



Rangitikei
UNSPOILT...

2009

Dudding Lake Management Plan



Adopted: 26 November 2009 (09/RDC/385)

Part Two: Legislative and Policy Framework specific to Dudding Lake

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Introduction and background

Introduction

This is a management plan for Dudding Lake Reserve, Marton (“Dudding Lake”). Dudding Lake is a rural park located 14 kms from Marton. It is readily accessible from SH3 for all forms of recreational activities.

The two main objectives for Dudding Lake are,

- to ensure that a management structure is in place that supports the Council’s decision to retain Dudding Lake at least cost to the ratepayers
- to protect and promote the unique characteristic of Dudding Lake and to enhance the recreational amenities.

This Management Plan outlines a vision for the future of Dudding Lake and includes objectives and policies to guide the future management of the facility.

Dudding Lake is not a listed reserve and Council is therefore not bound by the legislative requirements of the Reserves Act 1977 to have a Reserve Management Plan. However this management plan follows the same format of a reserve management plan and has generally followed the process set out in the Reserves Act 1977.

History of Dudding Lake

Dudding Lake was purchased by the Marton Borough Council in 1965 with cash gifted to the Council specifically for that purpose by Mr JBS Dudding. In 1972, additional land was acquired around the southern and eastern end of the lake. This purchase was funded by a grant from (the then late) Mr Dudding’s charitable trust and as a condition of that funding the Council was required to settle the whole of Dudding Lake as a perpetual charitable trust. The lake itself, the surrounding land and all of the improvements were to be officially known as “the Dudding Lake Reserve” and it has since been held by the Council as a public recreation area, in accordance with the deed of trust dated 01 December 1972.

From 1965 to the mid 1980s the Marton Lions Club built amenities and administered the whole complex as a camping ground and day visitor / picnic facility and it was subsequently leased to private operators until late 2008. At that time, Council sought community views on the possibility of selling the Lake and received strong feedback from the Marton community which very much saw the Dudding Lake as “theirs”. Consequently, Council set aside any consideration of a sale of the Lake and operated the facility as a camping ground and day visitor / picnic area, pending a decision on future management options.

The draft LTCCP 2009-19 suggested that Dudding Lake could be managed as a regional park by Horizons Regional Council. As a result of the submission process, which included a public meeting, this option was not pursued. In addition, Council confirmed that it will not sell Dudding Lake and, to reflect the views of the submitters, agreed that Dudding Lake will be funded as a Marton Ward park (65% from a targeted rate on Marton Ward ratepayers, 25% from a District-wide rate and 5% from user’s charges).

Following on from this, the public were consulted regarding options contained in a draft management plan for Dudding Lake. The consultation process included submissions and the opportunity for people to speak at an oral hearing. The submissions did not provide a clear preference for any particular option but did provide a very strong message to Council for the cost to the ratepayer to be minimised. As a result, Council will focus its resources on maintaining Dudding Lake as a recreational amenity for the people of Marton and surrounds.

Legal Description

Dudding Lake is located within Rangitikei District and held in the name of Rangitikei District Council in two separate fee simple land titles. The area comprises approximately 16 hectares over the two titles. The area is not classified as a recreational reserve under the Reserves Act 1977.

Land Title Reference	Area	Description	Comment
CFR WN 44A/14	10.6224 ha	Lot 1 DP 26391 Lot 6 DP 74852	Balance of original purchase (after re-alignment of S H 3)
CFR WN 11B/74	5.4108 ha	Lot 1 DP 33141 Lot 2 DP 26391	Extra Acquired 1972

The Trust Deed

The Deed of Trust dated 01 December 1972 covers all of the land described above and any money created from Dudding Lake or gifted to the Council for Dudding Lake. The Deed directs that Dudding Lake Reserve is to be available for the recreation of “the inhabitants of Marton and the surrounding district and of the public at large” and the Deed incorporates extensive powers and authorities to enable the facility to be managed by the Council.

The over-arching requirement of the Deed is for all of the assets of, and all income or other funds generated by or towards, the Dudding Lake Reserve to be held by Council and applied to Dudding Lake. There are also powers for the lease or sale of all or any part of Dudding Lake and provision for application of proceeds from that.

District Plan

Dudding Lake is located in an area zoned for rural purposes under the District Plan. The title area available under the Trust is the west end of the lake and the surrounding land. The land surrounding the eastern arm of the lake is privately owned and farmed. Council holds title to an Esplanade Reserve providing public access around the eastern lake edges which was created at the time of subdivision of adjoining land in 1992. This is not part of the draft reserve management plan.

There are no current or proposed listings of notable trees or significant buildings at Dudding Lake.

