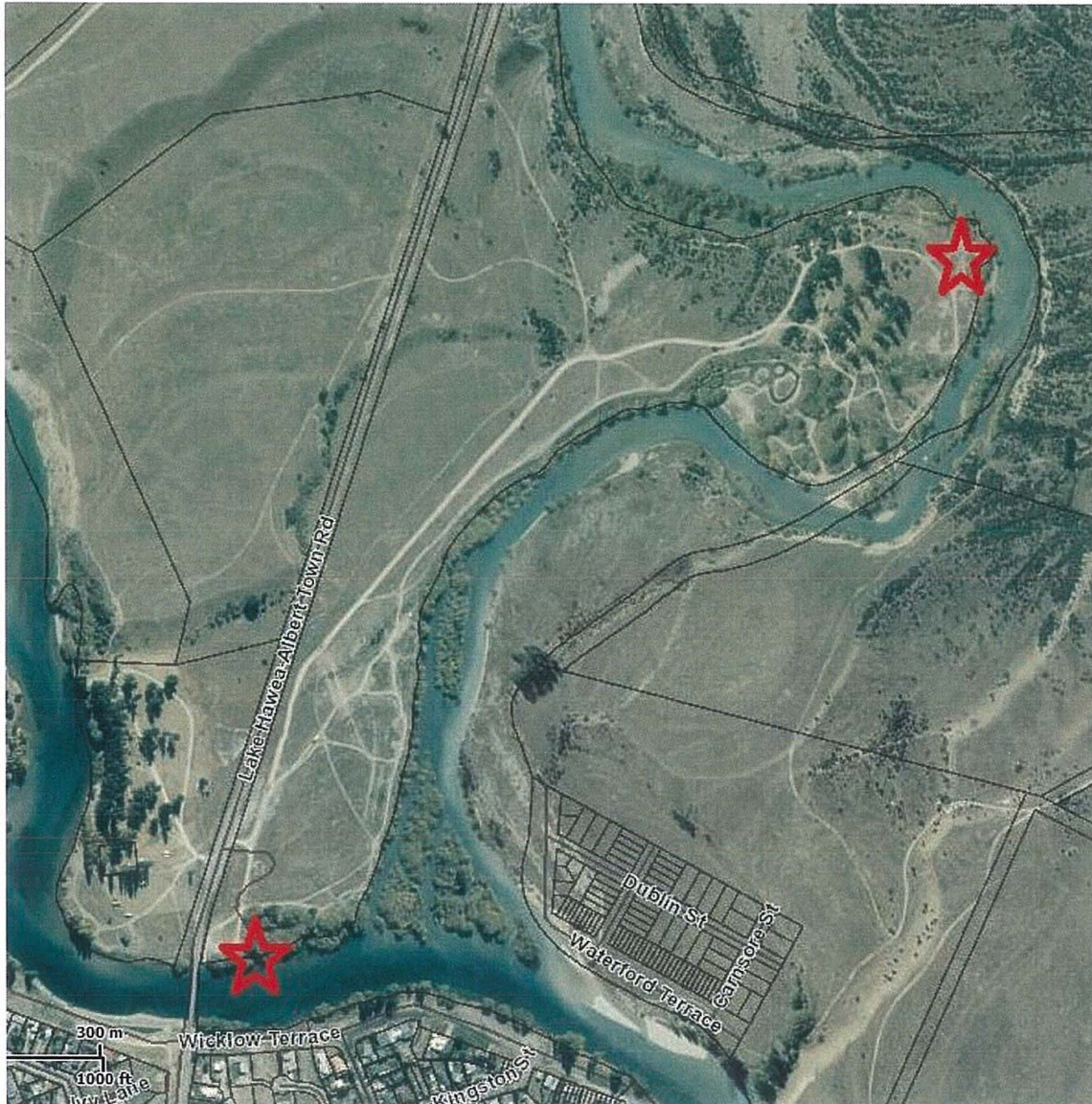




ALBERT TOWN**Pick up / drop off**



5th May 2017

Dan Cruickshank
APL Property

Via Email

Dear Dan

PADDLE WANAKA LTD – RESERVE LICENCE APPLICATION

Introduction

Paddle Wanaka Ltd (Paddle Wanaka) currently operate a kayak and stand up paddle board rental and guiding business on Lake Wanaka and the Clutha River. Paddle Wanaka currently operate under resource consents RM070953, RM081389 and RM110178. They also hold existing licences L56327 & L56722 pursuant to Section 54(1)(d) of the Reserves Act for their base on the Wanaka Lakefront. Further to this they also hold an existing concession with the Department of Conservation (Concession Number: 37796-GUI) for their operations on the marginal strip of Lake Wanaka and the Clutha River that occurs on the Department of Conservation land.

