

**Notice of Meeting:**

I hereby give notice that an ordinary meeting of the Consultation Hearings will be held on:

**Date:** Monday 17 March 2025  
**Time:** 10:00 am  
**Venue:** Council Chambers, Dunedin Public Art Gallery, The Octagon,  
Dunedin

Sandy Graham  
Chief Executive Officer

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**Hearings Committee - Bylaws and Policies**  
**Otago Harbour Reserves Management Plan**  
**PUBLIC AGENDA**

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**MEMBERSHIP**

**Chairperson**  
**Members**

Cr Christine Garey  
Cr Kevin Gilbert  
Cr Brent Weatherall  
Mr Hoani Langsbury

**Senior Officer**

Heath Ellis, Group Manager Parks and Recreation

**Governance Support Officer**

Lauren Riddle

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Lauren Riddle  
Governance Support Officer

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**Note:** Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.



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**1 PUBLIC FORUM**

At the close of the agenda no requests for public forum had been received.

**2 APOLOGIES**

At the close of the agenda no apologies had been received.

**3 CONFIRMATION OF AGENDA**

Note: Any additions must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

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## DECLARATION OF INTEREST

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### EXECUTIVE SUMMARY

1. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative or independent member and any private or other external interest they might have.
2. Elected members and Independent Members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.

### RECOMMENDATIONS

That the Committee:

- a) **Notes/Amends** if necessary the Elected or Independent Members' Interest Register attached as Attachment A; and
- b) **Confirms/Amends** the proposed management plan for Elected or Independent Members' Interests.

### Attachments

	<b>Title</b>	<b>Page</b>
<a href="#">↓A</a>	Register of Interests - 10 March 2025	7



Hearings Committee - Register of Interest as at 10 March 2025					
Draft Otago Harbour Reserves Management Plan Hearing					
Name	Date of Entry	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
Cr Christine Garey (Chairperson)	07/11/2016	Trustee	Garey Family Trust - Property Ownership - Dunedin	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Women of Ōtepoti	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member (alternate)	Grow Dunedin Partnership (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Otago Museum Trust Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Sophia Charter (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Chairperson	Study Dunedin	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Ashburn Hall Charitable Trust Board	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	St Paul's Cathedral Foundation (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Theomin Gallery Management Committee (Olveston) (Council	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Cr Kevin Gilbert		Owner	Gipfel Limited - Bakery	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Schlubert Trust - Residential Property	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Schlup Family Trust	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	BNI	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Business South	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Air New Zealand	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Kevin Gilbert and Esther Gilbert Partnership - Residential Rental Property	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Biddies Trust	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Advisors	Ronald McDonald House Supper Club Committee	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Dunedin Fair Trading Committee (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Local Government New Zealand (Zone 6 Committee) (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member (alternate)	Otago Regional Transport Committee (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

		Member	Keep Dunedin Beautiful (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Otago Settlers Association (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Saddle Hill Community Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Chair	Food Equity and Education Dunedin (FEED) Charitable Trust	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	National Industry Advisors Group Food and Beverage (Workforce Development Council)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Connecting Dunedin (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Cr Brent Weatherall		Member	Urban Access	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Residential Property	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Business George Street, Dunedin	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Brent Weatherall Jeweller Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Weatherall Trustee Company	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Residential Rental Properties	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Craigieburn Reserve Committee (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Dunedin Public Art Gallery Society (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Hoani Langsbury		Manager	Otago Peninsula Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Deputy Chairperson	Dark Skies Advisory Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Yellow-eyed Penguin Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Otago Peninsula Biodiversity Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		External Issues Komiti	Te Runanga o Otakou	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		TBA	Te Runanga o Otakou-Tangata Tiaki	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Otakou Alternate	Te Runanga o Ngai Tahu	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	DoC Te Roopu Kaitiaki	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Committee Member	Ariki Athletics Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Port Otago Technical Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		RMA Commissioner	Environment Canterbury	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	24/09/2020	Trustee	Predator Free Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Chairperson	Peninsula Biodiversity Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Wild Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	15/04/2021	Member	Technical Advisory Group to the New Zealand Battery Project	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.



		OPCB representative	Wellers Rock and Wellers Jetty project	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
14/10/2021	Panel Member		Dunedin Hospital Build	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
24/08/2023	Member		Site Led Committee - Otago Regional Council	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
09/02/2024	Member		Future Development Strategy Hearing Panel	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
24/08/2023	Committee Member		ORC Regional Leadership Committe	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.



## PART A REPORTS

### DRAFT OTAGO HARBOUR RESERVES MANAGEMENT PLAN 2024 - SUMMARY OF FEEDBACK FROM COMMUNITY ENGAGEMENT

Department: Parks and Recreation

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#### EXECUTIVE SUMMARY

- 1 This report presents a summary of the submissions received during community engagement on the draft Dunedin Otago Harbour Reserves Management Plan 2024 (the Draft Plan). The Draft Plan is an update of the 2006 Otago Harbour Reserves Management Plan and the Otago Boat Harbour Reserve Management Plan, which has been incorporated into the Draft Plan. The continuous review of reserve management plans is a statutory requirement under the Reserves Act 1977 (the Act).
- 2 There were 52 submissions made during community engagement on the Draft Plan. The public engagement process, as prescribed by section 41(6) of the Reserves Act 1977 and Section 83 of the Local Government Act 2002, was followed. Of the submissions, 30 supported the Draft Plan, 22 did not support the Draft Plan.
- 3 20 submitters wish to speak to their submission at the Hearing. Of those that wish to be heard at the hearing, 8 do not support the Draft Plan, 12 supported the Draft Plan, and 0 did not state their support or opposition to the Draft Plan.

