

Kimi ākau, Kimi ora

Reserve Management Plan



Te Rūnanga o NGĀI TAHU

Reserve Management Plan

for Section 5 SO 587344

September 2025

Recreation Reserve
vested in Te Rūnanga o Ngāi Tahu

Recognising the seven Papatipu Rūnanga with shared
interests in Whakatipu Waimāori, pakihīwi ki te pakihīwi.



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He mahi kai tākata, he mahi kai hōaka

nā Hastings Tipa nō Moeraki

It is work that consumes people,
as pounamu consumes sandstone.

1.0 Reserve Management

This Reserve Management Plan recognises the collective and individual connections, obligations, and responsibilities of takata whenua and takata Tiriti to the Recreation Reserve and Kimiākau; one driven by whakapapa, the other by recreation and use. These interactions manifest in different ways and are acknowledged accordingly. Te Rūnanga o Ngāi Tahu recognises that the Reserve is a place for all to enjoy.

From a Kāi Tahu perspective, recreation encompasses experiences that enhance our vitality and wellbeing, our wairua, tinana, mauri, hauora. It is expressed through whakapapa, connection, active transfer of knowledge in te taiao, and

cultural and recreational practices and values. It is these experiences and expressions that the vision and objectives of this Reserve Management Plan seek to achieve.

1.1 Description of the Reserve

The currently unnamed, 0.8 hectare recreation reserve, titled Section 5 SO 587344 (the **Reserve**), is a recent carve out from the Morning Star Beach Recreation Reserve and was vested in Te Rūnanga o Ngāi Tahu (the **administering body**) in 2023 with delegated powers¹ from the Minister of Conservation. The administering body administers the recreation reserve in accordance with the Reserves Act 1977. Section 17 of the Reserves Act sets out the purpose of recreation reserves and other relevant provisions include powers outlined in sections 53 and 54.

The Reserve is a connector between nearby recreation, scenic, and wildlife management reserves and Kimiākau Shotover River. The site is dominated by built infrastructure, a reflection of its late separation from the wider reserve.

The objectives and policies of this Reserve Management Plan are ambitious for a small, largely developed site with a

long-term lessee, Shotover Jet. However, the influence and ability of the Reserve to fulfil its vision comes from the spending of revenue and the desire to create opportunities for Kāi Tahu Whānui to have indigenised places to return to and undertake practices that sustain our identity as Kāi Tahu.

Beyond its physical description, for Kāi Tahu Whānui the Reserve is an:

- acknowledgement of our enduring connection with Kimiākau Shotover River and te taiao
- important tohu of redress and partnership that matures the relationship between the Crown and Kāi Tahu
- exemplar that demonstrates how Kāi Tahu can achieve successful conservation and kaitiakitaka outcomes in the area.

¹ Instruments of Delegation, <https://ngaitahu.iwi.nz/te-runanga-o-ngai-tahu/our-work-pou/strategy-and-environment/morning-star-reserve/>

Any reference to the Reserve refers only to the 0.8-hectare vested site, unless otherwise specifically stated. This Reserve Management Plan does not include the Morning Star Beach

Recreation Reserve that remains under the administration of the Department of Conservation.



