



**MARLBOROUGH  
DISTRICT COUNCIL**



# **PICTON FORESHORE RESERVE MANAGEMENT PLAN**



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**May 2014**

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# Introduction

## Purpose of the Picton Foreshore Reserve Management Plan

In accordance with the Reserves Act 1977, the Marlborough District Council, as the administering body is required to prepare a management plan for the Picton Foreshore Reserve. As the Picton Foreshore Reserve (the Reserve) is one of Marlborough's premiere parks for both visitors and residents it is important to have a Picton Foreshore Reserve Management Plan (the Plan) that provides an overall vision for the reserve that guides management and ongoing development. This is the first plan for the Picton Foreshore Reserve and has come as a request from the community that wishes to see an overall vision for the reserve area and prevent any disjointed development decisions.

## Structure of the Plan

The overarching management vision provides an overall vision to guide the development and management decisions for the Picton Foreshore Reserve. Sections have been separated into objectives and policies. Objectives provide the targeted and planned outcomes for each of the sections and policies provide pathways to follow to reach these objectives. The explanation under each heading also provides some context to the issue.



Mickey Mouse Statue on the Foreshore

# **Statutory and Planning Context**

The management of the Picton Foreshore Reserve is guided by national and local level legislation and policy. The primary legislation under which the Plan was prepared and kept under review is the Reserves Act 1977.

## **Reserves Act 1977**

The Reserves Act 1977 is designed to protect public land, identify and protect natural and cultural values and ensure as far as possible the preservation of access for the public.

Under the Reserves Act there are a number of processes governing the way in which Council, as administrator, is required to manage the Reserve. The main responsibilities under this Act are to classify the land for its primary purpose and to manage it accordingly, to prepare a management plan and keep it under continuous review, and to put in place formal agreements for leases and licenses. The Council is also obligated to consult with the community to determine public aspirations and the vision for the Reserve.

The classification of reserve land for its primary purpose is the means for determining the management focus and subsequently relevant objectives and policies (Section 17 Reserves Act).

## **Recreation Reserves (Section 17 Reserves Act)**

The Picton Foreshore Reserve is classified as a Recreation Reserve. This is for the purpose of providing areas for the recreation and sporting activities and the physical welfare. It is also for providing areas for the enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside.

The Reserves Act states that the public shall have freedom of entry and access to the reserve, subject to any leases and licenses, to any bylaws applying to the reserve, and to such conditions and restrictions necessary for the protection and control of the public using it.

## **Resource Management Act 1991**

The Resource Management Act 1991 (RMA) addresses issues relating to the management of the natural and physical resources of the region and therefore has a number of implications on the day to day management of the Picton Foreshore Reserve.

The key purpose of the RMA is to promote the sustainable management of New Zealand's natural and physical resources.

Natural and physical resources include land, water, air, soil, minerals, energy all forms of plants and animals, and all structures.

Under the RMA the Council has prepared the Marlborough Regional Policy Statement, the Marlborough Sounds Resource Management Plan and other resource management documents that guide resource use.

Under the Marlborough Sounds Resource Management Plan the majority of the land covered by this document is District Recreation Zone, although Town Wharf Area ( also known as Town Wharf) is zoned Town Commercial.

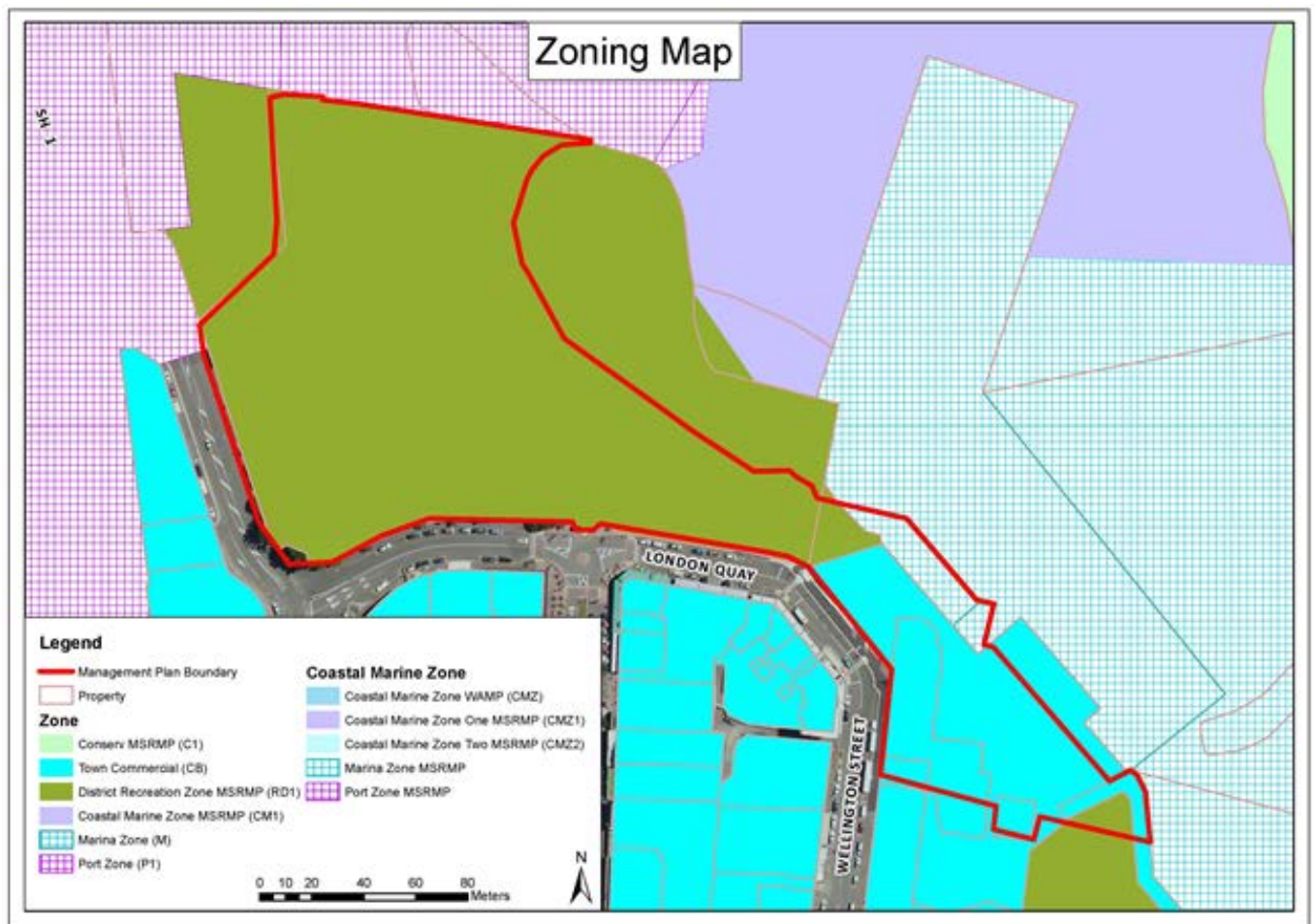


## Bylaws

Marlborough District Council has a number of Bylaws prepared under the Local Government Act 2002. The bylaws relevant for the Picton Foreshore Reserve include:

- Marlborough District Council (MDC) Bylaw 2010- Chapter 2 - Public Places.
- Marlborough District Council (MDC) Bylaw 2010- Chapter 4 - Dog Control.
- Marlborough District Council Liquor Ban Bylaw 2011.
- Freedom Camping Bylaw 2012.