#### RECOMMENDATIONS

That the Committee:

- a) **Considers** the feedback from the public engagement of the Draft Otago Harbour Reserves Management Plan
- b) **Makes** A recommendation to DCC staff based on the information provided by the submitters.

#### BACKGROUND

- 4 The Reserve Act 1977 requires management plans for all Council administered reserves. It is also a requirement under the Reserves Act 1977 to consult with the public when a reserve management plan is being created or reviewed.
- 5 The Reserves are an important asset to the city and fulfil a major role in contributing to the maintenance and enhancements of amenity and recreation values in the city by providing

attractive open spaces and facilities for the enjoyment of active, passive, and artistic recreational activities by both residents and visitors.

- 6 Given the Reserves are highly utilised for a wide range of recreational activities and highly valued for their cultural and scenic values, their management and maintenance are important to the Dunedin community.
- 7 The 2006 Otago Harbour Reserves Management Plan (the 2006 Plan) was adopted in July 2006. The Act requires an administering authority keep reserve management plans under continuous review. The 2006 plan has not had a comprehensive review since its adoption.
- 8 A review of 2006 Plan commenced in March 2024. The community engagement period for DCC's intention to review the 2006 Plan ran from 4 March 2024 until 3 April 2024. Council received 81 responses from the community during this period.
- 9 Community engagement included public notices in the Otago Daily Times and the Star newspapers and DCC's social media platforms advertising the four-week engagement period. Drop-in sessions were held throughout this period at various parks and community halls around the harbour and the Civic Centre in the Octagon. Workshops were held with identified stakeholders.
- 10 The Draft Plan was prepared with full consideration of the feedback received both from the statutory submission period and the feedback received through engagement workshops and meetings. Input was specifically provided from the following organisations and representatives:
  - Ōtepoti Tracks and Trails Trust
  - Heritage New Zealand Pouhere Taonga
  - Otago Regional Council
  - Southern District Health Board
  - Macandrew Bay Yacht Club
  - Vauxhall Yacht Club
  - Port Chalmers Yacht Club
  - Broad Bay Yacht Club
  - Otago Yacht Club
  - Port Otago Ltd.
  - Otago Peninsula Biodiversity Group
- 11 The engagement data received in March 2024, shows that community desires have evolved since 2006.

- 12 The implementation of the Harbour Cycleway has resulted in a change in the use of reserves. Submitters therefore identified a need for new facilities and amendments to reserves to enable all reserve users to navigate each other safely.
- 13 Other feedback focussed on continued concerns around siltation in the Harbour and the ability to effectively use reserves for their designated purpose.
- 14 Recurring major themes included improved green and blue networks, promotion of biodiversity, access and parking and improved rubbish collection.
- 15 The 2006 Plan also required updates regarding mana whenua history and values, which have been addressed through this Plan review. Proposed actions include:
  - Ecological review of the reserves to inform locations for coastal restoration and planting. Including a revegetation and landscape plan.
  - Council will support the review of siltation issues at the Boat Harbour Reserve in partnership with Clubs located at the Boat Harbour and the Otago Regional Council. This may be done in conjunction with Te Awa Ōtākou – Otago Harbour Strategy workstreams or through an alternate collaborative project.
  - Consider a temporary campaign yearly in association with “Clean-up Week” to promote waste responsibility in the Reserves.
  - Port Chalmers Recreation Reserve. Investigate whether reduced access is possible along Peninsula Beach Road. This would involve retaining vehicle access along the first section of the road providing access to Clubs and Facilities buildings there. Removeable bollards could then be installed to stop vehicles beyond this point. This would give priority to scenic values and enable better passive recreation opportunities for residents.
- 16 The Draft Plan has a range of proposed projects and matters to consider that will recognise the values of the reserve while encouraging both active and passive recreation alongside habitat restoration.
- 17 An implementation plan will be developed once the final draft has been prepared for adoption.
- 18 Staff presented the Draft Plan to the Strategic, Planning and Environment Committee on 20 August 2024. A Statement of Proposal (SOP), as required under the Local Government Act 2002 (LGA) for public consultation, was also presented to the committee.
- 19 The committee approved the Draft Plan and the SOP for public engagement.

## **DISCUSSION**

- 20 A two-month period of consultation is required in section 41, 6(a) of the Reserves Act 1977.
- 21 Public engagement on the Draft Plan was carried out between 21 August 2024 and 23 October 2024.
- 22 Methods of engagement included information posted to the Dunedin City Council’s website, a public notice in both the Otago Daily Times and the Star and a media release, signage and posters displayed at reserve and in proximity to the reserve with a QR code.

- 23 Several drop-in sessions, information evenings and weekend pop-ups were run over this time at several different venues, these included MacAndrew Bay, Portobello, Port Chalmers, Otago Boat Harbour Reserve and Civic Centre.
- 24 As the engagement period was held in conjunction with the Dunedin Town Belt Management Plan second stage, we also met with community members across the city at various Town Belt locations where they could also provide feedback on the Draft Plan.
- 25 The submission form, in Attachment C asked whether submitters supported the changes to the Draft Plan and to comment on their reason for either approving or disapproving of the Plan. There was more space provided for 'other comments' as well.