Paddle Wanaka are looking at utilising different areas of Lake Wanaka and also Lake Hawea and the Hawea River to increase operations but also importantly to offer alternative options for their clients and staff when providing rental equipment, tours or instruction during changeable weather. Paddle Wanaka have also recently purchased a power boat to use as a support vessel/water taxi service for kayak and stand up paddle board drop offs and pickups at various locations on the lakes as well as for private charter, event water safety and sight-seeing.

New Sites - Guided Trips

Paddle Wanaka seek a reserve licence from QLDC to use the following reserves as start or pickup/finish points on Lakes Wanaka and Hawea and the Clutha and Hawea Rivers for guided and instructional kayak or stand up paddle boarding trips:

1. Eely Point
2. Glendhu Bay
3. Waterfall Creek
4. Outlet Campground
5. Albert Town Camp Ground (both sides of SH 6 – Clutha and Hawea Rivers)
6. Clutha River at Cardrona River confluence
7. Clutha River at Luggate red bridge
8. Hawea River at Camp Hill Road bridge
9. Lake Hawea boat ramp

Clients will be dropped off or picked up at these locations either in a van or via Paddle Wanaka's

water taxi boat (water taxi only available for Lake sites). No permanent set up is proposed at any of the locations. The operational base will remain on the Wanaka Lakefront under Paddle Wanaka's existing license and resource consent. All vehicles will be kept to formed public roads and car parking areas within the above-mentioned reserves. The reserves will be used for a short time for clients and guides to prepare for or pack up after the trips. Vans and trailers may be left in public car parks for up to two hours when associated with guided trips.

Maps of these proposed locations are attached as **Appendix A**.

The maximum number of trips per day on Lakes Wanaka and Hawea would be ten across all locations. Each trip would have a maximum of 16 clients + 2 guides.

The maximum number of trips per day on the Clutha River would be 10. The maximum number of trips per day on the Hawea River would be 1. Each river trip would have a maximum of 8 clients + 1 guide.

Note that client and trip numbers are presently significantly less than the maximums proposed however Paddle Wanaka is anticipating growth and has proposed the stated maximums to allow for future growth of the business.

New Sites – Rental Drop Off and Pick Up

Paddle Wanaka also seek a reserve licence from QLDC to use the following reserves on Lakes Wanaka and Hawea as drop off and pick up locations for their rental customers as alternative options to Paddle Wanaka's base at the Wanaka Lake Front:

1. Eely Point.
2. Glendhu Bay.
3. Waterfall Creek.
4. Lake Hawea boat ramp

These locations are also identified in **Appendix A**. A maximum of 20 clients per day is proposed for drop off/pick up across all of these locations (unless inclement weather dictates any additional pick-ups for safety reasons). Rental clients would either leave from and return to the Wanaka Lakefront base as per current operations or alternatively they will be dropped off or picked up at one of the alternative sites listed above.

Rental trips do not include a guide and will simply involve Paddle Wanaka dropping or picking up customers and their gear from the proposed locations listed above. Note that equipment rentals will not be available for use on the rivers.

General Outline of the Proposed Operations

The proposed number of trips outlined above represent a maximum number during peak times and allows for anticipated growth of the business. The actual number of trips per day using each site will be considerably less than this for the majority of the time. No permanent set up is proposed at any of the alternative locations. The operational base will remain on the Wanaka Lakefront under Paddle

Wanaka's existing license and resource consent.

Paddle Wanaka adopts a 'leave no trace' policy with all rubbish removed from any of the reserves. Toilet facilities will be identified at the start and end of trips. All equipment will also be regularly washed, cleaned and dried to avoid the spread of noxious weeds.

The following equipment will be used during the proposed trips:

- Stand Up Paddleboards – A range of inflatable & rigid SUP boards will be used. These will be sized for the student/client.
- Kayaks – A range of inflatable kayaks, plastic whitewater kayaks, plastic sea kayaks and multisport design kayaks will be used. These will be chosen to suit the student/client's capability and requested outcomes.
- Safety Equipment - Each guided trip will carry emergency gear as outlined in SOP for that trip. Instructors will be suitably qualified to utilise emergency equipment and aid in situations if needed. Rental clients will be supplied with suitable floatation devices and informed of hazards.
- Vehicles - Paddle Wanaka Limited Transport Service Number 0248802 (PSL)
 - Toyota Hiace Van (9 Seater) and kayak or sup/kayak trailer. Vehicle will be upgraded to a 12 seater Hiace van when option becomes viable.
 - 5 Seater Nissan Safari with appropriate trailer. Used for the smaller groups.
- Water taxi – 7.49Meter Osprey MNZ 132052. Certified to carry 23 passengers or a combination of kayaks/SUP boards & passengers.