## Overview of Land Status and Classification



## District Plan Zoning

Under the Marlborough Sounds Resource Management Plan the Picton Foreshore is zoned District Recreation Zone and Town Wharf is zoned Town Commercial Zone.

## Adjoining Land

Port Zone

Marina Zone

Town Commercial Zone

Coastal Marine Zone

## Area Map

The following area is covered by the management plan:



## The Town Wharf Area

The town wharf area is not vested as reserve therefore the Reserves Act does not apply to this area. Despite this, the area has been included in the management plan as these two areas function as a whole, particularly for asset sharing and events. In this case, the management plan will be used as a decision making tool for the Town Wharf area rather than a legally binding document.

## i-SITE

The i-SITE building and land is not included in the Management Plan.

## History

It is acknowledged that the Picton Foreshore and Marlborough Sounds area has a strong Maori and European history. This section highlights some of these events but does not seek to be a representation of the entire history of the area.

The Picton area has undergone a number of name changes. An early Maori name for the bay and harbour area was Uru-kakatea, and the town area was known to Maori as Waitohi, the name still used. Early Europeans knew the bay and harbour as Newton Bay, now known as Picton.

The following Maori history is adapted from:

Mitchell, H & J. (2004). *Te tau ihu o te Waka: A history of Maori of Nelson and Marlborough Volume 1: Te Tangata me Te Whenua- The People and the Land*. Wellington: Huia Publishers.

### **Te Waka a Aoraki/Maui**

In Maori legend the South Island was created when Aoraki and his brothers and crew were caught in a storm created by the god Tawhirimatea. The violence of the storm turned everything to stone: the waka, the crew and their cargo, so creating the South Island- i.e. Te Waka a Aoraki. The crew became the alpine chain, the carved taurapa (sternpost) of the canoe formed Fiordland, while the equally ornate Te Tau Ihu (the prow) formed Farewell Spit, Golden Bay, Tasman Bay and the islands and bays of the Marlborough Sounds and Cloudy Bay- Te Tau Ihu o Te Waka a Aoraki - The Prow of the Canoe of Aoraki.

For many tribes, the South Island was named (or re-named) Te Waka a Maui to commemorate that demi-god's standing on the land (likened to his canoe) to fish the North Island out of the sea. Subsequently, many of the features of the local landscape are now referred to as derived from the Maui stories; for example, the Nelson-Marlborough region itself is now more commonly known as Te Tau Ihu o Te Waka a Maui.

### **Kupe**

Legend also tells of the early explorer Kupe, who encountered Whekenui the giant wheke (octopus) in the Tory Channel. The wheke rose out of the water and tried to wrap its enormous tentacles around the *Matahourua* while Kupe and the crew hacked desperately to avoid being dragged into the depths. Kupe's sacred toki (adze), *Te Raku Tu Whenua* and a patu (club) of whalebone saved the day. The monster's name is immortalised in the name Whekenui Bay in Tory Channel, the place where it was finally put to death.

At Te Umu Wheke (the octopus oven) they cooked portions of Whekenui, and at Wedge Point, in the inner reaches of Totaranui (Queen Charlotte Sound) near Picton there is a spring called Te Mimi o Kupe (the urine, or place of urinating), where they landed to obtain water before departing from the Sounds. More than forty other place names in the Sounds and Cook Strait area derive from the Kupe stories.

### **Visits of Cook**

Most Maori resident in Queen Charlotte Sound and Tory Channel who were named in eye-witness journals documenting Captain Cook's eight lay-overs in Ship Cove between 1770 and 1778, seem to have been of Rangitane and/or Ngati Kuia iwi affiliation, although a small number may have been from the lower North Island or from southern Ngai Tahu tribes. The descendants of these Kurahaupo people were sorely harassed by the Tainui-Taranaki invasions of the late 1820s-early 1830s.

### **The 1828-1832 Tainui-Taranaki conquest**

During the 1820s there was constant friction at Kawhia between factions of Tainui (coastal Toa/Koata/Rarua and inland Waikato and Ngati Maniapoto). Waikato and Maniapoto eventually trapped Te Rauparaha at Te Arawi Pa on the south side of Kawhia Harbour. Te Rangi-tua-tea of Maniapoto and Te Hiakai of Waikato negotiated with Te Rauparaha and the other chiefs that their people would be allowed to escape to, as long as they agreed to vacate their ancestral homes at Kawhia forever.

The Kawhia refugees moved to north Taranaki with Ngati Tama, Ngati Mutunga and Te Atiawa, where Te Rauparaha's warriors became engaged in a number of battles. From Taranaki the Kawhia tribes and their Taranaki hosts migrated south together to the Kapiti coast and Te Whanganui-a-Tara (now Wellington and Hutt districts). In an attempt to seek revenge and stop the invasion of Kawhia-Taranaki iwi across the strait to Te Tau Ihu, Te Rato of Ngati Apa/Ngati Kuia led a counter-attack on Kapiti Island. The battle was an overwhelming defeat of Te Rato's forces and in the aftermath Te Rauparaha led exploratory expeditions to Queen Charlotte Sound and the Wairau. By 1827 reinforcements arrived from Taranaki and a large army of Toa, Rarua, Atiawa, Tama and Mutunga, assisted by warriors captured in earlier conquests, poured across Cook Strait. To move his forces to Te Tau Ihu and on to



southern districts of both the east and west coasts of the South Island, Te Rauparaha made use of the large flotilla of canoes he had captured. The first attacking parties of Toa, Rarua, Tama and Atiawa warriors descended on the Wairau where they established their grip over Rangitane. Hikapu, a major pa of Ngati Kuia in Pelorus Sound fell soon after.