### **Submissions**

- 26 52 submissions were received during the public engagement period.
- 27 The submissions received were summarised and analysed to identify themes. The most prominent themes that were discussed were:
- Provision of new Facilities
  - Improving biodiversity
  - Improving Transport Safety
  - Improving public access to the water
  - Increasing recreation Values
- 28 Please refer to feedback report attached in Attachment B.
- 29 58% of submissions supported the Otago Harbour Reserves Draft Plan, reflecting overall community approval for key aspects of the plan.
- 30 Supporters highlighted their enthusiasm for the proposed landscape plans for Yellowhead Ecological Reserve, the promotion of biodiversity, and the reduction of cars on the Peninsula Beach Road, and rationalisation of reserves to enable all users to be safe on the reserves.
- 31 There were mixed opinions regarding the addition of new facilities which would promote recreational values, with some supporting the enhancements while others preferred a more conservative approach.
- 32 Overall, the majority of submissions emphasized the importance of sustainable development and preserving the recreation values of the Otago Harbour Reserves.
- 33 42% of submissions were opposed to the Otago Harbour Reserves Management Plan. With concerns stemming from a variety of perspectives.
- 34 The reasons for opposition included dislike for individual proposals relating to specific reserves, development led projects by Port Otago at Back Beach, and the general lack of access to water for the community.

- 35 Access to water concerns were mostly related to the West Harbour side where the rail corridor inhibits access and in the city centre where proposals for access to Cross Wharf Reserve have been delayed.
- 36 It’s worth noting that not all submitters in this round likely reviewed the entire Draft Plan, as their feedback was gathered during outreach in reserve spaces. However, what stood out was the consistency of themes between this second round of submissions (August–November 2024) and the initial round in March 2024.
- 37 There is one exception to this statement, being that many more submitters in the second round provided feedback raising concerns for the seawall structural integrity. While the seawall was upgraded and repaired along the road reserve corridor during the harbour cycleway project, the walls within harbour reserves were not included.
- 38 Overall, this consistency gives confidence that the Draft Plan effectively reflects the views and priorities of the community, demonstrating alignment between the initial and ongoing feedback received.
- 39 Updates to the Draft Plan regarding the seawall are recommended.

**OPTIONS**

- 40 There are no options to this report as the purpose is to present a summary of submissions

**NEXT STEPS**

- 41 Next steps are for the Hearings Committee to consider consultation results and make recommendations to the Council regarding the proposed Draft Otago Harbour Reserve Management Plan 2024

**Signatories**

Author:	Katie Eglesfield - Parks and Recreation Planner John Brenkley - Planning and Partnerships Manager
Authoriser:	John Brenkley - Planning and Partnerships Manager Heath Ellis - Acting Group Manager Parks and Recreation Jeanette Wikaira - General Manager Arts, Culture and Recreation

**Attachments**

	<b>Title</b>	<b>Page</b>
<a href="#">↓A</a>	Draft Otago Harbour Reserves Management Plan 2024	18
<a href="#">↓B</a>	Topic Summary for the Otago Harbour Reserves Management Plan Stage 2 Engagement	79

**SUMMARY OF CONSIDERATIONS**

***Fit with purpose of Local Government***

This decision enables democratic local decision making and action by, and on behalf of communities. This decision promotes the social, economic, environmental and cultural well-being of communities in the present and for the future.

***Fit with strategic framework***

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
3 Waters Strategy	<input type="checkbox"/>	<input type="checkbox"/>	✓
Future Development Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Strategy	✓	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	✓	<input type="checkbox"/>	<input type="checkbox"/>

The city’s parks and reserves contribute to the wellbeing of the community. Reserve management plans provide opportunities to work with other departments to consider linkages and connections in terms of movement and association. Reserve management plans are also an opportunity to evaluate biodiversity and ecological values and support improvements to the environment. Reserves are destinations and the activities promoted within them can be of economic benefit to the city.

***Māori Impact Statement***

Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou through Aukaha Ltd have contributed to the draft Otago Harbour Reserves Management Plan. Mana Whenua have provided feedback during the development of the Draft Plan.

***Sustainability***

Sustainability is to be considered through the process of this project and will inform the management and operation of the reserve. Given the nature of these coastal reserves, specific policies have been developed for resilience in planting and infrastructure as climate change implications for the reserves develop. The reserve management plan supports wider adaptive planning as these emerging programmes for city wide adaptation are undertaken.

***Zero carbon***

Council’s Zero Carbon Policy has been considered in the development of the Draft Plan and consultation with Zero Carbon team to develop policies within the Draft Plan was undertaken.

***LTP/Annual Plan / Financial Strategy /Infrastructure Strategy***

This summary report for consideration has no impacts for these documents.



<p><b><i>Financial considerations</i></b></p> <p>There are no financial implications to this summary report</p>
<p><b><i>Significance</i></b></p> <p>The Draft Plan is considered low in terms of the Council’s Significance and Engagement Policy.</p>
<p><b><i>Engagement – external</i></b></p> <p>The Reserves Act 1977 requires DCC to consult with the public when a reserve management plan is being created or reviewed.</p>
<p><b><i>Engagement - internal</i></b></p> <p>Parks and Recreation Services staff have worked with other departments (Legal, Transport, 3 Waters, Zero Carbon, City Sanctuary, City Development, Community Development and Events) with the drafting of this reserve management plan.</p>
<p><b><i>Risks: Legal / Health and Safety etc.</i></b></p> <p>There are no identified risks to this summary report for consideration</p>
<p><b><i>Conflict of Interest</i></b></p> <p>There is no known conflict of interest</p>
<p><b><i>Community Boards</i></b></p> <p>The Otago Harbour Reserves are key amenities for the entire city and all residents including those Community Board areas will be interested in the development of a reserves management plan for these facilities. The Otago Harbour Reserves sit within the Otago Peninsula Community Board and West Harbour Community Board jurisdictions and both boards were advised and given the opportunity to comment about the Draft Plan.</p>



