

**Hearing for the
Partial Review of the Queenstown Bay Foreshore Reserves Management Plan 2016**

5 November 2021

Department: Community Services

Title | Taitara: Hearing of Submissions on the Partial Review of the Queenstown Bay Foreshore Reserves Management Plan 2016.

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

- 1 The purpose of this report is to present public submissions received by the Queenstown Lakes District Council (QLDC) on the partial review of the Queenstown Bay Foreshore Reserves Management Plan 2016, to assist the Hearing Panel to hear oral submissions, and to outline options to the Hearing Panel.

RECOMMENDATION | NGĀ TŪTOHUNGA

2. That the Hearing Panel:
 1. **Consider** the community submissions to the partial review of the Reserve Management Plan, together with advice from officers, and;
 2. **Give** full consideration to the submissions received and determine the extent to which the submissions have been allowed or accepted, or disallowed or not accepted, and;
 3. **Either**
 - i. **Recommend** to Council that the partial review of the Reserve Management Plan is adopted.

Or
 - ii. **Recommend** to Council that the partial review is adopted with changes that are within the scope of the review.

Or
 - iii. **Recommend** to Council, that no changes should be made to the Queenstown Bay Foreshore Reserves Management Plan 2016.

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14/10/2021

Reviewed by:



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22/10/2021

CONTEXT | HOROPAKI

- 3 Section 17 of the Reserves Act 1977 (the Act) identifies the purpose (in part) of Recreation Reserves as follows:

It is hereby declared that the appropriate provisions of this Act shall have effect, in relation to reserves classified as recreation reserves, for the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.

- 4 Section 41 of the Act states recreation reserves under Council's administration are required to have reserve management plans, prepared in accordance with the Act.
- 5 The management of the Queenstown Bay Foreshore Reserves for the public, is directed by the Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP 2016). The RMP 2016 process was undertaken during 2015 and 2016, and replaced the relevant section 'Sunshine Bay, Queenstown Bay, Frankton, Kelvin Heights Foreshore Management Plan 1991'. The 1991 plan was outdated and insufficient to fulfil the community's expectations for the management of the Queenstown Bay public reserves, which are a highly valued and finite community asset.
- 6 The review process is to consider if it is appropriate to include the following new policy and associated plan, into the Queenstown Bay Foreshore Reserves Management Plan 2016:

Accommodate a licence for a single formed access across St Omer Park for commercial purposes, immediately west of the Brunswick Street stormwater outflow, provided there is an associated benefit to public users of the reserve.



- 7 Council has appointed Councillors Copland, Lewers and Shaw to a panel to hear and consider the submissions received on the review. The recommendation of the hearing panel is to be brought to the Full Council on or before the end of the calendar year 2021. A decision on the outcome of the review can then be made.
- 8 Hydro Attack Limited (HAL) seek to establish a new commercial wharf and associated facilities within Queenstown Bay in Lake Whakatipu (opposite Brunswick Street). HAL would require commercial access over the St Omer Park Recreation Reserve, should resource consent (RM200053) be approved for their proposed development. The resource consent application has been notified, submissions have been received, but it has yet to go to a Commissioner hearing for consideration or a decision.
- 9 The RMP 2016, does not allow commercial activities upon the reserve in this location, and instead seeks to manage this area of St Omer Park Recreation Reserve for passive recreation activities and enjoyment of the lakes edge.
- 10 As such, HAL's proposal (or any other potential commercial applicant) at this location, are in conflict with the current RMP 2016.
- 11 The Community and Services Committee has resolved to undertake a partial review of the RMP and to seek submissions to understand how the community values St Omer Park and the specified area where potential commercial activities are identified. Submissions and the views of the community are necessary to determine how the reserve should be managed for the community.
- 12 Consequently, the Community and Services Committee recommended to Full Council that the RMP 2016 be partially reviewed, to consider if commercial access activities in a defined area of the St Omer Park Recreation Reserve are appropriate.
- 13 The review was publically notified on 9 August 2021, with submissions closing on 10 September 2021. The public were directed to the following associated documents to assist in informing their understanding:
 - Statement of Proposal

- Amended Reserve Management Plan for Review
- Community and Services Committee Report May 2021.
- Hydro Attack Proposed Wharf Options.

14 The documents above were viewed/downloaded 721 times in total, and community interest and engagement in this matter is high. The submissions received are included as **ATTACHMENT A**.

15 The notification documents referred to above, are included as **ATTACHMENT B** of this report.

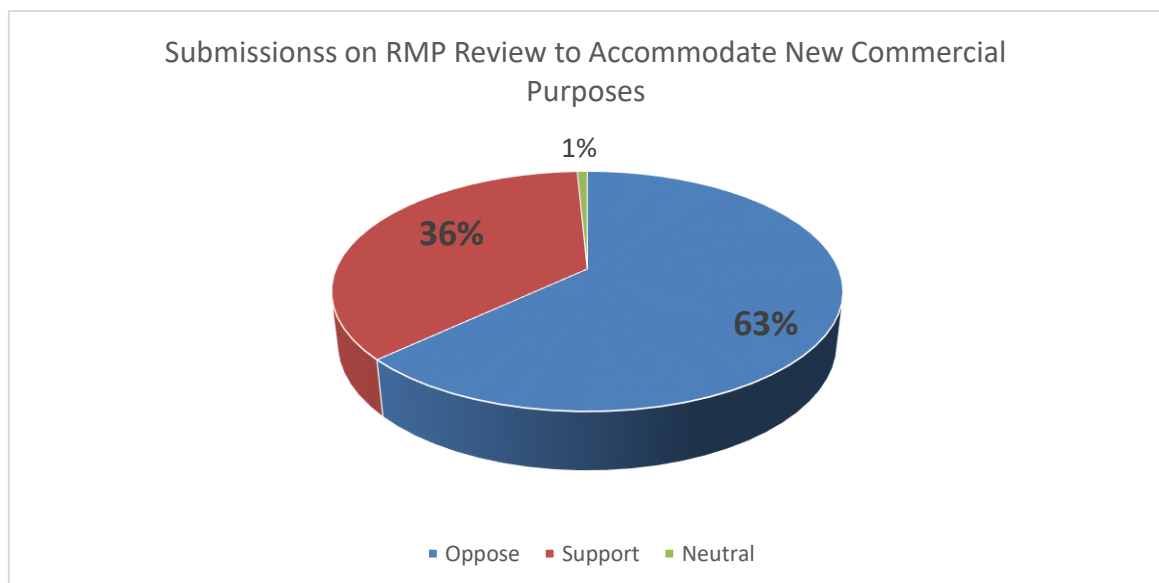
SUBMISSIONS

16 Two hundred and sixty five (265) public submissions have been received. Forty two (42) of those submitters have requested to be heard.

17 The submissions have been formatted and incorporated into a table for ease of reference.

18 Of the submissions, the positions and associated number are as follows:

Number	Position on Potential Change to the RMP 2016 to Enable Commercial Activities
2	Neutral
96	Support a change to the RMP
167	Oppose a change to the RMP



19 The following general submission themes summarise the submissions relating to new commercial purposes in the area of the St Omer Park reserve:

Oppose

- The location is valued for its amenity, open space character and views, and the positive contribution it makes to the iconic public reserve areas of Queenstown Bay.
- Commercial activities will detract from the values of the reserve and irreversibly degrade its character.
- Further expansion of commercial activities into community reserve areas is inappropriate, and there is capacity in the existing commercial areas to accommodate further growth.
- Concern that Council is biased towards encouraging commercial activities over community needs and open space values.

Support

- Allowing commercial activities in the reserve location is a logical expansion of the nearby commercial area, and will improve the reserve.
- Commercial growth should be supported and there are economic benefits associated with expanding the commercial area.
- The reserve can absorb commercial development and Hydro Attack should be allowed to operate in the location as they are a popular business.
- Supporting commercial uses will not affect people's enjoyment of the reserve, and will improve access.

20 The Hearings Panel must give full consideration to the submissions received and determine the extent to which the submissions have been allowed or accepted, or disallowed or not accepted.

21 All submitters and submissions must be considered equally, and this includes equal consideration of written and oral submissions.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

22 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves a high level of community interest for the public and users of the St Omer and Queenstown Bay reserves, and the commercial operators in Queenstown Bay.

- 23 The persons who are affected by, or interested in this matter, are the residents/ratepayers of the Queenstown Lakes District and visitors to, and users of, the St Omer and Queenstown Bay Reserves.
- 24 The proposal to amend the RMP has followed the special consultation procedure in the Local Government Act 2002 (LGA).
- 25 Council must give consideration to the views and preferences of persons affected by the proposal in accordance with section 78 of the LGA 2002. Commercial activities in Recreation Reserves, particularly when the RMP for the area was recently approved in 2016 and specifically excludes the commercial activity sought to be enabled by the amendment, are a matter of high public interest to the community, and the community expect an opportunity to put forward their views.
- 26 Council has therefore used the special consultative procedure outlined in section 83 of the LGA 2002 to seek the views of the community, and now provides an opportunity for those submitters who seek to speak, to be heard at a public hearing. The hearing is being undertaken in accordance with Section 41 of the Reserves Act 1977.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 27 This matter relates to the Community & Wellbeing risk category. It is associated with RISK000009 Ineffective management of community assets within the [QLDC Risk Register](#). This risk has been assessed as having a high inherent risk rating, because it is associated with the management of community assets.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

- 28 The cost of the review of the RMP 2016 is being covered by operational budgets. It has been previously identified that the cost of the review is approximately \$20,000.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

- 29 The following Council policies, strategies and bylaws were considered:

- Queenstown Bay Foreshore Reserve Management Plan 2016
- Reserves Act 1977.
- Local Government Act 2002.
- Parks & Open Spaces Strategy 2017 and 2021.
- Proposed and Operative District Plan.

- 30 This matter is not included in the Ten Year Plan.

LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE

- 31 The Queenstown Bay Foreshore Reserve Management Plan 2016 was prepared in accordance with the Reserves Act 1977. The review of the management plan is being

undertaken in accordance with Section 41 of the Reserves Act 1977, and Local Government Act 2002.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

32 This RMP review process, including the consideration of and hearing submissions:

- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Public Submissions
B	Notification Documents

ATTACHMENT A - SUBMISSIONS

Number	Submitter	Position	Submission
1	Danny Maguire	Oppose	Recreation reserves should remain for recreation and community events. Any commercial activity should only be of a temporary nature and in support of community event, e.g. market days, public concerts etc.
2	Matthew Tyrrell	Oppose	I feel there would be a reduction in public amenity here - the park is a popular place to sit and enjoy the lake, it is quiet for families to enjoy and is a busy thoroughfare during the summer where people can enjoy the lake and views. I feel the proposed wharf would unnecessarily extend the boundaries of the town, increase noise pollution, and detract from the natural environment that many who live and visit Queenstown love. Please keep our reserves for public use rather than commercial exploitation.
3	Romesh Fernando	Support	I Agree as it would look good for the area
4	Duncan Sadleir	Support	I believe this will be of benefit to both the community and visitors to Queenstown
5	Michelle Clarke	Support	The area is very small, and I don't believe it will have any impact on the reserve area, it is great to see that you are looking at improving access to the lake edge which the public can enjoy. Certainly fits in with the other activities in the area.
6	Jackie Rae Guiney	Support	The proposed location for the new commercial area would fit in with the surrounding activity and enhance the reserve to enable more access for the public to enjoy. The proposed commercial area on the reserve is very small and will not impact on the use of the reserve and members of the public will still be able to walk over it. The proposed commercial area on the reserve is very small and will not impact on the use of the reserve and members of the public will still be able to walk over it.
7	Adam Childs (Seeks to be heard)	Support	I often walk my dog along the reserve and fully support the proposal, the larger seating platform would be a nice addition for views of the lake.
8	Jarrod Johnston	Support	I Think this is a great Idea, as a marine shop owner and owner of a fishing charter company in town witch I lease a birth in town, there is a shortage of public and commercial wharfs in the Queenstown bay, this is a great looking proposal that is also public friendly.

9	Michael Hanna	Oppose	The foreshore reserve management plan was set up exactly to protect the foreshore from potential development such as this. Once again the tourist dollar is testing the patience of local ratepayers and residents. Given this councils relentless push for more tourists residents will probably continued to be ignored. However, the foreshore is for all to enjoy and needs to be retained as such.
10	Christopher West	Support	I walk along this area quite a lot, I think it is a relatively unused part of the lake that would be nice to have more seating along with a wider viewing platform. This seems like a good way of achieving many things.
11	Erin Clark	Support	
12	Daniel Cole-Bailey	Support	I believe this area has been used for commercial activity in the past and that done correctly it would enhance the area not worsen it.
13	Mitzi Cole Bailey	Support	This area seems to fit in well with commercial activity that is currently all around it anyway, encouraging more people to this area of town and making lake access easier which can't be a bad thing for the general public.
14	Alistair Haig	Support	I support the proposal, from my view the area around the Steamer Wharf and St Omer park is a commercial area, which always appears to busy . The proposed location for the new commercial area would fit in with the surrounding activities. The area affected is relatively small and would not affect the use of the reserve area also the leased area would not excluded members of the public access. Any works undertaken would be to enhance public access to the Lake and Lake edge.
15	Glenn Cotton	Support	As a long time local, I support the review of the resource management plan. I have reviewed the proposal and believe the upgrades will benefit both local businesses and general public alike. Access into St Omer park will open up with aesthetically pleasing promenade leading in from the Queenstown township side. In addition I support the forward and pro-active thinking of the locally owned and operated businesses involved in the plan review. Please contact me anytime to discuss as required.

16	Lucy Geraghty (Seeks to be heard)	Support	I think the proposal would look great & add value to the local community too
17	Leah Miller	Oppose	
18	Simon Williams	Oppose	<p>We need to keep our non-commercial spaces around the lake. This will be the usual QLDC roll out, change the plan to apparently accommodate one business, next minute a whole commercial strip will be there and the thriving community vibe of St. Omer Park will be gone forever.</p> <p>These spaces are so important on a community level, we need to increase them not reduce them. As always, agreeing to this will be a huge step in the wrong direction for our town</p>
19	Sonja Kooy	Oppose	There is enough commercial space for activities in Queenstown. It should remain as a recreation reserve for the general public. The general public doesn't want to have any commercial activity operating beside where they are trying to relax.
20	Mario Sandulescu	Support	Yes, some nicely designed spaces. Nice meeting sports
21	Aaron Neilson	Support	I feel the Hydro Attack business has become an iconic Queenstown activity and that this proposal would not only allow them to continue business, but would also enhance the town end of St Omers Park
22	Juliet Eckford	Oppose	No more commercial activities needed, leave it as a place of tranquillity and to relax.
23	Kathryn Hutchison	Oppose	I do not support commercial activities taking place on the foreshore of St Omer Park as it will impact negatively on the enjoyment of the park and lakefront by residents and visitors.
24	Kate Danaher	Support	

25	Chris Harding	Support	I'm a local that often walks past this area of the bay and feel it isn't utilised anywhere near as much as it could be. The wharf is great to walk along and needs to be extended so more people can enjoy and spread along the beautiful bay. This plan will definitely improve the functionality of the bay and enhance the atmosphere for all visitors and locals.
26	Scott Hutchison	Oppose	I object to a private business being allowed to use St Omer Park for Commercial operations.
27	Robyn Wilson	Oppose	The park is enjoyed by many especially during summer months so if this business involves noise or lots of signage or lots of space it should not go ahead cant people just enjoy relaxing in the park. Leave green space for people to just enjoy being there it's not all about \$\$\$\$s.
28	Alejandro Dellacanonica	Oppose	There are already enough yetis in town. Shark attack can refurbish the yeti where they already launch from other than building a new one. A new commercial site there opens the possibility for countless other companies to apply for the same and that's how we lose the green areas.
29	Heidi Gillingham	Support	This area seems commercialised already. Happy for new wharf to be added to reduce pressure on current wharf. Happy as long as it fits aesthetic of town bay area.
30	Nigel Hirst	Oppose	I believe in keeping the foreshore at St Omer Park as it is, free of commercial activity. There is already so much commercial business in the bay, we don't need or require more, to benefit only a few. I observe many visitors enjoying the little bit of respite that this area offers.
31	Catkin Bartlett	Oppose	This park is a sanctuary for picnic and day time parties by any families and groups that don't have their own garden. Please leave it alone.
32	Maxence Benoist	Oppose	We need more, not less, noise free areas for our visitors and locals alike to enjoy. Better use of the existing commercial licence areas would be the way to go.