The business runs under a current Safety Operations Plan which is attached as **Appendix B**. This will be expanded to include the proposed new sites/areas. The new support vessel/water taxi also provides an important safety tool for clients/rental customers on the lakes in the event of any problems/emergencies such as sudden weather changes or injuries. Paddle Wanaka also has a jet ski available for assisting customers if required although this would not be used as part of regular operations.

A variation to the underlying resource consents will be required for these proposed activities and this will be sought following completion of the QLDC license application process. It is intended that the new license which is being sought will eventually replace the existing license.

Relevant Reserve Management Plans

Wanaka Lakefront Reserve Management Plan

The Wanaka Lake Front Reserve Management Plan was adopted by Queenstown Lakes District Council in October 2014. The purpose of this plan is to identify the objectives and policies for the management, including protection and development of the Wanaka Lake Front reserves. The overarching objectives

are:

- *Recognise the unique character of the Wanaka lakefront reserves and reflect this in the design, maintenance and management of the lakefront reserves;*
- *Manage and maintain areas of the lakefront reserves as formal recreational areas for enjoyment of the community and visitors;*
- *Manage the impact on the natural amenity values of the lakeside reserves by minimising buildings and positioning them appropriately;*
- *Retain a high level of unrestricted access to and within the lakefront reserves and facilitate formal lake access;*
- *Manage use of the lakefront reserves in a way that sustains the natural biodiversity of the land and adjacent pristine lake.*

There are a number of specific objectives and policies that give effect to the overarching objectives. Those relevant to this proposal are:

5.2.1 // Recognise the unique character of the Wanaka Lakefront Reserves and reflect this in the design, maintenance and management of the lakefront reserves

5.2.1.1 // Objectives

- *Integrate the use and management of the reserves*
- *Ensure the reserves remain predominantly accessible for unstructured recreation*
- *Identify, protect and preserve heritage sites and features*
- *Establish activity zones in Roys Bay to enable appropriate activities to occur that reinforce the character and purpose of the zone, ensuring compatible activities are clustered together.*

5.2.1.2 // Policies

- *Recognise seven distinct activity zones within Roys Bay, west to east, to identify a priority management focus for use and development within these areas as follows:*
 - *passive recreation (walking/ biking/swimming)*
 - *active recreation (including supporting infrastructure to support non-motorised watersports including a leased area for a watersports building)*
 - *Pembroke Park open space connection (preserving and connecting the sanctity and openness of the park with the lakefront including restricting vehicle access)*
 - *CBD lakefront connection (including supporting commercial leases and licences of existing buildings such as the log cabin and other sites, open space and event infrastructure)*

5.2.3 // Manage the impact on the natural amenity values of the lakeside reserves by minimising buildings and positioning them appropriately

5.2.3.1 // Objectives

- *Manage all use and development of the reserves in accordance with the outstanding natural landscape recognition in the District Plan*
- *Minimise structures in the reserves and their impacts on the landscape*
- *Protect important view shafts*
- *Retain an informal landscape character and open spatial quality to the reserves*
- *Built developments will only be permitted where these are sympathetic to the key elements, features and patterns of the landscape*
- *Provide for continuation and renewal of existing leases and licences where such uses support the objectives of this plan*
- *Consider a limited number of new leases and licences where such uses would support the objectives of this plan*
- *Ensure the use and development of the reserves positively integrate when adjacent to the town centre and surrounding urban area*

5.2.3.2 // Policies

- *Development of facilities that benefit and remain accessible to the local community will be given priority over other facilities*
- *Allocate adequate space to vehicles to support participation in active recreation and passive viewing of the landscape*
- *Continue to allow use of the reserves for commercial purposes via a concession or other formal agreement. All applications for use of the reserves for commercial purposes will be considered under applicable Council policy*

5.2.4 // Retain a high level of unrestricted access to and within the lakefront reserves and facilitate formal lake access**5.2.4.1 // Objectives**

- *Facilitate lake access for powered and non-powered watercraft safely and sustainably*
- *Prioritise pedestrian and cycle activity over motorised*

5.2.4.2 // Policies

- *Permit vehicle access via Penrith Park Road, Outlet reserve, to windsurfers beach only*
- *Permit vehicle access for the purposes of operating or maintaining public utilities including water, telecommunications and power*
- *Vehicle access will otherwise be restricted to defined roads, ramps and car parks, except for:*
 - o maintenance and emergency vehicles*
 - o setting up and packing down before and after events*

Comment

The focus of Paddle Wanaka's operations is to offer water based recreational experiences for the enjoyment of both locals and visitors to the Wanaka Area. This focus aligns with the Wanaka Lakefront Reserve Management Plan vision and overarching objectives.