**DRAFT OTAGO HARBOUR RESERVES MANAGEMENT PLAN**  
September 2024



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DRAFT



## 1 INTRODUCTION

*The Otago Harbour Reserves Management Plan* (Plan) has been created to ensure the management of the Otago Harbour Reserves (the Reserves) complies with the requirements of the Reserves Act 1977 (the Act). It is the intention of the Plan to provide a policy framework for the use, enjoyment, maintenance, protection, and appropriate development of Dunedin City Council (Council) reserves, land, facilities and assets, that provide access to, or encourage use of, the harbour. This is to ensure consistency in terms of the management of current reserves and the establishment of future reserves. This management plan applies to all Council reserves, land, assets and facilities identified in Appendix A, regardless of classification under the Reserves Act 1977.

The Otago Harbour Reserves Management Plan 2006 (2006 Plan) was adopted in July 2006. The Act requires the administering authority to keep reserve management plans under continuous review.

The Otago Harbour and its surrounding catchment area is highly significant to mana whenua. The Plan has therefore been updated to discuss pre-colonial history and the cultural values to be protected and enhanced within the Reserves.

The 2006 Plan did not include the Otago Boat Harbour Recreation Reserve because there were some additional easement and management matters on this reserve to resolve prior to a reserve management plan being finalised. A separate plan was established for the Otago Boat Harbour Recreation Reserve. The Plan has now amalgamated the two reserve management plans to align with the original intent.

Infrastructurally, the addition of the Te Aka Ōtākou, the Harbour Cycleway, has created a new management element where the path intersects many of the harbour reserves.

Discussion around this issue and management of different users on the reserves is addressed in the Plan.

Finally, the 2006 plan focusses largely on the ongoing maintenance and management of the Reserves. In contrast, the Plan also supports the role of biodiversity, climate change adaptation planning and scenic values of the Harbour.

The Reserves are an important asset to the city and fulfil a major role in contributing to the maintenance and enhancements of amenity and recreation values in the city by providing attractive open spaces and facilities for the enjoyment of active, passive and artistic recreational activities by both residents and visitors. Given the Reserves are highly utilised for a number of recreational activities and highly valued for their cultural and scenic values, their management and maintenance are important to the Dunedin community.

The ongoing management of the Reserves is particularly relevant given its value and increase in recreation users of these Reserves. The Plan draws on feedback from owners/occupiers of neighbouring properties, user groups, leaseholders on the reserves, interested individuals, community groups and organisations, local and national authorities, and internal stakeholder engagement.

### 1.1 Location

Sites identified to be included in the Plan are those where the principal purpose is to provide access to, or encourage use of, the harbour. Harbour reserves or facilities generally have similar characteristics and purpose, and therefore a single generic plan has been prepared to cover such sites.

The sites are either properties managed by the Council and leased or held in fee simple ownership for the purpose of reserves or

reserves which are classified as such under the Act, or facilities owned by the Council. All reserves listed in this management plan will be managed and developed in accordance with the Act, as it is desirable to achieve the same management and development objectives for all reserves of a similar nature. Any additional reserves identified in the future, which are developed to provide access to, or encourage use of the harbour, will be added where appropriate to this management plan in accordance with the Act.

This management plan contains policies for the following reserves and facilities that are owned or managed by the Council:

Andersons Bay Inlet (bed) (*Puketahi*) and Bayfield Ramp  
Broad Bay Recreation Reserve and Jetty  
Careys Bay Jetty and Ramp  
Crosswharf Reserve (*Customhouse Quay*)  
Deborah Bay Dinghy Ramp and Marina and The Green Recreation Reserve  
Glenfalloch Jetty  
Kitchener Street Recreation Reserve  
Macandrew Bay (*Te Rotopateka*) Recreation Reserve and Boat Ramp  
Otago Boat Harbour Recreation Reserve  
Port Chalmers Domain, Jetties, Ramp, and Pontoons (Back Beach, *Te Waitohi*)  
Portobello Jetty  
Ravensbourne Walkway and Cycleway  
Roseneath Esplanade Reserve  
Te Rauone Recreation & Esplanade Reserve (Te Rauone Beach Domain)  
Vauxhall Recreation Reserve, and Ramps  
Wellers Rock Jetty  
Yellowhead Conservation Area.

**Areas Not Included in This Management Plan**

A number of facilities around the harbour are owned by clubs and organisations that lease sites on reserves for clubhouses. The general situation regarding other club facilities around the harbour is also considered within this Plan. This document does not contain policies on how clubs manage their own facilities.

Clubs such as St Leonards and Ravensbourne Yacht Clubs and Portobello Boating Club are not on Council land and have therefore not been specifically included in this Plan. Reserves owned by the Department of Conservation such as Wellers Rock itself (Historic Reserve), and coastal areas at Aramoana are not included in this Plan as they are not under the control of Council. The Mole at Aramoana is owned by Port Otago and therefore not included.

Quarantine Island (also known as St Martins Island and Kamautaurua) and Goat Island (also known as Rakiriri) are not owned or managed by the Council. The Council manages Pudding Island (Te Pā- o-Titeremoana). This is a scenic reserve, and its management is different to that of the reserves and facilities in this Plan. Pudding Island is highly vegetated, primarily with native species, and has a conservation focus and will instead be incorporated into a more appropriate management plan.