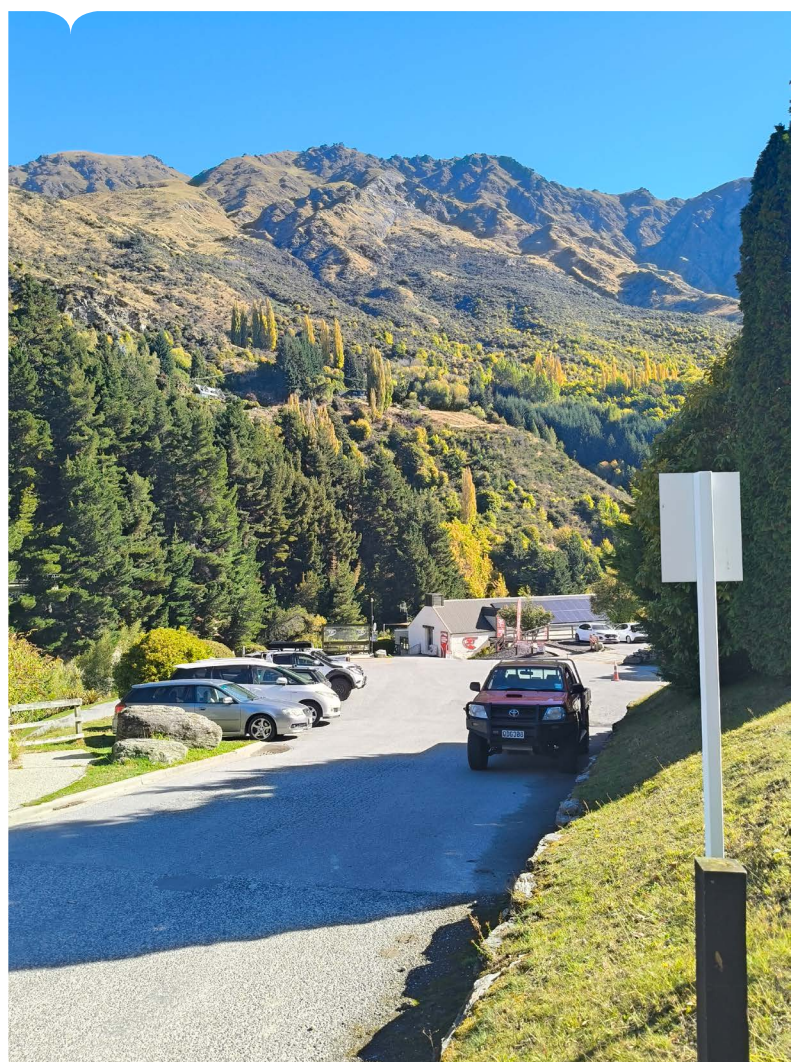
1.2 Occupation of the Reserve

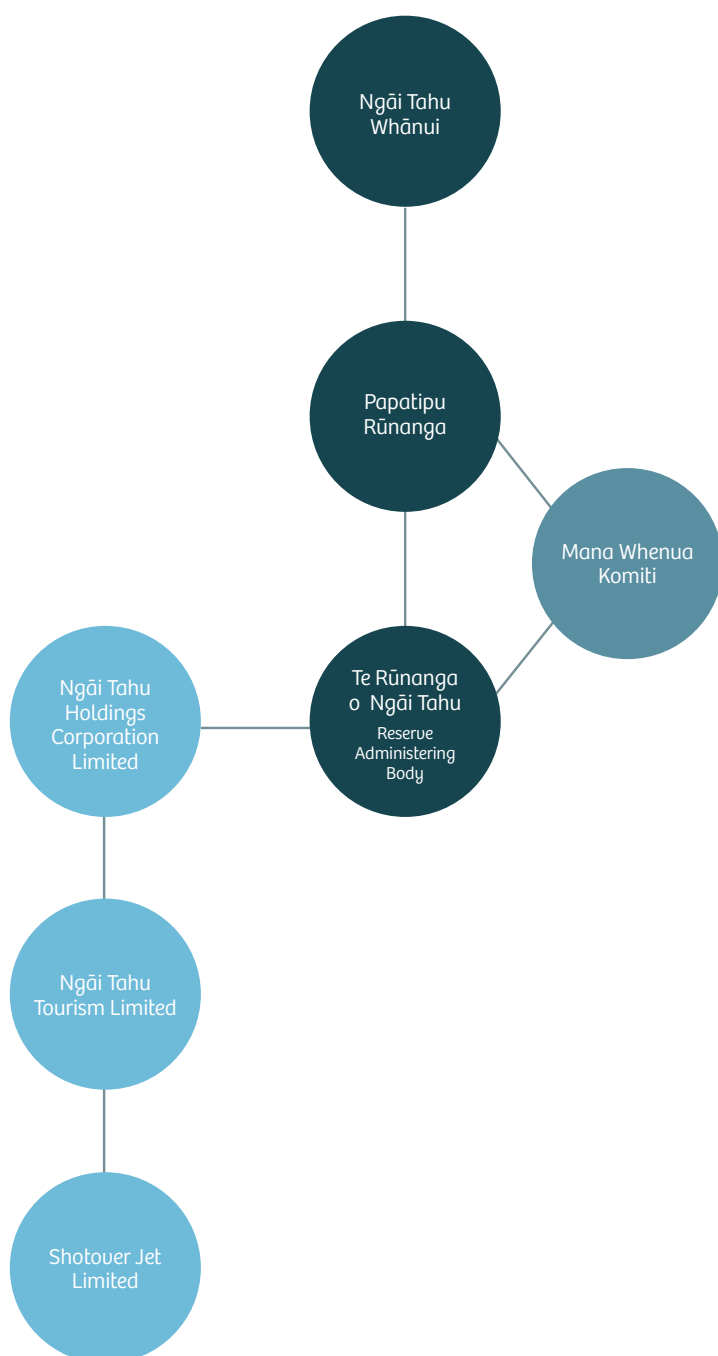
Shotover Jet has a long-term lease until 2053 that provides for the carrying out of a commercial jet boats operation in the Reserve, including an easement for the conveyance of fuel. Shotover Jet has operated from the site since 1965 and provides revenue for the Reserve. Infrastructure associated with the Shotover Jet includes a booking office/reception centre, storage area, workshops, above ground fuel tank, and carparks.

