

Hearings Committee - Bylaws and Policies

MINUTES

Minutes of an ordinary meeting of the Consultation Hearings held in the Council Chambers, Dunedin Public Art Gallery, The Octagon, Dunedin on Monday 17 March 2025, commencing at 9:30 a.m. for the draft Otago Harbour Reserves Management Plan.

PRESENT

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

IN ATTENDANCE

Health Ellis (Acting Group Manager Parks and Recreation), John Brenkley (Planning and Partnerships Manager) and Katie Eglesfield (Parks and Recreation Planner)

Governance Support Officer Lauren Riddle

1 KARAKIA TIMATANGA

Hoani Langsbury opened the meeting with a karakia timataka.

2 APOLOGIES

There were no apologies.

3 CONFIRMATION OF AGENDA

Moved (Cr Kevin Gilbert/Mr Hoani Langsbury):

That the Committee:

Confirms the agenda without addition or alteration.

Motion carried

4 DECLARATIONS OF INTEREST

Members were reminded of the need to stand aside from decision-making when a conflict arose between their role as an elected representative and any private or other external interest they might have.

Moved (Cr Christine Garey/Cr Kevin Gilbert):

That the Committee:

- a) **Notes** the Elected or Independent Members' Interest Register and
- b) **Confirms** the proposed management plan for Elected or Independent Members' Interests.

Motion carried.

Cr Garey advised the meeting that the scope of the draft Otago Reserves Management Plan hearing did not include the proposal contained as part of the Port Otago Ltd submission.

Cr Garey advised that the Port Otago Ltd proposal would be required to go through its own application and resource consent hearing, to allow the views of the community to be expressed. She reiterated that Port Otago Ltd proposal was outside of the scope of the hearing of the draft Otago Harbour Reserves Management Plan.

6 Speaking Schedule

Robert Buxton (individual) - 1078887

Mr Buxton spoke to his submission which included a suggestion for the current road reserve areas at Yellow Head and Roseneath be changed to a conservation reserve, to allow public access to these areas. Mr Buxton also sought public consultation on planting around the road reserves areas, which he considered would add value to the reserve land.

Mr Buxton responded to questions.

Robert Buxton (Broad Bay Boating Club) – 1078883

Mr Buxton spoke to this submission in his role as a Committee member of the Broad Bay Boating Club and stated that the boat ramp was not part of the reserve and sought clarification in regard to the maintenance of the boating club carpark which was on both road and parks reserve land.

Mr Buxton commented on the high use of the boat ramp by users such as schools, University of Otago's Marine Studies group and club members, as it was the only formed boat ramp close to the exit of the Harbour. He confirmed that current the boat ramp was maintained by the Broad Bay Boating Club.

Mr Buxton responded to questions.

Moved (Cr Christine Garey/Mr Hoani Langsbury):

That the Committee:

Adjourns the meeting.

Motion carried.

The meeting adjourned at 10:34 a.m. and reconvened at 10:40 a.m.

Steve MacKnight

Mr MacKnight spoke to his submission seeking more planting beautification through St Leonards, and linkage of the shared path through Port Chalmers and to the Back Beach area.

He commented he would like to see inclusion and encouragement of public participation in planting and maintenance of vegetation in the West Harbour area. He suggested this could be achieved through an “adopt an area” approach.

Mr MacKnight responded to questions.

Port Otago Ltd - Kevin Winders (Chief Executive) 1080816

Mr Kevin Winders spoke to the Port Otago Ltd.’s vision for Back Beach. He advised the intention of the submission was to highlight Port Otago’s support for development opportunities identified for key reserves and where possible, collaborate to deliver improvements and amenities to provide access and encourage use of the Otago Harbour.

Mr Winders gave Te Rauone Beach as an example of a successful collaborative project with Port Otago Ltd, DCC and ORC.

Mr Winders responded to questions.