Features and current use

Location of Dudding Lake

Dudding Lake is located 400 metres off State Highway 3 approximately 12 kms North of Bulls by road and 14 kms West of Marton by road. Access from the State Highway is along a partially sealed roadway which is sited wholly within Council's title to the land.

Topography and Other Physical Features

Most of the land surrounding the lake itself is developed farmland, on clay-based soils with limited capacity for absorption of surface water. This land all slopes down towards, and drains into, the lake. The southern "bay" of the lake is located at the foot of a sand hill which is on the inland border of Santoft Forest.

The Lake

The lake is one of numerous such dune lakes situated along the coastline from Manawatu to South Taranaki, which are generally filled from surface water run-off from surrounding land and some inflow from ground springs.

The lake itself is well used during summer months for various boating activities but at times the relatively small area of available water space leads to congestion. No negative reports have been formally received by Council and the general view is that users are aware of the size limitation and work within that.

The water levels in the lake fluctuate according to the season and the particularly dry summer of 2007 – 2008 resulted in one of the lowest levels in living memory. There are easements registered against the titles which enable adjoining landholders to draw certain volumes of water from the lake. Some comment has been made that this draw-off could have a detrimental effect on lake users. However, expert advice during the dry 2007-08 season indicated that this is unlikely to present a significant problem.

Both the levels and the quality of lake water are regularly monitored and tested by Horizons Regional Council during the period October to April each year. Testing results over the 2008-09 summer recorded the lake was safe for human activity throughout the whole of the season.

Facilities and Amenities / Services

Dudding Lake currently offers the following¹:

- *24 Powered Caravan Sites
- *Caretaker's House
- *Office
- *Fresh water reticulated to taps within 5 metres of each site.
- *Grey Water disposal drains within 5 metres of each site.
- 10 Non-powered Caravan Sites
- Approximately 2 hectares of clear ground available for camping and picnicking
- Amenities Building with electricity and plumbed water supply
- Storage Shed
- Concrete Boat Ramp
- Waterslide
- Playground Equipment
- Barbecues and Picnic Tables
- Plumbing / Drainage Reticulation Systems

Campground

There are facilities available for campers which include powered and non-powered camping sites, amenities building and water. Charges are levied at the campsite, administered by the on-site caretaker².

Amenities Building

There are basic toilet facilities available for visitors to Dudding Lake with non-potable water. Water is supplied via a pump from the lake. The amenities block has an electric supply to power the pumps for the reticulation systems and electric lights for evenings. The electricity supply has recently been upgraded.

Boat Ramp

The concrete boat ramp is in good condition but there is clear evidence of slumping of the foundation material at the sides of the ramp around water's edge. The access road to the ramp is partially sealed and in fair condition, but is not wide enough to meet requirements at peak use times. The boat ramp has a user fee of \$10 per use with no differentiation between boats and jet-skis. The ramp fees are collected by the caretaker³.

¹ *Following Council decision (resolved minute number 09/RDC/385) these items will be removed from Dudding Lake at end of February 2010.

² From end of February 2010, there will no longer be a caretaker on-site and the powered sites will be removed. Thereafter freedom camping will be permitted at Dudding Lake. The amenities building will be available for campers no other services or facilities will be provided.

³ From end of February 2010, there will no longer be a caretaker on-site to collect ramp fees. If the boat ramp is to be maintained, then a user-pays system, such as an honesty box, will be developed.

Playground Equipment

The playground equipment comprises a steel climbing frame, steel slide, and steel-framed trampoline. The climbing frame and slide are old and not particularly appealing, but are in good structural condition. The trampoline is adequate for requirements. Soft fall ground cover beneath the playground equipment has recently been replaced and the equipment has been repainted.

Water slide

The waterslide is constructed of tanalised timber with rubber overlay. It does not have a continuous water supply and may not meet current safety requirements.

Sundry Facilities

There are 8 wood-fired barbeques and 3 picnic tables. These are all showing signs of their age and some are no longer fit for purpose. General tidy-up and repainting is warranted.

Plumbing and Drainage Reticulation Systems

Water is either tank-fed or lake supplied. An underground reticulated potable supply to all of the 24 powered caravan sites is in place⁴.

A wastewater treatment and disposal system (which involves a septic tank and a drainage field) is fully contained within the boundaries of the property and the system is maintained by Council.

Both the supply of freshwater and the disposal of treated wastewater are reticulated by electric pumps.

