

NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN



ADOPTED 28 JUNE 2005
Section 1&2



NUKUHAU BOAT RAMP AREA RESERVE MANAGEMENT PLAN JUNE 2005

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1 INTRODUCTION

Taupo has, for the last few years, sustained a period of unparalleled growth, with a significantly expanding resident population and increasing visitor population. This is due in large part to the high quality environment and recreational opportunities available, including boating on Lake Taupo. This in turn is increasing demand on boat related facilities such as boat ramps, car and trailer parking areas, boat storage and maintenance facilities.

The Nukuhau Boat Ramp Area Reserve, administered under the Reserves Act 1977, is an important facility for meeting some of this demand as it includes one of the widest and most sheltered boat ramps in the Taupo district. Bounded by residential areas, the reserve is also important to locals as a place for passive recreation. Council owned non-reserve land immediately to the south (commonly known as Pier 87), has a strong association by offering boat storage and maintenance activities.

However, the quality of facilities and environment on the reserve and Pier 87 has not kept pace with growth and public expectations. Whilst there has been some improvement since the first Nukuhau Boat Ramp Area management plan was adopted in 1992, ongoing conflicting views on how the reserve should meet recreational and commercial boating needs, particularly in relation to buildings and maintenance activities on the reserve, and passive neighbourhood recreation within the wider harbour area have stalled plans.

In an attempt to overcome this, the Council set up in May 2003 the Nukuhau Boat Area Working Party, consisting of representatives from Taupo Boat Users Association, local boat builders, Lake Taupo Yacht Club, Commercial Launchmen's Association, local residents, the public, Tangata Whenua and two Taupo District Council councillors. The Working Party was asked to identify problems and opportunities on the reserve and surrounding Council owned land within the context of the wider environment. In October 2003, the Working Party's preliminary improvement proposals were approved by Council subject to an independent feasibility study.

Following a selection process, Hopper Developments Ltd, in association with Boffa Miskell Ltd and Tonkin and Taylor Ltd, were appointed to undertake the feasibility study. The study assessed Council's preliminary improvement proposals in terms of environmental opportunities and constraints, engineering and operational design issues, cost and market demand/revenue factors, consultation feedback and other matters. Where potential problems were identified, alternative solutions were suggested by the consultants. These were translated onto concept plans intended to assist understanding of what could and couldn't be achieved on the land available. Further informal consultation was undertaken with Hapu (Ngati Te Urunga and Ngati Rauhoto Land Rights Committee), Lakeland Marine (who adjoin Pier 87 to the south), the Lake Taupo Volunteer Coastguard (who had been granted permission to establish a headquarters on Pier 87) and the Taupo Harbour Master.

The Working Party considered all this information. Whilst the feasibility study supported the majority of Council's preliminary proposals, it also clearly underlined the fact that the limited land area makes it impossible for all demands to be fully met. Consequently, some choices have had to be made. On 15 September 2004, revised recommendations were put by the Nukuhau Boat Area Working Party to Council. These were approved in principle subject to more detailed examination of the feasibility of developing Pier 87 for boat maintenance, a review of the existing Nukuhau Boat Ramp Area Reserve Management Plan and public consultation under the Reserves Act 1977 and Local Government Act 2002.

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On 6 December 2004, the Working Party considered a report by Derek Booth Consultants Ltd into the Pier 87 proposals, which re-confirmed the feasibility of developing Pier 87 for maintenance facilities, including a new slipway, but that a larger hardstand and more manoeuvring space was required on the reserve. This affected the amount of space available for boat storage and trailer parking. Consequently, some amendments to the draft concept plan were recommended.

These recommendations formed the basis of a draft reserve management plan, approved for public consultation by the Taupo/Kaingaroa-Mangakino/Pouakani Committee (TKMP) on 14 December 2004. Public consultation took place between January and April 2005. 97 submissions were received and considered at a Hearing on 18 May 2005. Decisions followed at a TKMP Committee meeting on the same day and have been incorporated into this final document.

Whilst this management plan deals primarily with the reserve, particularly with respect to the policies, clearly separated reference is made to Pier 87 and other nearby Council land because of the strong relationship and need for an integrated response. Future development will be in general accordance with the concept plans but detailed design is likely to result in fine tuning of scale and location of facilities. Any significant change will require a minor review.