Moved (Cr Christine Garey/Cr Kevin Gilbert):

That the Committee:

Adjourns the meeting.

Motion carried.

The meeting adjourned at 10:59 a.m. and recommenced at 11:20 a.m.

Graeme Wall - 1078799

Mr Wall spoke to his submission and reiterated his view of the importance of the Back Beach area remaining as a public recreational area.

Mr Wall responded to questions.

Dunedin Eddy (West Harbour Community Board) – 1083014

Mr Eddy spoke on behalf of the West Harbour Community Board submission which sought prioritisation for future proofing of low lying coastal reserves by Council, due to the impact of sea level rise and extreme weather events.

Mr Eddy advised that the West Harbour Community Board supported dinghy storage racks for Deborah Bay, historic storytelling signage for the reserves areas to highlight information and interest, and for Back Beach to remain primarily a recreational area.

Mr Eddy responded to questions.

Han Verberne - 10778863

Mr Verberne spoke to his submission seeking protection of native flora and fauna as part of reserves bordering the harbour and for marine life in the harbour.

Mr Verberne requested that conservation be a priority for future housing development in recognition of the individual character of harbour communities native flora and fauna.

Mr Verberne responded to questions.

Mike Broughton – 1080792

Mr Broughton spoke to his submission as a resident of Roseneath and representing the Dunedin Dark Skies Group.

Mr Broughton tabled a summary of his submission which focused on the protection of wildlife from light pollution through responsible lighting, such as reserve areas with no installed lighting, or lighting activated by sensors.

Mr Broughton responded to questions.

Barbara Anderson - 1079007

Dr Anderson spoke to her submission for public access and equitable use of the Otago Harbour reserves and for small reserves bordering the harbour to be included collectively in the Otago Harbour Reserves Management plan.

Dr Anderson saw the need for a combined effort by Council and the community to clean up reserve areas (including Back Beach and Deborah Bay) to make it a safe and functional for recreational use. She encouraged the installation of a dinghy storage rack at Deborah Bay.

Dr Anderson responded to questions.

Don Knewstubb – 1080797

Mr Knewstubb spoke to his submission and the importance of enhancement of reserve areas and for increased public access to the shoreline. He sought priority for recreational use of reserve areas over commercial use.

Mr Knewstubb made reference to vehicle access along Peninsula Beach Road, he suggested vehicle access could be reduced to a section rather than the whole road i.e. from Victory Place rather than from the Back Beach area .

Mr Knewstubb responded to questions.

Stephen Stedman (Dunedin Sea Cadets) - 1079009

Mr Stedman spoke to the submission from the Dunedin Sea Cadets, based at Back Beach with two sheds located on the reserve. He advised that Back Beach ideal for the Sea Cadets to undertake training activities. He sought the support of ORC and DCC to retain the buildings and resources to be able to deliver cadet activities.

Mr Stedman raised the issue of safety on Peninsula Beach Road, and sought traffic calming measures, without impeding access to the boat sheds.

Mr Stedman responded to questions.

Moved (Cr Christine Garey/Cr Kevin Gilbert):

That the Committee:

Adjourns the meeting

Motion carried>

The meeting adjourned at 12:21 p.m. and resumed at 1:30 p.m.

Rachel McGregor – Port to Port cruises (via audio visual link) - 1069133

Ms McGregor spoke to her submission as a commercial user of the harbour and offered her observations of someone undertaking multiple ferry trips, daily on the harbour over the last 7 years. She considered the Back Beach facilities as well used but not overstretched currently.

Ms McGregor sought public consultation for any proposed changes to the current facilities at Back Beach and Careys Bay. She suggested that if wharf facilities were to be upgraded that consideration be given to larger vessels coming into and out of the wharf whether commercial or recreational.

Ms McGregor responded to questions.

Kris Nicolau - 1076693

Ms Nicolau spoke to her submission as a Careys Bay resident for over 25 years. She advised that she did not want to see the commercial use of the Back Beach, Careys Bay and Deborah Bay areas.

