crime Prevention Through Environmental Design) principles.

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Issue J CHARGES

Objective 1: To apply, where appropriate, entry, use and concession charges where such a charge is in accordance with the provisions of Section 53 and 54 of the Reserves Act 1977 and within any appropriate Council fees and charges policy.

Policy A The charging of any admission fee to the reserve will be in accordance with Section 53 of the Reserves Act and within any appropriate Council fees and charges policy, where such a charge is made for a specific purpose, activity or event.

Policy B *Permits, Licences or Leases* granted under Section 53 and 54 of the Reserves Act 1977 will be charged in accordance with the Council's rental policy or as appropriate for the particular activity, such as for boat storage.

Explanation: The public is generally allowed free access to the reserve. However, there may be instances where Council will require a fee from people wishing to use the reserve and its facilities, such as the boat storage pens.

Key Actions: No direct actions arising.

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Issue K EVENTS

- Objective 1:** To allow temporary events where they are directly related to water based activities.
- Policy A: Permission will be granted conditionally for temporary events where they are directly related to water based activities and to the satisfaction of the Recreation Manager.
- Policy B: The Council will endeavour to confirm bookings for events on the reserve as soon as possible subject to all essential information regarding the event being provided, a signed declaration from the event organiser that the proposed event will comply with the provisions of this management plan, the Reserves Act 1977 and other appropriate event conditions and the receipt of a bond. Essential information for booking events includes:
- Type of event
 - Timing of event
 - Duration of event
 - Details of all proposed commercial and non-commercial ancillary activities proposed
 - Any proposed structures; and
 - Proposed health and safety management controls
- Policy E: Council's permission must be sought for any subsequent changes to the proposed event. Where they are not in accordance with this management plan they will not be permitted. Any unauthorised changes contrary to this management plan, the Reserves Act 1977 or other conditions imposed by Council will automatically forfeit any bond and may be subject to other recourse under the Act.
- Policy F: Publicity for activities or events not run by Council will be the responsibility of those providing the activities or events.
- Explanation:** Commercial activities are not generally compatible with the recreational and lake access purpose of the reserve. There may, however, be occasions when commercial recreation activities, the sale of food and drink and goods directly associated with a water sport event such as programs, sports goods, souvenirs and advertising might be appropriate. The Council recognises that when bidding for and organising events, organisers need certainty whether the event can go ahead as soon as possible. However, timely assessment can only happen where Council has been made fully aware of the proposed activities well before the event.

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Issue L LEASES AND LICENCES

Objective 1: To prohibit leases and licences except where desirable for the management of boat storage pens, the portion of maintenance hardstand compound (associated with Pier 87) on the reserve and to permit a small mobile food and drink site.

Policy A *Leases and licences* will not be granted except where desirable for the management of boat storage pens and the portion of maintenance hardstand compound (associated with Pier 87) on the reserve and to permit a small mobile food and drink site.

Explanation: The reserve is a primary public boat ramp facility and provides for local passive recreation and is not generally an appropriate location for long term commercial or other occupation. However, there may be the possibility of managing boat storage pens and the maintenance hardstand compound (associated with Pier 87) on the reserve as part of a commercial operation in the future and a site for a mobile food and drink outlet can meet the needs of reserve users and assist with surveillance.

Key Actions: None directly arising.

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

Issue M ENVIRONMENTAL MANAGEMENT

Objective 1: To protect and enhance the reserve's natural environment and *amenity values* in the interests of reserve users, the maintenance of biodiversity and the setting of the Waikato River and Taupo Boat Harbour.

Policy A A variety of trees, shrubs and other vegetation will be planted to provide reserve shade, habitat and amenity enhancement, taking into consideration natural surveillance and need for open space. Vegetation planting will be managed them in accordance with Council's Tree and Vegetation Policy and the requirements of Section 42 of the Reserves Act 1977 and Noxious Plants Act 1978.

Policy B To ensure compliance with the Waikato Regional Pest Strategy, action to control animal pests will be taken where necessary by suitably qualified persons using appropriate methods.