33	Jillian Leydon	Support	I think the proposed plans will enhance and improve access to the lakes edge making it more conducive to public use and enjoyment of the area
34	Cc	Oppose	It will ruin the natural beauty of the lakefront!
35	Kiran Caffery	Support	It's a very small area and close to the existing Real Journeys area and would not be taking up an area that would make too much away from the recreational area.
36	Sean Sutton (Seeks to be heard)	Support	Upgrade to the Queenstown bay can only be a plus for all the business in the area with more room on the wharf's for more new business..
37	Daniel Freeman	Support	

38	Douglas Bailey	Oppose	<ol style="list-style-type: none"> 1. This Council continues to treat Queenstown as an amusement park rather than a community. This proposal is yet another instance of monetising a public amenity for the benefit of a narrow commercial interest. 2. St Omer Park is a reserve. As a matter of principle it should not be open to exploitation. 3. The possibility of a 'hydro attack wharf' with attendant infrastructure is a major activity and imposition which will detract from the reserve and the passive enjoyment of the lake. 4. Should this particular proposal be simply one example of possible commercial use, then any proper consultation requires greater specificity. 5. Any relaxation or modification of the Reserves Management Plan opens the door to further future exploitation. 6. The report to the Community and Service Committee notes that this proposal constitutes a high inherent risk under risk 9 (Ineffective Management of Community Assets) under the QLDC Risk Register. That report recommended no change. I support that recommendation. 7. The time for the Council to say 'no' to the continued exploitation of the local environment for the benefit of vested interests and the pursuit of short term or (in the current environment) doubtful economic benefit is long overdue. It is concerning that despite a clear conclusion and recommendation from officials, the Community and Service Committee advanced this proposition. 8. The proposal undermines the Reserves Management Plan that was publicly consulted on and is not due for review until 2026. This raises serious questions about the point of the community participating in consultations when its voice can be overridden by piecemeal commercial decision making. The chilling effect on community participation should not be discounted. <p>In the ten years I have been resident in Queenstown I have seen successive councils preside over the degradation of the local social and environmental amenity. This suggests, at best, a preoccupation with growth to the exclusion of all else. At worst one wonders about the extent to which vested commercial interest is able to influence council decision making. There are good reasons for the QLDC being regarded so poorly in public perceptions.</p>
39	Lynley Jones	Support	
40	Danny Trowbridge	Support	<p>I think it's a great idea that will help Hydro attack expand their business and will be in the perfect spot for tourists to enjoy the unique shark ride. It will add an extra viewing platform (in a space that is currently inaccessible) for tourists to enjoy the amazing views as well as get a close up of the sharks. The location is already used for commercial operation and it will still be available for foot traffic to enjoy and walk through.</p>
41	Amy Dore	Oppose	<p>Leave the areas alone so that locals can enjoy. It's not about the money all the time. There have been far too many changes in our town that have been rushed with very little thought given to the people</p>

42	Valerie Meyer	Oppose	<p>The St Omer Park Reserve is a unique reserve where locals and visitors can enjoy the bay, walk, cycle, and relax at all times of the year. It is for recreation and pleasure.</p> <p>In my view, the QLDC should be protecting these areas for the community it serves, and be actively protecting this reserve in its entirety for future generations.</p> <p>To have another commercial operator encroaching on reserve space for commercial gain at the mercy of green space is absolutely non-sensical to me. If the QLDC adopts this, it will set a precedent for other operators, and ruin the green space on the waterfront.</p> <p>Be a brave QLDC and do not buckle to commercial operator pressure, consider the space and environment for today, and tomorrow.</p>
43	Carl Johnston	Support	<p>It's a small area and don't think it will have a negative effect.</p>
44	Corey Sinteur (Seeks to be heard)	Support	<p>The area affected by the proposed commercial usage is very small and would not inhibit the use of the park area by the general public.</p>
45	Kirsten Marie Davis	Support	<p>From my perspective the area between Steamer Wharf and the St Omer park sign has always felt like a commercial area. There are numerous wharves and jetties, a busy bus top and considerable activity in the area.</p> <p>The proposed location of the new commercial area would fit in with surrounding activity.</p> <p>I understand that the proposal includes development of improved access to the Lakes edge which will enhance the public use and enjoyment of the area. Currently it is largely inaccessible for the public.</p>
46	Roland Meyer	Oppose	<p>According to your current plan: "The Queenstown Bay Foreshore Reserves Management Plan 2016, does not allow commercial activities in this location, and instead seeks to manage the area of the St Omer Park Recreation Reserve for passive recreation activities and enjoyment of the lakes edge, free of commercial activities."</p> <p>The QL district has numerous opportunities for so-called adventure tourism. The heart of Queenstown must be preserved, free of yet another tourism operator guided by exclusively commercial interests and not at all committed to the well-being of the local population. Space is at a premium in the limited foreshore and this must be kept for the people who must be able to enjoy this for free and in peace. QLDC would be establishing a terrible precedent by allowing any additional commercial activity now and will face being challenged by ever more providers/ companies in the future.</p> <p>We are being faced with ever more visual and noise pollution and we must endeavour to preserve the beauty of our place for generations to come.</p> <p>I am very much opposed to any changes in this.</p>

47	Kevin Hey	Support	<p>I have been operating my Segway tours business through this area for the past 15yrs. Allowing some commercial activity in the area between Steamer Wharf and the St Omer Park sign would fit with other activity in the area. It's a relatively small area and doesn't get a lot of recreational lake users there anyhow. The larger grassy area on the One Mile side of the St Omer Park sign and further down the park is far more popular for recreational users.</p> <p>There is opportunity to enhance this area for the public with greater access and the opportunity to get their pics from a new jetty with lake and Remarkables views in the backdrop.</p>
48	Jaspal Smagh	Support	
49	Christopher Lebiecki	Oppose	<p>I believe this area should be maintained for public recreational purposes, not commercial. Structures built along this area will have a detrimental effect to the existing recreational facilities and the public's quiet enjoyment of this.</p> <p>I believe the addition of a 'public swimming platform' to the structure is a poor attempt to sweeten the deal and in reality will be much more dangerous than what the existing natural foreshore provides.</p>
50	Michael Joseph Robinson	Oppose	<p>The outline is very vague. Will the plans be for new multi-story hotels, or a couple of coffee shops? Either way, it's a plan that ruins a great rec area for the public.</p>
51	Aimee Victoria Prendergast	Oppose	<p>The lake is a public place that should be left for public use. Families and friends gather here for celebrations and catch ups and it should stay this way rather than people who just want to earn a quick buck</p>
52	Amelia Stevens	Oppose	<p>This area should be maintained as a recreational reserve only. There is enough activity on Steamer Wharf already, I don't think this needs to be extended. Can Hydro Attack operate at the new Frankton Marina instead?</p>
53	Kate Kirkwood	Oppose	<p>There is already a limited area where you can walk next to the lake or use the area recreationally. For the most part, any time spent next to the lake whilst in town is already overshadowed by the immediate presence of commercial buildings. Omer Park is the one space we have to actually enjoy the SPACE and nature Queenstown is known for. The trees that stand there are a symbol and cutting them down would spark anger in the community. It's a scenic walk for tourists who are unable to scale the hills around us.</p>

54	Melanie Chui	Support	I feel the proposed new wharf will be a good addition to the foreshore, allowing the public to access more of the lake through use of the docks and general enjoyment of the area as the public can walk onto it. The proposed new commercial area is close to the existing commercial area so will blend in with neighbouring activities and not look out of place. The space is a relatively small part of the reserve, is currently under-utilised and not easily accessible to the public so I do not feel allowing the wharf will hinder passive recreational use. In fact, it may increase it because access down to the beach will be easier.
55	Kana Takahashi	Oppose	We need reserve St Omar park without having commercial activity as we have plenty in town.
56	George	Oppose	I don't believe it offers any benefits to the residents of Queenstown and only increases urban creep into the natural environment. There is already substantial commercial activity on the lake front and in Frankton. A no point has the need for increased commercial been called for by any local residents. The change in the Reserves Management Plan seems like a very odd idea indeed and it would be nice to know who is driving this proposal as the negative impacts far outweigh the good.
57	Andrea Eagles	Oppose	Not really needed. Leave the lake shore as it is, not good for the lake, pollution etc.
58	Tom Kingston	Oppose	Very unnecessary development and a destruction of one of Queenstown's great attractions. The walks along the foreshore are very popular with tourists and locals alike.
59	Gabriel Dowd	Support	The proposed new commercial area is close to an existing commercial area and already feels like it would be part of that area, so new commercial activity would not look out of place. The space is a relatively small part of the reserve, is currently under-utilised and the beach not easily accessible to the public so I do not feel allowing the wharf will hinder passive recreational use or detract from the area. That space, in its current form, only really allows for people to walk through as they access St Omer park proper. Having a new wharf and viewing deck would encourage the public to stop and take in the view. It would probably allow for more use as access down to the beach would be easier and the public will be able to use the wharf for their enjoyment also.
60	Lee Hamilton	Oppose	Recreational reserve areas are of primary importance for health and tranquillity especially during lockdown times. The town needs more open spaces and less commercial areas.

61	Nigel Williamson	Oppose	There is no need to allow further commercial operations on this public reserve space. This space must be preserved for the enjoyment of all.
62	Ben Dare	Oppose	The current reserve is a valuable asset to the local community and provides a popular recreation space in central Queenstown on the lake front. Allowing the proposed commercial activity to proceed will significantly detract from this and will detrimentally impact on the public's ability to access and enjoy the lake front area.
63	Rachel Hamer	Support	The plan respects the area & looks very in keeping.
64	Ronnie Nascimento	Oppose	While I do support the new venture, I just think the location isn't ideal. How about the council place it where the sunshine Bay trail starts, next to the water pump? How about park Street? There are better locations than Omer Park.
65	Paul McKernan	Oppose	Unnecessary commercial activity disrupting natural beauty of the local area. Terrible that this is being considered
66	Rhianon Roberts	Oppose	Too much commercialization creeping in. We already have that out in Frankton. Visitors come here for the beauty of the landscape not to see buildings.
67	Syrandin Deere Vester	Oppose	Queenstown doesn't need more commercial space. We already have limited green space. It's important for ones mental health to be able to go outdoors and enjoy a nice walk. Parking is already difficult along the lake front... adding a stupid commercial space would only make it worse.
68	Lenka Sommer	Oppose	We do already have some many commercial activities in the bay. St Omer Park is where we frequently take our dog for walk and so many others do to. As we live in Fernhill this pretty much the closest spot by the lake we can go to. Also best spot for picnic for families with

			existing BBQ and playground. We do not have to put commercial activity on every single part of the bay/lake. It's nice to enjoy is for what it is.
69	Gabrielle de Lima Piassum (Seeks to be heard)	Oppose	I am an architect and urban planner. All the changes I see in Queenstown are always poorly thought out and unplanned. People without knowledge of what they are doing and worse these people do not ask the community what they really need.
70	Naoko Kawamura Lamond	Oppose	Not suitable for commercial use. Do not wish to destroy the perfect areas. Please think about people and nature not profit. Thanks
71	Megan Phillips	Oppose	It's a quiet and tranquil slaves for locals and tourists who want to have a shoreline walk away from the busy crowds already on the waterfront. When there is a million dollar marina in Frankton that's half empty, it seems a waste its money. The council is trying to reduce tourism crowds in town so using the Frankton marina seems like 'two birds with one stone'.
72	Jayne Richards	Oppose	The foreshore between One Mile and town is a lovely peaceful area where the public can enjoy activities such as walking and picnics. The proposal significantly reduces the area available for these activities and therefore significantly reduces public amenity. The proposal will likely significantly alter the feel of the reserve and make it a very unappealing place for the public to visit to enjoy peace and quiet a short walk out of town. This will significantly reduce the well-being of people who currently use the reserve. The changes proposed only benefit tourism operators and not the public. The proposed wharf and large number of jet skis and hydro attacks that could be based at the wharf will contribute to noise pollution and reduce the visual amenity of the area, again to benefit a tourism operator and not the general public. This is a reserve area and allowing commercial activities and commercial infrastructure to be constructed within the reserve indicates a precedent that none of our reserves are safe for the public to enjoy in peace. The St Omer reserve creates an important natural link connecting Sunshine Bay and Queenstown which enables the public to walk / ride / run / kayak along a stunning foreshore. The proposed commercial zone in St Omer Reserve will significantly disrupt this link and destroy the connection along the foreshore. This will have a significant impact on the visual amenity of the area and the wellbeing of the people who use this area. There has already been a new marina created for boats in Frankton. HAL could use the new Frankton marina as an alternative to creating a whole new wharf within an existing reserve area. This alternative would have multiple benefits for sustainability, environmental impacts during construction, greenhouse gas emissions associated with construction, visual amenity, noise pollution and wellbeing. QLDC does not need to contribute to the destruction of our public reserve areas to satisfy the monetary desires of tourism operators. I do not support this proposal at all.

73	Ashley	Oppose	As it's a safe place for the kids and pets, a nice place to swim and feed the ducks with no commercial activity.....and there is a jetty they already use
74	Kate Jelinek	Oppose	Let there be some natural space left in Queenstown. Town feels so claustrophobic with every spare bit of land built on.
75	Alison Beaumont (Seeks to be heard)	Oppose	This is a beautiful green space, and should always be as it is. A nice area for families to enjoy at no cost.
76	Gayle Thornton	Oppose	There are other areas such as the Frankton Marina that could sustain devp esp considering works have already been established there. Keep the green space
77	Polly Marchesi	Oppose	This area is peaceful. A place to walk, a quiet bbq, or children to play in the park. A lovely viewing spot for multiple businesses, locals, tourists etc. The town is being dug up in so many areas, please leave this one
78	Summer Campbell	Oppose	This is a communal outdoor environment for people to enjoy the lakefront, it would be wrong to turn this outdoor area into buildings
79	Julie Blackley	Oppose	We need to be protecting the foreshore not constructing more buildings. This is a beautiful walking space and it will only cause harm if it is further developed and then added damage by many more people using it. There are lots of places already in Queenstown that are in the city building part already to be utilised. Please please look at this from an environmental sustainability point of view. There are so many things for tourists already. Added to this the lack of parking in that area already. On most days, people are parking all the way down at Sunshine Bay walking track and walking into town.
80	Adam Vallom	Oppose	I'm highly against any changes along the water's front. It's used by so many people all year around, to have it changed to anything else would be an absolute disappointment. We already have shops and plenty other things that are now unused due to rent prices, covid and what not. I couldn't imagine losing another part of beautiful Queenstown to more commercial eyesores. The new marina in Frankton isn't even used yet. There's new shops on Hallenstein street under new apartments that aren't even used. Please leave a little place for people to still relax

81	Ellen Rhodes	Oppose	Please, please leave this area as is. The council have already ruined downtown Queenstown and this is one of the few areas left that they haven't ruined. This is a safe area that I enjoy with my two kids every day. The path is perfect for the kids to bike along.
82	Noriko Gondo	Oppose	No more destroy Queenstown beautiful for commercial. Think for locals not for tourists
83	Kate Maclean	Oppose	I believe it is important that Queenstown retains areas specifically for recreation, untouched by commercial activities. Opening the area referred to for commercial use opens the door to further activities which make it difficult to stop The St Omer Park area is one of the jewels in our Queenstown crown, it should be protected
84	Amelle Blackley	Oppose	Anything new undertaken should be in consideration of maintaining and protecting the pristine environment first. Always looking for options that are less intrusive and harmful to the environment. If building cannot be done anywhere else, then the second non-negotiable consideration is sustainability in building. There are so many people researching and building structures that are far less harmful and this should be our starting point when considering new premises, not a factor to think about but a non-negotiable starting point. This site you are considering is always congested as it is currently with no available parking and congestion in parking all the way down to Sunshine Bay walking track. There are so many other sites to consider that are already developed, I urge you to leave it alone. We need to overhaul how we think about developing, tourism and the future of new builds. There are so many other projects needed to be considered for the existing community, with buildings already built needing repair or upgraded, like the library for e.g., it seems such a waste to start new projects for tourists when we have so many other things needed to support the existing community.

85	James Burnes	Oppose	<p>We are not in favour of adding commercial operations along the waterfront. There is sufficient options for businesses to operate on the existing locations.</p> <p>Specifically, we strongly oppose any commercial operations that would be permitted to have any permanent or temporary structures in the park area. We strongly oppose any commercial operations that involve motorized equipment.</p> <p>It is important that QLDC Protect our limited lakefront areas from further commercial activity. It is not necessary to the economic sustainability or economic diversification goals of the district to add more waterfront businesses.</p>
86	Paul Rose	Oppose	There are enough commercial activities already. Leave the area for people to enjoy the natural environment and outdoor activities in.
87	Shaun Kelly	Oppose	commercial waterfront activities should be limited to areas where there is existing infrastructure and capacity to do so - Queenstown bay, Queenstown marina, and Frankton
88	Liane Ingberman	Oppose	The reserve is a public area for leisure and commerce in the area will make it a commercial area not a leisure area
89	Helen Hodges	Oppose	It l'd nice as a green space park. There are enough commercial operators very close
90	Josie Debenham-Hardwick	Oppose	This is one of the few lakeside reserves and green spaces in Queenstown and should be left as is.
91	Bruce McDonald	Oppose	Against changes. Keep all commercial activities out of the reserves. Keep the reserves in this area (especially zone 1 St Omer Park Area) for passive recreation for community and visitors.
92	Michael Walker	Oppose	Green spaces are key to keeping Queenstown the amazing place it is. When you are all old and retired going for a walk through St Omer park are you going to be happy seeing businesses making noise, pollution and blocking the incredible view. Would you be proud of changing the way it is now.

			Yeh capitalism is great, I am by no means an environmentalist but don't destroy green areas otherwise you eventually turn this place into a concrete jungle full of depression.
93	Fiona McArthur	Oppose	We are kissing so much of the beauty of Queenstown - this is just another nail in the coffin!
94	Marguerite Claire Abbott	Oppose	
95	Mark Hannah	Oppose	The reserve is a nice break from the already congested commercial zone. It is a nice area to walk and the commercialising the shore will detract from what makes this area beautiful.
96	Jeremy Knight	Oppose	Over developing our green spaces in commercial activities does not benefit the community. As a ratepayer I strongly oppose this. Finish what you have started before you carve up and sell off our assets for yet another loss. Listen to those that live here, pay rates here, use these spaces not developers who are only interested in their bank accounts. Enoughs Enough.
97	Edward Thomas MacIntosh	Oppose	its nicer as a green space
98	Rachel Land	Oppose	Let's keep the few green community spaces we have open and free for residents to use and enjoy. There are already a million places that are zoned for business use.
99	Ann Sutherland	Oppose	Leave the lakeside reserve along, many people use this area and enjoy the green space and trees so close to town. Any commercial development should go out to Frankton marina.
100	Steve Farquharson	Oppose	We need more green space for the community to enjoy, rather than building more commercial structures for the sake of it. We have so many empty commercial spaces already. Please leave it as it is.