### **Te Atiawa as manawhenua in Queen Charlotte Sound**

By the 1830s, it was clear that the Kawhia/ Taranaki partners had established control over most of Te Tau Ihu although there were frequent disagreements between these former allies. Eventually by mutual consent the Kawhia and Taranaki tribes agreed to a distribution of the lands they now controlled giving manawhenua to a single iwi in some districts and shared manawhenua between a number of iwi in others.

Te Atiawa occupied Queen Charlotte Sound and Tory Channel, and by 1832 a community of approximately 200 Te Atiawa were developing cultivations in the Picton area when William Steine, flax trader and master of King William the Fourth, visited. And by the time of the New Zealand Company's negotiations in 1839 and in 1841, Atiawa were firmly in control of these districts.

William Fox (Arthur Wakefield's successor as the New Zealand Company's Resident Agent in Nelson) provides a description of Waitohi and Ngatiawa under the chiefs Ropoama, Te Moana and others in 1845:

The natives have the largest cultivation on the flat at Waitoi [Waitohi], which I have met with. I saw as much as 40 or 50 acres of potatoes and maize in one patch, and was told that they have 80 acres under crop altogether. The Pah is small, and occupied by a few Natives, the crop as I understood, being the property of several 'mobs' in different parts of the Sound.  
(See William Fox's painting of Waitohi on Page 3)

### **The Waitohi Sale, and the 1853-1856 purchases**

William Fox saw that development of the Wairau by the New Zealand Company and its settlers would be severely curtailed unless it was linked to an accessible port town. Waitohi offered advantages as it was easily navigable in even the worst weather conditions, the anchorages were safe, and the proposed inner harbour of Waitohi itself was protected from winds from any quarter. In addition the land intended for the town site was more than adequate for the planned town sections, and inland from the town were lands suitable for a number of the proposed Suburban or Rural Sections.

These lands belonged to Ngatiawa (a.k.a Te Atiawa) and in 1847 the senior chief of the Waitohi area, Ropoama Te One, wrote to William Wakefield indicating a willingness to sell a considerable area of inner Queen Charlotte Sound, including Waikawa, but not mentioning Waitohi. Despite clear reluctance on the part of the chiefs to sell Waitohi, Company and Crown agents pursued the matter relentlessly and a Deed of Sale for Waitohi was eventually signed on 4 March 1850. An alternative settlement for Waitohi Maori, in the form of a European town, was laid out at Waikawa, but the land was unsuitable for cultivation, and the promised church was never built.

During the Waipounamu series of purchases 1853-1856 Te Atiawa of Queen Charlotte Sound relinquished their interests in lands in Te Tau Ihu in return for extensive reserves in the Sound.





Painting of Waitohi by William Fox<sup>1</sup>

## The Creation of the Picton Foreshore Reserve

Researched and compiled by Mike Taylor<sup>2</sup>

1914	The Picton Foreshore was a Government Railway Reserve upon which the railway station and line were constructed. At a special meeting of the Picton Borough Council on July 21, 1914 Alfred Fell moved that five acres be acquired, this be reserved for beautifying purposes, the Council to have right to erect any Municipal buildings, lease, sell to Government purposes only any portion, but no portion could be leased or sold for private use without a poll of ratepayers being taken, this was carried.
1918	In June, 1918 the ratepayers of Picton purchased the foreshore for £6500.
1920	The Picton Progress and Beautifying Society were established on September 3, 1920 when a public meeting was held in the Foresters Hall in Picton with Mr Charles Peek, President of the Picton Chamber of Commerce in the chair. Mr and Mrs Riddell were made Patron and Patroness of the Society; Mr Charles Peek became first president, Mr Rhind and Mr Maitland were the Secretaries, Mr W. Chambers Treasurer.
1921	The main funding behind the Progress and Beautifying Society came from public donations and bequeaths, with some input from the Picton Borough Council. On November 18, 1921, the larger of the Palm trees were presented to the Society by Mr Gordon Maitland.
1922	In October 1922, plans and specifications of a Norman Arch were presented through the Picton Progress and Beautifying Society, to the citizens of Picton for a War Memorial, which had been accepted by the people of Picton as Picton's War Memorial, were handed over by Mr James Hallinan.

<sup>1</sup> Source: Riwaka, Alan. (2000). *Nga Hekenga O Te Atiawa: Waitangi Tribunal Report Wai 607 4 July 2000*. Te Atiawa Manawhenua Ki Te Tau Ihu Trust.

<sup>2</sup> Taylor, Mike (1998). Formation of 'Seymour Gardens' and its Memorials. Picton Museum.

<b>1923</b>	After the death of Mr Arthur Penrose Seymour in April 1923, the foreshore was officially named 'Seymour Gardens'.
<b>1925</b>	The Memorial was built by James Hallinan and the unveiling took place on June 3, 1925.
<b>1932</b>	Mr Ernest E Gahagan, proprietor of the Terminus Hotel in the early 1930's, was responsible for much of the work in beautifying the Foreshore; he even paid from his own pocket the unemployed to carry out this work. On March 1, 1932, he presented some extra Palm trees to the Picton Progress and Beautifying Society, as well, he put many hours himself in work on the foreshore, and helping the elderly of the town. At his own expense he also arranged golden sand to be spread on the Foreshore beach.
<b>1932</b>	The Picton Branch of Marlborough Returned Soldiers erected slides and swings for the children.
<b>1934</b>	A very successful Queen Carnival was held to raise funds to provide work for the unemployed, in the shape of extending the foreshore. A sum of £675 was raised, the work being supervised by the Picton Progress and Beautifying Society.
<b>1947</b>	The order for a merry go round was placed with Fairweather & Son of Blenheim, Mr A E Greig the President of the Picton Progress & Beautifying Society, was responsible for this.
<b>1952</b>	The Society established a skating rink which was erected partly by voluntary labour and was opened at the end of November 1952.
<b>1954</b>	The children's paddling pool was erected in September 1954 as a memorial to Mr Alfred Thomas Card, at one time owner of the 'Marlborough Press' which was Picton's newspaper from 1861 to 1949. Funds from this project came from Mr Cards Estate.
<b>1960</b>	The Picton Progress and Beautifying Society wound up in September 1960, in August that year a letter was sent to the Picton Borough Council stating that the former regretted their inability to provide voluntary labour to keep the Seymour Gardens up to the standard required, that they would like Council to take over and maintain the gardens.
<b>1964</b>	The Picton branch of the Marlborough Historical Society opened the Smith Memorial Museum on November 28, 1964.
<b>1970</b>	Picton Society of Model Engineers Inc. was formed and the railway and pond were constructed by the Society and supported by Council.
<b>1981</b>	The Society extended the Smith Memorial Museum. This extension was named the Brayshaw Room in memory of Mr Norman Brayshaw, who in the past spent countless hours working on the establishment of the Picton Foreshore.
<b>1989</b>	Under the 1989 Local Government reform Picton Borough, Blenheim Borough and Marlborough County was amalgamated to form Marlborough District Council.
<b>1998</b>	With support from Council the model railway track was rebuilt including a new station, to link the railway and the pond to the main children's play area, to stop children having to cross the car park to get to the train.
<b>2009</b>	Younger children's play area developed.
<b>2009</b>	The talking walls consultation project was undertaken, which gave the community the opportunity to comment on a range of urban design options for the foreshore area.
<b>2010</b>	The opening of Town Wharf development.