To ensure that the lessee's activities do not detract from the natural beauty of the land and its environs, Shotover Jet is required to keep:

- all its developments and associated infrastructure within the lease area in good repair
- the lease area free from pest plants, rabbits, vermin, rubbish and other waste associated with its operations.

OneNZ holds a sublease for the operation of a telecommunications facility attached to the Shotover Jet workshops building.





1.3 Roles and responsibilities

The roles and responsibilities for the Reserve are as follows:

Te Rūnanga o Ngāi Tahu² – iwi authority comprising of 18 Papatipu Rūnaka. Administering body of the Reserve with powers delegated from the Minister of Conservation.

Seven Papatipu Rūnaka³ with shared interests in Kimitiākau – kaitiaki with their own respective mana motuhake who direct and guide the administering body.

Mana Whenua Komiti - Representatives from the seven Papatipu Rūnaka who advise the administering body on annual work plans and spending of revenue.

Minister of Conservation – Minister responsible for the Reserves Act.

Department of Conservation – two key interests; 1. administering the Reserves Act on behalf of the Minister of Conservation; 2. administrator of surrounding reserves.

Local Authorities – Queenstown Lakes District Council and Otago Regional Council have responsibilities for land and water management, including the management of effects from use and development.

The relationship within Kāi Tahu parties as it relates to the Reserve is depicted in the diagram.

² www.ngaitahu.iwi.nz

³ Te Rūnanga o Moeraki, Kāti Huirapa ki Puketeraki, Te Rūnanga o Ōtākou, Waihopai Rūnaka, Te Rūnaka o Awarua, Te Rūnanga o Ōraka Aparima, and Hokonui Rūnaka.

1.4 How to read the plan

This Reserve Management Plan has intricate linkages from the intergenerational vision to actions that deliver outcomes. Although its structure is widely used in reserve management plans, this Reserve Management Plan is designed within an Kāi Tahu cultural context and should be interpreted as such.

The Reserve Management Plan has a vision, objectives, and policies. These simply mean:

Vision: a long-term aspirational statement that guides the objectives and policies

Objectives: the end game – what we want to achieve broken into parts

Policies: how the objective is going to be achieved, action based.

The Kāi Tahu dialect uses the 'k' interchangeably with the 'ng'. In Queenstown Lakes, the District Plan uses the 'ng' while the Otago regional plans tend to use 'k'. This variation is due to the different preferences by the Papatipu Rūnaka and their environmental entities except where there is a legal requirement to use a specific spelling (e.g. Te Rūnanga o Ngāi Tahu). See the glossary of terms.



2.0 Kāi Tahu Cultural Context

Whenua, taoka tuku iho, and wāhi ikoa are part of our whakapapa and manifestations of our tīpuna and atua. They are woven into our Kāi Tahu histories, mātauraka, and ways of knowing and being. Whakapapa speaks to more than our human relationships with each other; it links everything, Ira Atua Ira Takata, with the land, the sea, the environment, our world and our universe. It permeates all things Kāi Tahu, helping us understand who we are and where we come from. Whakapapa lies at the core of Kāi Tahu knowledge and understanding – it provides an unbroken link and chain of descent between the spiritual and the material, the inanimate and the animate.

As Kāi Tahu, we take this understanding into caring for places as we seek to fulfil our obligations and responsibilities. These responsibilities are enduring and as our world evolves, so do our practices and ways of caring for them.

Cultural contexts are crucial to understanding cultural concepts and their appropriate application in reserve management. To best understand how the administering body manages this Reserve, the place needs to be seen and understood from the perspective of Kāi Tahu. Cultural contexts assist with the implementation of the Reserve Management Plan provisions, so they are aligned with Kāi Tahu values, associations, relationships, cultural practices, uses, and aspirations.

Kāi Tahu associations, rights and interests in the district are both historical and contemporary and include whakapapa, place names, mahika kai, tribal economic development and landholdings. Historically, Whakatipu Waimāori, Kawarau, Te Papapuni/Nevis area, Haehaenui/Arrow River formed part of the extensive network of kāika, mahika kai, and ara tawhito throughout this region connecting the pounamu seams

and inland lakes with the coasts of Te Waipounamu.

For centuries, Whakatipu Waimāori/ Lake Wakatipu area supported nohoaka, kāika, and pā. Kāi Tahu cultural and social systems evolved here according to the limits and characteristics of the local environment. Our tīpuna were heavily reliant on resources being found in specific areas along the route to either consume or harvest for future use, therefore care was taken to ensure they flourished.

Waters, stones, minerals, muds, clays, animals, and plants were also harvested for use in situ or to be taken back to kāika or traded. The waters from hukawai are culturally regarded as the highest level of purity and we accorded traditional classifications that recognised this value. Quarries and ‘working floors’ where adzes and other tools (chisels, cutters, drills) were created are common throughout the region.

