

Management Plan for the Mana Water Sports Ltd commercial recreational activity

Mana Water Sports Limited

December 2022



1. Key Information

Address	Surface of Lake Dunstan, South of Lowburn Harbour, Cromwell
Legal Description	No legal description – subject to Deed of Grant of Easement.
Site Area	N/A – area of use is approximately 150m x 150m, located 10m from the shore as approved under RC200277 and subsequent variations.
Owners	N/A - the bed of the lake is administered by Land Information New Zealand (LINZ)
Occupiers	Lake surface - unoccupied
Applicant	Mana Water Sports Limited
Operative District Plan Zoning	(W) - Water Surface and Margin Resource Area
Proposed Activity	Operate a commercial recreational activity the “Kiwi Water Park” on the surface of Lake Dunstan at Lowburn and operate it on a commercial basis between 1 December and 31 March (summer months). The inflatable structure will be moored to the bed of Lake Dunstan by multiple concrete mooring blocks.
Recreation Permit Clause	This Management Plan addresses clause 4.1.16 of the Recreation Permit.

2. Background

This management plan relates to the operation of the Kiwi Water Park on Lake Dunstan (“Kiwi Water Park”). For clarity, the activity has been authorised under resource consent RC200277 and variations V2-V4.

3. Introduction

This Management Plan addresses clause 4.1.16 of the existing Recreation Permit, but must be read in association with:

- the conditions imposed on resource consent RC200277V2 (as varied by RC200277V3 – subject to CODC approval) by the Central Otago District Council (also covering Regional Council consents); and
- other conditions on the Recreation Permit.
- the Health and Safety Management Plan required under clause 4.1.6 of the Recreation Permit, which is to be approved by the Harbour Master.

Clause 4.1.16 states:

4.1.16. Prepare a comprehensive management plan that addresses at a minimum:

- i. *how the Operational Area will be kept safe and clean;*
- ii. *management of parking;*
- iii. *how customers safety will be provided for (e.g. life jackets, life guards, where the life guards are stationed and equipment available to the life guards etc.)*
- iv. *how the Operational Area and people will be controlled and kept safe during non-Operational Hours*
 - i. *a procedure to immediately address any contamination issues on or associated with the "Kiddie's Park".*

3. How the Operational Area will be kept Safe and Clean (4.1.16(i))

The operational area will be kept safe and clean through the following actions / methods:

- a) The Recreation Permit Holder shall provide at least four receptacles (wheelie bins) for waste / litter that shall be available for customer use during the hours of operation. Rubbish shall be emptied daily (and disposed of regularly to an appropriate off-site authorised disposal facility) and monitored to ensure litter is not blowing out of the bins. No rubbish from the operation shall be deposited in the public rubbish bins supplied at Lowburn.
- b) At the completion of operations for the day, as part of the daily closing up activities, the Recreation Permit Holder shall:
 - (1) check the land area immediately adjoining the Kiwi Water Park, and remove any litter / rubbish present as part of the custodial management of the site; and
 - (2) check the shoreline immediately adjoining the Kiwi Water Park, and
 - (3) shall remove any litter / rubbish present on the land or lake as part of the custodial management of the site, and dispose of it appropriately.
- c) Customers will be prohibited from eating / drinking while on the amusement device itself.
- d) The Recreation Permit Holder shall monitor the shore and immediate surrounds of the Kiwi Water Park for erosion and sedimentation as a result of users obtaining access to the device from the shoreline, and ensure that access to the device is distributed across different parts of the shoreline each day in order to avoid creating tracks or damaging vegetation. A temporary mat may be placed to prevent erosion.
- e) Portaloos shall be provided and emptied on a regular basis.

With regard to safety, the activity will be carried out in accordance with the Health & Safety Management Plan required to be prepared under Clause 4.1.6 of the Recreation Permit.

In addition, as part of RC200277 as varied by V2-V4, safety will be managed through the following actions which reflect how the water park operated in the previous summer season:

1. *Enabling the placement of a temporary fence around the toddler park area, when the Kiwi Water Park season is operating*

The temporary fence will help ensure any vehicles on the adjoining gravel track that extends along the Lowburn Harbour arm are well separated from the toddler park area and also provide a physical barrier to prevent toddlers wandering towards the gravel track.

2. *Enabling the toddler park to be placed in the location utilised for the 21/22 season*

The location selected is the safest position for the toddler park where it can be safely supervised and anchored firmly to the ground.

3. *Enabling one additional shipping containers (two in total) to be placed on site for storage of equipment.*

The shipping container will store safety equipment including a defibrillator and first aid equipment.

4. *Enabling the placement of changing rooms*

This will provide a safe / private changing space for customers.

5. *Enabling placement of miscellaneous items on the site such as life jacket racks, portaloos, wheelie bins and a skip bin for waste management.*

These matters all relate to the provision of safety equipment and convenience items for customers.

6. *Enabling the creation of a picnic / shade area.*

This will provide protection from the central Otago sun.

4. Management of parking (4.1.16(ii))

The existing car park at Lowburn is extensive and comprises two areas:

1. one area formed with a gravel formation, shown in the image below with yellow shading. This area is closest to the boat ramp and often used for parking cars with trailers; and
2. the more informal parking area, comprising parking on the grass directly adjacent to the lake. This area is between the lake and the yellow area.



Figure 1: Approved site plan from decision RC200277V4

The parking area plan is shown below:

Released under the Official Information Act 1982



Figure 2: Parking area plan

The Recreation Permit holder shall manage parking through the following actions / methods:

1. Complying with any conditions on the resource consent and associated variations;
2. Through marketing and promotional material (including the company website and acknowledgement emails for each booking), and through on-site signage that:
 - a. Encourages customers to use the more durable gravel car park without blocking access to the boat ramp; and
 - b. Ensure no customers park adjacent to the State Highway. If any customers are parking on the State Highway they will be asked by staff to move their vehicle to a correct parking area.
 - c. Try to prohibit customers from using the vehicle access directly adjacent to the reception / base building area. Customers will be required to utilise parking in the shaded yellow area (or surroundings), and walk to the reception area.
 - d. Monitor LINZ signage to try and prevent vehicles driving to the Kiwi Water Park location, rather than walking on the trail adjacent to the Harbour.

5. How customer safety will be provided for (4.1.15(iii))

Health and Safety will be managed in accordance with the Health and Safety Management Plan required under clause 4.1.6 of the Recreation Permit. This is a separate document appended as the Fifth Schedule to the Recreation Permit, and prepared in accordance with the Health and Safety at Work Act 2015

6. How people will be controlled and kept safe during non-operational hours (4.1.16(iv))

After hours, employees of the Kiwi Water Park or a private security guard will be employed to ensure the device is kept secure and not used by the public when not open for operations. Regular monitoring of the site will be required to ensure no unauthorised access is obtained. The Recreation Permit holder will also liaise with the local police office to help ensure the device is not damaged or used outside of operating hours. Signage will be installed in prominent locations clearly prohibiting any access to the device outside of operating hours.

7. A procedure to immediately address any contamination issues on or associated with the 'Kiddies Park'. (4.1.16(v))

The procedure to prevent contamination arising is as follows:

- To require all parents to toilet their child before using the Kiddie Park.
- To require all customers using the Kiddies Park to wear swim nappies

In the unlikely event of contamination arising given the above,

- To immediately remove the contamination and dispose of it in a portaloo.
- To close the kiddie park and immediately sanitize the affected area.

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