**Scope of Otago Harbour Reserves Management Plan**

The Plan looks at the facilities and reserves under ownership or management of the Council, which are primarily managed for recreation. This Plan does not provide policy for wider management or issues of the harbour, as this approach is more appropriate for a strategic document that can consider all aspects of the harbour. The management plan is a land-based plan under the Act, and cannot address issues related to water, or the bed of the harbour (except Andersons Bay Inlet bed),

as these are not within the Council's jurisdiction.

A joint task force led by the Otago Regional Council in partnership with the Dunedin City Council, Mana Whenua, Department of Conservation and other groups involved in the Harbour catchment area are developing a Harbour Catchment strategy document that will consider all aspects of the harbour environment. This Plan will align with this higher-level document where relevant to the management of our reserves.

### **1.2 Purpose of a Reserve Management Plan**

A management plan is required by section 41 of the Act to provide for and ensure the use, enjoyment, maintenance, protection, preservation and to the extent that resources permit, the development of the Reserve for the purpose for which it is classified.

Section 17(2)(b) of the Act states that *"where scenic, historic, archaeological, biological, geological, or other scientific features or indigenous flora or fauna or wildlife are present on the reserve those features or that flora or fauna or wildlife shall be managed and protected to the extent compatible with the principal or primary purpose of the Reserve:*

*provided that nothing in this subsection shall authorise the doing of anything with respect to fauna that would contravene any provision of the Wildlife Act 1953 or any regulations or Proclamation or notification under that Act, or the doing of anything with respect to archaeological features in any reserve that would contravene any provision of the Heritage New Zealand Pouhere Taonga Act 2014."*

Reserve management planning is a process for determining the management direction that the community and the Council would like to

apply to reserves. Reserve management plans outline Council's general intentions for use, development and maintenance of its reserves. The aim of the Act is to ensure that the Reserve development meets the purpose of the Reserve and through the public's involvement ensures their needs are considered while managing the resource in a sustainable manner.

The update of this management plan implements the following action within the Parks and Recreation Strategy 2017 – 2027:

*"Review current Reserve Management Plans, including Coastal Reserves, and existing open space policies."*

This Plan is an update of the 2006 Plan. It is intended to identify the unique characteristics of the Reserve and provide a clear vision for its ongoing management and development. When adopted, this Plan will replace the 2006 Plan. Site specific reserve management plans are subject to ongoing review and regular comprehensive reconsideration.

The policies of the *Dunedin City Council Reserve Management Plan – General Policies* (General Policies) are an integral part of this management plan. The General Policies set out general policies applying to the day-to-day administration of all reserves in Dunedin and provides a consistent policy management approach for reserves. This Plan does not replicate the policies in the General Policies as they are under separate review. Where any issue is addressed by both the General Policies and this Plan then the policies within the Otago Harbour Reserves Management Plan take precedence.

The Plan has been drafted for the benefit of the various stakeholders in the Reserves. It will provide clarity to:

- The users of the Reserves regarding the Council's management intent for the Reserves.



- Community groups who actively participate in volunteer activities within the Reserves.
- Council’s strategic and operations staff tasked with carrying out the Reserve’s ongoing maintenance and development.
- Councillors who are ultimately responsible for the allocation of resources for this Reserves.

DRAFT



## 2 DESCRIPTION OF THE RESERVE

### 2.1 Legal Description

The land managed as the Reserves includes is a number of small reserves and facilities that are adjacent to the harbour edge and land managed for similar purposes. The Reserves are made up of 21 parcels of land, with various classifications as noted in Appendix A below. Carey's Bay Jetty and Ramp, Deborah Bay Dingy Ramp and Jetty, Glenfalloch Jetty and Wellers Rock Jetty are all assets that are owned and managed by the Dunedin City Council but are located on road reserves respectively.

### 2.2 Leases, Easements and Physical Assets.

Different interests including leases, easements and assets are present on the Reserves. Appendix B to this report provides a list of all current leases and easements held on the land. Physical asset lists are held within asset management plans. Referral to current asset management plans should be made in conjunction to this plan when undertaking any management decisions.

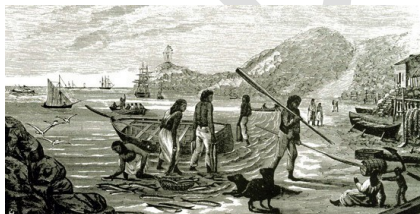
### 3 BACKGROUND INFORMATION

#### 3.1 Mana Whenua

The landscape now known as Ōtepoti Dunedin is part of the wider ancestral landscape under the mana and rakatirataka of Kāi Tahu whānui. The original inhabitants of the area were Kāti Hāwea and Te Rapuwai, who settled Te Wai Pounamu from Polynesia. Over time, further groups migrated and settled here, including the Waitaha people who are known to have arrived on the Waka Uruao. A well-known tribal ancestor of Waitaha was Rākaihautū, who carved out the lakes and rivers of Te Wai Pounamu with his kō Tūwhakaroria, a supernatural digging implement.

Further migration and settlement by groups from the North Island occurred in the seventeenth and eighteenth centuries, including Kāti Māmoe from the Hastings area, and Kāi Tahu from the East Cape of the North Island. Through conquest and intermarriage, these different whakapapa lines are referenced by the phrase 'Kāi Tahu whānui' encompassing the broader ancestral connections underpinned by this history of migration and settlement.