Ms Nicolau sought public toilets and a dingy storage rack to be established at Deborah Bay to improve public amenities.

Ms Nicolau responded to questions.

Naomi Wilson - 1078045

Mrs Wilson spoke to her submission and advised her residence was the last remaining house on Aurora Terrace and her outlook was over Back Beach and the activities there.

Mrs Wilson advised that she considered the area a Category 1 for Taonga, and that she was not concerned about the commercialisation of Back Beach but added there was a large amount of silt which needed removal to increase the depth for vessels.

Mrs Wilson responded to questions.

Karen Anderson (via audio visual link) - 1079049

Ms Anderson spoke in support of her submission via audio visual link.

Ms Anderson supported improved provision for rubbish collection and expressed her concern for the harbour shared path being referenced as a cycleway and sought consideration for review of dog access to harbour reserves.

There were no questions from the Panel

Steve Duder (Port Chalmers Yacht Club) – 1078764

Mr Duder spoke to the Port Chalmers Yacht Club submission and advised he considered the club as the largest individual group using the public facilities at Back Beach.

Mr Duder expressed his concern for any development of the boat ramps to accommodate more boats, which he believed would cause a large increase in the volume of activity from land based users and for the uplift of boats, and larger vessels launching from Back Beach.

Mr Duder advised that he considered the public ramp at Back Beach as suitable for up to three boats and vehicles to use at a time and spoke of his concern for the growing commercial use of the public boat ramps and the risk of damage and congestion which would impact on the public use and access.

Mr Duder sought separation from the existing recreational facilities at Back Beach by commercial users.

Mr Duder responded to questions.

Moved (Cr Christine Garey/Cr Kevin Gilbert):

That the Committee:

Adjourns the meeting

Motion carried.

The meeting adjourned at 2:14 p.m. and reconvened at 2:38 p.m.

Kim and Matthew Morgan – Broad Bay Residents for Sensible Development (1078750)

Mr and Mrs Morgan spoke to a power point presentation in support of their submission and sought stronger regulations relating to housing development around existing reserves (such as Broad Bay and Yellowhead) affecting the local ecosystem or biodiversity.

Mr and Mrs Morgan advised they considered increased development near the reserve sites would lead to negative impact from greater traffic congestion, on stormwater and erosion, and increased rubbish problems.

Mr and Mrs Morgan responded to questions.

Hilary Lennox (Manager Strategy) and Warren Hanley (Planner) - Otago Regional Council

Ms Lennox spoke to the Te Awa Ōtākou Issues and Opportunities Report in relation to the DCC's Reserves Management Plan. She advised the purpose of the ORC submission was to amplify the work both Councils undertaking in areas of mutual interest and value.

Ms Lennox detailed the background, key partnerships and the consultation work undertaken in the Te Awa Ōtākou Issues and Opportunities Report and highlighted the recommended actions, including: solutions to restore the North End wharf functionality; options to extend Te Aka Ōtākou out to Harington Point, prioritising of high use areas where improved access would be of the benefit to the greatest number of users, provision of green corridors linking areas of native cover and regeneration of the harbour basin.

Ms Lennox and Mr Hanley responded to questions.

Moved (Cr Christine Garey /Cr Kevin Gilbert):

That the Committee:

Adjourn the meeting

Motion carried.

The meeting adjourned at 3:04pm and reconvened at 3:30pm.

**Chris Ford, Policy Advisor – Southern and Central for Disabled Persons Assembly (NZ) Inc
(via audio visual link)**

Mr Ford spoke in support of the direction of the draft plan, the importance that reserves were inclusive and accessible for all, and reflected the diversity of disability. He advised that the Disabled Persons Assembly (NZ) Inc supported the principles of all reserves being open to the public and that public access should be equitable, while recognising reasonable limitations to this. i.e. like all tracks may not be disability accessible.