Recreational activities such as kayaking and SUP boarding are a regular occurrence on Lake Wanaka and the Hawea and Clutha Rivers, particularly during summer months. The character of these areas

and adjoining reserves is such that these activities are not an unexpected activity within this locality. Kayak and SUP boards are non-motorised craft of a passive nature and therefore have very little effects on the amenity values of the area. As outlined above Paddle Wanaka will not set up any permanent structures within the reserves which are to be used for short periods for clients and guides to prepare for or pack after the trips. The business operation will ensure unrestricted access to the public is maintained across all the reserves. They also operate on a leave no trace policy ensuring the reserves and their ecological values are unaffected by their operations.

Albert Town Recreation Reserve Management Plan

3. Management Objectives

Management objectives describe how the Council will manage each reserve, in accordance with its classification as recreation reserve.

The Council will:

Preserve in perpetuity the Albert Town recreation reserve as a recreational area for the enjoyment of residents of the Queenstown Lakes District and visitors.

*Encourage and facilitate the use of the reserve for active and passive recreational pursuits.
Provide opportunities for camping in an informal setting with simple facilities.*

Recognise the importance of the reserve as part of the entrance to Wanaka and Albert Town and ensure the landscape and amenity is managed and enhanced accordingly.

Provide for other public use and events, to the extent that the above objectives are not compromised.

4. Management Policies

Policy 11 – Concessions

11.1 Prohibit the granting of concessions for commercial activities on the reserve, other than those associated with:

1. access to the adjoining river and Department of Conservation administered reserves,
2. approved events (refer to Policy 1), temporary filming, sporting tournaments, or sports coaching.
3. the hire of recreational equipment for use within the reserve.
4. guiding on the tracks and rivers within and adjoining the reserve

Comment

The use of the Albert Town Recreation reserve by Paddle Wanaka for guiding trips on the adjoining rivers specifically aligns with the objectives and in particular Policy 11.

Conclusion

Paddle Wanaka currently operate a kayak and stand up paddle board rental and guiding business on Lake Wanaka and the Clutha River. The company wishes to expand the locations in which they can put in and take out kayaks and stand up paddles boards to offer safe weathers options when it is not possible from their current base on the Wanaka Lakefront. The proposed activity is low impact and of a passive nature which is consistent with the general aims and provisions of the relevant reserve management plans.

Yours Sincerely



Tom Overton
Resource Management Consultant
SOUTHERN PLANNING GROUP

Paddle Wanaka Toileting Policy

Paddle Wanaka operates in many different outdoor arenas. In many of these areas public facilities are provided by the Department of Conservation and then Queenstown Lakes District Council, as well as Private land owners. There are also many areas utilized where toileting facilities are not readily available. This Policy is to outline how Paddle Wanaka Staff and clients will manage their human waste while in and around the outdoor environment and our local waterways.

Pre Trip:

- On confirmation of booking, clients are made aware of the area they are heading to and the toileting facilities available to them throughout their journey.
- On Pick up of the clients, Drivers will again outline the trip and the toileting facilities along the way. Drivers will wait 5 minutes while clients utilize their closest bathroom if needed.

During Trip

- Guide is to outline the length of the trip and expected return times. Guide is to also outline toileting options along the journey.
- Guides are to carry Green 'Poo' bags, toilet paper and tampons in the first aid kits. These are to carry out (in rear of the guides vessel) any solid human waste. Clients will be instructed on how to go to the toilet in the outdoors.
- Any toileting **MUST** be conducted more than 100metres away from any waterway.
- On trips longer than 4 hours, where no public facility is near by, a composting toilet will be provided. It is the responsibility of the guide to organize the handling of this toilet and the removal of any waste that it may hold.

Post Trip

- Clients are to debrief with guide about the trip. Issues with toileting are to be discussed and solutions are to be created to solve any unforeseen occurrences.
- Guides are to dispose of solid waste in the appropriate manner.

Paddle Wanaka Guides and clients will be made aware of the precious environment in which we operate. It is excusable to leave waste of any form in the outdoors. Take out what you have taken in.

If at any stage any person needs clarification on Paddle Wanaka's Toileting, environmental or waste policies, refer them to Paddle Wanaka Management, Chris Thornton on 021 070 944 or Ops@paddlewanaka.co.nz

TAKE ONLY PHOTOS, LEAVE ONLY FOOTPRINTS