101	Rangiputa Wallace	Oppose	Leave it as recreational area
102	Sadao Tsuchiya	Oppose	No commercial activities in the reserve please. Keep as it is now. It is too valuable to lose the current importance of the reserve if commercial activities are allowed. The corridor is highly important to provide both recreational opportunity for residence and Queenstown experience for visitors. We definitely need to maintain Queenstown as the top tourist destination and the development of the reserve could lead it the wrong way. The west end of the park is too close to the One Mile Water Intake which I am worried about very high potential pollution coming into our drinking water if commercial activities are allowed in the park. In terms of ecological view, the shore line is only one unique location around the lake - coarse gravel beach by a relatively small bay with two streams supply rich organics and minerals from the forest and bush above. Licencing commercial activities and development of the reserve would result huge loss for Queenstown and we would never recover for future generation.
103	James Fisher	Oppose	It should be left as a reserve.
104	Peter Coppens (Seeks to be heard)	Oppose	<p>The areas mentioned in the Management Plan were never intended to be utilised for commercial purposes.</p> <p>There is no upside in the proposal for ratepayers, residents or visitors. It has been shown time and time again that once commercial interests gain a foothold in public spaces that it is only a matter of times that they continue to encroach to the detriment of the public. Examples of this in Queenstown is the restaurant and cafe seating in the mall and the limited footpath space outside Fergburger and its associated entities.</p> <p>Bob's Peaks developments which has become a blight on the Landscape.</p> <p>The proposal appears to be contrary to the Councils own intentions to open up the wider CBD to public access especially walkers and cyclists. It's simply incompatible to suggest that commercial activities such as those as suggest will not require increased commercial vehicle traffic that will impede the enjoyment of those who wish to use these areas for its intended purpose.</p> <p>If there is a requirement for operating space for commercial water based water activities then why not utilise the Frankton Marina area. It is time for the councillors to show some independent responsibility to vote against this and similar proposals. Rather than spend valuable time and ratepayer funds, Council's and its Executive time would be better served in resolving any number of outstanding matters of importance that require councillors and its executive input i.e. Lakeview, traffic and the poor state of overall governance that seems to pervade this current council.</p>
105	Grant Meredith	Oppose	Leave the park as it is. No more commercial areas along the waterfront. No more buildings to be built either. Only replace dead or dying trees with new healthy trees.

106	Emily Cunha (Seeks to be heard)	Oppose	There are few protected non-commercial areas left in town where residents can enjoy normal amenities without interruption by commercial entities. Please leave St Omer's reserve alone. It's a lovely park walk, very suitable for families to enjoy playing, picnicking, walking, running, biking and superb views. The parking is already well used and no need for additional traffic on this roadway out to Fernhill and on up the lake to Glenorchy.
107	Fauve Barrett	Oppose	This is going to be a major visual scar, impacting the Queenstown image.
108	Wendy Ebsworth	Oppose	The area is used on a daily basis by people with small children
109	MaryClare Iodes	Oppose	
110	Aftaab Sandhu	Neutral	Needs further research
111	Sarah Russell	Oppose	Leave the area as it is. It's a lovely peaceful space. There is enough commercial space already
112	Kaspian Sutherland	Oppose	Keep the green space, already got enough commercial activity as it is
113	Akiko Uemura	Oppose	I feel that the town and foreshore has been developed more than adequately and feel the Queenstown needs to retain as much of it in its natural state for the future
114	Hanna Afifi	Oppose	The presence of commercial activities in the park will cause a significant adverse impact on the passive recreational users of the park. Commercial activities that are allowed to establish in a specific area will displace existing passive users as did the fly board operation that took over what was otherwise well used part of the reserve. Leave the boundary for commercial activities where it is at the existing jetty by the O'Regan Wharf, and back towards the town end of Queenstown Bay. Our parks close to town are finite resources for our residents and visitors to enjoy. I do not want to see (non 'passing-through') commercial activities of the scale potentially allowed sprawling out into our local reserves.

115	Melissa Couch	Oppose	<p>I strongly believe we need to keep this area free from commercial use. We have a beautiful new Marina area that could be used which would fit in with any water activities being proposed.</p> <p>The proposed area is often used for wedding ceremonies as the backdrop is a natural landscape. It's also used for BBQs and picnics with family and friends.</p> <p>Overdevelopment is ruining our beautiful town. Please leave it as it is for all to enjoy and take any further commercial water activities to the new Marina site which surely was why it was built.</p>
116	Georgia Walsh	Oppose	I think the foreshore should remain a reserve
117	James Barber	Oppose	Retain Queenstown's beauty and recreational spaces. So locals can enjoy the area they live in
118	Tom Clarke	Oppose	You've got the whole of 5 mile and Frankton to build shops on, with probably way to many already. Maybe the shops can go on the current council building site and that can move out to Frankton so it's easier to reach for many people in the area
119	Christa Michelle Miller	Oppose	We don't need any more commercial activities here. There is not enough parking as it is. People enjoy peace and quiet walking in this area enjoying the views. There are other areas nearby already used for commercial activity.
120	Ashley Robb	Oppose	Leave the park as is. There is already a shortage of parking and plenty of shops in town. The area already becomes over crowded during summer. I suggest more development around the Frankton marina area
121	Sarah Guarch	Oppose	It's a nice spacious area to hang out with family
122	Andre Bizarria Oliveira	Oppose	It's completely unnecessary, council already kicked out so many locals from the old holiday park to put business. Queenstown isn't just for tourists. Council should be considering ways to improve traffic flow in and out town, business area should be developed in Frankton area. Cbd is already too packed of business.

123	Samantha Johnson	Oppose	There is already limited parking in the area and it will cause a bottleneck with traffic. We need more accessible green areas. Keep the boats with the boat's.
124	James Black	Oppose	I feel like this is a great area for walks along the lake side, children to play in the park, great views of Queenstown and surrounding mountains. There is already commercial buildings on the other side of the road so I feel putting more hotels/shops there will just ruin the area. There is also the risk of flooding on all things beside the lake which would mean a lot of construction works going into it and the last thing Queenstown needs is more construction.
125	Yuki Sueyoshi	Oppose	Don't need to build commercial facilities in Queenstown. There are enough at 5 mile area. And timing is really bad because we cannot get tourists from overseas. Should use money to keep the nature, not destroy the nature.
126	Miki Shiraishi	Oppose	Bad impact on the environment, especially for water ● Please use rates money wisely. Thank you.
127	Josephine Hoana Raroa	Oppose	Leave it as is, I do not agree on change in this park. Please use the Frankton Marina for commercial use, not our beautiful parks that are constantly used by many people for free recreational activities. It's a beautiful part of Queenstown don't make it ugly.
128	Joanne Messingham	Oppose	Queenstown is already over developed and shops that are there already are hardly frequented by locals as they mainly cater for the out of town tourists. We have more than enough shops catering for the tourists! Leave the bit of beauty we have remaining that is close to town & along the lake edge as Omer Park untouched from unnecessary development for ALL to enjoy.
129	Naomi Macfarlane (Seeks to be heard)	Oppose	There are plenty of other places already full of commercial operators, and the QT Bay is already so busy with so much happening, it does not need to be busier. Please don't take away the area around St Omar park, it is a great spot to be able to take a family / friends to hang out a little bit removed from the hubbub of the wharf area. It would be a shame to make it even noisier than it is.

130	Amber Carr	Oppose	Please leave it hos it is
131	Norman Dolamore (Seeks to be heard)	Oppose	I feel that there is enough commercial activities at present in the Bay. Even the councils own information blurb says that people come here for the beauty and low impact activities, such as a walk in the park. And let's face it, it is a lovely spot to stroll along the lakes edge. This type of activity will be harder to find with more commercial activities on the foreshore. This will be to the detriment of the Queenstown experience.
132	Kim Knight	Oppose	Nature is important. We have enough buildings. For goodness sake.
133	Logan T Keckes	Oppose	The area currently provides huge value to the local community as park space. Making it a commercial space would decrease the serenity of park and take away another one of Queenstown's green spaces.
134	Ben Rotto	Oppose	We should be preserving our natural spaces and reserves. Not commercialising them. This goes against the purpose of reserves.
135	Seth Dudley	Oppose	Qldc suck
136	Rosemary Wilson	Oppose	It's currently a beautiful spot which the public can enjoy in a relaxed commercial free zone. There's so much commercial activity already in Queenstown that I don't see the need to extend this into what is essentially a green park area.
137	Bob Tovey	Oppose	This park is an amazing feature of the waterfront. With many houses and apartments behind it that would be affected by the building of commercial structures. I own 2 properties on this part of Queenstown both of which would be affected. The reason for having these houses is because they have unobstructed water views. Leave the park alone!!!! It's an awesome feature. Green spaces are important. There is already going to be a whole new town centre on the land the camping ground used to be on!
138	Dominic Hayden	Oppose	Leave the park as it is please.

139	Sian Thomas	Oppose	This should be left as a recreational reserve and focus on the marina instead. We need a bigger picture plan that supports infrastructure rather than just introducing new things without thinking how it will affect transport, roads and the community.
140	Connor Williams	Oppose	Leaving a reserve park as reserved, protects the space from development and is therefore is the purpose of a reserve. If this starts happening there will be no end. Continuously these decisions made by the council are just proving to be eye sores that cover up the attraction and true beauty a small mountain township has to offer. If anything QLDC should be working on updating/upgrading, creating and maintaining more reserves and parks that benefit, protect and nurture the well-being and mental health of its locals and residents. Which in turn makes Queenstown more attractive as a community. Bringing locals, businesses and as a result tourists. It also gets the locals on side with the council rather than having constant struggle as opposition. However, the park should not be a concern to the council right now. The concern should be getting a grasp on developers and the damage that is being caused as a result. Such as the titling Frankton's clustered 5mile hub "Queenstown central" which is a manipulative misdirection. Which I'm sure was pushed for by a capitalist culture such as developers and businesses that are looking to fill their overbearing monstrous accommodations and offices. There seems to be no end or restriction to the speed at which this unfortunate disfigurement of Queenstown is happening. It seems every week we hear of something else that threatens to degrade the beautiful home in which we were brought up. Always on the basis and grounds of profit. I know development industries having a dangerously powerful force of will and often oppose council to get their way. I would like to see the council and locals have more of a baring of control on the situation. I truly hope to see the council working towards caring for its kiwi culture, its locals, residents and creating a strong healthy community. With a renowned stance holding a strong backbone when standing alongside its locals against the unnecessary pace of development which in turn will protect Queenstown's image and future.
141	Shane Buckham (Seeks to be heard)	Oppose	QLDC keeps getting rid of green space. The community meets this as to visitors!
142	Rosemary Hathaway	Oppose	As a descendant of Queenstown early settlers do not ruin Queenstown anymore
143	Vanessa Hartnell	Oppose	It's public land. Plenty of areas already available for private commercial activities.

144	Judith O'Neill	Oppose	Building a wharf for a noisy commercial enterprise on the edge of a reserve is not necessary. The commercial enterprise has been working from the main wharf in town just fine and by bringing noise and commercialism out to the fringes creates more commercial spread and disruption to a serene, family friendly environment that is used daily by many people, exercising and enjoying the reserve.
145	Cher Knights	Oppose	This is one of the only places families can enjoy the lake.
146	Hine Marchand	Oppose	It was gifted to remain as it is. QLDC. Spend your energy on the traffic and infrastructure instead of wasting tax payers money on areas that obviously the community don't want built on. Be transparent. Work on regaining the trust of the community
147	Matthew Parker	Oppose	There are plenty of commercial areas around Queenstown CBD, which is a short walk from the proposed area. We should keep our open spaces free from commercial activities so we can enjoy our recreation areas. We are very lucky to have parks adjacent to the lake, we should value that and retain it always.
148	Charlie Tovey	Oppose	There has just been a massive new commercial area build in Frankton. You don't need to build on every piece of grass.
149	Catherine Clarke	Oppose	It's a relatively peaceful park like area close to waters edge where you can sit, sunbathe, swim and relax and get away from the touristy hype that's everywhere else.
150	Laura Grigg	Oppose	
151	Tim Clemens (Seeks to be heard)	Oppose	As a recreational boater in Queenstown for the last twenty years it is becoming increasing difficult to safely come into the bay in a recreational boat. The area where the jetty is proposed can be one of the few locations to land and leave the boat tied up on the shore. Also for bot movements confining commercial activities to the current locations hells to Maintain what is already a hectic harbour that is less and less pleasant to boat into. Also I think the expanded commercial capability of the recently leased and developed mariner on Frankton road would be a better option to pursue with less impact on recreational users. The lack of planning in the of the current wharves indicate that commercial gain prioritises public users. Any wharf development should allow for joining AL Warves as a walkway.

152	Christina Dawson	Oppose	<p>Too much of central and lakeside Queenstown is already used for commercial purposes. Queenstown need less commercialisation. Not more. To allow yet more commercial activity in this area will create even more pressure on an already over commercialized town centre. The issues with this plan include but are not limited to:</p> <ol style="list-style-type: none"> 1. Further reduction in public amenities for residential rate payers. 2. More pressure on roading, parking, waste management and sewerage. 3. Increased hazards due to increased traffic movement. 4. Increased visual pollution and reduction in green space. 5. Encouragement of more traffic movement into an already congested area (rather than less, which I thought was a council imperative). <p>This council needs to shift its focus from encouraging unbridled commercialism and ACTUALLY looking after the needs of the community it is supposed to serve.</p> <p>It has been almost universally acknowledged that Queenstown needs fewer tourists. We have heard the Mayor on National media bleating about the pressure that COVID-19 has had on commercial enterprises in the region. The fact that this council is even considering INCREASING the availability of commercial space in Queenstown is sheer lunacy. I can only suppose that the council wishes to increase its cashflow and pay down debt by either selling some of its land or becoming commercial landlords.</p> <p>Try something else!!</p>
153	Sara Gordon	Oppose	<p>This is a valuable community resource used by families community groups and visitors to enjoy views, a sense of wilderness, fresh air and mountain views, and space to move up encumbered by commerce. It has high existence value as a non-commercial space and I would like to see it retained as a non commercial recreational space.</p>
154	Kumi Takeda	Oppose	<p>Beautiful park and nice walk place.</p>
155	Hitomi shimmoto	Oppose	

	(Seeks to be heard)		
156	Charlotte Smith	Oppose	This is a well loved part of the lake front for both locals and tourists. There is plenty of commercial activity already..... do not ruin more of the lake front!!!
157	Armando Varlotta	Oppose	We need more green and parks and keep the natural beauty of the town! Enough concrete and more buildings by the lake it is a disgrace!! Keep Queenstown beautiful and stop building around the lake when you can do it somewhere else!!
158	M Benoit	Oppose	Important to have public areas next to the lake.
159	Kathi Reiter	Oppose	The park is nice as is and does not need to be changed at all
160	Grant Melhop	Oppose	There is minimal green space in the town centre. Why do we need more commercial space when there is already tremendous commercial development happening in the old campground area and leading up to the gondola.
161	Ji Hong	Oppose	Queenstown is already suffer a bad name for being overly commercial, now should be time to focus on the balance, not to increase commercial activities.
162	Trish Carter	Oppose	Firstly don't agree that the Sharks should be there at all. Apart from being noisy they don't belong on a lake. Secondly Omer Park should be left as is for everyone to use
163	Sam Lees	Oppose	The foreshore reserves should be managed for the enjoyment of the public and preserved free from commercial interests.
164	Kent William Dow	Oppose	This new Jetty plans to make the foreshore more usable at the tip of the park, I'm all for it.

165	Luis Gomez (Seeks to be heard)	Oppose	It is important to keep green areas without commercial sites. People in general enjoy green path where they can share natural environment.
166	Martin Hamer	Support	Think the plans look nice & it'd be great for kids to be able to get down to the water from the new area
167	Alice Sheehy (Seeks to be heard)	Support	In support as it is needed
168	Murray Carter	Oppose	The lakefront is for the quiet enjoyment of visitors and locals to enjoy the wonderful views as they stroll along. In no way should the inclusion of a jetty for shark based jet skis be allowed to disturb this peace. It's bad enough having this activity where it currently is. It adds nothing to the ambience and commercial activities offered on our lovely lake. Far more suited for the likes of Mt Manganui than the tranquil waters of lake Wakatipu.
169	Kathleen Buckham	Oppose	We have more than enough commercial premises/activities on the waterfront. We need to keep the area clear to preserve the views.
170	Tony Robertson	Oppose	The lakefront is already supplied with enough commercial operations. There are more than enough hotels, cafes and restaurants in the CBD for the foreseeable future. I lived in town for 42 years and was on the QPB (destination Queenstown) and have owned 3 restaurants in Queenstown. I am to a certain extent sad that I may have been responsible for the degradation of the town and its lifestyle. Enough already.
171	Libby Tyrrell	Oppose	I believe that Queenstown township is already highly commercialised, and considering how popular and busy this area of the bay is with locals and visitors alike in summer, recreating, picnicking etc. It would impact the values of the community being able to enjoy free space by the lake at their leisure
172	Rob Burnell	Oppose	Between the existing wharfs there should be enough capacity for activity. The fact that one area is tied up permanently for a floating bar

			suggests under utilisation. Let's not allow activity to creep beyond the current areas. The marina in the Frankton Arm could also be considered if Queenstown Bay is at capacity.
173	John Arthur James Cushen	Neutral	<p>My comments here are being made to hopefully ensure that the Queenstown Bay Foreshore Reserves Management Plan does allow QLDC to support tourist operators who have a history of operating in a responsible manner.</p> <p>I am forwarding this submission in the hope that the Council views the application by Hydro Attack for access across St Omer Park Recreation Reserve to establish the new wharf in a favourable light. As far as I am aware, the situation this operator faces has come about through no fault of their own. Rather it was the purchase of the wharf by QLDC and the fact that no long term lease will be offered to Hydro Attack that has resulted in this operator applying for access.</p> <p>I have found this operator to be very responsible when I have annually assessed them for their Qualmark certification. The experience they offer has proved popular with domestic tourists as well which is a big plus at present.</p> <p>While the Council Plan aims at ensuring the visitor (and local) experience around the waterfront is not compromised and that any commercial activities have minimal negative effects on the environment, I sincerely hope you view Hydro Attacks application in a favourable light. It is an opportunity to support a local operator and I am sure you can put in place, conditions that ensure their proposal does not detract from those using this area.</p> <p>Thanks for the opportunity to put forward my views. I can state that I have no commercial interest in this operation.</p>
174	Maryann Bailey	Oppose	The foreshore should be protected and kept as tranquil as possible. The changes do not promote passive enjoyment of the lakes edge and do not add any benefit to public users of the reserves. Zone 1 and 2 in particular are frequented by pedestrians, people strolling into town, people relaxing by the waters edge, enjoying the surroundings and tranquillity. More commercial activity will be detrimental to the public's quiet enjoyment of the foreshore. St Omer Park should be protected as a Reserve.
175	Marc Veldhuisen	Support	The plans show very little disturbance to the foreshore and reserve, they create space for a unique local business who have been bullied from their current location and it also provides a public amenity which there seems to be a need for in this area
176	Molly Powers	Oppose	The reserves should be kept for public recreational use. Once commercialised, the public will never get them back. The foreshore belongs to all of us and should not be privatised.
177	Stephen Ronney	Oppose	Over development of the lakeshore for commercial activities, particularly those that involve noisy motorised vessels deteriorates the peaceful enjoyment of our tranquil environment surrounding Lake Wakatipu.