He encouraged the Council to make every effort to ensure that parts of tracks were accessible to all and improvements to facilities, should involve organisations as stakeholders in improving public reserves.

Mr Ford responded to questions.

Cr Garey thank submitters and staff for their efforts and advised the meeting would adjourn with deliberations to be undertaken a future date.

Moved (Cr Christine Garey /Cr Kevin Gilbert):

That the Committee:

Adjourn the meeting

Motion carried.

The meeting concluded at 3:41pm.

The Hearing Panel to work through the notes with staff on changes needed.

The meeting reconvened on Thursday 27 March at 1:30pm immediately following site visits reserve areas, including Broad Bay, Back Beach, Careys Bay and Deborah Bay by the Hearing Panel.

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

A summary of the submissions received during community engagement on the draft Dunedin Otago Harbour Reserves Management Plan 2024.

The draft Plan is an update of the 2006 Otago Harbour Reserves Management Plan, which has been incorporated in the draft plan. 52 submissions were made with 20 submitters speaking to their submissions.

Panel discussion was held on proposed text changes, corrections and additional wording to be included in the draft Otago Harbour Reserves Management Plan

Text corrections for updating in the draft document, included:

- Te umikuri should read **Te Umu kurī** (Wellers Rock)
- Reference to Walkway or Cycleway to be changed to a reference to “Shared Path” throughout the document.

4.2 Broad Bay (*Whaka Oho Rahi*) Recreation Reserve and Jetty

Remove the second paragraph under “Opportunities”

4.4 Crosswharf Reserve

“Opportunities” – insertion of new sentence in first paragraph to read:

This has been identified in the Te Awa Ōtākou - Issues and Opportunities report.

Second paragraph to read: Plans suggest a pedestrian link from Queens Gardens to the harbour to better connect the city and waterfront. Even without this link, the reserve serves as Dunedin’s urban harbour event space. It is also the nearest harbour reserve to the city. Redeveloping it into a vibrant civic space that links the city to the awa is a suitable approach.

Two additional bullet points to be added for some items that should be considered for this reserve through any redevelopment are:

- Review of the pontoon structure and potential for increased marina and provision of water-based infrastructure.
- Review of the reserve in how it provides access and promotes connection to the harbour.

4.5 Deborah Bay Dinghy Ramp and Marina and The Green Reserve

“Opportunities” to have headings for each area with changes noted as:

The Green:

Review access to the water from the Green.

- Access to enable those with mobility needs.
- Access for those with kayaks and paddleboards etc.

4.6 Glenfalloch Jetty

Amendment to wording in Opportunities to now read:

Glenfalloch Jetty, is a well-maintained jetty that is largely used for specific use for drop-offs to the restaurant by commercial and recreational vessels, and occasional use for recreational fishing. Submissions have suggested that a floating pontoon would be appropriate to serve recreation and commercial requirements for the area.

4.9 Otago Boat Harbour Recreation Reserve

Update to "Issues". New sentence to be added to paragraph 1 - This includes visiting yachts. Provisioning and disposal needs of these yachts also require review.

4.10 Port Chalmers (*Kōpūtai*) Recreation Reserve, Jetties, Ramp, and Pontoons (Back Beach, *Te Waitohi*). New sentence to be added to Site Specification, 3rd paragraph - While there are multiple boat sheds along Peninsula Beach Road, only three sheds require lease arrangements with the DCC. The rest are within the riparian margin and require authorisation from the ORC.

Removal of Boat Sheds for Issues heading.

Additional sentence to paragraph 3 under Site Specification:

While there are multiple boat sheds along Peninsula Beach Road, only three sheds require lease arrangements with the DCC. The rest are within the riparian margin and require authorisation from the ORC.