2011	New pirate ship playground constructed.  Western entrance upgraded.
2012	Clifford Hague bequests money to be used in the Picton Foreshore and/ or Town Wharf area in memory of his late mother Elisabeth and his late sister Ethel Hague.



Programme for the unveiling of the memorial, 1925

# Overarching Management Vision

The Picton Foreshore Reserve is the jewel of Picton and one of Marlborough's most precious landscapes. The view of the Reserve from both the land and the sea is an iconic image often seen representing the Marlborough region.

The Reserves location provides linkages to the Marlborough Sounds, Picton Ferry Terminal and Picton Town Centre. Not only does the Reserve provide an important open space between these areas, it is also a popular destination on its own. Family orientated recreational facilities, playground facilities, seating and open space make it an attractive space for visitors and residents. Increasingly pressure is being placed on the Reserve to cater for more people or provide for a wider range of recreational activities. The Plan seeks to provide a direction to facilitate this increasing use.

There are two focuses for the future management of the Picton Foreshore Reserve, facilitated through the Plan. One focus is to protect and enhance the important values of the Reserve particularly the view, open space and heritage. The other is to promote and facilitate the use of the Reserve as a destination.

## Tangata Whenua

Maori have a deep commitment to the protection, management and use of the Picton Foreshore and the Reserve. For Maori, Whenua (land) is life itself- it unites kinship and individual identity and provides a link between the past, present and future. Land is an integral part of Maori culture and is the basis of tribal territory and mana.

The Picton Foreshore is of particular significance to Maori as it was the site of Waitohi Pa. Picton was previously known as Waitohi, meaning wai, or water, and tohi- the tohi ritual, in which the tohunga (chosen person) dipped karamu branches in the sacred stream and brushed the right shoulder of warriors before battle. This rite was last performed on soldiers preparing to leave with the 28<sup>th</sup> Maori Battalion in World War 2.

Waitohi was purchased from Te Atiawa in 1850 by Sir George Grey and Sir Francis Dillon, the New Zealand Company agent.

(Refer to Appendix 1 for a Whakapapa from Te Atiawa)



Interpretation sign on the reserve



# Objectives and Policies

## Open Space

Open Space is an invaluable asset of the Picton Foreshore Reserve. Open space is used for events, picnicking and a number of other recreational activities. The Plan seeks to protect the open space of the Reserve and protect its' primary function as a venue for passive recreation and public enjoyment. Open space is currently represented as 40% of the total area.

### Objective

The open space of the Reserve will be preserved and enhanced to ensure its enjoyment for future generations.

### Policies

No less than 40% of the Picton Foreshore Reserve area (as outlined in the map below) will be retained as open green space and vegetation (this includes Council provided play structures).

Encourage facilities which enhance the open space on the Reserve.



## Landscape and Amenity

*The landscape of the Reserve and adjoining foreshore is iconic. Protecting this landscape is essential to ensure future generations are able to experience the Reserve and its beauty. Walkways, vegetation and sand on the foreshore all enhance the landscape and provide an enjoyable experience of the Reserve.*

### *Objective*

The landscape and amenity values of the Picton Foreshore Reserve will be protected and enhanced for future generations.

### *Policies*

Protect the current view to ensure it remains for future generations.

Preserve and enhance the natural qualities of the beachside area.

Provide vegetation that enhances the landscape.



View from the memorial steps

## Heritage and Character

*The Maori, Whaling and Maritime history of Picton and the foreshore provides the opportunity for a unified vision and experience on the reserve. By promoting these themes and reflecting this character in design elements, there is an opportunity to promote the reserve as a unique destination.*

### *Objective*

The displayed history and character of the reserve promotes Picton Foreshore Reserve as a unique and attractive destination.

### *Policies*

Protect and display the history of important heritage sites for the enjoyment and education of existing and future generations.

Promote the Maori history of the Picton Foreshore, particularly the location of the Waitohi Pa site through interpretation.

Encourage activities which promote the Maori, Whaling and Maritime heritage of the area.

## Community Values and Partnerships

The Picton Foreshore Reserve is valued and cared for by its community. It is important that this reserve remains accessible to the local community and a sense of ownership is promoted.

### *Objective*

The reserve is a reflection of the needs and values of the community.

### *Policies*

Provide enhanced opportunities for public involvement in activities and projects centred on the Picton Foreshore Reserve.

Support individuals, voluntary groups and agencies, where their actions are in line with the Plan.



Rail and Sail Train

## Vegetation

*The Reserve has a variety of vegetation including floral gardens, native plantings and the scented garden. This vegetation serves a variety of functions with the scented garden providing an attractive area to relax and the native gardens being used to separate lease areas and provide wind shelter. Low gardens are used to enhance walkways and floral gardens provide a beautiful display for everyone to enjoy.*

### *Objective*

Environmental values that are provided through vegetation in the reserve are recognised and protected.

### *Policy*

Protect the current vegetation and add appropriate vegetation to enhance the nature of the Reserve.



## Tree Removal

*There are a number of trees on the Reserve including two Oak trees that were planted in 1920 which are recognised as heritage trees. These trees provide shade, shelter and beautify the reserve.*

### *Objective*

Trees are provided to benefit the users and the environment of the Reserve.

### *Policies*

Provide trees for the enjoyment and beautification of the Reserve.

Recognise safety and health issues in trees.

Ensure that the Councils Tree Removal Policy is followed.

Ensure that Section 26.3 of the Marlborough Sounds Resource Management Plan is followed in relation to heritage trees on the Reserve.



Ferry terminal adjoining the reserve

## Access and Connections

*The Reserves Act 1977 emphasises protecting public land and preserving access for the public. Improving reserve access and visibility of this access is important to promote the Picton Foreshore Reserve as a destination. Important links include that to and from the Ferry Terminal and the Town Centre. Access to the Reserve should be easily identifiable and cater for all users*

### *Objectives*

The Picton Foreshore Reserve will endeavour to be accessible to all of the community for a range of recreational opportunities.