178	Paul Hazweld (Seeks to be heard)	Support	Think it'll be a good decision as it's a small access point & the images look good.
179	Jennifer Anne Milford (Seeks to be heard)	Support	It will maximise the use of the current Lake front by a small business venture, they will also provide additional amenities for public use. This area is currently under utilised.
180	Marco Dellacanonica	Oppose	There's no need for another jetty when there's already jetties right next to that same place, and also the Frankton Marina. If this gets done and approved, how many more other companies could claim the same, a independent jetty? THERES NO NEED FOR ANOTHER JETTY.
181	Mandy Smith	Oppose	This area is needed as a riparian margin for lake water quality and it is public reserve it should not be commercial or privatised. It must be retained in permeable surface for runoff filtration. It is also a public area council seems bent on in reducing public amenity in favour for private commercial interest. If this proposal has any origin from any wayfarer group interest then this is another case of mayor Bourke conflict of interest and deserves an expose.
182	Reuben Costello	Oppose	I do not understand how the proposed commercial activities meet the intention or requirements of the current Plan. Specifically, how can the proposed commercial activity not "impact on public use of reserve or lake areas", as is required in Zone 1 under the Plan? Extending the area being used for commercial purposes is a clear erosion of the Vision defined by the Pan. It should not happen as described (noting there is no description of why this change is needed or any associated justification provided)
183	Phillip Jones	Support	

184	Mark Rose	Support	<ul style="list-style-type: none"> • As a regular user of the Qt Bay area, I don't see this proposal as having any negatives & endorse the plans. • The area between the Steamer Wharf and the St Omer park has always felt like it was a commercial area. • The proposed location for the new commercial area would fit in with surrounding activity i.e. commercial. • The proposed commercial area on the reserve is very small and I don't see there will be any impact on the use of the reserve. • It is not proposed that it will be leased exclusively so members of the public will still be able to walk over it. • The images show that the proposal includes development of improved access to the Lake's edge which will enhance the public use and enjoyment of that area. • It is now largely inaccessible for the public so the plans make it more "community" focused. • The proposed access for the public means it will be a nice place for the public to enjoy.
185	Jaclyn Smith	Oppose	I think it's important to maintain our public reserves especially close to town centre. I walk this park regularly and see a lot of locals and visitors enjoying the sights. I just think it'd be a shame to build commercially on an area that has great views and has a positive impression on those who visit as well.
186	Holly Heywood	Oppose	The area should stay as one of the few outdoor spaces along the lake close to town, with outdoor space to enjoy.
187	Elisabet Streat	Oppose	I would like to see this reserve kept as it is for the community to enjoy without increased commercial activity.
188	Gary Cochrane	Support	We walk the dog down there and it's basically an unused part of the part! This will definitely improve the look and feel of the area down there! I think it's a great idea.
189	Caitlin Laurenson	Support	I consider this proposed change to have minimal impact on the reserve and the Foreshore Reserve Management Plan, with a significant benefit for the public and commercial community. I think it is important to support our business community in this way, especially when the impact is minor like this. I do not think this would create a negative precedent, and I consider this to be an enhancement allowing the public to better access the foreshore.
190	Christopher Harding	Support	I think the planned changes will utilise a part of the bay that is currently unused, ugly and deteriorates the whole look of the bay. I am fully for the new exciting plans and I do not like how the council have swayed social media through very one-sided views and bias reporting

	(Seeks to be heard)		
191	John McKenna	Support	I see this plan as another exciting opportunity to drive Queenstown's attractions and business opportunity to a new high and also see this as a huge improvement on the land as a site itself.
192	Pete Whittaker	Support	I believe the water based activities operating out of Queenstown provide an essential part of the region's amazing tourism offering. We need to support these businesses and offer them areas to operate from. The area suggested is small and currently not very usable so making use of this improves the land and supports local businesses. It doesn't affect any of the great things that I love about St Omer Park (BBQs, grass areas etc.) so this is a good use of the space. In fact, it will actually enhance the things that are great about this area by providing additional places to sit and admire the views from.
193	Matt Dobb	Support	I support the proposal from Hydro Attack. They are an excellent and professional local business
194	Uan Spijkerbosch (Seeks to be heard)	Support	<p>The proposed area is a bit of a dead area which has remained someone static for decades. With all the expansion happening out side of town it would be good to see development happening around the Queenstown Bay area to ensure we don't lose our CBD as a hub and centre for all aspects of what Queenstown has to offer, whether it be Business, Tourism, entertainment, commercial or personal use.</p> <p>The proposed designs show a great addition and expansion of the bay and services. With the long awaited start of the Lakeview development and the arterial route changes being shovel ready and underway this development will bring the town closer to the additional foot traffic down Brunswick street and the waterfront to One Mile whilst potentially alleviating congestion around the main waterfront area and reduce congestion on the water ways for all commercial operators.</p>
195	Neville Andrews	Oppose	There is already sufficient marina space, and the lake area in the arm is busy enough with the current boating activity, without adding additional capacity especially for jet skis
196	Finn Heenan	Support	
197	Joseph Russ	Support	I think it sounds like a pretty good idea

	(Seeks to be heard)		
198	James Perry	Support	The proposed changes appear to enhance both public enjoyment and commercial facilitation of the area with little to no impact upon the existing level of public access. I manage a local video and film production company and having additional facilities to access the lake and board vessels with crew and equipment would be welcome.
199	Alexa Forbes	Support	I think appropriate commercial licenses will keep the area vibrant and interesting. I don't see any need to ban commercial activity here. That said, the issue will be defining what's appropriate. Appropriateness will be about scale. We need to consider the scale of any commercial activity to ensure the magnificence of the environmental context remains dominant.
200	Matthew Hall	Support	I believe this is a good plan for that area of the reserve as it is a very under utilised space and is the most suitable spot for further development as it doesn't encroach on the main beach or gardens side of the lake.
201	Clodagh Hall	Support	I believe this plan will be a good support to not only development of that area that is not currently used well but it will also support businesses and allow our ferry service to expand.
202	Ian Wilson (Seeks to be heard)	Oppose	St Omer Park comprises a substantial portion of the grassed public space available for passive recreation in the Town Area. I do not support the recreational amenity being diminished to any degree by the carrying on or carrying out of commercial activity. I believe the proposed plan change to include a new commercial licence area will have such an effect. While the direct impact of the proposed commercial use may be limited in some degree, the indirect impact cannot. The indirect impact will include, but not necessarily be limited to, the precedent that a popular Reserve has been in some measure given over to serve the interest of commercial operators in making profit. Such an intrusion into St Omer Park should not be permitted. Businesses must be encouraged to find a location from which to operate that achieves their needs without expectation that those needs can be allowed to intrude to any degree on passive recreational open space. Especially in the Town Area where such space is at a premium. This is a case where the balance of convenience must favour the ratepayers who, with their families, use St Omer Park for passive recreation without impediment.
203	Marie Dorin	Support	

204	Melissa	Oppose	Are there not already enough commercial venture within a stones throw of St Omer. It seems this proposition is more detrimental than anything, and will detract from the remaining scenic and relaxed nature that is left in this location.
205	Jo O'Connor	Oppose	I want the foreshore to remain as a recreational area and I do not want commercial activities to be allowed which would be to the detriment of our enjoyment. Please don't spoil this lovely area.
206	Barry Pick	Support	Looks like a well thought out plan and good addition to allow users access to the lake
207	Callum Owen	Support	It would be great to see local businesses given the opportunity to expand and add to Queenstown's growing community an uniqueness.
208	Jamie Whitmarsh	Support	I believe this will provide good use of the reserve and help local business as well.
209	Liam Walsh	Support	I have looked at the plans and believe it would be great for Queenstown aesthetically and economically
210	Dan Gerard	Support	I feel this would be an appropriate use of a small bit of reserve land especially with the extra public amenities provided on the wharf itself. The bigger platform would also be an improvement on what is currently situated in this area
211	Steve Henderson	Support	I support the proposed change to the Zone 1 policies to allow a licensed access across the existing foreshore reserve. We have limited locations for water based activities to operate from, more so with recent change of ownership of the Lapsley/Butson Wharf and limitation of ongoing leases available for private operators. The Foreshore Reserves Management Plan: Z1 objectives state 'To promote an appropriate planned mix of non-commercial passive recreation and commercial activities within a defined area' and while the applicant is firmly commercial, the proposal does not appear to exclude, block or lessen the safety of other users or operators within the subject area. I understand the wharf activities to which access is needed is sited within an permitted water space compliant with the district plan also,

			so the change of Zone 1 rules appear to align the usable commercial resources of the waterfront. This would also limit further applications, seeking to extend or add to the space with further applications, maintaining protection of foreshore reserve land.
212	Gary Gregory (Seeks to be heard)	Support	I have lived in Queenstown since 2014. I live in Sunshine Bay and run to and from work along this route most days. A couple of times a week I meet my wife and son on my way home and we hang out at St. Omer park. We think the suggested wharf development would be a great improvement to this area, it would attract more people and be positive for local business and the aesthetics of the waterfront. My family and I look forward to being able to enjoy these new facilities.
213	Malcolm Donald Mills	Oppose	I wish to submit my opposition to the application by Hydro Attack Ltd to make changes to the Queenstown Bay Foreshore Reserves Management Plan 2016 to allow the partial use of St Omar Park Recreation Reserve for commercial activity. My understanding is that St Omar park was gifted to the council on the express understanding it would only ever be used as a park for the enjoyment of the people of Queenstown. It does not make sense that the council would create safeguards such as the afore mentioned legislation and then immediately attack it at the expense of the people and ratepayers of Queenstown and in favour of a commercial enterprise that will expressly favour such a tiny minority of its local business activity. I cannot see the application showing any Associated benefit to the public users of the reserve and only see potential crowding problems at this bottle neck end that I believe will impede other users and at times spill out onto the adjacent road. When I purchased my residential property at 4/8 Lake Esplanade it was with the understanding that I would be able to enjoy the St Omar Park Reserve opposite my property. Despite the small size of this reserve it is a most precious gem in my Queenstown world and one that will be increasingly valued by the public as time goes by and Queenstown grows. Fads can come and go but the undeniable rarity of this recreation park in the scheme of things is forever and my wish is that the council has the wisdom and foresight to look way ahead to a time beyond the now. I see this application as part of the creeping pressure on the natural resources of the lakes district and we must not allow commercial activity to take precedence over any decision making concerning this rare gem. Yours sincerely Malcolm and Joy Mills
214	Elaine Farrell (Seeks to be heard)	Support	I think it will be great for the Lake and Queenstown lakefront commercial area, I understand that a lot of the currently used commercial spaces are going to be used exclusively as a ferry services. I think it is in the interest of Queenstown to keep tourist attractions on the lake. I love going for walks down by the lake and seeing all the different activities from fly boarding to jet boats, I think this is symbolic of Queenstown the adventure town and we should keep this image of activity/adventure front and centre.
215	Emily Mills	Support	I walk past this area regularly and think it could do with some care and attention to add to the lake experience. As someone who's partner also use to worked on the water front in tourism it is clear that there is a desperate need for more wharf space and public boat parking.

216	James Apicella	Support	Omer Park has the opportunity to supply extended commercial activity to the area without damaging the aesthetic of the green zone. The area mentioned is synonymous with boating so this added structure will sit well within this area. I strongly support the proposal put forward by Hydro Attack. Hydro attack's reputation as a responsible local operator adds to my confidence that this proposal will not damage the Queenstown Bay aesthetic, it will enhance it. Hydro attack has proven to be at the pinnacle of our tourism trade for nearly a decade and it will continue to attract tourism to the waterfront and the region!
217	Alan Ward	Support	Will local business grow
218	Claire Bryceland	Support	I think this would be a positive development.
219	Heather Aird-Lewis	Support	I am often in this area as I regularly catch the bus and walk from the area at the bottom of Fernhill Road into town centre with my family. This area has always felt like a commercial area to me, with the constant flow of buses, traffic and boats. The proposed change to the area will not make a significant difference to the reserve and in fact will make public access to the lake edge easier.
220	Bev & Les Dawson	Oppose	It is one of the last "green" areas beside the lake, that locals & visitors/ tourists can access & use for picnics/enjoy unhindered view of beautiful lake / mountains, It is also stop /start time out area for many cyclists/walkers using tracks close by. The park is one area that Kids can be Kids and run/play on grass, not concrete, safely. After the 1982 floods severe erosion threatened this area; and after many council discussions my late father convinced QLDC to work with the natural forces of the lake... "you cannot fight the natural forces of the lake and win" (m/scene 2/3/85) ...and result was the rock weirs put in and grass area saved, erosion halted. What is now St Omer Park, created for all people to enjoy! Keep for next generations to also enjoy. A concrete town with no natural access to lake drives people out.
221	Christopher Buckley	Support	
222	Shauni Eayrs	Support	I think this is a great opportunity for local businesses and make use of a vacant space.
223	Peter Laurenson	Support	I have reviewed the proposal and appreciate the benefits for us all of St Omer park and the access to the lakefront. I support the proposed change because it is a small area, it is not exclusive use, the access to the lakefront will be enhanced, it is immediately adjacent to other commercial activities and is not located in an area that I would have thought of as St Omer park i.e. it is more closely aligned to

			the activity around the town centre than the passive recreation area of St Omer Park. I also support the proposed enhancement to the reserve as I think it will improve a largely unused area of the lakefront.
224	Irik Anderson (Seeks to be heard)	Support	After reviewing the plans for wharf and the details of what is planned, I think that this development would provide a significant improvement to the recreational reserve AND general water access. As a regular boat user and water sports enthusiast, traffic in and about the bay can be difficult with the high stream of tourism activity. This looks to help move existing operators further out of the bay, while providing general public access to the water via the reserve. Also, the plan looks to me to generally improve the parks appearance and water/beach activity in that area. In addition, having a commercial entities operating to footfall nearby the reserve will make reserve activities in Omar park more enjoyable and more convenient.
225	Kirsty Jean Sharpe	Oppose	There is enough wharf space in Queenstown Bay without adding another and preserving what public space we have is important. This is proposed to be dedicated to one commercial operation. What happens if more interests come along and want their own piece of the reserve for their own exclusive operation? Lake side public access is under threat.
226	Neki Patel (Seeks to be heard)	Support	I am interested in hydro attack which is a small change and will free up area in the current position So I wish to support it
227	Michael Godfrey	Support	The plan seems to utilise the public land well and will open up many options for additional commercial businesses which is great for the growth of Queenstown
228	Katharine Franey	Support	After seeing the plans and the reasoning for this proposal, I feel it is a fair use of this part of the reserve. It doesn't feel like that corner is part of St Omers Park until you get past the tree towards one mile.
229	Ben Calder-Potts	Support	I support these plans, and I don't think they'll be a disruption to the public reserve.
230	Khyam Steven Apperley-Iiti	Support	Great addition to this side of the park.

	(Seeks to be heard)		
231	Tuomas Heinricius (Seeks to be heard)	Support	I think it's a good plan. The changes bring new opportunities for businesses without modifying the waterfront or the park too much.
232	Soffia Jones (Seeks to be heard)	Support	I think it's a good idea seeing as the plan is not to change the park itself apart from the small pathway. The plan would allow ways for new and old businesses to operate in case they have to move off the main town pier area. Does Queenstown really need a ferry service? Is it really in anyone's interest to try and eliminate vehicle access to and within Queenstown?
233	Stephen McAteer	Support	We, Bumbles Holdings LTD of 2-4 Brunswick Street, support this application. We will soon be a luxury accommodation provider exactly opposite the area outlined in the RMP. We will encourage our guests to use the lake and to arrive by boat, and therefore it will add amenity to our guests.
234	Lee Duffy (Seeks to be heard)	Support	The proposed jitty would provide more public access to the water front and also enable small business a chance to help with the tourist issue we have at the moment
235	Eve Lilley	Oppose	I feel this area is a great space for families to use at any time of year which I did when my children were small. Also nice to walk along that area when looking for a park and walking back into town looking at the lake and those enjoying the area.
236	Daniel Mckay	Support	This is an excellent idea and would work well at the start of St Omar's park. Would be nice to get a coffee and take my kids to the playground. Plans look really good.
237	Friends of the Wakatipu Gardens and Reserves		Foreshore Management Plan Review Submission

(Seeks to be heard)

Friends of the Wakatipu Gardens and Reserves
FOWGR

Introduction

The Community and Services Committee is to be commended for recommending the present review and, with full council, for the form of it.

The matter which provoked the process—the Hydroattack application- directly concerns the central question about the preservation of public reserves, (the noun is instructive), in the face of continual and growing commercial interest.

The tone and general intent of the policies and objectives are also appropriate and generally supported.

Recent experience has shown how an exponentially greater numbers of visitors have made very difficult indeed the striking of a sensible balance.

Given the recent history of the Gardens and other reserves, this review is timely and triggers consideration of new approach to effecting balances including those between the reservation of public areas for recreation, wellbeing, cultural provisioning and climate change and the demands and potential benefits of commercial interests.

