

ATTACHMENT 2

STRIKE THROUGH / UNDERLINE VERSION OF TAPUAEHARURU BAY LAKESHORE RESERVES MANAGEMENT PLAN ACCEPTING A LIMITED DEVELOPMENT APPROACH

1. LICENSES – PAGE 32 TO 33

Site C: Golf site, Lake Terrace (diagonally opposite Northcroft Reserve). ~~CThe current licence holder, The Original Floating Hole in One Challenge is Taupo Moana Group Holdings Ltd (trading as the Great Lake Hole in One Challenge).~~ This comprises six permanent tee areas fenced for safety and security purposes. The aim of this activity is to sink golf balls in the holes located on a pontoon in the lake. During operation a bus is parked on site for an office, equipment storage and shelter. Operation is year round and would benefit from an upgrade and improved weather-proofing for both customers and staff. ~~The licensee has submitted a proposal to Council for development of the site that would include permanent buildings for ticketing, refreshments, toilets, shelter and information purposes. The Licensee intends to revitalise the current offering and develop the site and business model so that Hole in One becomes a venue not only for the business activity but for the greater Taupo Community. The vision of the Licensee is to redevelop the site and provide greater public amenity that not only caters to the Hole in One clientele but also provides a place for the general public to stop, relax and refresh themselves whilst enjoying the lakefront setting that the reserve offers.~~

A licence term of five years is considered reasonable to allow the operations to become established and ascertain their viability, while providing a time frame that allows the sites to be reviewed regularly to ensure user interests are being met and any impacts are minimal.

To reflect the status of the Great Lake Hole in One Challenge as an established attraction and to allow further development of the site, a lease for a term of up to 33 years is considered more appropriate than the current licence. and the investment in infrastructure, it is appropriate to grant a licence concession for a longer term.

2. LEASES AND LICENSES – PAGE 50

Policies

a) Allow leases to the Lake Taupo Yacht Club, Taupo Mini Golf and Lake Taupo Sea Scouts to continue, at Council's discretion.

b) Allow, subject to the relevant consents outside of this management plan being obtained, the Lake Taupo Yacht Club to extend the storage facility by up to 50 per cent, ensuring the exterior design complements the landscape and existing club building and that landscaping is undertaken to integrate the facility with the surrounding environment.

~~c) Change the Two Mile Bay Sailing and Watersports Centre's tenure to a lease and allow a café to be operated. Ensure that the occupation of part of Lake Terrace by the outdoor seating area of the Two Mile Bay Sailing and Watersports Centre does not impact on use of the Lakefront shared use path and is formalised with an encroachment licence.~~

ed) Change the Hole in One Golf tenure from a licence to a lease and allow for the following activities within the lease area (subject to resource consent and engineering design):

- Hole in One golf activity
- Construction of a lightweight open sided visually permeable shelter over the existing tee area to provide basic shelter to customers. The structure must be of materials and design approved by Council that minimise the visual impact of the structure on the reserve and on views of the lake and mountains from Lake Terrace.
- Construction of a small kiosk for storage, and sales associated with the Hole in One Golf activity and refreshments but without an indoor dining area. The kiosk must be of materials and design approved by Council that minimise the visual impact of the building

on the reserve and on views of the lake and mountains from Lake Terrace. The kiosk may incorporate a single all-gender accessible toilet cubicle for use by customers as well as staff.

- Construction of a viewing area to enable spectators and customers to safely wait without affecting passing cycle and pedestrian traffic. Seating may be provided within the viewing area provided it has minimal visual impact.
- Stabilisation of the bank and foreshore.
- Sale of non-alcoholic refreshments.
- Public access to viewing areas and adjacent reserve area.
- Minimisation of the adverse effects of golf balls on the environment and public use of adjacent reserve and foreshore areas.
- Cultural interpretation
- ~~Construction of an appropriate low profile ticketing kiosk, café and sales area, viewing decks and tees, toilet building and shelter for users and spectators of a design to be approved by Council.~~
- ~~Future stages of development may include function and events space, educational and visitors centre, accessible waterfront access, floating dock and on water provider storage and operational hub.~~

de) Apply charges in accordance with Council's fees and charges policies or as appropriate for the particular activity.

ef) Generally prohibit new leases and licences on the reserves, except for existing activities and those provided for in this management plan.

fg) Allow only Council approved structures within leased and licensed sites.

gh) Consider the provision of future water-based activities within the Lake Taupo Yacht Club and Lake Taupo Sea Scouts sites.