Walkway features will encourage people to spend time in the Picton Foreshore Reserve as well as providing clear access.

### *Policies*

Provide safe walkways.

Promote access between the reserve, the town centre and the ferry terminal.

Improve awareness of physical access for a wide cross section of age and physical abilities.

Enhance walkways with features to encourage people to stop, relax and stay in the reserve.



## Informal Recreation

*The Plan seeks to establish and protect the primary purpose of the Reserve as an area for informal recreation. By allocating open space areas the balance between informal and formal recreation can be established. Establishing this balance is important as pressure increases to provide a range of activities on the Reserve.*

### *Objective*

The Reserve provides a diverse range of recreational opportunities that meets the needs of the community and visitors.

### *Policies*

Retain the current mixture of recreation facilities and open space.

Encourage the Reserve as an area for informal recreational activities with low or no cost.

Encourage recreational activities that are family or children orientated within the Reserve.



People relaxing on the reserve

## Events

*Events bring people to the Reserve and create a festive atmosphere. The Picton Foreshore Reserve is currently the location for a range of events including the Picton Maritime Festival, Summer Concert Series and Cruise Ship Markets. While events are encouraged on the Reserve it is important to prevent any negative effects to the users of the Reserve.*

### *Objectives*

The Picton Foreshore Reserve will be promoted as a location for events.

Negative effects from events will be prevented or mitigated.

### *Policies*

Promote the Town Wharf as the main event area, with the Picton Foreshore as the secondary location if more suitable.

Encourage events that are of a recreational nature and compliment or enhance the use of the Reserve.

Manage events in a way as to avoid over allocation of resources.

Restrict activities to protect the Reserve environment and reserve users health and safety.



Event on the reserve

## Leases and Concessions

*In undertaking its role in providing recreational opportunities to the community, the Council provides leases and concessions to a range of groups undertaking a variety of activities on its reserves. These concessions play an important role in Council's ability to regulate activities that occur on its reserves.*

*A lease gives exclusive long-term use of a building or part of a reserve to a group or individual, where a concession allows the use of an area on the reserve, this is currently on an annual basis.*

*Commercial use of reserves can detract from public use and enjoyment, so the Council must be cautious when setting aside part of a public reserve for any commercial use. However in some instances a commercial activity may compliment the purpose of a particular reserve and add to the experience of the reserve.*

*There are currently three leases on the Picton Foreshore Reserve; the Picton Modellers Engineers, Picton Museum and Kiwi Golf.*

*Also, there is currently the provision for three lands based and three water based concessions on the Reserve. This provides an acceptable mixture of activities without detracting from the open space of the Reserve.*

### *Objectives*

Activities that enhance the Reserve experience are provided through lease and concession agreements.

### *Policies- Leases*

Retain the current lease area as identified in Attachment 1: Management Zones Map for recreational activities while the current organisations remain in operation.

Ensure that any changes in lease activities or new leases be assessed on criteria including but not limited to: detracting from aesthetic value, cost, value to visitors and locals and recreation value. This decision will be brought to Council.

### *Policies- Concessions*

Retain the current number of land and water based concessions for concessions that complement the recreational activities on the reserve.

Give effect to the Reserves and Amenities Policy- *Policy to Occupy Sites on the Picton Foreshore under a Licence Agreement* (Appendix 4).

## Buildings

*There are a small number of buildings on the Picton Foreshore Reserve. The majority of these are located on the periphery of the Reserve and they have little impact on the Reserve's open space nature. One building, which is an old changing shed building, is located in the middle of the reserve and has been marked for removal because of safety concerns. The Town Wharf area has a higher number of buildings servicing a number of lease holders that provide facilities into the Marlborough Sounds.*

*Through the submission process it was made clear that people place value on the open space in the reserve and there is strong resistance towards new buildings which encroach on open space.*

### *Objective*

Buildings will not compromise the retention of the Picton Foreshore Reserve's open space.

### *Policies*

No new buildings<sup>3</sup> will be permitted on the foreshore where they eliminate open space or impact on view shafts.

Discourage the loss of open space to new buildings on the reserve.

Discourage the loss of view shafts created by additions to buildings on the reserve.

## Facilities

*The Picton Foreshore Reserve has a number of facilities which promote passive recreation and enjoyment on the reserve. These include toilets, rubbish bins, seating and water fountains. Currently there is a difference in style with the Reserve displaying green and red assets and the Town Wharf area displaying yellow, timber and silver assets.*

*Additional facilities can add character to the reserve by promoting usage and a variety of activities without having a large impact on the open space.*

### *Objectives*

Facilities are provided which enhance and promote the reserve as a destination.

Provide an integrated style between the Picton Foreshore Reserve and the Town Wharf area.

### *Policies*

Promote passive recreational activities through the provision of additional picnic and seating facilities.

New facilities on the Picton Foreshore Reserve will be following the Town Wharf area style.

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<sup>3</sup> Building as defined in the Building Act, 2004.



## **Lighting and Closed Circuit Television**

*The reserve is a popular thoroughfare between the ferry terminal and Picton town centre so a positive experience is important. Lighting and Closed Circuit Television (CCTV) are essential to ensure the reserve is safe and accessible both night and day. Not only does lighting provide safe access but it can also be used as decoration to enhance the reserve aesthetically.*

### *Objective*

The Picton Foreshore Reserve will be well lit to enhance access and safety and increase the attractiveness of the area.

### *Policy*

Provide safe walkways through the use of lighting and CCTV.

Enhance the experience of the reserve with aesthetic lighting.

Create safe and lit access through the reserve.

Create an aesthetically attractive reserve.

## **Signage**

*Signage can be used to promote the Reserve as a destination and provide an experience for visitors. Signage can be added on the Reserve to promote the Picton area, provide directional information and provide historic information.*

### *Objective*

To provide signage that adds to the Reserve experience.

### *Policies*

Improve current directional and interpretation signage.

Use interpretative signage to promote the Reserve.

## Water Play Area

The Picton Foreshore Reserve paddling pool provides entertainment particularly for younger children during the summer time and is an enjoyable part of the play area. The water play area is in need of major repairs and work is being planned to upgrade this facility.

### *Objective*

To improve the current water play feature on the Reserve.

### *Policies*

Provide a water play feature that is safe and attractive.

Remove the current paddling pool and replace with a new water play feature.



Play area on the reserve

## Play Area

There are a number of play features on the Reserve including a large play ship, swings and toddlers playground. These features promote the use of the reserve by families and are well utilised.

### *Objective*

To provide facilities which promote and enhance children's play experience.