With respect, therefore, we submit this plan cannot simply be set now and thereafter the execution and advocacy of it be left to the council alone; an appropriately populated and resourced advisory group should be made a central and determining part of the plan.

The submission has been affected by Covid and we respectfully ask for time after the deadline to refine or add to it either at a hearing or before it.

Background

Reference is made to:

1. The general the history of the gardens reserve management plan and other reserves, and
2. The present controversy arising from the proposed works on Hotops Rise.

The historical experience shows that there is continuous pressure on public reserves and especially the Gardens and the area the subject of this review.

Where this was once pressure only from private commercial interests, (as here), recently, most often the pressure has come from Council.

We refer to the extent to which Council has allowed the loss or diminution of reserves by allowing these to be taken over by private interests (e.g. adjacent to houses) or otherwise lost to the community-see the recent threat to Warren Park. The old town has lost so much of its character and attraction that it can afford to lose no more.

However there are other important reserves throughout the Whakatipu and, of course, Wanaka and Hawea and other communities have their own experience.

Risking any precedent for the commercialisation or further loss of reserves would be a failure of stewardship.

Whilst Council is to be appreciated for the approach taken in this process, it is important to reflect that as the town/district has grown there has been a loss of community memory

Increasingly frequent turnover of council staff, the growing use of consultants, experts and advisers from out of town, (or relatively recently arrived), the ascendancy of the unelected “executive” official (and the unrealistic demands on councillors) and the pressure on all to meet or establish budgets have inevitably meant that the business of looking after our own taonga has changed.

Importantly, there has been a loss of the beneficial and informed influence of those persons who have a real connection or entitlement to the specific reserves: the local residents and visitors.

These were the original guardians without which the Gardens would not be here.

This is not to disrespect the qualifications or good intent of those now charged with the stewardship of these treasures but it would be wasteful to not learn from recent events.

e.g. the council led redesign of the Gardens with the proposed loss of The Rose Garden and Tennis Club; and, most recently the manner in which the Hotops Rise works were “planned” and the community not informed of nor engaged in them, with a consequent unnecessary waste of time and money and opportunity.

Had FOWGR and other residents not taken an interest in these matters, they would have proceeded with significant loss to the community.

Whilst again, we compliment QLDC staff on the tone and intent of the present proposed plan there must now be a mechanism by which council may be best informed of all relevant matters and to accept and implement the advice or knowledge of those who are able to

sensibly offer it (and at no cost).

Submission

Generally

Queenstown Bay is universally acknowledged as the jewel in the crown: this area is more often than not the subject of the image when Queenstown is described in the media or thought of or promoted both here and throughout the world.

A significant component of the character of that picture, one almost as important as the unique combination of beautiful physical features in close proximity to each other, is the implicit promise of ready public access to the lake and its foreshore

That promise must be honoured.

FOWGR generally:

-supports the policies and principles of the plan, especially where they express and record the essentially recreational and community character of the area (and indeed all reserves in the district)

-acknowledges that some commercial character must be contemplated –as it is in the Gardens Management Plan but this must always defer to the public interest in the reserve and only be entertained where genuinely exceptional circumstances sensibly justify it.

This would, typically, be where there is no prejudice at all to the public interest and there is a demonstrated significant net benefit for the community. The wording for such a test must be discussed and tightened where necessary.

However such wording alone is no longer enough. This test must benefit from and be administered by a process/mechanism that centres on an effective advisory panel representing local and interests other than council. Discussion of this concept is requested –see below.

-notes with thanks that the provisions of the plan will reflect and encourage appreciation of heritage and history of the area. Further discussion on terms is requested

-notes with thanks that trees are to be protected. It is submitted that the Advisory Panel would play an effective role in assisting Council in this regard-not least by having access to an independent arborist.

-notes that consideration must be given to both the incidence and effects of noise and smell in the area. (Here, however, the continued operation of the Earnslaw is specifically supported).

-notes that in very recent years, what became a novel and very big problem for the Gardens (and much else in the district) was the exponential increase in numbers of visitors.

Although there have been many challenges to reserves and their supporters before this time, the numbers through the Gardens reserve were so simply much greater that absolute limits were reached for the first time and the ready coexistence of users often became impossible.

The plan should allow for the circumstances were such numbers to return.

-submits that the plan must accommodate the decisions or provisions now (or sensibly to be) adopted by council and relating to well being, cultural provisioning and, especially, the climate emergency. These are real obligations the meeting of which should occur in the management of reserves

Structure-advisory group

Council has taken an appropriate approach in this process –it is a welcome recognition of the importance of the subject and the legitimate entitlement of the community to have a say.

As noted above, it is important that any wording of the plan is in the clearest possible terms and so capable of readily counteracting continual future attempts by commercial interests to chip away at or erode the public asset.

However, it is submitted that that is no longer enough to protect the reserves. It is now necessary to have a mechanism to help address the unpredictable demands of the future and protect this reserve (and perhaps operate as a pilot for all reserves).

This should be a Queenstown Bay Reserve Advisory Panel, independent of, but assisting council -something like the earlier Urban Design Panels but with some determinative teeth.

In addition to, say 2 or 3 Councillors, it would be comprised of local residents and stakeholders and experts, and co-opt such independent advisers as are necessary from time to time.

We request that appropriate time to discuss this submission be allowed before and during the hearing.

Specific matters in the proposed plan

Policies and Objective

Subject to the matters raised in this submission, FOWGR generally supports these as expressed but at the hearing wishes to submit further on wording.

e.g. are there “appropriate adverse effects.” Can there sensibly be such a thing? What are the criteria?

Zone 1.
St Omer Park

No licence across St Omer Park should be granted.

To do so would set a highly problematic precedent and generate expectation.

There does not seem to be any demonstrated countervailing public benefit.

FOWGR also questions whether adequate wharves and facilities are not already available?

Generally, no commercial activity should be allowed in this Zone.

Notwithstanding the proposed conditions, (e.g. no exclusive use), FOWGR opposes any change; it will establish precedents or footholds leading to the further erosion of all public reserves and establish a tension to threaten the acknowledged purpose and character of reserves; it sets up an opportunity for argument to allow for commercial activity.

There is also a real prospect that if commercial activity is allowed, rights may accrue or be claimed by the concession holder, (or its successors), and the community will have to bear the expense of enforcing or recovering its rights

FOWGR submits there should be no wording, which allows a foothold for commercial activity; it is to be prohibited unless the express approval of the Panel is obtained.

The issue is therefore to be examined further and the Panel concept considered and advanced.

Zone 2.
Neutral where no change but FOWGR wishes to submit and engage on conditions/wording when details are known

Zone 3.

Neutral where no change but FOWGR wishes to submit and engage on conditions/wording when details are known

FOWGR notes that memorial character of the zone is very important and serious consideration must be given to maintain and enhance it.

The removal and replacement of trees is a sensitive matter in which FOWGR wishes to engage

Zone 4.

The prohibition of commercial activity is endorsed.

FOWGR wishes at the hearing or before to further submit on conditions and wording.

As Council is aware, FOWGR should engage on all matters relating to this zone and, relevantly, in respect of the Gardens Management Plan and its relationship with this proposed plan.

Conclusion

Thank you for the work and thought which has gone into the plan and for the present process.

FOWGR would welcome the earliest opportunity to adequately discuss and develop the matters raised here.

These are significant matters for the district –for its residents and, importantly, its visitors.

There is also a national interest given the historic importance of Queenstown Bay.

Jay Cassells
Chair
FOWGR

			10 September 2021
238	Jay and Jewell Cassells (Seeks to be heard)	Oppose	Please see Submission of FOWGr which we support
239	Westwood Group Holdings Ltd	Support	<p>As the owners of Steamer Wharf, we are in support of the proposed changes to the Queenstown Bay Foreshore Reserves Management Plan 2016, to include a potential new commercial licence area in accordance with the application submitted by Hydro Attack Limited (RM200053).</p> <p>The proposed new commercial area is adjacent to existing commercial activity and the proposed design fits in with the existing wharf structures.</p> <p>A substantial unobstructed reserve area for public enjoyment will still be maintained.</p> <p>The beach in the proposed area is not easily accessed so the new jetty will create a better connection to the water for visitors to St Omer Park.</p> <p>Hydro Attack is a well-established local business. The request and need for the new jetty is a result of being displaced from its existing wharf.</p>
240	Eddie Blackburn	Support	The proposed plan works both for general public and the business owners as it will be an improvement to the area. Tourists and locals will be able to access the wharf for pictures and enjoying the views, feeding the ducks and parking their bikes.
241	Emma Collins	Support	I support the changes. I think the changes will be beneficial to the area and Queenstown Lakes district as a whole. The changes will be accessible to locals and will add value to the area for them. Additionally, the changes will attract tourists which will bring revenue to the area once tourism resumes. This will benefit the community economically and will add value to a part of the foreshore which is currently not well utilised. The changes are very low impact and the potential to cause damage to the area is minimised. The plans are well thought out and the changes are an improvement.

242	Esther Small (Seeks to be heard)	Support	<p>I support the amendment of the Qt Bay RMP 2016 to allow for a small area of the reserve to be used for the access outlined in the proposal.</p> <p>My name is Esther Small and I am one of the owners of Hydro Attack but I have also lived in Fernhill for over ten years and I walk my ten-year-old dog and now my six-month-old baby through the reserve on average at least once a week.</p> <p>Beyond the business-related reasons that the other owners have covered in detail, I believe that the proposal will enhance this area with seating, bike racks and improved access to the lake edge. It doesn't remove any access to or affect St Omer's Reserve grass area, the BBQ's or the path to and from town. I think many people would be surprised that this area is even considered part of the reserve as it doesn't feel like it really starts until you are at the St Omer's Reserve sign and past the pinch point on the footpath.</p> <p>As a photographer, who has taken thousands of landscape photos of our beautiful region, I think the wharf would provide yet another amazing location for locals and visitors to take in the stunning views of Walter Peak and the Remarkables unobstructed by the Willow trees.</p>
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<p>243</p>	<p>David Lynott (Seeks to be heard)</p>	<p>Support</p>	<p>I am one of the owners of Hydro Attack. We started this process to try to find a solution to allow already established businesses to continue their trade while also accommodating the expansion of the proposed ferry service. Wharf space is very limited in Queenstown Bay and with the purchase of our current wharf by QLDC to potentially accommodate the new ferry service, we would like to find a fair and reasonable solution here.</p> <ul style="list-style-type: none"> - I feel it is fair and reasonable to share a small strip of public land to prevent already established businesses becoming sacrificial lambs for a ferry service expansion. - There will be no exclusive use of the reserve land and I feel it would be a positive addition to this part of the reserve, especially with the larger platform option by widening this narrow stretch of land and providing steps down to the beach while also covering over the storm drain. - I genuinely do feel this would be an improvement to this part of the reserve compared to its current layout. - Benefits to the community will include a public berth, swimming platform, steps to the beach, extra seating, bike racks, financial gain through rates, a viewing platform, more jobs, businesses survival which in hand support many other businesses and jobs. We also get the ferry expanded if this is something the community feels is needed to relieve congestion on our roads at no cost to already established businesses. - If this review is adopted, it will bring this area of land in line with the current district plan. - We do just want to highlight that on page 5 of the proposed amendment to the foreshore reserve management plan. The shaded area in question should also cover the stormwater drain as per plans provided, as if the larger viewing platform is what the public and council wish to be built for better public amenity it would encompass this area. - I do have a concern on how this public notification was communicated, especially on social media. I feel if QLDC is going to share information it needs to be clear and policed to make sure the public are making informed decisions.
<p>244</p>	<p>Annie Jefferson</p>	<p>Oppose</p>	<p>I feel that further development of wharf facilities, for something such as Hydro Attack, in an area which is already being encroached upon by so much activity should not be given permission. As you gain access to the Sunshine Bay track from Sunshine Bay end, you can often hear the noise generated by Hydro attack out on the lake. St Omer Park is a place for people to wander, have barbeques and picnics and bring their children. If we can expect trucks etc. thundering down the proposed bypass to One Mile, this may be one of the few quiet places left?</p>

245	Rachel Exell	Support	Benefits to the community will include a public berth, swimming platform, steps to the beach, extra seating, bike racks.
246	Lee Exell (Seeks to be heard)	Support	<p>I fully support the submission as believe it is a genuinely positive and useful addition to the Bay and will not impact St Omers reserve negatively in anyway. We feel we have always been open and transparent regarding our intention and have always shown to be open regarding engaging with the community openly.</p> <p>We would like it noted that on the front page of the Lets Talk Qtwn Bay Foreshore Reserves Management Plan review doc that the first image of the map shown, where there is a red shading is not indicative of the area under review - we have raised this with QLDC and requested this is acknowledged.</p>
247	Robert Ian Taylor (Seeks to be heard)	Oppose	<p>It is totally inappropriate to make any changes to Queenstown Bay Foreshore Reserves Management Plan, affecting the St Omer Park area, currently set aside for the enjoyment of all. Any development that impinges on any of this area should be declined. The length of this area is one of its biggest assets, as it can (and very often is) used by a number of people and groups simultaneously - and being long allows this to happen with ease. Even the narrow portion at the town end where applications are for an easement, affords a lovely small bay, separated somewhat from the park per se, and affords a secluded bay for the enjoyment of a small group or family, or even individuals, somewhat separate from the adjacent group, also afforded some shade by a large tree on site. Any opening to commercial enterprise can only set a precedent, and therefore is likely to be the thin end of a wedge. You can hardly approve for one operator, then decline others, so leaving the status quo is the only acceptable outcome.</p> <p>Early Queenstown had buildings to the lake edge from the town pier around to the Earnslaw Wharf, and our forebears recognised that the beauty of Queenstown must include protecting these areas, for the enjoyment of all. Historical records show that as a group, they systematically purchased all the properties, and removed improvements to restore them as open spaces - and we now have Earnslaw Park as a result. Frank St. Omer was a major contributor financially, hence the development of St Omer Park being given his name.</p> <p>Flat grassy land, adjoining the foreshore, is not available elsewhere, so is something that should be protected in perpetuity. It is already well used by people (individuals and groups), and as our population continues to grow - will be used more - so any reduction in size, or allowing commercial use (thereby placing restrictions on areas that can be freely used by members of the public is counterintuitive. Any development of the narrow portion at the bottom of Brunswick Street, would also make a bottleneck restricting access to those not using the road (pedestrians and cyclists), and given the development elsewhere to encourage more people to access town on foot or bicycle - this also needs to be considered. Development in this area especially has the potential to create a hazard, forcing pedestrians and/or cyclists to venture out onto the roadway (which itself is narrower, and on a corner / intersection). This conflict between pedestrians/cyclists and motor vehicles will probably result in accidents.</p> <p>Also activity on the water in this area, could be a distraction and a parent/caregiver with children in their care, might lose control of their charges and one/more might easily run out onto the road.</p>

			Honour the foresight of those who in the past recognised the value of such land and set it aside then for the use of and enjoyment of all. Let's not push changes through that could allow/encourage commercial development of this wonderful area.
248	Neil Clayton (Seeks to be heard)	Oppose	<p>I object to any change that could possibly open up areas for any commercial development - especially the St Omer Park area, and agree with the points raised in a submission made by Robert Taylor.</p> <p>This current reserve status adequately protects this area for the enjoyment of many, and should not be changed in any way they could allow for commercial activities or structures to make use of this area.</p> <p>St. Omer Park should be maintained as it is, for the enjoyment of all.</p>
249	Steve Young	Support	<p>I think an extra jetty will be great for the water front businesses at this end of town.</p> <p>The jetty has minimal impact at this location and is quite hidden by the Southern Discoveries building and trees along the road.</p> <p>Seems like this new jetty would be a better spot for the ferry's? Closer access to the bus stop to make travel easier</p>
250	Savannah Wareham (Seeks to be heard)	Support	It would be nice to have other places to walk/sit/take the dog that wasn't so close to the road but still close to the lake. Seating idea is great to watch the boats go past. Also takes away heavy foot traffic from the lakefront which is crazy in the summer!!
251	David Heggie	Support	A purpose built wharf for the tour operator will be better for the precinct.
252	Robin Winter	Oppose	I couldn't get on to the Submissions re St Omer Park but want to say I am against commercialism on this Lake Shore.....parking is a major problem along there now..... Imagine if there was a commercial/tourist venture - impossible!!!!
253	Fiona Black, Real Journeys (Seeks to be heard)	Oppose	<p>A. Real Journeys Background Information:</p> <p>1.Real Journeys Limited is a tourism company based in the southern South Island which has been operating for over 66 years. The company now has operational bases in Milford Sound, Te Anau, Manapouri, Queenstown, Bluff and Stewart Island. The company offers a range of quality tourism excursions including multiday Discovery Expeditions around the southern fiords and Stewart Island;</p>

day time and overnight cruises on Milford Sound and Doubtful Sound (with daily coach connections from Te Anau and Queenstown); Te Anau Glow-worm Caves excursions; guided Milford Track Day-walks; Stewart Island ferries, tours and accommodation on Stewart Island; in Queenstown, cruises on Lake Whakatipu aboard the "TSS Earnslaw" combined with Walter Peak High Country Farm excursions and dining options at the Colonel's Homestead, jet boating and rafting experiences on the Kawarau and Shotover rivers, and Lake Whakatipu ferry and water taxi services. The company owns several wharves in Queenstown Bay that provide berthage to third parties as well as its own vessels.

B. Real Journeys reasons for making a submission

2. A change to the Queenstown Bay Foreshore Reserves Management Plan 2016 is not necessary because there are still underutilised wharves / berths in Queenstown Bay which Hydro Attack Limited could operate out of, especially considering how shallow the draft of Hydro Attack vessels. For instance, there are berths available at O'Regans Wharf, the Steamer Wharf extension, Convelle Wharf and Town Pier (as well as the applicant's existing berths at Lapsley-Butson Wharf). Additionally, we are aware that the owners of St Omer Wharf are considering a comparatively minor redevelopment of that wharf to provide additional berthage of the type sought by the applicant with no effect on the Reserve. None of these options for existing or new berths require changes to the Foreshore Reserves Management Plan. We note that a large area of the Reserve has already been set aside for commercial activity at the western end. For these reasons, it is our submission that the proposed changes to the Reserve Management Plan are unnecessary and should not proceed. Consequently we wish to reiterate our 2015 position with respect to the Queenstown Bay Foreshore Reserves.