Road

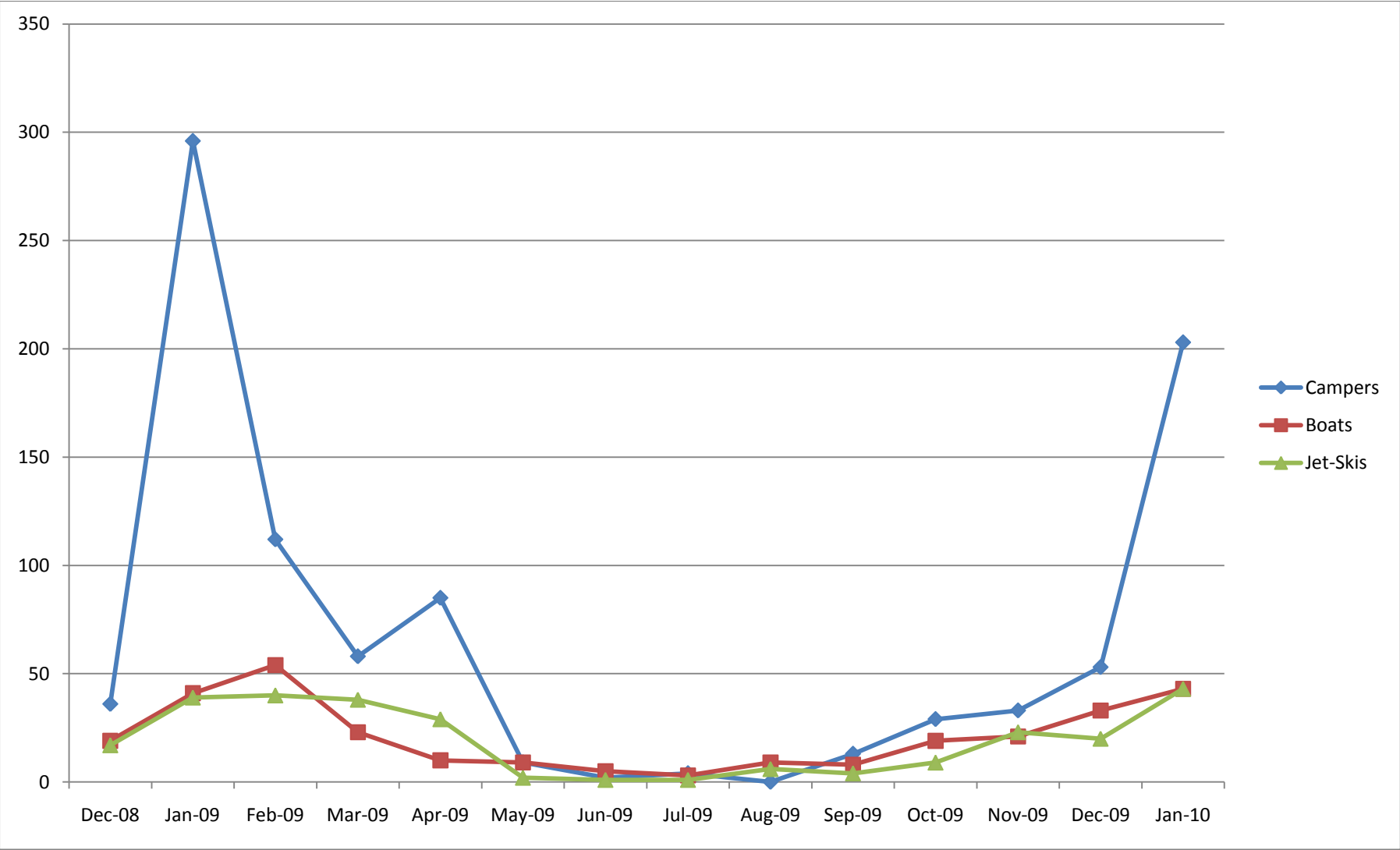
The partially sealed access road was re-shaped and metalled in 2008 and is currently in a condition that is satisfactory for the purpose it serves. The internal road through the camping ground and accessing the southern end of the lake is in fair condition. A budgetary provision of \$40,000 is available to upgrade the road during 2009/10 if required, pending confirmation by Council.

Events

Dudding Lake is available for the public to use for informal events. There have been successful informal music festivals held on New Year's Day in 2009 and 2010. Rangitikei Active has held an Iron Man/Marathon competition.

⁴ From end of February 2010, there will not be potable water available at Dudding Lake.

Numbers of people using Dudding Lake



Specific policies for Dudding Lake Reserve

This Management Plan will be consistent with the policies contained in the District-wide Parks and Reserves Management Plan Part One. Specifically:

Policy 1: The Council will encourage community participation in the planning, development, management and maintenance of Council recreational parks and reserves.

The community has sent a clear signal to Council that it wants the cost to the ratepayer kept to a minimum and that, where appropriate, a user-pays system should be in place. Council has given effect to this by the decision to **establish an efficient administration regime for Dudding Lake with the least cost to the ratepayer.**

Explanation

Council's promotion of recreation policy defines four roles for the Council – one being the provider of facilities. Council's objectives in this role are to ensure that such amenities are the most relevant to the needs of residents, are available to organisations and individuals to enjoy, and are maintained to levels of service to be functional and meet the demand of the community.