### *Policies*

Retain and enhance the current play area to provide a cross section of age related play opportunities.

Ensure all playground development structures meet required playground safety guidelines and regulations.

Allow additional play facilities in the play area denoted in Attachment 1: Management Zones Map.

## Car Parking

There are a number of off street parking which adequately provides for the reserve users. The plan is inclusive of one car park on the north western side of the reserve (See Attachment 1: Management Zones Map).

### *Objective*

Car parking is provided which facilitates access to the Reserve.

### *Policies*

Obtain approval from Council for any activity which permanently reduces the number of car parks.

Do not permit an increase in car parking where it takes away open green space.

## Gifts and Commemorative Features

People may wish to bequeath gifts to be placed on the reserve to commemorate a loved one or event. A number of criteria must be met for Council to allow gifts to be placed on the reserve and it is recommended that the proposal is discussed with a Council Reserves Officer before any purchases are made.

### *Objective*

To ensure that any bequeathed gifts and commemorative features are managed in a sustainable manner and are beneficial to the reserve and reserve users.

### *Policies*

Consider on a case by case basis any requests from individuals and/ or community organisations for the sponsorship of reserve features.

Assess proposal on the following criteria:

- The compatibility of the proposed feature in relation to the character and use of the reserve
- The benefit to the reserve users
- The ease and cost of maintenance and whom is responsible
- The relevance of the feature to the Picton community and its appropriateness.

Any Council approved gift may be acknowledged through the attachment of a small engraved or cast metal plaque associated with the feature. Where a gift or commemorative feature requires removal, it may or may not be replaced.



**Memorial anchor at Town Wharf dedicated to those that lost their lives in the Cook Strait**

## Prohibited Activities

*To ensure a positive experience for all users on the Reserve a number of activities are prohibited or restricted.*

### *Objective*

Prohibit activities from occurring that would detrimentally impact on the amenity, ecological and recreational values of the Picton Foreshore Reserve.

### *Policy*

The following unauthorised activities on the Picton Foreshore Reserve are not permitted:

- The lighting of fires
- Rubbish dumping
- Camping or overnight parking
- Use, parking or storing of any unauthorised motorised or non- motorised vehicle on the reserve.

## Dogs

Refer to Council's Dog Control Bylaws for restrictions on dogs in the Reserve.

## Alcohol

Refer to Council Liquor Ban Bylaws on Alcohol. The Council can place conditions on the use of alcohol in reserves including partial and total bans.



View of The Snout from the reserve



# Picton Foreshore Reserve Management Plan Review

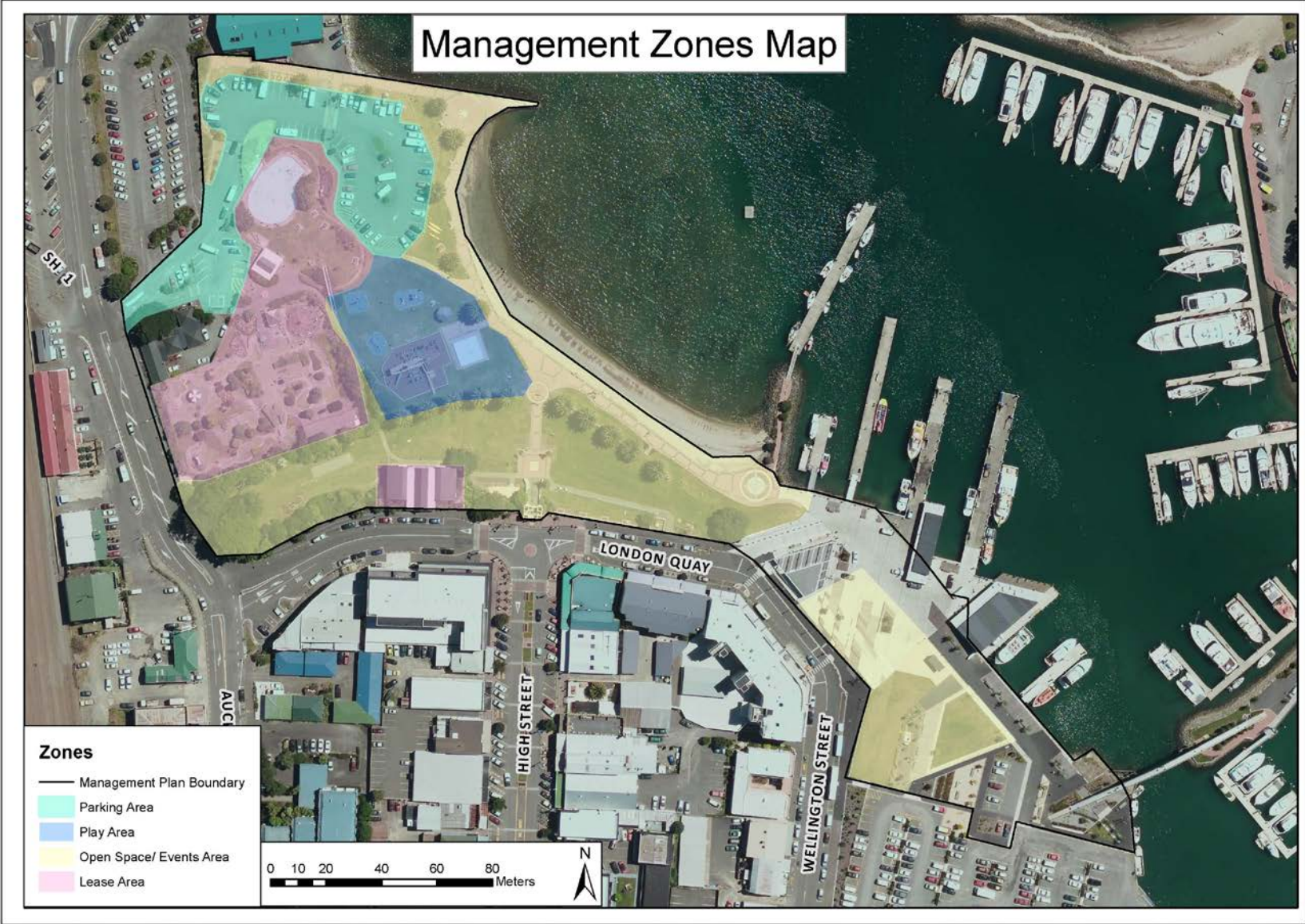
The objectives and policies contained within the Plan will be kept under continuous review in accordance with Section 41 of the Reserves Act 1977.