C. Our Submission on the Partial Review of the Queenstown Bay Foreshore Reserves Management Plan 2016, to include a New Commercial Area in the St Omer Park Recreation Reserve

Provision	Position	Comment	Reason
<p>SPECIFIC POLICY - ZONE 1 – ONE MILE TO BOAT RAMP ADJOINING ST OMER PARK.</p> <ul style="list-style-type: none"> Accommodate a licence for a single formed access across St Omer Park for commercial purposes, immediately west of the Brunswick Street stormwater flow, provided there is an associated benefit to public users of the reserve. 	Oppose	We believe this reserve should remain free from development, as required under the existing Reserves Management Plan. All existing alternative locations and / or options should be exhausted prior to allowing commercial activities to be developed in this public reserve area.	We contend the area of the St Omer Park Recreation Reserve should continue to be managed for passive recreation activities and enjoyment of the lakes edge, free of commercial activities.

254	Max Perkins	Support	<p>Just wanting to make a submission regarding the St Omers Jetty proposal in support of the proposed changes.</p> <p>It is pretty much a no brainer. It is a totally unused and very small part of the foreshore. It is not appealing for sunbathing or water activities, as it is further along at the BBQ area.</p> <p>It is such a small amount of change that it would go absolutely unnoticed by 99.9% of the population.</p> <p>Queenstown could well do with more commercial jettys not owned or leased by the 2 tourism giants. This will go a long way to helping the number of jettys the bay should have had to start with.</p> <p>I fully support the proposed changes and the new jetty.</p> <p>Feel free to contact me if you require any further information.</p>
255	Lindsay Lake	Oppose	<p>I oppose the amendment to create a commercial wharf in St Omers Park, for a single company or many. There are several wharfs already and further commercial activities on the lake feels too much. This idea takes advantage of a currently public and open space to make it more commercially viable for (currently) a single entity with a focus on tourists. It doesn't feel like appropriate use of public lands. Instead, we should be expanding the options for locals to use the space, playgrounds, bbq areas, shaded tables, etc.</p>
256	Jay More	Oppose	<p>I strongly object to opening the floodgate to commercial operations on a very valuable piece of land that should always be reserved for the public to enjoy for swimming, walking, sunbathing, picnicking etc. etc.</p> <p>Please stop this now.</p>
257	Brent Ashton	Oppose	<p>My name is Brent Ashton and I am a resident of Arthurs Point. I do not wish to be present my submission in person.</p> <p>I do not support amending the Queenstown Bay Foreshore Reserves Management Plan 2016. I do not support adding the proposed addition to "Accommodate a licence for a single formed access across St Omar Park for commercial purposes.....".</p> <p>I do not support any potential new commercial activity taking place within the St Omer Park Recreation Reserve. My family often use this quiet reserve and really appreciate its picturesque, tranquil setting, without the hustle and bustle of commercial activities. I believe</p>

			Queenstown needs to maintain these relatively undeveloped open spaces for outdoor recreation to provide an alternative and balance to the many commercial activities on offer in the town.
258	Matt Wong	Support	<p>I would like to make a public submission in support of the council's consideration for new commercial activities on the St Omer Park Recreation Reserve and Queenstown Bay Foreshore Reserves Management Plan 2016 to be revised.</p> <p>New activity that already exists in the Queenstown Bay would have minimal impact on St Omer Park and the commercial activities that would use this access bring significant benefit to down town Queenstown and wider economic value for the district.</p>
259	Michael Mead	Support	<p>I am in favour of the proposed changes around the Queenstown Bay foreshore.</p> <p>Some of this is very under utilised, and can only see it being a good thing with new utilised wharf structures for both public and private enterprises. The access across the St Omar reserve is not, in my opinion, obtrusive in any way.</p>

<p>260</p>	<p>Queenstown Wharves LP</p> <p>(Seeks to be heard)</p>	<p>Oppose</p>	<p>Queenstown Wharves LP (QWLP) owns and operates O’Regans Wharf and St Omer Wharf in Queenstown Bay and wishes to make a submission on the Queenstown Bay Foreshore Reserves Management Plan Review.</p> <p>QWLP has read the submission lodged by Real Journeys on the proposal to amend the RMP. QWLP supports the Real Journeys submission and, in particular, endorses the comments identifying the number of existing, underutilised berths within Queenstown Bay. The Real Journeys submission makes it clear that there is no shortage of available commercial berths in Area 2 (the part of Queenstown Bay Foreshore Reserves where commercial wharves are anticipated) and this calls into question the proposal to allow additional wharf facilities to be constructed outside of Area 2 and in a part of Area 1 where the RMP has previously specifically excluded commercial berths.</p> <p>There is a specific Area 1 policy relating to commercial activities in the Queenstown Bay Reserves Management Plan which states: “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).” (underlining added). There is no analysis in Council’s proposal that would suggest that this policy is now flawed or which presents a rationale for a contrary policy. It appears that council has responded to a single request to use the reserve for a commercial activity, rather than having identified a broad level of demand for new commercial activities or a change to the way in which the community has used the reserve since the RMP was adopted in 2016. Accordingly, QWLP’s view is that the existing policy should be given effect to and proposals for additional commercial activities in Area 1 should be considered only if they are in the defined area near One Mile. This is especially so when the area at One Mile identified as being suitable and available for new commercial activities still appears to have plenty of capacity.</p> <p>In addition to the general concerns mentioned above, QWLP has a particular concern about the part of the reserve that has been identified for an additional commercial activity, because construction of a new wharf in that location may adversely affect the operation of St Omer wharf. It may not be immediately obvious from a quick view of the site, but part of the approved St Omer wharf infrastructure is a floating platform and gangway that extend from the western side of the main decking area. The pontoon was damaged and has been temporarily removed but the structure will be reinstated. In the past there has been unrestricted access for vessels manoeuvring onto this pontoon. The Hydro Attack proposal to construct a new wharf to the SW could potentially make it more difficult for vessels to approach and berth at the St Omer pontoon, especially in adverse weather conditions. Approving a new wharf in the location indicated may prevent QWLP from giving effect to rights under its resource consent.</p> <p>In relation to the proposed Commercial Activity site, QWLP also notes that, while there are car parks, a passenger set down area and public toilets at the One Mile end of Area 1 (near the defined area), there are no such facilities or amenities near the proposed Commercial Activity site at the bottom of Brunswick Street. There is nowhere to create parking and none appears to be proposed. QWLP is concerned that permitting a new commercial activity in the proposed location would likely exacerbate existing vehicle congestion and illegal parking in the vicinity of the launching ramp. We already have experience of launching ramp users being inconvenienced by inappropriately parked vehicles and note that the manoeuvring of vehicles and trailers associated with the launching ramps means that this area cannot safely accommodate additional use as a set down area.</p> <p>QWLP further notes that, while the part of the reserve adjacent to the area identified for the Commercial Activity carries a large volume of pedestrian traffic, the footpath in this area is quite narrow and constrained compared to the walkway through the rest of the Area 1 reserve. If any change is to be made at this end of Area 1, perhaps it should be that pedestrian access should be upgraded in this vicinity</p>
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to better match the numbers of pedestrians using it.
Finally, QWLP notes that the existing trees and other vegetation on the reserve in the vicinity of the identified Commercial Activity area very effectively screen the structures on St Omer wharf from users of the St Omer reserve and those travelling towards Queenstown along Lake Esplanade. QWLP is concerned that if this vegetation was to be removed to accommodate a commercial activity, the wharf buildings would be exposed to view and may potentially be considered to detract from vistas of Queenstown Bay from St Omer Reserve and Lake Esplanade.

QUEENSTOWN WHARVES LP

261	Bruce & Claire Gourlay	Support	<p>I would like to submit in favour of Hydro Attack building and running a wharf from the end of St Omer park. In fairness that end of St Omer with the boat slip looks like it is a commercial activity already so I don't see how it would have any more impact on people's enjoyment of the park.</p> <p>Hydro Attack already operate from the middle of Queenstown Bay already.</p> <p>There are already larger outfits operating adjacent being the Earnslaw and the southern discoveries catamaran which seem to operate without affecting anyone's enjoyment</p> <p>I believe a controlled addition to the existing Wharves will have little impact on anybody's enjoyment of Queenstown Bay.</p>
262	<p>Southern Discoveries</p> <p>(Seeks to be heard)</p>	Oppose	<p>Southern Discoveries Limited opposes the changes outlined in the current proposal to the Queenstown Bay Foreshore Reserve Management Plan 2016. The reasons are outlined below.</p> <p>1. Significant & Important Reserve Area</p> <ol style="list-style-type: none"> 1.1. St Omer Park is a significantly important reserve area on the shores of Lake Wakatipu that is enjoyed by our staff, our customers, and the wider community. 1.2. St Omer Park is one of the very few reserves in the Queenstown CBD, therefore should continue to be protected in its entirety under the existing RMP for future generations. 1.3. The reserve should remain free from commercial development as required under the existing RMP to protect its status and social & recreational value to our community. 1.4. We are very concerned that any such change to the RMP would set a precedent for further future redevelopments of both St Omer Park, and other reserve areas in the QLDC region. <p>2. The consideration of alternative options</p> <p>This proposed change to the Queenstown Bay RMP is to allow for a new wharf and kiosk to be built and operated by Hydro Attack Limited (Resource Consent Application Number: RM200053). We recommend that all other possible alternative locations and options be exhausted prior to making changes to the RMP and the redeveloping of this important public reserve. This should include (but not limited to):</p> <ol style="list-style-type: none"> 2.1. The interior of O'Regans Wharf appears to be available for commercial use. 2.2. We are aware that the owners of St Omer Wharf (Queenstown Wharves Ltd) are currently considering further re-development of the wharf to provide additional berthage of the type sought, with no effect on the Reserve.

3. Vehicle Parking & Traffic

3.1. The proposed change to the RMP is to permit the area to be utilized for several commercial recreational activities which will rely upon customers being transported to and from the site. There are no provisions in the original Hydro Attack Ltd Resource Consent application (RM200053) for any additional cars, service vehicles or coach parking.

3.2. There is no space within the current road carriageway for vehicles to temporarily park to load or off-load customers or equipment.

3.3. The proposed location for the wharf is at a relatively complex intersection of Brunswick Street, Lake Esplanade and Beach Street. Any likely proposed parking in this location would significantly impact the safety of pedestrians and other road users. This issue has not been addressed in the proposal.

4. Other considerations

4.1. Southern Discoveries Ltd made a submission on the Hydro Attack Ltd original resource consent application (RM200053) to build a new wharf at this site on the 25th May 2020. The submission highlights several concerns which includes wharf design, safe navigation, operation of the St Omer wharf fueling station, and the location of the proposed kiosk. We wish all these matters to be also considered as part of this submission.

<p>263</p>	<p>Vanessa Van Uden (Seeks to be heard)</p>	<p>Support</p>	<p>I wish to speak in support of my submission at a hearing for the Queenstown Bay Foreshore Reserves Management Plan 2016 review. I understand that all submissions will be treated as public information.</p> <p>I support the amendment of the Qt Bay RMP 2016 to allow for a small area of the reserve to be used for access to a commercial activity. My reasons for this support are:</p> <ul style="list-style-type: none"> • It is a very small area that will have not any impact on the community’s ability to undertake passive recreation activities or their enjoyment of the lake’s edge. • It is not proposed that exclusive use of the area will be granted to the licensee – rather the public will be able to continue to use it as they do now. Given it is not well-used area currently as it is located at a pinch point on the reserve i.e. people don’t linger in the area to undertake passive recreation activities or enjoy the lake’s edge (they can not access it from the site) I do not consider there will be any impact on the public at all from allowing it to be used to access a wharf. • It is located beside existing commercial activities and in an area of the reserve that looks and feels like it is part of the Town Centre both because of its proximity to commercial activities and the Steamer Wharf. • I value St Omer Park as a pretty special reserve to have in such close proximity to town. I am a regular user and walk through the park regularly at different times of the day. While technically it is incorrect I think St Omer Park as a passive recreation reserve really starts when it broadens out at the actual St Omer Park sign. Allowing customers to walk over an area of the reserve (closer to the town centre than the sign) to the wharf will make no difference to my ability to enjoy St Omer Park and the lake’s edge. • The community will benefit from allowing this access to the wharf in terms of what is proposed by the HydroAttack. There will be access from the wharf to the water and an area of foreshore which is currently not easily accessed, there will be public access for boats to be able to drop off and pick up passengers and the proposed increase in the usable area of the reserve through building a platform will create a good area for people to stop and enjoy the views. <p>In addition I would like to suggest that the proposed amendment to the RMP as put forward by officers would be improved by:</p> <ol style="list-style-type: none"> a) Including an additional hatched area for the area being considered on the picture on page 5 and especially in Appendix 1 on page 8 of the RMP – this would remove the need for a second picture and would make it easier for readers to identify where the proposed area is. In Appendix 1 where the map is of the whole of Queenstown Bay it would give the reader a clearer understanding of the location. b) Amend the objective on page 5 of the RMP to say: “To promote an appropriate planned mix of non-commercial passive recreation and commercial activities within the defined areas” – this would reflect there would be more than one commercial area. c) Amend the second bullet point of the policies for Zone 1 on page 5 of the RMP to say: “Allow for consideration of commercial activities in the defined area 200m.....” i.e. remove the word only from the policy – this would also reflect that there will be more than one area where commercial activities will be considered or accommodated.
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<p>264</p>	<p>Marty Black (Seeks to be heard)</p>	<p>Support</p>	<ul style="list-style-type: none"> • I support the proposed amendment to the Queenstown Bay Foreshore Reserves Management Plan. • I wish to be heard. <p>Back ground :- I have had direct involvement with Queenstown Bay firstly as a commercial Jetboat operator for a number of years in the early 1980s, secondly a total of around 36 years until July of this year as Harbourmaster for the QLDC area. It also should noted that I owned the current Jetty that Hydro Attack currently work from and is now owned by Council.</p> <p>For the record it should be noted that I emailed the applicants a safety report dated 9/7/20 on their proposal to change their operating Jetty to the one currently proposed, in that report there were no safety issues identified as the Company is not changing it's operation only the location.</p> <p>I note that this application is for use of Council's Reserve however.</p> <p>Reasons for my support :-</p> <ul style="list-style-type: none"> • Queenstown is without a doubt is the Adventure Capital of New Zealand, the thousands of visitors that come annually because of activities like Hydro Attack, which is a world first and a proven very successful operation hence deserves the support of the Queenstown Community. • From my direct observations over the years the area of Council Reserve (Eastern end of St Omer Park) where the Company intends to build their Jetty is narrow and has a drop off to Lake level and can only currently be used to walk through on the footpath. • The proposed new Jetty will significantly give better public access directly to the Lake plus other commercial operators as well in the future. • It should be noted that this proposed Jetty location will future proof the need for more Commercial Jetties in Queenstown Bay, as the only other area that possibly could be developed for more Jetties is along the south side of Queenstown Bay and would have very limited access through Queenstown Gardens.
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265	Stephen Train	Oppose	<p>I note the review of the Queenstown Bay Foreshore Reserves Management Plan 2016</p> <p>Many residents and owners of the units in The Lodges Complex on the Esplanade are deeply concerned at the proposal to establish a new Commercial Licence area in St Omer's Park.</p> <p>For over 30 years, the Park has provided an environment where people have been able to enjoy the quiet contemplation of the lake foreshore, the lake and the mountains. The Park is used by people walking to the main Queenstown precinct 200 metres away where there are excellent commercial facilities and service for food, refreshments and recreation.</p> <p>To grant commercial licences in the Park seems to be unnecessary. It will only detract from the ability of Queenstown residents and visitors to enjoy peace of the Lake's edge without the intrusion of commercial activity.</p> <p>The Queenstown Bay area does not have sufficient parks and open spaces as it is without reducing passive recreation areas by adding commercial activities.</p> <p>As a resident in the area, I strongly oppose any changes to the Queenstown Bay Foreshore Reserves Management Plan 2016.</p>
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STATEMENT OF PROPOSAL

**IN ACCORDANCE WITH THE SPECIAL CONSULTATIVE
PROCEDURE of the LOCAL GOVERNMENT ACT 2002**

**Partial Review of the Queenstown Bay Foreshore Reserves
Management Plan 2016, to Include a New Commercial Area
in the St Omer Park Recreation Reserve**

PROPOSAL

Hydro Attack Limited seek to establish a new commercial wharf and associated facilities within Queenstown Bay in Lake Whakatipu (generally opposite Brunswick Street). Hydro Attack require access over the St Omer Park Recreation Reserve, should resource consent (RM200053) be approved for their development.

The Queenstown Bay Foreshore Reserves Management Plan 2016, does not allow commercial activities in this location, and instead seeks to manage the area of the St Omer Park Recreation Reserve for passive recreation activities and enjoyment of the lakes edge, free of commercial activities.

The Community and Services Committee has recommended to Full Council that the Reserve Management Plan be partially reviewed, to consider commercial activities in a defined area of the St Omer Park Recreation Reserve.

On consideration of a recommendation by the Community and Services Committee, on 3 June 2021 the QLDC Full Council approved the following actions:

Recommendation from Community & Services Committee, 20 May 2021: Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016

- a) Agree a partial review of the Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP) and amend zone 1 policies and map to include a new commercial activity area; the amended RMP will be prepared and publicly notified using the special consultative procedure under the LGA 2002 with a one-month notification period and a hearing, if submissions are received;*
- b) Agree that subject to the partial review being approved for public consultation, the hearing panel recommendations shall be brought to the full Council on or before the end of the calendar year 2021; and*
- c) Appoint Councillors Copland, Miller and Shaw to a hearings panel to hear and consider submissions received.*

CONSULTATION

The proposal to amend the RMP either must follow the extensive consultation process in the Reserves Act 1977 or special consultation procedure in the Local Government Act 2002 (LGA). The extensive consultation procedure in section 41 of the Reserves Act 1977 is required for a review of a reserve management plan that Council considers is a “comprehensive review”. This proposed partial review seeks to include a new policy, specific to a defined area of the St Omer Park Recreation Reserve.