Council will apply this to the administration of Dudding Lake – that is, the Council provides a basic level of service in terms of maintaining the parks and reserves (grass cutting, general gardening/pruning, maintenance of access ways and footpaths, public toilets, play and picnic equipment). This applies the same level of service to Dudding Lake as to other recreational parks and reserves across the District.

Implementation

From March 2010, there will be no caretaker on-site at Dudding Lake. The absence of a caretaker means that Council will no longer provide a serviced camping facility - the powered sites will be removed. The house will be sold and removed from the site. The proceeds will be applied to maintenance and renewal of the facilities on the site, for example, an upgrade of the picnic area. Once the play and picnic areas have been upgraded, they will be maintained to that level.

General, ongoing maintenance of Dudding Lake will be either through a local contractor or through the existing Parks and Reserves contract with Transfield. The least cost option will be pursued.

Policy 2: To maintain and develop recreational facilities at Council recreational parks and reserves in close consultation with the local community to enhance the recreational values and opportunities.

The community has indicated that it believes there are opportunities for enhancement of the recreational values at the Lake. These have come from groups with special interests,

particularly water sports and camping/caravanning/motorhome-ing. Through its submission process, Council explored community interest in establishing a community group to manage Dudding Lake. However, no clear grouping emerged to take on this role and so Council will not pursue further.

Explanation

Council has applied the same principle to the development of facilities on its recreational parks and reserves across the District – that is, the Council provides facilities to a certain level of service but has an expectation that anything over and above what Council provides is the responsibility of the code concerned. The principle is that where the benefit is enjoyed by a fewer number, the responsibility rests with that group. Where there is wide community benefit, maintenance of Council facilities rests with the Council.

Implementation

As is the case across the District, should there be a group that expresses interest to develop a facility at a Council managed park or reserve and if the facility meets the needs of a particular interest group, then the opportunity is there to develop a lease arrangement between Council and that group for use of the land.

Policy 3: To encourage maximum use of Council recreational parks and reserves by a range of different groups.

Feedback from the community indicated that local people strongly valued Dudding Lake in a relatively undeveloped, natural state, as one of several dune lakes along the coastline filled from freshwater and ground springs. Council has given effect to this by the decision to **promote Dudding Lake's unique characteristic and make it a place for local residents to enjoy for all forms of recreational use.**

Explanation

Another of Council's identified roles through the promotion of recreation policy is to increase access to leisure opportunities and to maximise the number of residents participating in leisure activities in the Rangitikei. So, Council wants to encourage as many local people as possible to use Dudding Lake for recreational purposes, particularly those which maximise the special amenity value provided by the Lake.

Implementation

Council will work to ensure that the day-to-day operational management of the park and facilities will ensure that conflicting demands are managed and that use is maximised.

It is envisaged that Dudding Lake will be closed to vehicles during the winter and opened for recreational activities in the weekends. Vehicle access during the summer season would be during daylight hours.

Action Table for Dudding Lake Management Plan

<p>Part One: Policy 1 The Council will encourage community participation in the planning, development, management and maintenance of Council recreational parks and reserves,</p> <p>Effected by establishing an efficient administration regime for Dudding Lake with the least cost to the ratepayer.</p>	<p>From March 2010 No on-site caretaker Sale and removal of house Removal of powered sites</p> <p>Contract for regular ongoing maintenance in place. Upgrade picnic area</p>	<p>Assets</p>	<p>Staff time Income from sale of house (if any) to be set against future costs and general improvements</p> <p>Maintenance contract To be determined</p>
<p>Part One: Policy 2 To maintain and develop recreational facilities at Council recreational parks and reserves in close consultation with the local community to enhance the recreational values and opportunities.</p>	<p>Be responsive to requests from community organisations/interest groups for independent developments</p>	<p>Assets</p>	<p>Staff time</p>
<p>Part One: Policy 3 To encourage maximum use of Council recreational parks and reserves by a range of different groups.</p> <p>Effected by promoting Dudding Lake's unique characteristic and making it a place for local residents to enjoy for all forms of recreational use</p>	<p>Designation of Dudding Lake as a camp ground under 6.3(b) of the Public Places by-law.</p>	<p>Policy</p>	<p>Staff time</p>
	<p>Manage bookings at the Park to ensure maximum use by different groups for various activities (e.g. music festival)</p>	<p>Assets</p>	<p>Staff time</p>
	<p>Investigate options to close the Park to vehicular access during winter and restricted access in summer season.</p>	<p>Assets</p>	<p>To be determined</p>
<p>Repairs to the boat ramp and development of a user-pays system for the use of this to be undertaken.</p>	<p>Assets</p>	<p>To be determined</p>	