The Plan will be subject to a full formal review within 10 years of being approved



View of the Reserve from the water

# Attachment 1: Management Zones Map



# Appendix 1: Te Atiawa Whakapapa

## *Kaitiakitanga in Te Atiawa Rohe*

*Tena koe*

*Nga mihi nui ki a koe i runga i nga ahuatanga o te wa.*

Te Atiawa are the tangata whenua, who hold manawhenua manamoana over the lands and waters of Totaranui (Queen Charlotte Sound), Kura Te Au (Tory Channel) and environs. As such, Te Atiawa are kaitiaki within this rohe and carry a responsibility for ensuring that the mauri or essential life principle of the natural world is maintained.

*Tamarau no runga i Te Rangi heke iho ki raro ki te  
whakamarimari te tari ai te hurahanga o te tapora o Rongo-u-eroa*

*Taku kuia e! Taku kuia e!*

*Te Ara o taku tupuna o tohia ai au*

*Ko Te Ātiawa no runga i Te Rangi  
Te toki te tangatanga e te ra  
Taringa mango, ko to kete nge  
Ue ha! Ue ha!*

*Tamarau from the heavens above came down  
to make love and waited until he could have Rongo-u-eroa to wife*

*She is our Kuia! She is our Kuia!*

*This therefore is the consecrated pathway of my ancestors*

*Te Ātiawa from the heavens above*

*The adze (of Tamarau) which can remove the very sun from its axis*

It follows that the Picton Foreshore Reserve is located within Te Atiawa Rohe. Moreover, the related foreshore area is precisely the location of the Waitohi Pa site, formerly occupied by Te Atiawa, and a site of deep cultural significance to Te Atiawa Iwi. Te Atiawa is Tangata Whenua Iwi and Treaty Partner of the Crown, thus holding Tino Rangatiratanga over the Picton Foreshore Reserve area.

## **Appendix 2: Recent Consultation Processes for the Development of the Picton Foreshore Reserve**

Community consultation has been undertaken with the Picton community including consultation on the Town Wharf development in 2006 and the Growing Marlborough Strategy which looked at a strategy for all of Marlborough's urban centres. These processes have been taken into consideration in the creation of objectives and policies.

A brief overview of these processes is outlined below.

### **Talking Walls Project**

In 2006 the talking walls forum was held in Mariners Mall in Picton. Visual material based on five designs for the Picton Foreshore Reserve was provided by five architects. A representative of future@picton was on hand throughout the process to encourage people to leave their comments. Around 620 visitors were recorded, generating 570 individual comments. Half of the feedback was received on the architects design and the other half was of a general nature.

The Town Wharf area development solicited public feedback through the talking walls project.

The following is a summary of the relevant comments that arose from this process:

#### **Look and Feel**

Eighty-seven comments were coded as being about the overall "look and feel" that people wanted to see in the development. The most common themes in this group were a desire to see a strong sense of the "seaport/maritime/boating" identity that many people associate with Picton; a desire to see local arts, culture and heritage reflected in the designs, and a preference for "simple" solutions – for example several comments made reference to Queenstown, the Viaduct Basin, or other city environments as the antithesis of what they wanted to see.

There appeared to be a sense in many of these comments that none of the four proposals had quite captured the particular character of Picton. Others seemed primarily concerned to see sensitive approaches to matters such as landscaping, choice of materials, colour schemes and so forth.

#### **Activities and Facilities**

Fifty-seven comments related to the sort of activities or facilities that people wanted to see on the Reserve. Green spaces, tourism facilities, cafes and restaurants, were all cited.

#### **Swimming Pools**

Although a swimming pool featured in only one of the four designs, 37 comments were received that discussed this idea. (dKO's design featured a water feature that some saw as being used as paddling pool. The prospect of a new pool in Picton was discussed within the community, with choices focussing on redevelopment of the existing facility at Queen Charlotte College, or the building of a new facility). The two main site options for a new facility are Endeavour Park, or the waterfront. (Port Marlborough has also identified a possible aquatic facility in their waterfront development concepts.)

Fifty-seven per cent of comments were positively disposed to a pool facility of some type, somewhere on the waterfront.

#### **Parking**

Twenty-two comments related to parking needs associated with the development of the Reserve. These included the parking requirements of Marlborough Sounds residents. The original brief provided to the architects has been criticised for not providing for the needs of this community, and the proposals submitted do reflect this gap. The issue of water access for Marlborough Sounds residents (permanent and summer), the space they require for loading and unloading freight and provisions, and vehicular access for these purposes, was not well treated in any of the four proposals.



When the comments relating particularly to the parking needs of Marlborough Sounds residents are excluded, the remaining comments are evenly split between those wanting to see plenty of on-site parking, and those who would prefer to see parking shifted off-site.

### **Access**

Thirty-eight comments related to access, 32% of which were concerned with walking access. A similar proportion was concerned with access for Marlborough Sounds residents, with a small number commenting on design aspects that affected elderly or disabled people.

### **Planning Context**

The final category of comments was coded to the overall context for the planning of the development. Thirty-four comments were received on this theme, including the need to place this development into the context of a larger urban planning framework, the relationship with Port Marlborough's developments, the need to incorporate environmental values and energy efficiency into the development, and how the project could be financed.

## **Growing Marlborough – Marlborough Urban Growth and Development Strategy- Picton, Havelock & Inner Sounds**

The Growing Marlborough Strategy is the result of extensive consultation undertaken to provide a strategic direction for Blenheim Town Centre and the Wairau Awatere and Marlborough Sounds areas. In March 2013 the Strategy overview and decisions summary was released which documented the outcomes of the Council's decision making process on the recommendations made by these strategies.

The proposed urban amenity improvements that relate to the Picton Foreshore are:

- Develop foreshore design including 'orientation point' and direct walkways, including boardwalk, subject to further investigation.
- Extend the covered walkway at the terminal to the orientation point and to the i-SITE and railway station. Provide planting and wind shelter. Subject to further investigation into the optimum location of the i-SITE.
- Retain and expand the children's paddling pool at the foreshore, subject to further investigation.
- If museum remains at current location then extend it to accommodate the Whaling Wing.
- Improve the signage for the museum.
- Increase provision of lighting in identified locations.
- Implement CCTV systems in identified locations, subject to further investigation.
- Improve lighting on the foreshore walkway, particularly leading to the town wharves.
- Develop a vision for Picton that is unique to this area. The stated vision is generic and could be applied to other NZ townships. Subject to further investigation.
- Include in the proposed strategy the concept of a National Whale Centre located on the Foreshore. To be developed within three years. Outcome subject to costing.