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2 BACKGROUND

2.1 RESERVE LOCATION

The Nukuhau Boat Ramp Area Reserve is located opposite the Tongariro Domain, between the western bank of the Waikato River at the Taupo Boat Harbour and Rauhoto Street in Taupo Township. It is accessed from State Highway One at the Control Gates Bridge via Norman Smith Street, Noble Street and Rauhoto Street.

The reserve now covers an area of approximately 2.0512 hectares, having been increased with the declaration by Taupo District Council of Rangatira A101/LOT 1 DPS 73475 as recreation reserve on 26 April 2005.

The predominant neighbouring land uses are residential and commercial boat sale and maintenance type businesses to the north, west and south with the Waikato River, Tongariro Domain and Taupo's Central Business District (CBD) to the east.



View of Nukuhau Boat Ramp Area Reserve towards Lake Taupo

2.2 HISTORY

The Taupo area was first settled by the Maori people late in the 14th Century. Among the first to inhabit the area were the Ngati-Hotu tribe but they were eventually besieged by the

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Ngati-Kurapoto. Subsequently, Ngati-Tuwharetoa occupied the area and intermarried with the Kurapoto (Information from 'The Ngati Tuwharetoa Occupation of Taupo-Nui-A-Tia by the Rev Hoeta Te Hata of Waitahanui).

At the time of the arrival of Europeans to Taupo there was a Pa at Nukuhau under the Maori Chief Poihipi. Unfortunately, there is little additional documented evidence available on the early land use and occupational history of the Nukuhau Boat Ramp Area until the mid 1960's. **Council welcomes any additional information for future management plan reviews.**

(Section 61) - The area of the reserve adjacent to the Waikato River was reclaimed from the river by J Burrows. In January 1967 the Crown approached the then owner Mr E G McGee of Taupo Boatyards Limited regarding the purchase of Section 61 (SO 40928) and Rangatira Block A 131-135, Block II Tauhara SD (see Legal Plan). A purchase price of 25,000 pounds was agreed and paid from the following sources:

Department of Internal Affairs = 9,000 pounds
Credit from Revoked Reserves (Crown) = 3,000 pounds
Taupo Borough Council = 13,000 pounds (this was later reimbursed by the Crown from further sale of revoked reserves).

The transfer of the land to the Crown was registered on 15 June 1967.

On 13 July 1967, the land was declared a reserve for recreation purposes to form part of the Taupo Domain to be administered by the Taupo Domain Board whose functions were carried out by the Taupo Borough Council (NZ Gazette 1967 p1208).

The land held as Taupo Domain was declared Recreation Reserve pursuant to the Reserves and Domains Act 1953 and vested in the Taupo Borough Council in 1971 (NZ Gazette 1971 p3034).

On 8 May 1967 the Taupo Borough Council resolved to designate 16 sections of land to the west of Rauhoto Street as proposed recreation reserve in the Taupo District Scheme. The proposed designation was publicly notified and objections were received. However, the Council decided to proceed with the inclusion of the designation in the District Scheme for the following reasons:

"The Council believes that with the increasing popularity of the lake and river for recreational purposes that the proposed reserve will become a necessity in the future. If action is not taken now towards this objective the opportunity could be lost for all time."

In 1971, the first of the designated Sections Rangatira A100 and A137 were purchased by the Borough Council for recreation reserve. Eleven sections have since been purchased but further purchases are unlikely because in 1993 Rangatira A121 was designated by the Maori Land Court as Maori Reserve for the use and enjoyment of descendants as a meeting place. This may apply in future to Rangatira A118, A119, A120 and A124.

All the reserve land was declared Recreation Reserve in 1988 pursuant to the Reserves Act 1977 (see NZ Gazette 1988 p2087 appended). Rangatira A101/LOT 1 DPS 73475 was declared to be recreation reserve in 2005. The Legal Plan illustrates the reserve area.