Council must give consideration to the views and preferences of persons affected by the proposal in accordance with section 78 of the LGA 2002. Commercial activities in Recreation

Reserves, particularly when the Reserve Management Plan for the area was recently approved in 2016 and specifically excludes the commercial activity sought to be enabled by the amendment, are a matter of high public interest to the community, and the community expect an opportunity to put forward their views. Council therefore considers that it is appropriate to use the special consultative procedure outlined in section 83 of the LGA 2002.

This statement of proposal has been prepared in accordance with the requirements of the LGA 2002.

REASON FOR PROPOSAL

To allow for public consultation associated with the proposal to partially review the Queenstown Bay Foreshore Reserves Management Plan 2016, to enable a new commercial area in the St Omer Park Recreation Reserve, requested by Hydro Attack Limited.

PROPOSED PARTIAL REVIEW AND AMENDMENT TO THE QUEENSTOWN BAY FORESHORE RESERVES MANAGEMENT PLAN 2016

The Reserve Management Plan is proposed to be amended by including the following potential policy:

Accommodate a licence for a single formed access across St Omer Park for commercial purposes, immediately west of the Brunswick Street stormwater outflow, provided there is an associated benefit to public users of the reserve.

The potential change to the Reserve Management Plan would mean that an area of the St Omer Park Recreation Reserve, currently managed free of commercial activities for passive recreation and enjoyment of the lakes edge, would instead allow commercial activities, notably associated with a potentially new commercial wharf and access to associated facilities.

An amended version of the Queenstown Bay Foreshore Reserves Management Plan, to include the new specific policy is included on Page 5 of Appendix 1.

TIMETABLE FOR CONSULTATION

The following dates represent the key times in the consultation program:

9 August 2021	Council resolves to undertake public consultation regarding the proposed partial review of the Reserve Management Plan. This will involve a Public Notice in the Mountain Scene, Council's Website, and comms to inform the community. A submission period of not less than one month will be provided
10 September 2021	Submissions close

September-October 2021	Submissions heard by a hearings panel of Councillors (Copland, Miller and Shaw), at a location to be confirmed. An opportunity will be provided to persons seeking to present their views via audio or audiovisual link.
October - November 2021	Council considers outcome of consultation process and hearing, and determines if or not the Reserve Management Plan will be revised, and the potential nature of any such revision.

INSPECTION OF DOCUMENTS AND OBTAINING COPIES

Copies of this proposal, an associated report with plans, recommendations and the Queenstown Bay Foreshore Reserves Management Plan 2016, may be inspected, and a copy obtained (at no cost) from:

- Either of the Council offices at 10 Gorge Road, Queenstown or the Wanaka Service Centre, 47 Ardmore Street, Wanaka
- The Council website www.qldc.govt.nz via the 'Lets Talk' section.

RIGHT TO MAKE A SUBMISSION AND BE HEARD

Any person or organisation has a right to be heard in regard to this Proposal and the Council encourages everyone with an interest to do so. Submissions should be directed toward matters that are within the scope of the Proposal.

The Council would prefer that all parties intending to make a submission:

- Go to the Queenstown Lakes District Council Website: www.qldc.govt.nz and use the 'Lets Talk' opportunity.
- Provide an online submission in accordance with the instructions provided, and specifically identify if you want to speak in support of your submission at any hearing.

Submissions must be received by **10 September 2021**. The Council will thereafter convene a hearing, at which any party who wishes to do so can present their submission in person. The Council will give equal consideration to written and oral submissions.

The Council will only permit any late submission, where it considers that special circumstances apply.

Every submission made to the Council will be acknowledged in accordance with the LGA 2002, will be copied and made available to the public. Every submission will be heard in a meeting that is open to the public.

Section 82 of the LGA 2002 sets out the obligations of the Council in regard to consultation and the Council will take all steps necessary to meet the spirit and intent of the law.

MAKING AN EFFECTIVE SUBMISSION

An effective submission references the Queenstown Bay Foreshore Reserves Management Plan 2016 and the potential amendment to that Reserve Management Plan you wish to submit on, states why the amendment is supported or not supported, and states what change to the clause is sought. The purpose and principles of the Reserves Act 1977 are applicable.

Submissions on matters outside the scope of the partial review of Queenstown Bay Foreshore Reserves Management Plan 2016, cannot be considered by the Hearings Panel.

APPENDIX 1: Proposed Amended Queenstown Bay Foreshore Reserves Management Plan, to Include a New Specific Policy and Associated Plan to Zone 1, to Accommodate Commercial Activities on the St Omer Park Recreation Reserve.



APPENDIX 1: Proposed Amended Queenstown Bay Foreshore Reserves Management Plan, to Include a New Specific Policy and Associated Plan to Zone 1 (refer page 5), to Accommodate Commercial Activity on the St Omer Park Recreation Reserve.

Queenstown Bay Foreshore Reserves Management Plan 2016



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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' original Homestead.

St Omer Park was named after an early Queenstown settler and mayor, Francois St Omer. The park began life in the 1860s 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 go 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 Queenstown Borough Council applied successfully to Government for the area to be declared a reserve for public purposes and it remains reserved 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 Queenstown 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.

ADDITION: Accommodate a licence for a single formed access across St Omer Park for commercial purposes, immediately west of the Brunswick St stormwater outflow, provided there is an associated benefit to public users of the reserve.



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



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.

- 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.

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



Community & Services Committee
20 May 2021

Report for Agenda Item | Rīpoata moto e Rāraki take 1

Department: Community Services

Title | Taitara Request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

- 1 The purpose of this report is to consider the request from Hydro Attack Limited to review the Queenstown Bay Foreshore Reserve Management Plan 2016, to establish a private commercial jetty and wharf across St Omer Park.

RECOMMENDATION | NGĀ TŪTOHUNGA

- 2 That the Community & Services Committee:
 1. **Note** the contents of this report; and
 2. **Agree** that there will be no changes made to the Queenstown Bay Foreshore Reserve Management Plan 2016.

Prepared by:



Jeannie Galavazi
Senior Parks Planner
Community Services

10/05/2021

Reviewed and Authorised by:



Thunes Cloete
General Manager
Community Services

11/05/2021

CONTEXT | HOROPAKI

- 3 Hydro Attack Limited (HAL) is a private commercial operator proposing to establish and use a commercial jetty and wharf within Queenstown Bay immediately west of St Omer Wharf adjoining Lake Esplanade. HAL currently operate Hydro Attack Vessels and Queenstown Jet Ski Tours from the Lapsley-Butson Wharf in Queenstown Bay.
- 4 The HAL proposed design is shown in Figure 1 below. The full plans are available at this link:

https://edocs.qldc.govt.nz/Documents/e755d64qE_sdXgQZ2RtxbUFIHrwTmyuYQXGje2wP8SZYPljySK1aXbUwQen2evXG1cpgSkViEcy9VQns_dTtUkY8THhAo8hGrevuKsKTWM/C%20-%20Plans%20updated%206%203%202020.

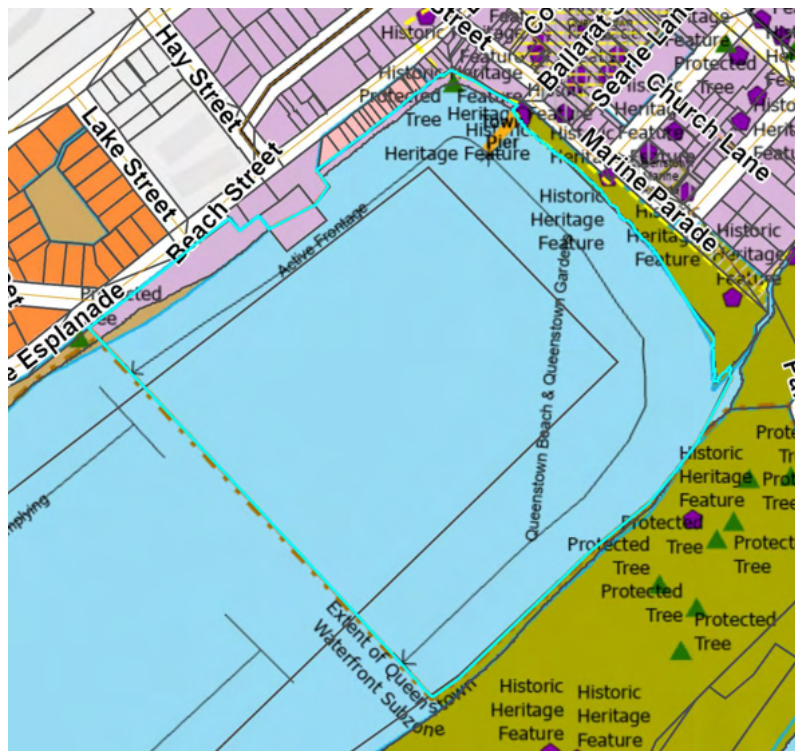
Figure 1: Proposed HAL Jetty and Wharf with Kiosk on St Omer Park



- 5 A kiosk for commercial sales is also proposed with three alternative locations – one within St Omer Park and two on the proposed wharf. Figure 1 above shows the kiosk located on St Omer Park and plans are included at Attachment 1 which show the alternative locations on the proposed wharf.
- 6 HAL has made an application for resource consent (RM200053) to the Queenstown Lakes District Council (QLDC) to erect and use a proposed jetty and wharf. The application was publicly notified and has received submissions. The application is currently on hold. The location of the jetty and wharf sits across the Proposed District Plan Town Centre Zone, the Queenstown Bay Waterfront Subzone, Open Space and Recreation Zone (Informal Recreation) and the Rural Zone – refer Figure 2. The majority of the wharf structure is within the Rural Zone and is also within the Outstanding Natural Landscape area. As such

it is either a discretionary or a non-complying activity under the Proposed District Plan (it is unclear from the consent application exactly what rules are triggered).

Figure 2: Proposed District Plan Decisions Version (blue line is extent of Queenstown Waterfront Subzone)



- 7 HAL would also require land owner approval from the Parks Department as the administrator of the recreation reserve, for the part of the structure located within St Omer Park. A lease under the Reserves Act 1977 (Reserves Act) would be required and approval under s176 of the Resource Management Act (RMA) is also required as the reserve land is subject to a designation under the Queenstown Lakes Operative and Proposed District Plans (#217). It is important to note that the boundary of Designation #217 and the RMP does not extend into the lake, and therefore a licence from LINZ is also required for the jetties and wharf structures.
- 8 In order for HAL to give effect to its proposal, both the resource consent and lease must be approved by the Council and a lease obtained from LINZ.

Queenstown Bay Foreshore Reserve Management Plan 2016

- 9 Section 41 of the Reserves Act requires the Council to prepare a management plan for any recreation reserve under its control, management or administration.
- 10 The use of the Queenstown Bay Foreshore Reserves is governed by the Queenstown Bay Foreshore Reserve Management Plan 2016 (RMP).
- 11 The proposed HAL wharf is located in Zone 1 of the Queenstown Bay Foreshore Reserve Management Plan (RMP).

12 Figure 3 below is the RMP Map.

Figure 3: Queenstown Bay Foreshore RMP 2016 Map



13 Within Zone 1, in addition to the general objectives and policies, the following specific objectives and policies apply:

Objectives

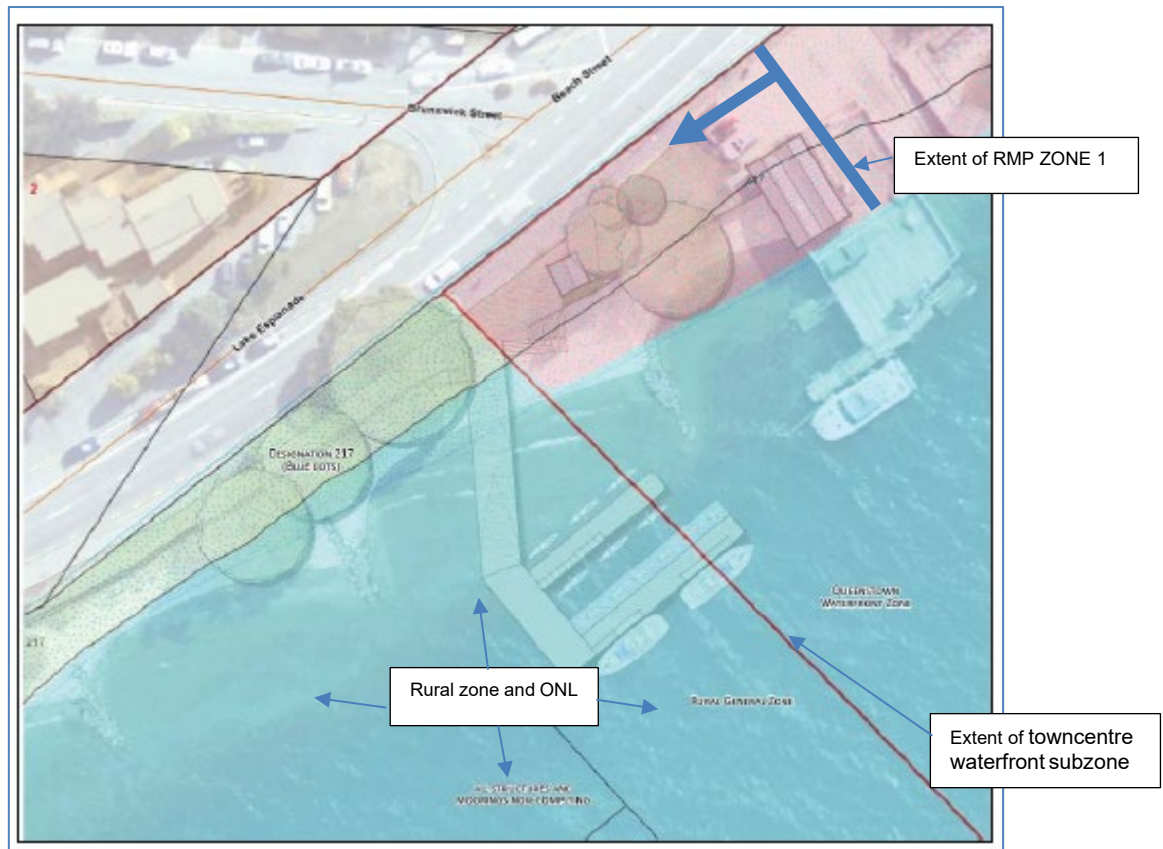
14 To promote an appropriate planned mix of non-commercial passive recreation and commercial activities within a defined area.

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.

15 The RMP identifies St Omer’s Park as Zone 1. The policies of the RMP seek to limit commercial activities to 200 metres of One Mile towards the town centre. Therefore, the RMP seeks to preclude commercial activities from the location of the proposed jetty. Figure 4 below shows the proposed wharf in relation to the RMP Zone 1 boundary, the extent of the QLDC Towncentre Waterfront Subzone and the Rural Zone/ONL.

Figure 4: HAL Wharf proposal context map



ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 16 Council updated the RMP relatively recently (2016) and the general intent of the RMP is to limit commercial development to certain areas within the reserves.
- 17 This RMP was prepared as the first variation to the Sunshine Bay to Kelvin Heights Reserve Management Plan 1991 to address the increasing requests for commercial activity on public land. QLDC prioritised the section of Queenstown Bay from the head of the gardens to the One Mile roundabout because this is where there was the most pressure to increase commercial activity on public recreation land.
- 18 The review was intended to address increasing pressures from commercial activity and to enable the community and the council to determine what is an appropriate balance of commercial and non-commercial use of the reserves.
- 19 Under the Reserves Act reserve management plans should be reviewed every 10 years but can be reviewed sooner to ensure they remain relevant.
- 20 At the beginning of the HLA resource consent process, HAL were advised by the Parks Department that landowner approval cannot be given for the proposal as the RMP does not support commercial activity in the proposed location. A review of the RMP, that would agree to amend provide for extended commercial activity (or to expressly provide for HLA proposal), is required before landowner approval could be given and a lease under the Reserves Act is processed. As the outcome of the resource consent is not yet known,

the Parks Department's preference has been not to embark on a review of the RMP until resource consent approval was confirmed. HAL have requested that the RMP is reviewed prior to the resource consent being granted.

- 21 Under the QLDC delegations, the delegation for deciding to review a reserve management plan sits with Full Council.
- 22 There are two main options available to Council:
 - a. Comprehensive Review - requires Council to follow the public process outlined in sections 41(5) and (6) of the Reserves Act as if the review were a new Reserve Management Plan. This is typically a 2 month notification period of the draft, with hearing of submissions.
 - b. Change that is not a comprehensive review - Council may, if it thinks fit, follow the process outlined in sections 41(5) and (6) of the Reserves Act but it is not mandatory to do so. In this case, the Council must still consider whether some form of consultation is required to make the change. The special consultative procedure under the LGA allows for a one month consultation period, with hearing of submissions.
- 23 There are three main ways to change the RMP to enable the Hydro Attack wharf (if that is what Council chooses to do):
 - a. Amend Zone 1 provisions and policy to include a new permitted commercial activity area (similar to that at One Mile) - minor changes to policy framework and RMP map required:
 - i. *Allow for consideration of commercial activities only in a defined reserve area 200m in length from One Mile towards the town centre and in the defined area immediately to the west of the boat ramp adjacent to St Omer Park (see Appendix 1);*
 - ii. Amend the map in Appendix One of the management plan to show this area in Zone 1.
 - b. Extend Zone 2 of the RMP map to cover the proposed wharf and change the policy framework to specifically allow for the proposed commercial activity. This requires changes to zone boundaries and to the policy framework which may constitute a comprehensive review.