The historical record was somewhat interrupted for Kāi Tahu with pastoralisation and mining in the latter half of the 1800s. This period resulted in land alienation for Kāi Tahu and the area

being transformed to tussock grasslands and dry scrub. Introduced domestic and pest plants and animals further changed the landscape.

Despite more than a century of alienation and broken promises by the Crown, we have maintained our presence in the district as citizens, workers, and land and business owners. However, it was not until 1998 that redress elements from the Kāi Tahu Treaty Settlement provided mechanisms for the return of lands and specific provisions for cultural practices. The vesting of the Reserve is a progression of Treaty Partnership and a manifestation of Kāi Tahu rakatirataka.

Kimiākau (Shotover River) was part of the extensive network of kāika mahika kai and traditional travel routes throughout Central Otago. Kimiākau was also part of the frenetic gold-mining activity that occurred during the 1860s Otago gold rush. In 1862, gold miner Rāniera Tāheke Ellison of Te Āti Awa descent discovered 300 ounces of gold at Kimiākau. This exact location of discovery became known as Māori Point.

Ref: Kā Huru Manu

3.0 Vision

The vision of this Reserve is:

Kimi ākau, kimi ora

Seeking and protecting the vitality and wellbeing of the Recreation Reserve and Kimiākau, ki uta ki tai.

Kimiākau is a place of intergenerational connection and resilience for Kāi Tahu Whānui that empowers our identity, practices, and presence.

We nurture as kaitiaki, uphold tikaka, and share mātauraka. We seek a regenerated environment for the enjoyment and benefit of all.

4.0 Objectives and Policies

The vision **kimi ākau, kimi ora** is supported by the following objectives and their related policies.

OBJECTIVE 1 – RAKATIRATAKA

Kāi Tahu rakatirataka is exercised in ways that ensures recognition and assertion of our indigeneity and identity.

Policies for Objective 1

- 1.1. Encourage, employ, and embed Kāi Tahu paradigms, including ki uta ki tai and intergenerational thinking, in the visioning and administration of the Reserve.
- 1.2. Develop processes and expectations for the Reserve that reflect the assertion of Kāi Tahu rakatirataka in our takiwā.
- 1.3. Ensure tools, methods, and process are in place that support the Reserve's recreation classification and vesting in Te Rūnanga o Ngāi Tahu.
- 1.4. Investigate tangible and intangible expressions of Kāi Tahu identity in the Reserve, including naming.

OBJECTIVE 2 – TIKAKA AND MĀTAURAKA

Kāi Tahu tikaka and mātauraka are essential components in the management, decision making, and monitoring of the Reserve.

Policies for Objective 2

- 2.1. Actively practice and foster Kāi Tahu tikaka and mātauraka in executing respective powers, duties, and functions.
- 2.2. Understand and embed the Kāi Tahu cultural context in managing and monitoring the Reserve and Kimiākau.
- 2.3. Use Kāi Tahu led assessments and tools to establish management and monitoring programmes and measure progress and success.
- 2.4. Develop and execute methods, practices, and programmes that allow for the appropriate and authentic transmission of mātauranga.

OBJECTIVE 3 – KIMIĀKAU

Actions in the Reserve respect and enhance the mauri of Kīmiākau and the Shotover Catchment.

Policies for Objective 3

- 3.1. Acknowledge the special relationships and responsibilities Kāi Tahu has with Kīmiākau.
- 3.2. Acknowledge the connection the Reserve has with the surrounding reserves, natural environment, and Kīmiākau.
- 3.3. Develop and use effects-based criteria to understand and assess impacts of actions and activities on the mauri of Kīmiākau and the surrounding reserves.
- 3.4. Ensure access and view shafts exist between the Reserve and Kīmiākau.

OBJECTIVE 4 – MAHIKA KAI

Regeneration supports mahika kai and cultural and recreational practices.

Policies for Objective 4

- 4.1. Prioritise actions and activities that support the mauri of te taiao in the Shotover Catchment and cultural and recreational practices at the Reserve.
- 4.2. Identify, promote, and support opportunities for Kāi Tahu Whānui to engage in reestablishing species and mahinga kai practices, including harvesting.
- 4.3. Map the hydrology and landscape to support mahinga kai, pest management, and regeneration efforts.

OBJECTIVE 5 – MANAAKITAKA

Manaakitaka for Kāi Tahu Whānui and manuhiri is provided through reciprocal and respectful access and use.

Policies for Objective 5

- 5.1. Users of the Reserve endeavour to leave it in better condition than they found it through respectful and reciprocal actions and behaviours.
- 5.2. Support Kāi Tahu Whānui and manuhiri through planning and preparing, as far as is practicable, for cultural, climate-related, and natural events.
- 5.3. Ensure that the Reserve provides opportunities for Kāi Tahu Whānui to connect with their whakapapa and whenua.
- 5.4. Recognise that Kāi Tahu Whānui are the proprietors of our history, stories, and culture, and these must be authentically and respectfully told and shared through education, interpretation, narratives, marketing, and promotion.