Policy C Any pruning and extraction of trees or shrubs shall have minimal impact on the reserve and where appropriate provision shall be made for replacement planting or restoration

Policy D Weed and pest control will be undertaken by the District Council's Reserve staff and licensed contractors. In some areas "weeds" may be retained where they are necessary for erosion protection or where they perform a nurserymaid role. Environment Waikato have a Pest Control Policy which will be complied with.

Policy E A detailed landscape plan of the reserve is to be prepared in consultation with the local community and in general accordance with the enclosed *Concept Plan*. This will take into account the need to define activity spaces, screening, shelter/shade, habitat and amenity improvement, species selection, designing out crime practices and the protection of view shafts .

Policy F Measures to minimise soil and river bank erosion will be undertaken in consultation with Environment Waikato, the Tuwharetoa Maori Trust Board and local tangata whenua.

Policy G Improving the quality of stormwater outfalls and various waste disposal methods will be investigated.

Key Actions: A detailed landscape improvement plan will be produced and implemented. Improving the quality of stormwater outfalls and waste disposal methods will be investigated.

**NUKUHAU BOAT RAMP AREA
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ISSUE N CAMPING

Objective 1: To prevent *camping* on Nukuhau Boat Ramp Area Reserve

Policy A *Camping, including motorhomes, will be prohibited on the reserve.*

Policy B Unauthorised *camping* will not be permitted on the reserve and anyone found doing so will be removed by Council staff or the appropriate authorities and may be subject to prosecution or other recourse under the Reserves Act 1977.

Explanation: Nukuhau Boat Ramp Area Reserve has not been developed as a suitable site for *camping*. More appropriate provision for *camping* has been made within the District.

Key Actions: None directly arising.

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

Issue O WASTE MANAGEMENT

- Objective 1:** To ensure waste generated at the reserve is managed appropriately.
- Policy A Manage waste at the reserve in accordance with Council's Strategic Waste Plan.
- Policy B It will be the responsibility of *lease, licence* and *permit* holders and those organising events or activities at the reserve to comply with Council's Strategic Waste Plan and litter bylaw. When applying to undertake an event or activity, the applicant will have to demonstrate how they intend complying with Council's Strategic Waste Plan. Users will be required to remove all waste and leave the reserve in a clean and tidy state. This is to occur immediately after or as soon as possible after an event or activity.
- Policy C To restrict boat maintenance activities on the reserve to the existing washdown pad and at the top of the reserve slipway until such time as the proposed maintenance facilities and hardstand on Pier 87 are operational. Thereafter, boat maintenance will be restricted to the new facilities. In the meantime, those undertaking maintenance should take all practical steps to ensure contaminants are contained and appropriately disposed of through the use of 'curtains', sandbags etc.
- Policy D Powered paint spraying and sand blasting is not permitted on the reserve.

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Issue P COMMERCIAL ACTIVITIES

Objective: To prohibit commercial activities except where they are part of authorised temporary events (Issue K) or where authorised by Council (Issue L) or where access is required to enable the retrieval and launching of boats for maintenance.

Policy A Commercial activities shall be prohibited, except where:

- They are directly associated with and during the course of water related events permitted under Issue K or
- authorised by Council to manage boat pens, maintenance hardstand and provide food and drink under Issue L; or



Boat Maintenance Cradle at top of Boat Ramp

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

- they are necessary for the temporary retrieval and launching of boats before, during and after servicing and maintenance, until such time as the separate maintenance buildings, hardstand area and slipway on Pier 87 are operational.

Policy B All commercial operators shall comply with Council Policy, health and safety, Ministry of Transport and District and Regional plan provisions. All operators and equipment must be fully certified as appropriate.

Policy C The sale of food and alcohol may be approved subject to conditions including the requirement for a liquor licence and compliance with any relevant health and safety regulations.

Explanation: The limited space available and proximity to residents means that the reserve has to be primarily managed for public boating access and neighbourhood passive recreation. Commercial activities are not generally compatible. However, the commercial management of maintenance and boat storage may be appropriate and the selling of food and drink and goods directly associated with a temporary water based event may be beneficial to the public.

Key Actions: None directly arising.