(Zone 2 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.)
 - c. Conduct a more comprehensive review to consider the entire RMP and whether provisions relating to commercial activities are appropriate or should be amended.

- 24 Given the process that Council went through (relatively recently) to implement this RMP and that the general intent of the RMP is to limit commercial development to certain areas within the reserves, it is recommended that any amendment to the RMP should be publicly notified and a hearing held to hear public submissions.
- 25 The policies of the RMP are a relevant matter for the processing of a consent and would generally be given material weight.
- 26 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 27 **Option 1** Agree to a comprehensive review the RMP, which would consider whether the RMP provisions relating to commercial activities are appropriate or should be amended.

Advantages:

- 28 The whole RMP is reviewed with full public consultation.
- 29 This ensures the RMP is relevant.
- 30 The public has the opportunity to submit and be heard.

Disadvantages:

- 31 Comprehensive review of the RMP may take up to 12 months to complete.
- 32 If Council does decide to review the RMP in response to the request from HAL for the private commercial wharf, this does create a precedence that other commercial operators can seek changes to RMP's in response to commercial drivers.
- 33 Council went through the process to update the RMP recently (5 years) and the general intent of the RMP was to limit commercial development to certain areas within the reserves.
- 34 This RMP review will be prioritised over other reserve management plan's and parks planning projects, while private commercial interests are progressed.
- 35 There will be budgetary implications for Council if a RMP review is required.
- 36 The outcome of the Resource Consent process is uncertain, a review may not be required.
- 37 **Option 2** Agree to partially review the RMP and amend RMP Zone 1 policies and map to include a new permitted commercial activity area. The amended RMP will be prepared and publicly notified under s 41 (4) and (5) with a submissions period of 2 months minimum and a hearing if submissions are received.

Advantages:

- 38 As above, and;

39 Less time and cost.

Disadvantages:

40 As above.

- 41 **Option 3** As above but choose to do the review using the special consultative procedure under the LGA 2002 with a one month notification period minimum and a hearing if submissions are received.

Advantages:

42 As above, and;

43 Less time and cost.

Disadvantages:

44 As above.

- 45 **Option 4** Agree to a minor review of the RMP and do not undertake full public consultation.

Advantages:

46 Less time and cost.

47 Less risk to HAL.

Disadvantages:

48 As above, and:

49 Public do not get to participate. There are submissions in opposition to the resource consent application that reference the RMP policies that do not provide for commercial activity in the proposed area.

- 50 **Option 5** Council to notify an intention to grant lease pursuant to s 54(2) of the Act;

Advantages:

51 Less time and cost for HAL

52 A lease would be publicly notified

Disadvantages:

53 There are precedent risks associated with providing landowner approval for an activity that is fundamentally inconsistent with an RMP unless if there is a unique situation to distinguish the requests from other similar request that might be made. In this case the RMP is very clear that it does not allow commercial activities in this

particular area. The Council went through the process to update the RMP recently (five years) and the general intent that of the RMP was to limit commercial development to certain areas within the reserves.

- 54 There are a number of operators who would likely wish to establish jetties in the town centre. If we recommend a lease is approved that is not in accordance with the RMP this would set an undesirable precedent.
- 55 The outcome for HAL is still uncertain as the notified lease process may not result in the outcome they are seeking.
- 56 The lease, if approved, may differ from the resource consent decision.
- 57 **Option 6** Do nothing, no change to the RMP (i.e. no review); let the consent run its course.

Advantages:

- 58 Efficient use of Council staff time.
- 59 No undesirable precedent set.
- 60 Public expectations of RMP intent is upheld
- 61 No cost to QLDC
- 62 No further time delays on the HLA resource consent.

Disadvantages:

- 63 If the HLA resource consent is approved there will be a time delay while the RMP is reviewed (if that is what Council chooses to do).
- 64 This report recommends **Option 6** for addressing the matter because this does not set an undesirable precedent, it upholds the integrity of the Reserve Management Plan, which was publicly consulted on, and is efficient use of staff time and ratepayer funding.
- 65 If Option 6 is not agreed, **Option 3** is recommended as this ensures a robust public process is undertaken, integrity of the RMP is maintained and the public have an opportunity to submit.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 66 This matter is of medium significance, as determined by reference to the Council's [Significance and Engagement Policy](#) because it involves a potentially high level of Community interest for the public and users of the St Omer and Queenstown Bay reserves and the commercial operators in Queenstown Bay.

67 The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District and visitors to, and users of, the St Omer and Queenstown Bay Reserves.

68 The Council has not consulted on this matter.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

69 This matter relates to the Community & Wellbeing risk category. It is associated with RISK000009 Ineffective management of community assets within the [QLDC Risk Register](#). This risk has been assessed as having a high inherent risk rating.

70 The approval of the recommended option will support the Council by allowing us to retain the risk at its current level. This shall be achieved by continuing to administer the reserve under the current RMP policies.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

71 The cost to carry out a partial notified review of the RMP will be approximately \$20,000 to Council.

72 There is no budget in the Ten Year Plan to review this RMP. It's estimated a partial review would cost approximately \$25, 000. The Community Services work programme would need to be reviewed and work on other reserve management plans deprioritised. HLA could be required to meet these costs as the review is for private gain. The risk of HLA paying for the review is that this could predetermine the granting of a lease to HLA and the use of the reserve land.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

73 The following Council policies, strategies and bylaws were considered:

- Queenstown Bay Foreshore Reserve Management Plan 2016
- The Reserves Act 1977.
- Local Government Act 2002.
- Parks & Open Spaces Strategy 2017 and Draft Parks and Open Spaces Strategy 2021.
- Proposed and Operative District Plan.

74 The recommended option is consistent with the principles set out in the named policy/policies.

75 This matter is not included in the Ten Year Plan.

LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE

76 Queenstown Bay Foreshore Reserve Management Plan 2016 was prepared in accordance with the Reserves Act 1977. RMP states it does not allow commercial activities in this

particular area. Legal advice was taken when assessing the options, and the recommended option is consistent with that advice.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

77 The recommended option:

- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	HAL proposed kiosk alternative locations on wharf
B	Queenstown Bay Foreshores Reserve Management Plan.



PROPOSED WHARF, QUEENSTOWN BAY, QUEENSTOWN

INDIVIDUATIVE KIOSK LOCATIONS

Prepared by Rough and Milne Landscape Architects Ltd | 20 March 2020.

DOCUMENT INFORMATION

project

Proposed Wharf, Queenstown Bay, Queenstown

project no.

19192

address

Queenstown Bay, Queenstown

client

Hydro Attack Limited

status

FOR RESOURCE CONSENT

revision

0 FOR RESOURCE CONSENT

reviewed by

AUTHOR:	BB
CHECKED BY:	PS
PEER REVIEW:	NS

document

DOCUMENT TO ACCOMPANY ASSESSMENT OF LANDSCAPE AND VISUAL AMENITY EFFECT REPORT
(A4 WRITTEN REPORT)

prepared by

ROUGH & MILNE LANDSCAPE ARCHITECTS LTD.

disclaimer

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plans

SHEET

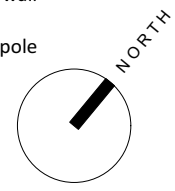
04 Indicative Location for Kiosk Outside of Reserve Option 1

05 Indicative Location for Kiosk Outside of Reserve Option 2

NB: This document is intended to be printed A3 Landscape format

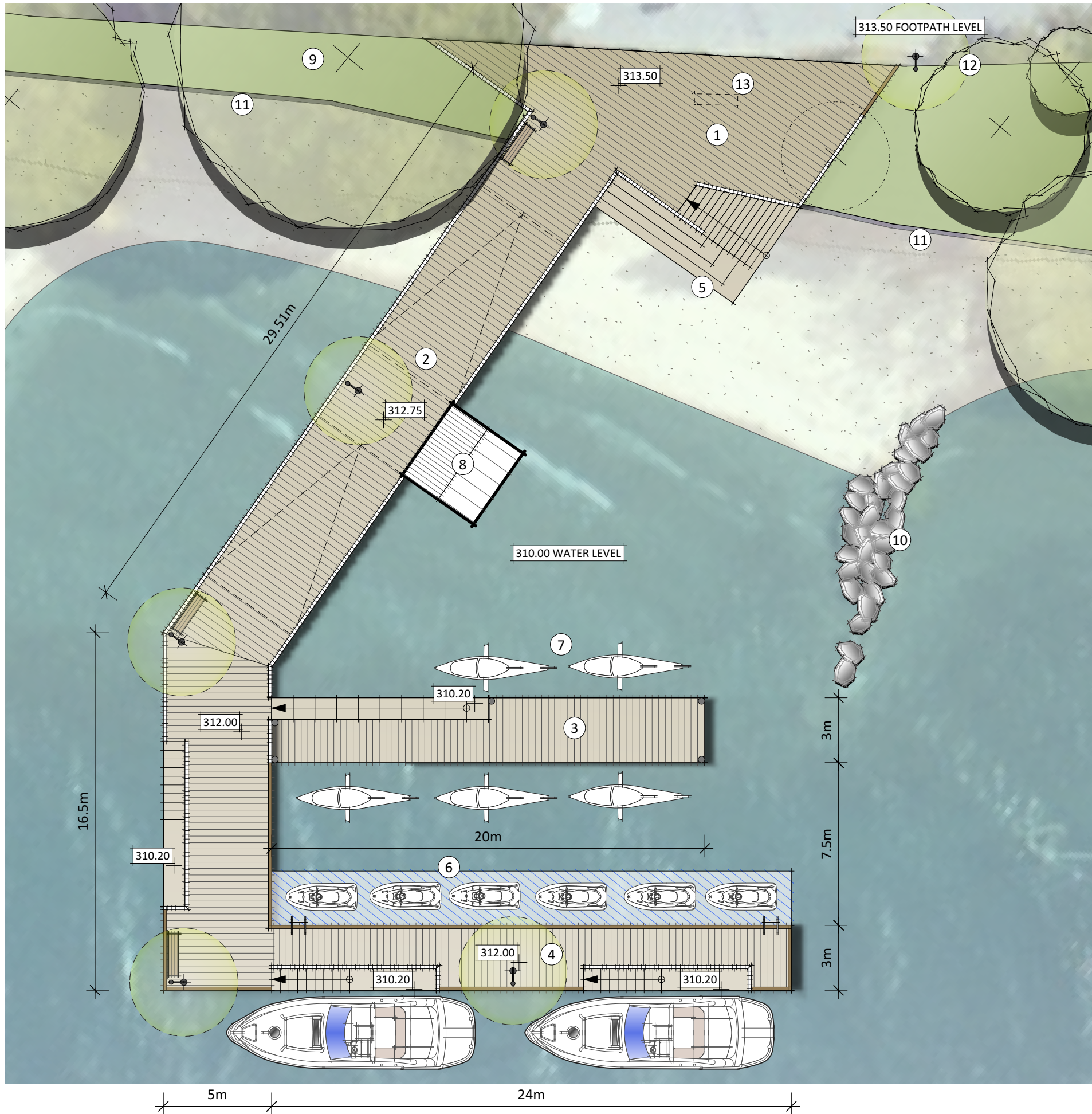
REV	DATE	NOTES
0	20/03/20	FOR RESOURCE CONSENT

- KEY**
- ① Proposed access and viewing platform
 - ② Proposed wharfs 'primary arm' with ramp down to docking arms
 - ③ Proposed wharfs 'north docking arm' to float above the water surface
 - ④ Proposed wharfs 'south docking arm'
 - ⑤ Proposed wharf stairs
 - ⑥ Proposed pontoon for docking jetskis accessed via ladders
 - ⑦ Docked Seabreakers
 - ⑧ Proposed Kiosk. Kiosk will be 3.1 wide, 3.1m long and 3.4m tall, similar appearance to SD building
 - ⑨ Existing Tilia x Europara - Lime Tree (protected by the District Plan)
 - ⑩ Existing concrete block and rock water breaks
 - ⑪ Existing gabion retaining wall
 - ⑫ Relocated pathway light pole
 - ⑬ Existing bench seat to be removed



- LEGEND**
- Existing trees within public land
 - Existing Pittosporum to be removed
 - Existing grass bank
 - Existing beach
 - Proposed hedge to approx. 2.0m high
 - Hardwood timber
 - Balustrade
 - Kickrail
 - Light pole
 - Bench Seat
 - Proposed Levels

- NOTES**
- All dimensions and levels are subject to survey and final building consent design.
 - Boat sizes and locations are indicative.














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**INDICATIVE LOCATION FOR KIOSK
 OUTSIDE OF RESERVE OPTION 1
 PROPOSED WHARF, QUEENSTOWN BAY
 QUEENSTOWN**

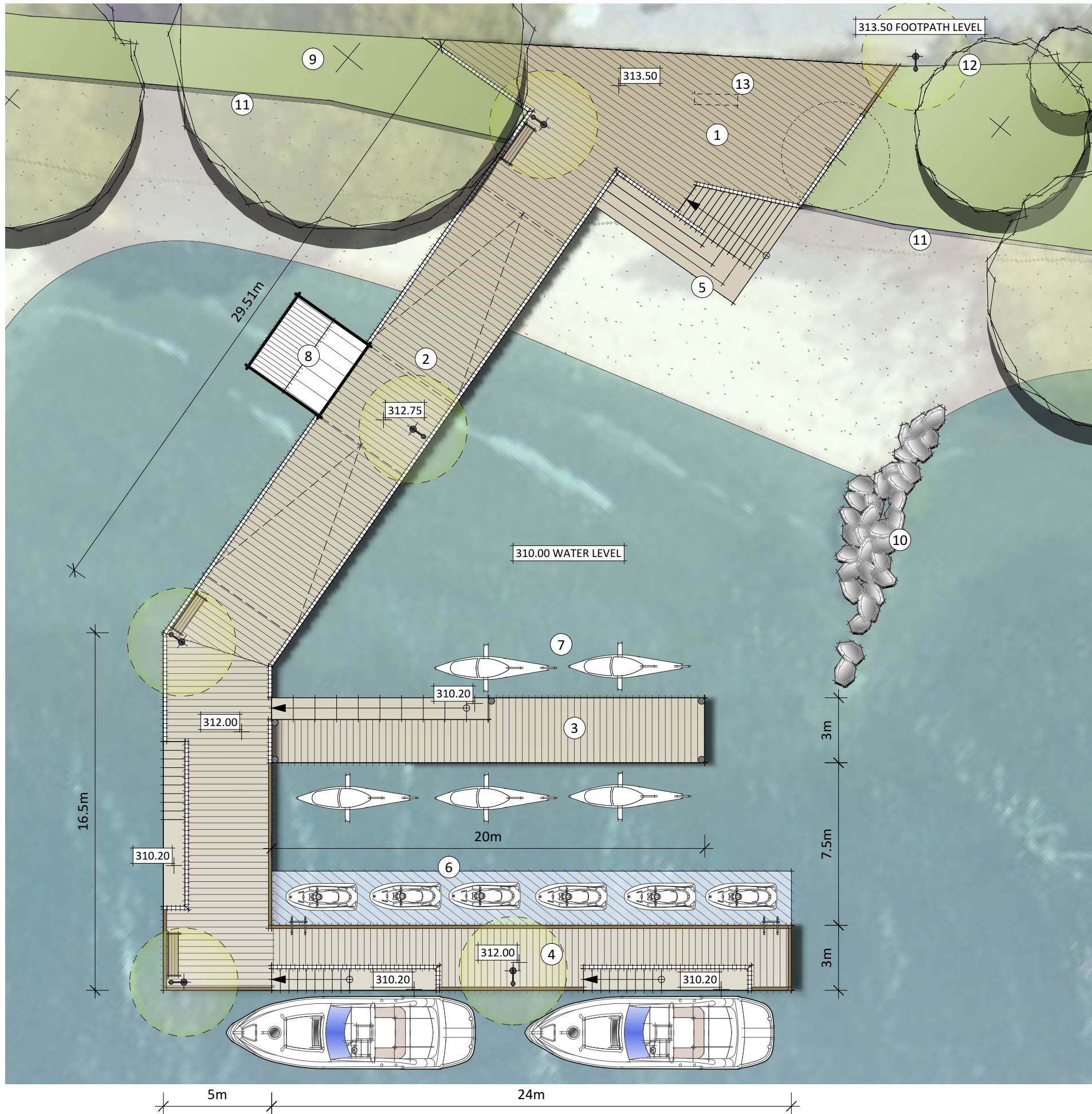
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SCALE	1:200 @ A3
DATE	20/03/2019
DESIGNED	PS/BM
DRAWN	BB
CHECKED	PS
STATUS	FOR RESOURCE CONSENT
DRAWING No.	REVISION
RCL 1.6	0
SERIES	
1 of 2	

LEGEND

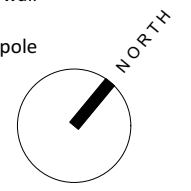
-  Existing trees within public land
-  Existing Pittosporum to be removed
-  Existing grass bank
-  Existing beach
-  Proposed hedge to approx. 2.0m high
-  Hardwood timber
-  Balustrade
-  Kickrail
-  Light pole
-  Bench Seat
-  Proposed Levels

NOTES

1. All dimensions and levels are subject to survey and final building consent design.
2. Boat sizes and locations are indicative.



- KEY**
- 1 Proposed access and viewing platform
 - 2 Proposed wharfs 'primary arm' with ramp down to docking arms
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 - 12 Relocated pathway light pole
 - 13 Existing bench seat to be removed



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**INDICATIVE LOCATION FOR KIOSK
 OUTSIDE OF RESERVE OPTION 2
 PROPOSED WHARF, QUEENSTOWN BAY
 QUEENSTOWN**

JOB No.	19192
SCALE	1:200 @ A3
DATE	20/03/2020
DESIGNED	PS/BM
DRAWN	BB
CHECKED	PS
STATUS	FOR RESOURCE CONSENT
DRAWING No.	REVISION
RCL 1.7	0
SERIES	
2 of 2	