OBJECTIVE 6 – KOTAHITAKA

Collaborative efforts, enterprises, and partnerships deliver mutual benefits and outcomes.

Policies for Objective 6

- 6.1. Develop criteria and priorities for the spending of revenue that uphold the vision of the Reserve and comply with the vesting conditions.
- 6.2. Work with the administrators of other reserves within the Shotover Catchment to deliver mutual recreational and cultural outcomes.
- 6.3. Investigate partnerships, collaborations, and research opportunities that uphold the vision of the Reserve.
- 6.4. Acknowledge research and planning within the Shotover Catchment and consider how actions and activities in the Reserve can support those outcomes.

OBJECTIVE 7 – WĀHI

The Reserve provides for recreational values and appropriate commercial activities.

Policies for Objective 7

- 7.1. Recognise and protect the recreational values of the Reserve and its ongoing use and enjoyment by the public.
- 7.2. Maintain and safeguard public access through the Reserve to Kimiākau over defined access routes.
- 7.3. Acknowledge and provide for the existing Shotover Jet lease in the Reserve.
- 7.4. Support ensuring Shotover Jet leases and any other agreements or arrangements are up to date and cover the full extent of the Shotover Jet operations as well as any other necessary easements or authorisations.
- 7.5. Acknowledge the other activities associated with the Shotover Jet operation and that further authorisations may be needed.
- 7.6. Align new leases and authorisations with the vision of the Reserve.

5.0 Implementation

5.1 Engagement principles and Kāi Tahu tikaka

The tikaka for the Reserve is determined by the seven Papatipu Rūnaka with shared interests in Kimiākau. Tikaka underlies the actions, engagement, and expected appropriate behaviours for the Reserve.

The administering body acknowledges the importance of relationships in achieving the objectives and policies of this Reserve Management Plan and will look to form:

- a) strong and effective partnerships with agencies, organisations, and local authorities in the protection, management, and care of the Reserve, Kimiākau, and Shotover Catchment
- b) enduring relationships with lessees, commercial operators, and the neighbouring community and landowners.

Parties engaging or collaborating with the administering body should demonstrate:

- a) an understanding of the special relationships and responsibilities Kāi Tahu Whānui has with Kimiākau
- b) recognition of Kāi Tahu rakatiratāka and kaitiakitaka
- c) early, meaningful, and continuous engagement in accordance with tikaka Kāi Tahu
- d) a commitment to work together throughout the process, from start to finish, including collaboratively identifying timeframes, methods, and protocols, and any problems, issues, solutions, and resourcing and funding needs
- e) a high degree of personal and professional integrity and ethical behaviour in all interactions and decisions made
- f) an ongoing commitment to work towards solutions with reasonableness and the utmost good faith.

5.2 Implementation priorities and methods

When preparing the annual work programme, the administering body will engage with key stakeholders within the Shotover Catchment. The implementation priorities will be outlined in the work programme with specific actions and who/how they will be delivered in alignment with the vision, objectives, and policies of the Reserve Management Plan. The initial period will focus on establishing baselines, tools, methods, and criteria.

Measuring and articulating the success of actions and activities on the vitality and wellbeing of the Reserve are based on the Kāi Tahu cultural context and Kāi Tahu led assessments and cultural monitoring tools. These indicators will be developed over the duration of this Reserve Management Plan and successive documents.

6.0 Plan Formation

6.1 Purpose of the Reserve Management Plan

In practical terms, this Reserve Management Plan assists with day-to-day management and decision making to successfully meet the vision and objectives for the Reserve, now and into the future. The Reserve Management Plan reflects Kāi Tahu rakatirataka and our responsibilities as both kaitiaki and the administering body.

purposes set out section 17 of the Reserves Act. The primary purpose of a recreation reserve is set out in section 17 but can be summarised as being to provide for recreation and the physical welfare and enjoyment of the public, while protecting, restoring and enhancing the natural environment, cultural landscape and retaining open space.

Legally, the Reserve is classified as a recreation reserve in accordance with the

6.2 Treaty of Waitangi and interpretation of the Reserves Act

Section 4 of the Conservation Act 1987 applies to reserves administered under the Reserves Act including this Reserve. Section 4 requires that the Reserves Act be administered and interpreted so as to 'give effect to' the principles of the Treaty of Waitangi. The Supreme Court confirmed in *Ngāi Tai ki Tāmaki* that section 4 is a powerful obligation in the context of reserves. The Supreme Court noted that:

- a) Section 4 is a “powerful” Treaty clause because it requires the decision-maker to give effect to the principles of the Treaty.
- b) Section 4 requires more than procedural steps. Substantive outcomes for iwi may be necessary including, in some instances, requiring that concession applications by others be declined.