## **Appendix 3: Current Leases & Concessions on the Picton Foreshore Reserve**

### **Kiwi Golf**

Date: 15 July 2011

Term: Current Term expires 30 December 2014 with 2 rights of renewal expiring 30 December 2018 and 30 December 2022

### **Picton Model Engineers**

Date: 30 April 2010.

Term: The term of this Lease will commence on the Commencement Date and continue until the Licence is terminated pursuant to the Licence terms.

### **Picton Museum**

Date: 21 January 2011.

Term: Fifteen Years.

### **Current Leases on the Town Wharf Area**

- Marlborough Sounds Adventure
- Cougar Line
- Dolphin Watch
- Wilderness Guides
- Picton Water Taxis
- Beachcomber Cruises

## Appendix 4: Reserves and Amenities Commercial Activity and Concessions Policy

Concession areas can enhance recreational experiences by providing food, drink, equipment etc. and will therefore be permitted in limited areas under carefully controlled conditions. Unnecessary tendering of leases can be counter-productive in that lessees may lose a business that they had carefully built up over the years. Therefore provision is made to enter into new leases without tendering.

- Commercial activity will not be permitted on reserve land unless specifically allowed for in individual reserves policy. It will generally be restricted to nationally and regionally significant reserves with limited activity allowed in other categories.
- Where permitted, the activity must be of a recreational nature, or enhance the recreational use of the reserve, and be considered to benefit the community.
- Before any concession or lease for operating a commercial service/activity on a reserve is considered a business plan must be prepared and submitted.
- The rental for commercial leases of recreation reserves will be assessed at 7% of unimproved land value. This figure may be adjusted if Council considers it to be unreasonable.
- If a commercial lease is terminated, or expires with no provision for renewal, the lease shall be tendered on the open market. However, if it expires with both the lessor and lessee wishing to continue with the lease, a new lease may be entered into without tendering.
- Commercial services/activities will be restricted to only one of each similar type per reserve as space permits. If there was more than one applicant per similar concession type, the selection will be based upon a 50/50 ratio of tendered concession fee to attributes of the service for such activity proposed.
- Before any concession for a land site for water based activities is considered it would have to meet with the approval of the Harbourmaster.
- Non-tendered concession fees will be determined in accordance with current Council policy.
  - i. Higher rate concession fee:
    - a. Picton foreshore, Pollard Park, Seymour Square.
  - ii. Medium rate concession fee:
    - a. Wither Hills Farm Park
  - iii. Low Rate concession fee:

All remaining reserves.
- Concessions will be granted for an annual period expiring 30 September each year. Renewal for up to a maximum of two more years, reviewable annually, will be permitted providing the service activity has been up to the expected standards. The concession fee will be reviewable each year.

Some recreational experiences can only be provided by commercial entrepreneurs e.g.; golf driving ranges and provided the activity is carefully controlled, the use of reserves in this way is not contrary to the Reserves Act.

## Policy to Occupy Sites on the Picton Foreshore under a Licence Agreement (Casual)

### a. Sites Limitation

- i. The number of sites available for licence are limited to a maximum of six, tagged in accordance with sub-clause (a) (iv) below.
  - ii. The Picton Foreshore is defined as including the carpark area, grassed area and actual foreshore.
  - iii. Council at its sole discretion may limit the number of licences to less than six for any reason it considers appropriate.
  - iv. At no time shall there be more than three land based activities and three water based activities permitted, notwithstanding any special market day proposals to use the foreshore carpark area.
  - v. The existing sites available are currently fixed by location; however Council would consider as part of any future applications an alternative site on the foreshore.
- b. There shall only be one site available for licence at Shelley Beach although Council at its discretion may determine that there shall be no licence issued **provided however** that all existing activities at Shelley Beach may remain until the end of their current licence term.
- c. That any application must be supported by comprehensive information on the nature of the proposed business operation, the details to be as determined by the Manager, Community Services and Development Department.
- d. That all applications for sites will be considered by the Chairman of the Community Services and Development Committee and the Manager, Community Services and Development Department and they are given delegated authority to determine approval of any particular application and any decision made shall be final.

NB: The details of any applications are unlikely to be available without the consent of the applicant given that each application involves a commercial activity and it is considered such details should remain confidential, subject always to the Local Government Official Information and Meetings Act.

- e. That any application approved would be subject to the following conditions of occupancy:
- i. An initial licence period of up to two years to run so that the termination date is 30 June.
  - ii. The documentation will be based on a licence to occupy.
  - iii. The rental to be paid will be market rental as assessed by a Registered Valuer appointed by Council.
  - iv. There shall be no right of transfer or assignment without the prior written approval of Council. Council retains sole discretion about whether such approval shall be given in any particular case it being specifically recorded that such approval shall not be automatic or assured.
  - v. No vehicles shall be permitted on the grass foreshore without the prior written approval of Council.
  - vi. The use of advertising signs shall be subject to prior written approval by Council and shall be subject to specifications set by Council as to size, shape, design and details and the licensee to also comply with any District Plan requirements associated with advertising signs.



- vii. There shall be no warranty by Council as to the suitability of the site for the use intended.
- viii. The applicants are responsible to obtain any consents necessary for the use intended to establish.
- ix. There shall be a full indemnity in favour of Council as a result of the licensees' activities.
- x. Any costs involved in completion of the licence or any enforcement of breach or non-compliance shall be the responsibility of the licensee.
- xi. The site occupied is as determined by Council and any encroachment onto other areas without prior written approval by Council represents a breach.
- xii. Council reserves the right to terminate any occupancy right on one months' notice where there is any non-compliance or breach of the terms and conditions of the licence
- xiii. Such other conditions as may be considered necessary or appropriate either in general or by reason of a specific nature of the business or activity to be carried out with the decision about any additional conditions to be determined by the District Solicitor.
- xiv. Any right of renewal will be assessed at the time of the original approval having regard to the activity or use intended but if a renewal is to be considered in any particular case it would be for a further term of two years. Should a renewal right not be allowed for in any particular licence then it is recorded that Council will reassess the approval to occupy the particular site prior to the expiry of the term with the ability available for any existing occupier or new applicant to lodge submissions with Council no later than three months prior to the expiration of any term. Council would then determine the matter through the delegated authority held by the Chairman of the Community Services and Development Committee and the Manager, Community Services and Development Department one month prior to the expiration of the term.

It is further recorded that although no guarantee or assurance is given it would be Council's inclination to allow renewal in favour of an existing occupier as opposed to any new occupier provided the existing occupier has complied with the terms of the licence and the activity or use carried out is still considered by Council to be appropriate for the specific site.

Footnote : Council will continue to allow under Minute A2161 that "at reserve locations commercial stalls would be automatically excluded from Reserves, but that they could operate in conjunction with a specific event."