



# Queenstown Bay Foreshore Reserves Management Plan 2016

(Partially Reviewed 2021)

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## EXECUTIVE SUMMARY

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

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

### MANAGEMENT PLAN DEVELOPMENT PROCESS

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

### NEXT STEPS

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

In summary, the Management Plan provides the following:

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



Queenstown Bay

## INTRODUCTION

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

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

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

## SITE DESCRIPTION

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

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

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

## DESCRIPTION OF FORESHORE AND ACTIVITIES

### OVERVIEW

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

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

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

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

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

# Past, Present and Future

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

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

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

19th Century

20th Century

21st Century

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

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

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

# VISION, OBJECTIVES AND POLICIES

## VISION

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

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

## GENERAL OBJECTIVES AND POLICIES FOR ALL RESERVES

### OBJECTIVES

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

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

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

### POLICIES

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

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

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

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



#### OBJECTIVES

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

#### POLICIES

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

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

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

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

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



*Licence Area Plan.*

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



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

### OBJECTIVES

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

### POLICIES

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



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



### OBJECTIVES

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

### POLICIES

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

- Maintain existing foreshore protection works.

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



### OBJECTIVES

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

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

#### **POLICIES**

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

# APPENDIX ONE – QUEENSTOWN BAY FORESHORE RESERVES