- c) Enabling iwi or hapū to reconnect to their ancestral lands by taking up opportunities on the conservation estate (whether through concessions or otherwise) is one way that the Crown can give practical effect to Treaty principles.

The Supreme Court continued:⁵

... But section 4 should not be seen as being trumped by other considerations like those just mentioned. Nor should section 4 merely be part of an exercise balancing it against the other relevant considerations. What is required is a process under which the meeting of other statutory or non-statutory objectives is achieved, to the extent that this can be done consistently with section 4, in a way that best gives effect to the relevant Treaty principles.

⁴ *Ngāi Tai ki Tāmaki Tribal Trust v Minister of Conservation* [2018] NZSC 122.

⁵ At [54].

This decision reinforces the importance and central role of Kāi Tahu in the administration of the Reserve. The Court also confirmed that the economic

aspirations of iwi are a relevant consideration in the administration of reserves.

6.3 Legislative and policy framework

The legislative framework for the Reserve includes Te Rūnanga o Ngāi Tahu Act 1996, Ngāi Tahu Claims Settlement Act 1998, Conservation Act 1987, Reserves Act 1977, and Resource Management Act 1991. The agencies responsible for administering these Acts and their respective regulatory policies and tools are:

- Te Rūnanga o Ngāi Tahu – iwi authority and Reserve administering body
- Department of Conservation – government department
- Otago Regional Council – local authority
- Queenstown Lakes District Council – local authority.

Heritage New Zealand Pouhere Taonga, Land Information New Zealand, and Fish and Game also have regulatory roles.

Two iwi management plans cover this Reserve:

- *Te Tangi a Tauira The Cry of the People, 2008*, administered by Te Ao Māmara Inc
- *Kāi Tahu ki Otago, 2005*, administered by Aukaha.

Over the last two years, efforts have been made in Queenstown Lakes to identify and encourage greater alignment between Kāi Tahu and local authority documents. This alignment is still a work in progress, but initial findings have identified the need for robust implementation mechanisms that authentically deliver Kāi Tahu outcomes.

6.4 Plan development and engagement

This Reserve Management Plan has been developed by Te Rūnanga o Ngāi Tahu under the direction of the Mana Whenua Komiti that consists of representatives of the seven Papatipu Rūnaka with shared interests in Kimiākau. Public engagement has also informed the Reserve Management Plan through:

1. a public meeting on 7 December 2024 (20 public attendees)
2. seven written suggestions
3. public notice on 28 June 2025 in the Otago Daily Times, and Southland Times as well as through the Mountain Scene and the Ngāi Tahu website

4. copies of the draft Reserve Management Plan supplied to the Department of Conservation, Queenstown Lakes District Council, Otago Regional Council, Heritage New Zealand Pouhere Taonga, Shotover Jet and Ngāi Tahu Tourism as lessee, and those who attended the public meeting and provided written suggestions where contact details were included

5. four public submissions.

The seven written suggestions received were supportive or neutral with no objections. The themes highlighted in the written suggestions and public meeting are:



- spaces that reflect Kāi Tahu culture and encourage expression of that.
- access to the beach and river, and trails for connection with other sites and conservation areas.
- management of pest plants and species.
- improving water quality and visual amenity of the Reserve.
- the need to balance commercial enterprise and activities with recreational use and public enjoyment.
- community recreational facilities.

The four submissions received were supportive and the key matters raised are:

- endorsement of the vision, objectives, and policies.
- importance of this Reserve retaining its connections with other sites and conservation areas.
- details of the work currently underway in the Shotover Catchment.
- opportunities to align and work together in implementing the Plan and spending of revenue.

The established community around the Reserve and Kimiākau have taken an active interest in the development of this Reserve Management Plan. Tools have been included to identify mutual benefits and leverage of the work undertaken in the wider community with that happening in the Reserve. The Reserve will be the first prominent demonstration of Kāi Tahu rakatirataka and identity in the community and this has been supported and encouraged.

The surrounding reserves are a central amenity for the local, Arrowtown, and Queenstown communities as a place of recreation, public use, and access to Kimiākau. An easement exists over a defined area in the Reserve that allows for unrestricted access by the Crown, concessionaires, and members of the public, including vehicle access, to the Kimiākau beach. The lease requires Shotover Jet to continue to provide such access.