The results of the struggles, alliances and marriages arising out of these migrations were the eventual emergence of a stable, organised and united series of hapū located at permanent or semi-permanent settlements along the coast, with an intricate network of mahika kai (food gathering) rights and networks that relied to a large extent on coastal resources. Chiefs such as Korako (several), Tahatu, Honekai, Ihutakuru, Karetai, Taiaroa, Potiki, Tuhawaiki, and Pokene being some among a number who had their own villages and fishing grounds. Otago Peninsula (*Muaupoko*) had many kainga nohoanga with a multitude of hapū occupying them. Otago Harbour provided such a plentiful supply of mahinga kai that at one time up to 12 kaika existed along the harbour edge, some larger and more important than others.



The whole of the Otago coastal area offered a bounty of mahika kai, including a range of kaimoana (sea food); sea fishing; eeling and harvest of other freshwater fish in lagoons and rivers; whale meat and seal pups; waterfowl, sea bird egg gathering and forest birds; and a variety of plant resources including harakeke (flax), fern and ti root.

The Otago Harbour was a major source of kaimoana. Tunuku Karetai, a kaumātua interviewed by Beattie in 1920, provided a list of species that were gathered within the harbour. This included shellfish such as cockles (tuaki), pāua, yellow foot pāua (keo), pipi, periwinkles (pupū), roroa (a type of clam), different species of mussels (kuku, pūkanikani and toretore), whākai-o-tama (the Otago Māori word for toheroa) and limpets (whētiko and kākihi). Karetai also cited many fish species such as blue cod (rāwaru), red cod (hoka), rock cod (pātukituki), trumpeter (kohekohe), tarakihi, greenbone (marare), crayfish (koura) and seals (pakakē) provided a mainstay of subsistence for

many generations of Kāi Tahu. There was also an abundant species of barracouta (makā) and groper (hāpuku).

There were four species of moa that roamed the Otago Peninsula. Within the harbour area there were two significant Moa butchery sites, one at Harwood and another at Andersons Bay. There are many other moa butchery sites some small and some large, including a variety of moa. There were many on the Otago Peninsula and further afield, including Harwood, Andersons Bay, St Kilda, St Clair, Sandfly Bay, Papanui, Hoopers Inlet, and Allans Beach.

The Kai Tahu reliance on these coastal resources increased even further after the land sales of the 1840s and 1850s, and the associated loss of access to much traditional land-based mahika kai.

Kāi Tahu were a nomadic people who travelled extensively on land and sea. They travelled from the Ōtākou villages located near Te Rauone reserve up the Otago Harbour and up into bays and inlets within the Dunedin area, known as Ōtepoti. This area was a landing spot and a point from which the Ōtākou based Māori would hunt in the surrounding bush. Māori would drag their waka into estuaries and walk by foot to food gathering places. The harbour was not only the vehicle for food gathering locally, but a major highway and trade route. Pounamu and tīt were traded north with kumara, taro, waka stones resources and carvings coming south.

Te Rūnaka o Ōtākou holds the status of mana whenua over the Harbour area. The coastal takiwā of Ōtākou centres on Ōtākou on the Otago Peninsula and extends from Pūrehurehu Rā to Te Mata-au. The takiwā of Ōtākou stretches inland encompassing the land and mountains to the west coast under shared authority with rūnaka to the north and south.

While the entirety of the Ōtākou Harbour is listed as an area with Wāhi Tūpuna values, sites of specific significance to mana whenua within the harbour reserves include:

Andersons Bay Inlet- Rakiatea was part of the trail along the coast. At the narrow neck of land to the harbour (Andersons Bay inlet) could be crossed and travel continued by boat. This was also a moa butchery site.

Broad Bay Reserve (*Whaka Oho Rahi*) – Known midden and greenstone artefacts site nearby.

Te Rauone Beach – early Māori settlement.

Views from Ōtākou Marae around Upper Harbour (This includes Wellers Rock Jetty)

Te Umukurī (Wellers Rock) was the landing point of the first whalers to inhabit Ōtākou shores.

Saltmarsh and spit at Aramoana – a mahika kai and nohoaka. There was a settlement on the spit which was once an island at high tide.

Kōpūtai (Port Chalmers) – a tauraka waka site was set aside for Kāi Tahu as a reserve.

Ōtākou Native Reserve – pā tawhito, kaika, wāhi taoka, urupā, archaeological remains, tūāhu, wāhi pakaka, ingoa tawhito

Another site of significance is the Wāhi Tūpuna of Toitū Tauraka Waka. This was one of several Kāti Māmoe – Kāti Tahu landing places in the Ōtākou Harbour at the time of colonial settlement in the region. Situated beside the Toitū Stream as it emptied into the harbour, the tauraka waka site provided a softly sloped beach for landing waka, a good point of entry to the surrounding bush and mahika kai, as well as access to fresh water.

The loss of this tauraka waka site as a result of reclamation in the city centre of Dunedin, represents a loss of a way of life for mana whenua. This is important context when understanding history of mana whenua and their relationship with the Ōtākou Harbour.

See Figure 1 below.



Figure 1: Image overlay of 1863 map SO 14527 showing historic high-water mark and 2013 aerial imagery of John Wickliffe Plaza (Exchange Square) Princes Street, Dunedin. (Source Hūia Pacey, Heritage NZ)

Ōtākou is now more widely recognised in the Otago area as the name for the entire harbour and the settlement at the lower end of the Otago Peninsula. Otago eventually became the name for that entire southern region that is a modified version of Ōtākou. The origins of the meaning are still somewhat dubious although as Beattie had recorded, the word 'kou' in Ōtākou means an end point, or the 'abrupt end' referred to above.

