

Community & Environment Committee

23 April 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [3]

Department: Community Services

Title | Taitara: Notice of Intent to review the Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan 1991

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to recommend that a Notice of Intent is published advising that a review of the Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan 1991 is to be prepared in accordance with s41(5) of the Reserves Act 1977.

Recommendation | Kā Tūtohuka

That the Community & Environment Committee:

1. **Note** the contents of this report; and
2. **Recommend to Council** to exercise the Minister's consent (under delegation from the Minister of Conservation), that a Notice of Intent is published advising that a review of the Sunshine Bay, Frankton, Kelvin Heights Foreshore Management Plan is to be prepared, in accordance with s41(5) of the Reserves Act 1977.

Prepared by:



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Title: Parks Planner

26 March 2026

Endorsed by:



Name: Dave Winterburn

Title: Parks Manager

30 March 2026

Reviewed and Authorised by:



Name: Ken Bailey

Title: General Manager – Community Services

2 April 2026

Context | Horopaki

1. The Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan (the RMP) covers all foreshore reserves from Sunshine Bay to One Mile, and from Park Street around the Frankton Arm to Kelvin Peninsula. An indicative map of these areas is shown in **Attachment A**.
2. The existing RMP was adopted on 1 September 1991, making it nearly 35 years old. The RMP is not representative of the development pressures these reserves are now facing, and many of the objectives and policies are outdated. A review of the RMP is considered overdue and necessary.
3. Council received a request in 2025 from KJet to continue to operate from the Frankton foreshore, beyond the expiry of their existing licence on 31 January 2026. This wouldn't be supported by the existing RMP. The policies permit commercial jet boat operations within the Frankton foreshore reserves, until the facilities are upgraded at Frankton Marina to accommodate them.
4. KJet operates from three jetties below Boyes Crescent and Bridge Street within the Frankton Domain Recreation Reserve. These are shown in Figure 1 below.



Figure 1: Aerial showing the location of existing KJet jetties (Jetties 52, 53 and 54)

5. Direction was sought from councillors on the timing and scale of a review of the RMP, noting the request from KJet. Three options were presented at the Community and Services Committee (C&S) on 16 September 2025:

- A comprehensive (full or partial) review of the the RMP, when the work programme allows;
 - A comprehensive (full or partial) review of the the RMP immediately; or
 - A review of specific policies within the RMP, prior to a comprehensive review of the RMP.
6. Councillors directed that a comprehensive, full review of the the RMP should be undertaken when the work programme allows. It was confirmed that the review should be started within 2026.

Analysis and Advice | Tatāritaka me kā Tohutohu

7. Section 41 of the Reserves Act requires that all recreation reserves have a Reserve Management Plan prepared.
8. An RMP sets out how Council intends to provide for and ensure the use, enjoyment, maintenance, protection and preservation of a reserve. The RMP:
- Acts as a guide for Council officers in making both day-to-day decisions;
 - Informs long-term decisions;
 - Outlines how reserves and open spaces under its control are to be used, managed or developed; and
 - Sets out the community's vision on how the reserves are to be managed (developed through extensive consultation).
9. The process for developing and reviewing RMPs under the Reserves Act requires that the Council first declares its intention to prepare or review a management plan. This must be notified. Engagement with iwi, the community and stakeholders will inform the development of the draft RMP. The Community and Environment (C&E) Committee has delegation to recommend approval to Full Council.
10. 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.
11. Option 1 Notify the intent to review the Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan 1991.

Advantages:

- The RMP will be updated to reflect the current pressures on the high-profile lakefront reserves and set out how the reserves are to be managed in the future.

- The public will be made aware of the Council's intent to prepare a review of the RMP and will have the opportunity to input into the draft.
- Council will be acting in accordance with the Reserves Act 1977.
- The draft RMP, when it is notified, will seek to be representative of the public's views.

Disadvantages:

- Council resources are required to undertake the RMP review.

12. Option 2 Do not notify the intent to review the Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan 1991.

Advantages:

- No Council time or resources are required.

Disadvantages:

- The existing and outdated RMP will remain in place for managing the foreshore reserves, with no plans to review this.
- The Council will not be acting in accordance with the Reserve Act 1977.
- The Council will not meet KJet's expectation that a review of the current RMP will be undertaken.

13. This report recommends **Option 1** for addressing the matter by updating the RMP to reflect the current pressures on the high-profile lakefront reserves and set out how the reserves are to be managed in the future.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

14. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it involves a high level of community interest for users of the reserve.
15. The persons who are affected by or interested in this matter are nearby residents, visitors and users of the reserves – which include those undertaking informal recreation activities, community and recreation groups, event organisers, commercial operators and leaseholders. Some of the leaseholders that operate in this area are the Frankton Marina, Coastguard, Scouts, KJet, the Wakatipu Yacht Club, Waka Arma and commercial guiding operators such as Segway and bike tours, among many others.

16. The Council will undertake early engagement with Iwi (through Aukaha and Te Ao Mārama), and key stakeholders of the reserves, being other departments in Council (Property & Infrastructure), Remarkables and Kingsview primary schools, community groups associated with and who have an interest in the reserves – such as the Fernhill Sunshine Bay Community Association (FSBCA), Frankton Community Association (FCA), Kelvin Peninsula Community Association (KPCA), the Whakatipu Reforestation Trust (WRT) and the Queenstown Trails Trust (QTT).
17. This consultation will be undertaken once the Notice of Intent (NOI) has been approved by Council. This will involve engagement with wider stakeholders and interested parties.

Māori Consultation | Iwi Rūnaka

18. Council Officers will inform Aukaha and Te Ao Mārama of the intent to review the existing RMP, and will continue to work alongside Aukaha and Te Ao Mārama when drafting the RMP.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

19. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.
20. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by providing a rich and diverse network of open spaces valued by the community and protected and enhanced for future generations, which is the vision of the Parks and Open Spaces Strategy 2021.

Financial Implications | Kā Riteka ā-Pūtea

21. Preparing the RMP is planned for within existing operational budgets.
22. There is no specific funding in the 2024/34 Long Term Plan to implement the RMP.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

23. The following Council policies, strategies and bylaws were considered:
- The Reserves Act 1977
 - Significance and Engagement Policy 2021
 - Parks and Open Spaces Strategy 2021
 - Proposed and Operative District Plan

24. The recommended option is consistent with the principles set out in the Reserves Act 1977, which requires RMPs to be in place and appropriately reviewed.

25. Funding for the development of the RMP is included in the Long Term Plan and Annual Plan.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

26. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

27. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter 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 | Kā Tāpirihaka

A	Indicative map of the reserves subject to the Sunshine Bay, Frankton and Kelvin Heights Foreshore Reserve Management Plan
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Attachment A: Indicative map of the reserves subject to the Sunshine Bay, Frankton and Kelvin Heights Foreshore Reserve Management Plan

ATTACHMENT A – Indicative map of the reserve subject to the Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan