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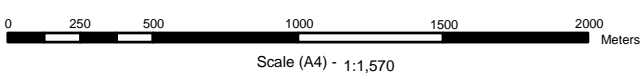
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Nukuhau Boat Ramp Area Reserve



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Map Author: Anna Eilers
Map Date: 28 September 2004
Amended 30 May 2005
Map Location: v:\council\map request\anna's maps\Nukuhau Boat Reserve

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| Legal | Obtained | Gaz Ref/ Vested | Ownership | Reserves Act Classification | Encumbrances |
|---|---|-------------------------------|-------------------------------------|------------------------------------|---|
| Rangatira A99 Blk II Tauhara SD ML17674 | TDC purchased 1983 | 1988 p391 | 0.0819 Ha. Freehold 30A/303 | Recreation | |
| Rangatira A100 Blk II Tauhara SD ML17674 | TDC Purchased Feb 1971 | 1988 p2087 | 0.1125 Ha. Freehold | Recreation | Sewer Crosses |
| Rangatira A101/LOT 1 DPS 73475 | TDC Purchased May 1996 | Awaiting receipt | 0.1441 Ha. Freehold | Recreation | Shared RoW with adjoining private property |
| Rangatira A115 Blk II Tauhara SD ML17674 | TDC purchased Dec 1971 | 1988 p2087 | 0.0852 Ha. Freehold 3B/1110 | Recreation | Sewer Crosses |
| Rangatira A116 Blk II Tauhara SD ML17674 | TDC purchased Nov 1971 | 1988 p2087 | 0.817 Ha. Freehold 14A/505 | Recreation | |
| Rangatira A122 Blk II Tauhara SD ML17674 | TDC purchased March 1972 | 1988 p2087 | 0.0809 Ha. Freehold 21C/1394 | Recreation | |
| Rangatira A123 Blk II Tauhara SD ML17674 | Maori Freehold declared General Land TDC purchased March 1972 | 1988 p2087 | 0.0809 Ha. Freehold 11A/324 | Recreation | Sewer Crosses |
| Rangatira A125 Blk II Tauhara SD ML17674 | TDC purchased Nov 1971 | 1988 p2087 | 0.0809 Ha. Freehold 14A/506 | Recreation | Sewer Crosses |
| Rangatira A126 Blk II Tauhara SD ML17674 | TDC purchased July 1973 | 1988 p2087 | 0.0809 Ha. Freehold 25B/251 | Recreation | Sewer Crosses |
| Rangatira A127 Blk II Tauhara SD ML17674 | TDC purchased Nov 1983 | | 0.0809 Ha. Freehold 45C/430 | | Sewer Crosses Stormwater Drainage Easement |
| Rangatira A131 Blk II Tauhara SD ML17674 | Vested TDC 1972 | 172 p1014 1988 p2087 | 0.1064 Ha. Crown Land 1765/82 | Recreation | Sewer Crosses |

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| | | | | | |
|---|---|--------------------------------|-------------------------------------|------------|-----------------------|
| Rangatira A132 Blk II Tauhara SD ML17674 | Vested TDC 1972 | 1972 p1014 1988 p2087 | 0.0963 Ha. Crown Land 1765/83 | Recreation | Sewer Crosses |
| Rangatira A133 Blk II Tauhara SD ML17674 | Vested TDC 1972 | 1972 p1014 1988 p2087 | 0.0094 Ha. Crown Land 1765/84 | Recreation | |
| Rangatira A134 Blk II Tauhara SD ML17674 | Vested TDC 1972 | 1972 p1014 1988 p2087 | 0.0895 Ha. Crown Land 1765/85 | Recreation | |
| Rangatira A135 Blk II Tauhara SD ML17674 | Vested TDC 1972 | 1972 p1014 1988 p2087 | 0.0892 Ha. Crown Land 1765/86 | Recreation | Stormwater Crosses |
| Rangatira A136 Blk II Tauhara SD ML17674 | Maori Freehold to General Land TDC purchased Feb 1972 | 1988 p2087 | 0.0809 Ha. Freehold 12C/537 | Recreation | Sewer Crosses |
| Rangatira A137 Blk II Tauhara SD ML17674 | Feb 1971 | 1988 p2087 | 0.1112 Ha. Freehold 59A/738 | Recreation | Sewer Crosses |
| Sec 418 SO 50552 | Old River Bed Vested TDC 1980 | 1980 p1350 1988 p2087 | 0.0064 Ha. Crown Land | Recreation | Stormwater Crosses |
| Sec 61 SO 40928 | Old River Bed Vested TDC 1972 | 1972 p1014 1988 p2087 | 0.4082 Ha. Crown Land 1D/1391 | Recreation | Stormwater Crosses |

2.3 NATURAL RESOURCES

2.3.1 Topography

The Nukuhau Boat Ramp Area has a varied topography. The portion east of Rauhoto Street is flat, while the area to the west is gently rolling, particularly the north-west portion. Altitude ranges from 366 metres above mean sea level at the edge of the Waikato River to 381 metres on the western side. The area, therefore, has a slight easterly aspect.

2.3.2 Climate

Taupo enjoys a fairly temperate climate with long periods of settled weather. The area experiences 2031 hours of sunshine on average during a year. The average annual rainfall is 1200mm from 148 days of rain. Summers in Taupo are warm while winters are fairly cool. The table below shows the mean daily maximum, minimum and mean temperatures for January, April, July and October.

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| Mean Temperatures (degrees celsius) | | | | |
|-------------------------------------|-----|-----|-----|-----|
| | Jan | Apr | Jul | Oct |
| Mean Daily Maximum | 24 | 18 | 11 | 17 |
| Mean | 17 | 12 | 6 | 11 |
| Mean Daily Minimum | 11 | 7 | 2 | 6 |

Taupo does not have a very windy climate although winds do pick up in spring. The prevailing wind is from the south-west and is experienced predominantly during winter and spring. It is commonly associated with colder weather and rain. North-west and westerly winds are more frequent in summer and are usually associated with warm weather and some light rain. North-east winds often bring severe summer thunder storms with short but intense rainfalls. These occur particularly in early summer. South-east winds bring cold weather and can be associated with long drizzle periods.

Moderately heavy frosts are fairly common in Taupo in winter. However, these are usually accompanied by calm, clear weather and all day sunshine. Fogs are also common during winter and may take until mid-morning before they lift.

2.3.3 Geology

The geology of the Nukuhau Boat Ramp Area is linked with the volcanic history of the Taupo area and eruptions of Lake Taupo. The Taupo pumice event occurred around 1800 years ago as a series of eruptions. Small explosions were followed by several large explosions which formed towering columns of ash many kilometres high. There was a time for the lake to refill before the final violent explosion produced the bulk of the Taupo pumice, followed by a brief outburst of gas and ash that spread across the lake [Thornton 1985].

The Taupo pumice alluvium that makes up the reserve, mainly to the west of Rauhoto Street, is the result of these eruptions in 120 AD. It is comprised of pumice alluvium and pyroclastics.

2.3.4 Soils

The soil type of the portion of Nukuhau Boat Ramp Area west of Rauhoto Street is Taupo sand, eroded phases. This is a yellow-brown pumice soil derived from Taupo ash and coarsely textured Taupo breccia with shallow ephemeral waterways. These have a potential for severe gully erosion when the surface is broken. These soils fall into land use capability Class IVe14 [New Zealand Land Resource Inventory Work Sheets – MWD].

The portion of the reserve east of Rauhoto Street is largely land reclaimed from the river bed and as such has no natural soil type.

2.3.5 Vegetation

The portion of the Nukuhau Boat Ramp Area east of Rauhoto Street is predominantly metalled although there is some grassed riverbank at the northern end. The reserve west of Rauhoto Street is also largely grassed. Silver birch, poplar, magnolia, English Oak and crab apple trees have been planted on the most southern portion of the area.

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Rhododendron, poplar, willow, crab apple and yew trees can be found on the more northern portion. Scattered patches of lupins, broom, brambles, fennel and other weeds occur on the reserve.

An area of Raupo, to the north of the boat ramp, is of significance to local hapu.



View of reserve river bank looking north from the boat ramp

2.3.6 Wildlife

The boat ramp area does not provide a varied habitat for wildlife. Thus the number of species present is fairly limited and restricted to the more common species found throughout the Taupo area.

The wildlife found on the reserve includes:

Tui, Welcome Swallow, Gull, House Sparrow, Chaffinch, Starling, Blackbird, Mynah, Black Swan, Mallard Duck, Pied Shag, Greenfinch and a variety of insects and rats.

2.4 MANMADE RESOURCES

2.4.1 Use/Facilities

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Most of the reserve land was acquired to provide for a main boat launching ramp for Taupo Township and other boating facilities. The boat ramp is two lane with a maintenance slipway and a single jetty (these are managed and maintained by the Department of Internal Affairs). As a result of the 1992 reserve management plan, boat storage pens and a boat washdown pad connected to the sewer system, a public toilet and metalled car and boat trailer parking and manoeuvring areas have been developed. Boat launching/retrieval is highest during the summer months with the balance of the year more subdued except during some water related events. Other facilities include:

- Water taps
- Vandal proof bin
- Regulatory signage; and
- A steel chain gate.

2.4.2 Services (see Services Plan)

Water

There is now a water supply to the reserve along the Waikato River breastwork. There is also a water hydrant from the main Taupo supply along Rauhoto Street near Lakeland Marine.

Power and Telephone

Power and telephone lines service the houses west of the reserve and the neighbouring Lakeland Marine property. Any power and telephone services required on the reserve could be provided from the existing network. There are power points on the reserve breastwork for use by berthholders.

Sewerage

There is a public toilet at the southern edge of the reserve fronting onto Rauhoto Street.
Water tap at the end of boat storage pens

A number of sewer lines run through the reserve. One such line runs much of the way down the western side of the reserve then across Rauhoto Street into a pump station. A second line runs down the western side of Rauhoto Street then across into the pump station.

From there a rising main runs along the western side of Rauhoto Street then across towards Noble Street to join the main line into town.



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Reserve public toilet facing Rauhoto Street

2.4.3 Roothing

The main access road, Rauhoto Street, is tar sealed while the road into the reserve is a metal road. Part of the grassed 'reserve' area is legally road.

2.4.4 Stormwater

A stormwater drain runs along Rauhoto Street, with an outfall into the Waikato River adjacent to the boat ramp.

2.5 OTHER RELATED COUNCIL NON-RESERVE LAND

Adjoining the reserve to the south is a piece of Council freehold title land commonly referred to as Pier 87. This contains a large corrugated iron shed, formerly used as an administration building for the "Taupo Cat" (a tour charter boat operating on the lake in the 1980s). It is currently primarily used for boat storage, as does the rest of the site, but also accommodates a commercial boat maintenance business under lease. The site has the benefit of access to an old slipway shared with an adjoining property (Lakeland Marine) by rights of way.

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However, the use of this old slipway is restricted due to it being at right angles to an area of fast river flow which makes navigation very difficult. The site has a high mesh security fence to the reserve with gate access at the eastern end.

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Pier 87 viewed from Rauhoto Street

On the corner of Noble Street and Rauhoto Street there is also a grassed area leading down to a sandy beach and the river. This is legally part of the road reserve but is regularly used by local residents and has particular cultural significance to Hapu as a swimming area and passive recreation area. It also provides views across the harbour mouth. A stormwater drain discharges in the northern corner of this swimming beach and a water supply line runs under the land and river from the Landing Reserve.

2.6 SURROUNDING LAND USE ISSUES

To the south of Pier 87 is commercial private land predominantly offering boat sale, servicing and repair services.

To the west and north of Rauhoto Street, and the reserve, the land is predominantly in private residential ownership, although there are a number of vacant grassed lots in multiple Maori ownership.

Adjoining the reserve to the south and east is Lake Taupo and the start of the Waikato River. As well as being used for water based recreational activities, these form the beginning of the Waikato hydro-power generation system, operated by Mighty River Power Limited. Under this system, water levels adjoining the reserve rise and fall on a daily basis

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as water is stored and released through the Taupo Control Gates approximately 0.5km to the north. Currently, Mighty River Power are permitted to control the lake level between 355.85 and 357.387 metres above sea level (masl) (Moturiki Datum) and this needs to be taken into account when developing the reserve. For instance, unlike the old fixed jetties, new floating jetties move with the lake level making it easier to continue to launch and retrieve boats.