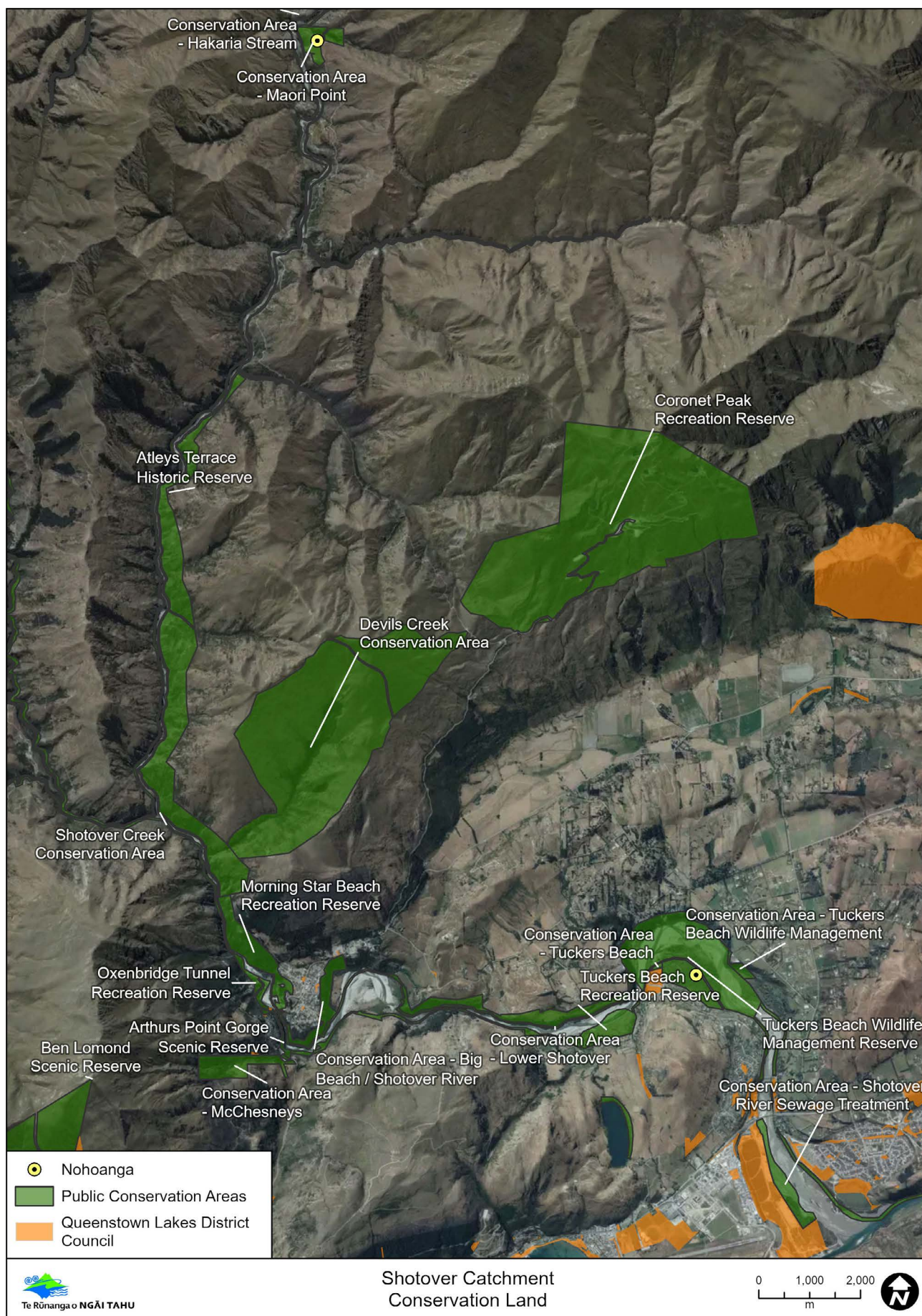
6.5 Surrounding reserves

This Reserve was previously part of the larger Morning Star Beach Reserve that is still administered by the Department of Conservation alongside other reserves and conservation lands in the immediate vicinity. Queenstown Lakes District Council also has reserves and lands along Kimiākau.

While this Reserve Management Plan is for the 0.8 hectare site, it also acts as a guide for the spending of revenue received from leases on this Reserve and others listed in the vesting gazette notice being:

- a) Morning Star Beach Recreation Reserve
- b) Oxenbridge Tunnel Recreation Reserve
- c) Arthurs Point Gorge Scenic Reserve

- d) Tuckers Beach Recreation Reserve
- e) Tuckers Beach Wildlife Management Reserve
- f) such other reserves or land within the Shotover Catchment as may be approved by the Minister of Conservation from time-to-time in accordance with section 84 and/or section 85 of the Reserves Act.