### 3.2 History of the Harbour Reserves

- The original inhabitants of Ōtepoti Dunedin were the Kāti Hāwea and Te Rapuwai. They settled Te Wai Pounamu from Polynesia. Over time further groups migrated and settled here including the Waitaha people who arrived on the waka Uruao
- In the 17th and 18th centuries there was migration and settlement from the North Island including Kāti Māmoe and Kāti Tahu.
- Te Rūnanga o Ōtākou holds the status of mana whenua over the Ōtākou Harbour.
- November 1831- The Weller brothers establish their Whaling Station at Te Umu kuri, Wellers Rock.



- 1836 – ‘The Sydney Packet’ arrived at Ōtākou with a few influenza cases on board. Immediately the disease attacked the Māori and people died in the hundreds reducing the population to an alarming degree.
- 1840 – Korako and Karetai signed the Treaty of Waitangi at Pukekura.
- 1844 – The sale of the Otago Block from Māori to the Otago Association was concluded at Koputai (Port Chalmers).
- 1847- The John Wickliffe was the first ship to arrive carrying Scottish settlers.
- 1863- ‘Pride of the Yarra’ Steamer and ‘Favourite’ Paddle Steam ship collided in the harbour adjacent to the Roseneath Esplanade Reserve.
- 1871- Glenfalloch was established by George Russell. The first Glenfalloch Jetty was constructed.
- 1872- Anderson’s Bay Causeway Constructed by Ngāti Ruanui prisoners.



- 1883 – Torpedo boats ordered following Russian scares in previous years. Land acquired at Deborah Bay for a Jetty, slip, sheds, housing and other facilities. This is the location of the Deborah Bay Jetty and Green Reserve.
- 1905-1909 Clay groynes constructed at Te Rauone.



- 1913-1915 The Otago Boat Harbour Recreation Reserve was developed as a result of requests by boating and yachting organisations during the development of Pelichet Bay.
- 1923- Macandrew Bay Boating Club and Broad Bay Boating Club formed
- 1929 Vauxhall Yacht Club Formed.
- 1989- Toroa Sculpture erected at the Customhouse Quay Reserve.
- 2010- ‘Harbour Mouth Molars’ artwork installed at Kitchener Street Reserve.
- 2021-23 Te Rauone Beach Restoration work undertaken.



- 2023 Te Aka Ōtākou the Otago Harbour Cycleway.

### 3.3 District Plan

The Resource Management Act 1991 (RMA) requires the Council to prepare a district plan under Section 73. The purpose of district plans is to assist the Council in carrying out its functions as described in Section 31 of the RMA. The District Plan must also reflect the functions and purpose of the RMA, promoting sustainable management.

The zoning and rules for the Reserves under Dunedin City's Second-Generation District Plan (2GP) are operative.

Typically, the Reserves are zoned Recreation. While commonly, the Reserves also feature the following overlays:

- Otago Harbour Walls – Heritage Feature
- Wāhi Tūpuna Mapped Areas – Ōtākou Harbour, Ōtākou Native Reserve
- Urban Biodiversity Mapped Areas
- Hazard 3 (coastal) and (flood) zones

Specific zoning for each individual reserve is identified in section 4.

## 4 INDIVIDUAL RESERVE VALUES

### 4.1 Andersons Bay Inlet (bed) (Puketai) and Bayfield Ramp

**Zoning:** General Residential 1, Recreation

**Overlays:** Archaeological Alert Layer Mapped Area, Hazard 3 (Coastal), Wahi Tupuna Mapped Area, Archaeological Sites (Otago Harbour Walls)

#### **History**

The inlet was the location of an established Tauraka Waka site where the gathering of Mahika Kai was transported back to settlements of Ōtākou and further afield.

When colonial settlement became established along the Peninsula, transport to Dunedin City was limited along the shoreline. Given the shallow nature of the inlet, a causeway was built across the inlet to enable an efficient transport link along the harbours edge. This reclamation continued until 1970's around to Kitchener Street Reserve and Portsmouth Drive to establish the current shape of the Ōtākou Harbour. Ngāti Ruanui prisoners from Taranaki contributed to the construction of this causeway and the seawall.



Figure 2: Location of Anderson's Bay Inlet and Bayfield Ramp

#### **Site Specification**

Andersons Bay Inlet is bordered by cliffs of Vauxhall, Andersons Bay (Puketai), and Sunshine, defining its natural character and visual enclosure. Half of the bay was reclaimed to form Bayfield Park, with the Portobello Road causeway separating the inlet from the main harbour. The inlet, which is tidal, allows water to flow through a gap in the causeway. Bayfield Park, primarily used for sports fields, maintains an open nature with low plantings around the inlet. Aesthetic values centre on the water and bush-clad cliffs, with plantings around the inlet preserving its character. "The Roost" was established in 2009 to provide a safe habitat for shags, gulls and ducks without being disturbed by recreation users on Bayfield Park.

The area serves as a significant recreational hub for nearby suburbs. Access to the water is provided by the Bayfield ramp, and car park due to sea walls encircling the inlet. The inlet's safety and sheltered conditions make it popular for activities such as rowing, canoeing, paddleboarding, kayaking, and teaching white water kayaking. Walking, dog walking, and fishing are also favoured activities along the reserve adjacent to the inlet.

It is noted also that the environment of Anderson's Bay Inlet, like much of the harbour, has been highly modified to support industry and the development of the city over the past 180 years. The area originally would have supported a thriving wetland 200 years ago. This would have acted as a filtration system for the whole of the harbour.



**Opportunities**

The implementation of storytelling boards, marking the location and educating the public of the historical Tauraka Waka site where mana whenua would distribute mahika kai back to harbour villages.

Investigation into coastal planting, and specifically if there is wetland planting that could be undertaken along the banks of Bayfield Park where there is no seawall.