Updated wording to Opportunities

1. *Peninsula Beach Road*: Assess the feasibility of restricting vehicle access to a section of the road beyond the Back Beach boat sheds and the driveway to the house at 37 Victory Place. The road would remain wide enough for accessibility, improving transport safety and recreational use. Any proposal would undergo public consultation.
2. *Development/Enhancement*:
Enhancing landscaping, scenic lookouts and picnic sites could promote passive recreation and increase shore facility use by water users, improving overall area appeal and enjoyment. This will provide opportunities to better showcase the marine environment, biodiversity of the region and Ōtākou's cultural heritage.
3. *Water Infrastructure*
There is potential to improve ramp and pontoon infrastructure. A review of the facilities at this location would be appropriate. Any upgrades on one side of the harbour should be mirrored on the other side of the harbour.

Remove last paragraph under Water Infrastructure.

4.14 Te Rauone Recreation & Esplanade Reserve (Te Rauone Beach Domain)

Updated wording to Issues section:

Erosion

Te Rauone Beach has experienced significant changes due to harbour developments over the past century, leading to ongoing erosion and sand movement. Key issues include the interruption of sediment supply from the open coast, linked to the historical construction of the Aramoana Mole (1880s) and Long Mac (1900s). Additionally, seabed and beach lowering, along with downcoast erosion, have been associated with riprap revetments, which have been constructed at properties along the beach since the late 1960s.

Historically, erosion has been influenced by northerly storms and shifts in the harbour mouth channel, with harbour construction playing a role in altering coastal processes. The installation of clay groynes initially helped stabilise the shoreline, but long-term changes have led to continued erosion concerns.

Since 1950, shoreline movement has reversed, with the southern end of the beach accreting while the central and northern ends erode. This shift is attributed to altered wave dynamics and the 'end wall effects' of protective structures inhibiting sediment supply. Accelerated erosion near these structures has prompted a project led by the local community to restore the beach environment.

Recent activities aimed at restoring a high tide beach at Te Rauone include:

- In 2021-22, the placement of 27,000m³ of sand (beach nourishment) and construction of three rock groynes to slow the southward movement of this sand. Periodic sand recycling and renourishment have been established through post-construction monitoring by Port Otago Ltd.
- In 2023, planting and fencing to retain sand on the upper beach was undertaken by Dunedin City Council.

Additional protective measures have included sand fencing, dune re-establishment, an updated playground and recreation infrastructure, and support for local planting efforts by the community. Continued monitoring of the reserve remains ongoing to assess the effectiveness of these efforts in stabilising coastal movement.

Wording update to Opportunities to now read:

Review of potential management options of the carpark area to enable clear access for kayaks, paddleboards etc to the tracks and beach.

4.15 Vauxhall Yacht Club Reserve, and Ramps (including Andersons Bay Scout Ramp)

Additional sentence to Site Specification, paragraph 1:

Otago Harbour Seawalls are recognised in the List Rārangī Kōrero (List no. 4726, Category 1). The seawalls are the largest listed item in New Zealand being 37.1 km long.

Additional wording to Issues:

With the increase of use due to the Harbour Shared Path, the carpark at Vauxhall is under pressure. Cars with boat trailers end up having no designated location to park.

Additional wording to Opportunities:

Review the location of the Andersons Bay Scout shed as part of a wider review of facilities on the harbour to ascertain if a safer location can be found to accommodate these users

4.17 Yellowhead Conservation Area.

Additional wording to Opportunities:

New second paragraph to read:

Community requests for this area include establishing adequate protections for the entire esplanade strip to prevent any development of this last portion of natural coastline. This includes Beach Road which is a paper road under Transport's maintenance department. Investigations to establish the road reserves (functioning as paper roads) into scenic or esplanade reserves will be undertaken.

5. Site Analysis

5.1.4 Ecological values

Changes to first paragraph, second sentence now to read:

These natural assets are not only cherished by locals but also serve as key attractions for tourism, offering the opportunity to view these species their natural environments.