Key Actions

- Monitor leases and licenses to ensure that conditions are adhered to and to protect the reserves' values and other uses.
- Negotiate lease agreements with ~~the Two Mile Bay Sailing and Watersports Centre and with Taupo Mini Golf.~~ *Note: reference to the two Mile Bay Sailing and Watersports Centre Lease is to be removed as the lease area is located on the bed of Lake Taupō and as such no longer falls within the scope of this management plan.*
- Negotiate a lease agreement with Hole in One Golf for a maximum of 33 15 years.

3. COMMERCIAL ACTIVITY – PAGE 51 TO 52

The lakeshore reserves are a popular venue for the siting of commercial activities. They are a high profile area and provide a unique setting. Council must ensure an appropriate balance between commercial recreation opportunities, unstructured public use and environmental protection.

Commercial activities will be permitted within the lakeshore reserves in a controlled manner through the establishment of concession sites providing for specified activities at suitable locations.

Short-term commercial land-based recreation activities will be considered within the lakeshore reserves, subject to specific assessment criteria.

Policies

a) Permit commercial activities for golf (Hole in One), motorised and non-motorised water sports, ~~kayaks,~~ refreshments, ice cream, arts and crafts and other appropriate land-based recreation activities in the reserves through established concession sites.

b) Grant each concession holder a licence for a maximum term of five years, except for the Great Lake Hole in One Challenge which will be offered a concession for a term of up to 33 15 years~~licence for a longer term~~ and contain terms and conditions consistent with Section 54(1)(d) of the Reserves Act, reserve management plan policy and conditions of resource consent.

- c) Ensure that the applicant concessionaire ~~receives and~~ fully complies with any necessary consents in relation to the Resource Management, Building, Health and Safety and Employment Acts and other relevant legislation, as well as the District Plan, and ~~complies with any~~ relevant by-laws.
- d) Review the established concession sites and activities at the end of each licence term to ensure they are suitable after five years from execution.
- e) Allow only Council approved structures on established concession sites.
- f) Ensure the terms of any licence provide for unrestricted public access except where there are health and safety issues.
- g) Monitor concessionaire activities to ensure compliance with the conditions of their concessions.
- h) Provide appropriate permits at Council's discretion (subject to Section 53(1)(f)) for short-term commercial land-based recreation activities.
- i) Allow seasonal licences (in addition to the eight established concession sites) for land or water based recreational activities to be granted for up to six months at Council's discretion. *Note: this policy was added as a result of a minor change to the Tapuaeharuru Bay Lakeshore Reserves Management Plan by resolution of Council on 25 October 2011. The management plan was never updated however so this opportunity is being taken to incorporate the adopted policy.*
- ⌘ j) Ensure commercial activities complement other activities within the reserves, protect the environment and have minimal impact on other users' enjoyment.
- ⌘ k) Apply charges in accordance with Council's fees and charges policies or as appropriate for the particular activity.

Key Actions

- Establish eight concession sites:

| Concession Site | Location | Concession Site Location Permitted Activities |
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| 1. Golf | Lakefront Reserve, current location | Hole in One <u>golf activities including construction and use of low-impact structures for shelter, ticket sales and refreshments.</u> |
| 2. Motorised Water Sports | Lakefront Reserve, adjacent to concession site 1 on the southeastern side | Water-based activities requiring use of a boat or other motorised vessel |
| 3. Kayaks <u>Non-motorised water sports</u> | Lakefront Reserve, current location (<u>near the end of Pataka Road</u>) | <u>Kayaks, and/or canoes, SUPs and/or other non-motorised water sports</u> |
| 4. Refreshment | Lakefront Reserve, southeastern end, within parking area adjacent to the power box | Sales of non-alcoholic beverages and/or food |
| 5. Ice cream | Lakefront Reserve, within parking area in close proximity to concession site 4 <u>opposite 128 Lake Terrace</u> | Ice cream sales |
| 6. Refreshment | Wharewaka Point and Acacia Bay | Sales of non-alcoholic beverages and/or food |
| 7. Arts | Colonel Roberts Reserve (restricted to area adjacent to Ruapehu Street) | Display, demonstration and/or sale of arts and crafts by District residents |
| 8. Recreation activity | Northcroft Reserve | Land based recreation activity (may |

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| | | include two) compatible with other concessions and activities within the lakeshore reserves and Tongariro Domain |
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See figure 3 on page 63 for the concession site location plan.