**4.2 Broad Bay Recreation Reserve and Jetty**

**Zoning:** Recreation

**Overlays:** Archaeological Alert Layer Mapped Area, Hazard 3 (Coastal), Wahi Tupuna Mapped Area, Archaeological Sites (Otago Harbour Walls)

**Site Specification**

Broad Bay beach and recreation facilities are situated on Portobello Road within the Broad Bay (Whakaohorahi) Township.

The reserve serves as a focal point for the community and offers access to the harbour's edge. It faces northward, providing excellent views of the harbour. The area, reclaimed from the harbour, features open grasslands separated from the road by well-established native plantings. A section of artificial sand beach enhances water access. Facilities include a large car park, a toilet building, a ramp, and a jetty at the western end. Native plantings buffer the reserve from the road, maintaining aesthetic harmony with the local residential context.



Figure 3: Broad Bay Recreation Reserve and Jetty

Broad Bay Reserve offers significant opportunities for both passive and active recreation. The artificial beach facilitates swimming and recreation in the water, while expansive grass areas support passive recreational activities such as family picnics, and community events such as festivals. The Broad Bay Boating Club was established in 1923, it is not a council owned facility. They celebrated their centennial in the 2023/24 season. Their ramp is accessible to public for a small fee, though the club faces challenges with unauthorised use of their facilities. A public jetty is available. Local school sailing and Sailability Otago, which is based at the Broad Bay Boating Club, utilise this reserve.

Part of the Broad Bay Boating Club's facilities, including their building and storage container, are located on the reserve.





































































































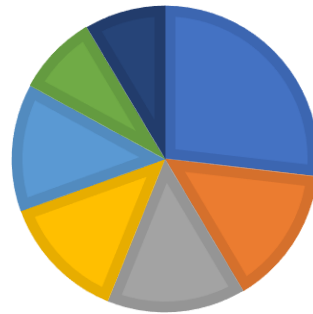
topic	total	submissions
New Facilities	22	1069133, 1070945, 1070952, 1071796, 1076693, 1076719, 1076732, 1078045, 1078071, 1078207, 1078390, 1078404, 1078657, 1078668, 1078799, 1078986, 1079007, 1079009, 1080816, 1080819, 1080832, 1083014
Biodiversity	12	1068165, 1072388, 1076719, 1076726, 1076736, 1078045, 1078750, 1078863, 1078887, 1078990, 1079007, 1080792
Improve Transport Safety	12	1071799, 1076736, 1076940, 1078153, 1078207, 1078319, 1078383, 1078404, 1078657, 1078750, 1079007, 1080819
Improving public access to water	11	1070952, 1071796, 1076723, 1076732, 1076940, 1078071, 1078390, 1078404, 1080816, 1080819, 1080832
Recreation values	11	1068165, 1068729, 1069133, 1070945, 1076719, 1078045, 1078071, 1078153, 1078986, 1079007, 1079009
Harbour cycleway	7	1070952, 1071802, 1071804, 1076719, 1078071, 1078319, 1079049
Mana whenua values	7	1068165, 1078750, 1079007, 1079015, 1079049, 1080819, 1080832
Planting	6	1068165, 1072387, 1076719, 1076723, 1076726, 1078887
Maintenance	5	1070945, 1071799, 1072388, 1076693, 1079007
Improve resilience to flooding and climate events	4	1068165, 1078207, 1078750, 1083014
Improved rubbish management	4	1071796, 1078750, 1078990, 1083014
Improved signage and storytelling	4	1076723, 1078990, 1079015, 1083014
Maintenance of assets	4	1076727, 1076729, 1078071, 1078207
Maintenance of sea wall	4	1071799, 1071804, 1072387, 1078153
Remove Back Beach Proposal	3	1069133, 1071800, 1078986
Commercial values	2	1069133, 1078045

Dogs on Reserves	2	1078990, 1079049			
Dredging	2	1078799, 1080816			
Pest control	2	1071802, 1072388			
Promotion of Harbour Tourism	2	1069133, 1080816			
Te Awa Otakou - ORC report	2	1078799, 1080812			
Consideration of disability needs in the reserve	1	1076715			
Extend Reserve	1	1076726			
Improved Mobility Access	1	1080832			
Improved Safety in Water	1	1080816			
Landscape Values	1	1079007			
Lighting	1	1080792			
Protection of historic & waahi tapu sites	1	1079015			
reclamation for more facilities	1	1068729			
Smokefree Reserves	1	1080819			



### MOST POPULAR TOPICS FOR THE OTAGO HARBOUR RESERVES.

- New Facilities
- Biodiversity
- Improve Transport Safety
- Improving public access to water
- Recreation values
- Harbour cycleway
- Mana whenua values



## SPEAKING SCHEDULE

Department: Civic

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### EXECUTIVE SUMMARY

- 1 The purpose of this report is to provide the Hearings Committee with a schedule of submitters wishing to present their views, in person, on the Draft Dunedin Otago Harbour Reserves Management Plan.
- 2 The speaking schedule is attached (Attachment A). Please note as there may be changes to the schedule, an updated one will be supplied at the meeting.
- 3 As this is an administrative report the Summary of Considerations is not required.

### RECOMMENDATIONS

That the Committee:

- a) **Notes** the speaking schedule.

### Signatories

Author:	Lauren Riddle - Governance Support Officer
Authoriser:	Scott MacLean - General Manager, Climate and City Growth

### Attachments

	<b>Title</b>	<b>Page</b>
<a href="#">↓A</a>	Speaking Schedule - 17 March 2025	83