Glossary

ara tawhito	traditional travel routes
atua	Deity, divine being
hauora	vitality, wellbeing, health
hukawai	snow melt waters
iwi	tribe
Kāi Tahu Whānui	As used in the Te Rūnanga o Ngāi Tahu Act 1996. The collective of the individuals who descend from the primary hapū of Waitaha, Ngāti Mamoe, and Ngāi Tahu, namely, Kāti Kuri, Kāti Irakehu, Kāti Huirapa, Ngāi Tūāhuriri, and Kai Te Ruahikihiki.
kāika	village, settlement
kaitiaki	guardians
kaitiakitaka	means the exercise of guardianship by the takata whenua of an area in accordance with tikaka Māori in relation to natural and physical resources; and includes the ethic of stewardship
ki uta ki tai	translated as ‘mountains to the sea’ meaning everything is connected
Kimiākau	Shotover River
kotahitaka	Working together, unity
mahika kai	gathering of food and natural materials by Kāi Tahu Whānui in accordance with tikaka, the places where those resources are gathered, and the work, methods and cultural activities involved in obtaining them
manaakitaka	hospitality, being helpful and respectful to others
mana motuhake	self-determination, autonomy
mana whenua	customary authority exercised by an iwi or hapū in an identified area
manuhiri	guests, visitors
mātauraka	information, knowledge, education
mauri	spiritual essence, life force
nohoaka	campsite, seasonal occupation site
rakatirataka	Chieftainship, the powers and qualities of chiefly leadership, and exercise of tribal authority. Self determination

takata Tiriti	Non-Māori people living in New Zealand, people of the Te Tiriti o Waitangi Treaty of Waitangi
takata whenua	in relation to a particular area, means the iwi, or hapu, that holds mana whenua over that area
taoka tuku iho	cultural heritage
te taiao	environment, natural environment
Te Waipounamu	South Island Te Waipounamu, official place name
tikaka	rights, customs accepted protocol, rule, Māori traditions, lore or law, the correct Māori way
tinana	physical body
tīpuna	ancestor
tohu	symbol
wāhi ikoa	place name
wairua	spirit
whakapapa	genealogy, cultural identity
whenua	land



Appendix 1 Vesting Gazette Notice

NEW ZEALAND GAZETTE

Vesting Reserve in Te Rūnanga o Ngāi Tahu

Under the Reserves Act 1977 the Minister of Conservation vests the reserve, described in the Schedule ("Reserve"), in Te Rūnanga o Ngāi Tahu, in trust for recreation purposes, subject to the following conditions:

1. A right of way easement is granted by Te Rūnanga over the area identified as "A" on SO 23901, allowing for unrestricted access by the Crown, concessionaires and members of the public, including vehicular access at all times; and
2. Funds received by Te Rūnanga in its capacity as the administering body of the Reserve, are to be administered and applied in accordance with the requirements of the Reserves Act 1977. Pursuant to section 84 of the Reserves Act 1977, the Minister of Conservation authorises funds to be expended for the purposes of managing, administering, maintaining, protecting, improving and developing the following reserves in addition to the Morning Star Beach Recreation Reserve:
 - i. Oxenbridge Tunnel Recreation Reserve;
 - ii. Arthurs Point Gorge Scenic Reserve;
 - iii. Tuckers Beach Recreation Reserve;
 - iv. Tuckers Beach Wildlife Management Reserve;
 - v. Such other reserves or land within the Shotover Catchment as may be approved by the Minister of Conservation from time-to-time in accordance with section 84 and/or section 85 of the Reserves Act 1977; and
3. Revenue from the Reserve is to be expended for the benefit of the public, not for the benefit of any lessee or licensee or on the improvement or replacement of buildings owned by any lessee or licensee; and
4. A management plan for the Reserve is to be implemented within 2 years from the date the reserve is vested in Te Rūnanga o Ngāi Tahu; and
5. The vesting is subject to retention of any ancillary structures and/or facilities authorised by 3rd party concessions in force at the date of this notice; and
6. In addition to submitting annual financial statements to the Auditor-General in accordance with section 88 of the Reserves Act 1977, Te Rūnanga o Ngāi Tahu shall make them available to any member of the public that request them; and
7. The rent for any lease of the vested part of the reserve shall be set as follows:
 - i. the rent shall be a market rate and, in any event, shall be no less than the "Starting Rent".
 - ii. the market rate is to be assessed by an independent valuation, taking account of changes in the Consumer Price Index since the rent was last reviewed.
 - iii. the "Starting Rent" is the rent payable by Shotover Jet Limited as at 31 March 2023, adjusted for inflation from 31 March 2008 until the current date.
 - iv. the rent is to be reviewed every three years during the term of any lease (with the first review to occur by the 3rd anniversary of the date of any lease taking effect) and a new rent set at the then applicable market rate.

Otago Land District—Queenstown Lakes District

Schedule

Area ha	Description
0.8025	Section 5 Survey Office Plan 587344, (part <i>New Zealand Gazette</i> , 15 August 1991, No. 123, page 2665)

Dated at Northland this 12th day of October 2023.

HON WILLOW-JEAN PRIME, Minister of Conservation.

2023-In5072

01-11-2023 13:18



Te Rūnanga o **NGĀI TAHU**