Insertion of a note about recent ecological knowledge (to be completed)

5.1.7 Economic Values

Addition of a paragraph (second to last in the section) that reads:

While generally, commercial use of reserves is not promoted, when the function of the commercial use is to serve recreational users, it can be permitted. Licenses and leases to use our water structures are required. Applicants must establish their use does not compromise other recreation users

Agreed actions for inclusion in the draft plan:

Add 5.1.8 – community values – the community is an intrinsic part of the harbour reserve and volunteer efforts have been enable though different reserve actions.

Community values is supported and encouraged through engagement with the DCC parks department.

Community groups and volunteers to be included in “Values” or through “Opportunities” to enable community groups and volunteer groups to undertake activities within the harbour reserves.

Biodiversity

Reference to alignment to the Te Awa Issues and opportunities document (use of planning language when reading this plan you undertake also to have read the Te Awa plan. i.e. due consideration was given to in creation of this plan.

Suggested to enter info into Ecological values 5.1.4– add in para Te Awa report has covered in depth the value of the encompasses the values as defined further reference to the wider Harbour catchment area should be taken from the most recent ecological knowledge as current provided by Te Awa.

Note to be added at the end of **5.1.4 ecological values** in italics (Katie has the wording).

5.2 Issues

5.2.1. Environmental Issues

Silting/Dredging

New wording for the first paragraph to read:

The siltation of Otago Harbour is a significant environmental issue, particularly affecting certain user groups. While it is often attributed to the removal of vegetation from the surrounding hills—a process initiated by European settlers—siltation is also a natural occurrence. Before industrialisation, Otago Harbour functioned as a wetland and estuary, where sediment deposition was an ongoing process. Streams flowing into the harbour carry large amounts of suspended sediment, which settles out upon reaching the calmer waters. This natural dynamic, combined with human-induced changes, necessitates frequent dredging of the main channel.

Seawalls

Insertion of wording to the second sentence of the first paragraph –

The walls are considered archaeological sites and Heritage New Zealand Pouhere Taonga have classified the walls as Category 1 (List no 4726).

5.2.4 Harbour Issues

Limited Access

Change of wording to the fourth sentence, now to read:

Much of the western side of the harbour, including the stretch from Portsmouth Drive, is in private ownership, and severely restricts access to the water's edge and for the development of recreational facilities.

6. Opportunities

Addition and amendments to the opportunities:

- 6.3 Look for opportunities to improve access for all levels of mobility providing for and enabling enjoyment and participation of recreational activities within the Reserve.*
- 6.6 Identify and mitigate safety risks throughout the Reserve, specifically, improving transport and water access safety outcomes, this could include improved signage.*
- 6.7 Review the functioning of the marine infrastructure in the Reserves and how this serves the recreation users of the harbour.*
- 6.8 Review siltation issues at Otago Boat Harbour Reserve in partnership with Otago Regional Council. This may be done in conjunction with Te Awa Ōtākou – Otago Harbour Strategy workstreams or through an alternate collaborative project*
- 6.9 Review rubbish bin policy for the Reserves, investigate providing lidded bins that are resilient to wind and frequency of clearance*
- 6.12 Establish ways to communicate and receive communication from the public with specific regard to the Reserve. An Otago Harbour email account and newsletter could be appropriate.*

Objective 8 – Management of Rubbish

Addition to 8.9.1 Policies

8.9.1.3 Any commercial activities requiring leases, licenses or permits in DCC reserves must demonstrate responsible waste management for their activity.

Moved (Cr Christine Garey/Cr Kevin Gilbert):

That the Committee:

- a) **Notes** the feedback from the public engagement of the Draft Otago Harbour Reserves Management Plan
- b) **Recommends** to Council that the Draft Otago Harbour Reserves Management Plan, as amended, be adopted.

Motion carried (CH/2025/004)

Hoani Langsbury closed the meeting with a karakia.

The meeting concluded at 3:41pm.

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CHAIRPERSON