

Minutes of a meeting of the Wānaka Upper Clutha Community Board held in the Main Hall, Luggate Community Centre/Whare Mahana, 51 Main Street, Luggate on Thursday 8 February commencing at 10.00am

Present

Mr Simon Telfer (Chair), Councillor Barry Bruce, Councillor Lyal Cocks, Mr Chris Hadfield, Ms Linda Joll and Mr John Wellington

In attendance

Councillor Quentin Smith, Ms Michelle Morss (General Manager, Strategy and Policy), Mr Hayden Bed (Manager, Development Engineering and Subdivision), Ms Kim Anderson (Subdivision Officer), Mr Dan Crosby (Organisation Performance Manager), Mr Naell Crosby-Roe (Stakeholder Services and Governance Manager), Mr Dave Winterburn (Parks Manager), Mrs Jeannie Galavazi (Principal Parks and Reserves Planner), Ms Christine Skipworth (Parks and Reserves Planner), Mr Lee Rowley (Consultant Arborist), Mr Sam White (Media and Channels Advisor), Mr Jon Winterbottom (Governance Team Leader) and Ms Jane Robertson (Senior Governance Advisor); one member of the media and six members of the public

Karakia

The meeting opened with a karakia given by Ms Joll.

Apologies/Leave of Absence Applications

An apology was received from Councillor Cody Tucker.

There were no requests for Leave of Absence.

On the motion of Mr Telfer and Councillor Bruce the Wānaka-Upper Clutha Community Board resolved that the apology be approved.

Motion carried.

Declarations of Conflicts of Interest

There were no declarations.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. Andrew Millar

Mr Millar talked about the lack of affordable housing in the district and the fact that the problem was worsening, despite current Council policies and a great deal of building going on (but only in the upper part of the market). He acknowledged that the Board could not change Council policies and could only advocate for change but he was keen for the Board to facilitate a community wide discussion to develop new initiatives that may serve to respond to the affordable housing problem in a more positive way.

2. Neville Harris

Mr Telfer advised that Mr Harris was unable to attend due to sickness and instead shared Mr Harris's points. Mr Harris was critical of inaccuracies contained on the new tiles that had been laid to replace the former Millennium Tile pathway. In particular, Mr Harris was disappointed that two tiles he had proposed to mark his mother's golfing successes and his own lifetime membership of the Wānaka Golf Club had been omitted. He also wished to point out that some of the tiles had already cracked.

It was noted that staff were aware of the cracked tiles and were working to resolve the problem.

Confirmation of Agenda

On the motion of Mr Telfer and Ms Joll the Wānaka-Upper Clutha Community Board resolved that the agenda be confirmed without addition or alteration.

Motion carried.

Confirmation of minutes

On the motion of Mr Wellington and Mr Hadfield the Wānaka-Upper Clutha Community Board resolved that the minutes of the meeting of the Wānaka-Upper Clutha Community Board held on 30 November 2023 be confirmed as a true and correct record.

Motion carried.

1. **Temporary Road Closure application for Wānaka A&P Show 2024**

A report from Brooke Allan (Subdivision Officer) assessed an application for temporary road closures for the annual Wānaka A & P Show to be held in March 2024 and which required several roads to be closed temporarily. The report

recommended that the temporary closures be approved subject to a series of standard conditions.

Mr Bed and Ms Anderson presented this report.

Although not directly connected to the temporary road closure, a request was made for extra effort to be made to prevent vehicles from parking on the lakefront during the show.

On the motion of Councillor Bruce and Councillor Cocks it was resolved that the Wānaka-Upper Clutha Community Board:

- 1. Note the contents of the report;**
- 2. Approve the temporary road closure application for the Wānaka A & P Show 2024 subject to the following conditions:**
 - a. Any issues or concerns which may arise from the public notification published in the Wānaka Sun, Friday 14 December 2023 are addressed to the satisfaction of officers.**
 - b. Approval of the final Traffic Management Plan by QLDC Planning and Development under delegated authority prior to the event taking place.**
 - c. Radio advertising two days prior to and on the morning of the event.**
 - d. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.**
 - e. The event organisers ensure access is available for emergency services and maintenance contractors if required.**
 - f. The event organisers liaise with businesses on the closure route to ensure deliveries to these businesses are not affected and where safe and practical, vehicles delivering to businesses within the closure area, should be permitted by traffic management crew prior to the event commencing.**
 - g. The applicant must notify all affected parties of the extent of the temporary road closure with,**

the notification to be undertaken prior to Christmas 2023. A copy of the notice is to be supplied to Queenstown Lakes District Council (lea.pooley@qldc.govt.nz).

h. The applicant must contact QLDC Communications Team (communications@qldc.govt.nz) to arrange for the closures to be shared through Council social media.

3. Authorise the following schedule of road closures:
Road to be closed: McDougall St from Ardmore Street to Brownston Street
Period of closure: Wednesday 6 March 0600 to Sunday 10 March 2400

Road to be closed: McDougall St from Brownston Street to Upton Street
Period of closure: Friday 8 March 0600 to Saturday 9 March 1800

Road to be closed: Brownston Street from Dungarvon Street to Campground
Period of closure: Friday 8 March 0600 to Saturday 9 March 1800

Motion carried.

2. **Adoption of Lismore Park and Peninsula Bay Reserve Development Plans**

A covering report from Jessica Hughes Hutton (Parks and Reserves Planner) introduced the new Lismore Park Reserve Development Plan and the Peninsula Bay Reserve Development Plan for adoption, following a period of public feedback.

Mr Winterburn and Mrs Galavazi presented the report. Mrs Galavazi also presented items 3-5.

The Chair advised that he intended there to be separate discussions on each reserve development plan. He also intended the Board to make separate resolutions.

Peninsula Bay Reserve Development Plan

Mrs Galavazi introduced the plan and detailed its key objectives, noting that it did not propose substantial development. Ms Joll asked whether it was planned to include more detailed cultural and ecological narrative in the development plan. Mrs Galavazi noted that an ecological assessment and plan had been excluded from the tender for the development plan and would not be added unless more funding was made available.

On the motion of Councillor Cocks and Mr Wellington it was resolved that the Wānaka-Upper Clutha Community Board:

- 1. Note the contents of the report;**
- 2. Adopt the Peninsula Bay Reserve Development Plan**

Motion carried with Ms Joll voting against the motion.

Lismore Park Reserve Development Plan

Councillor Cocks acknowledged the effort involved in producing the development plan, but he was concerned about the cost/benefit as the development of a disc golf course, a bike park, new toilets and permitting Mt Aspiring College to develop a parkour-type facility or adventure playground would require new funding to be identified. The Chair considered that these were big projects that needed to be community led and he was hopeful that the Board would have to approve their specific development plans. Mr Winterburn advised that he favoured presenting development plans for the Board's consideration.

There was further discussion about the lack of all-day parking for workers and the fact that upper Lismore Street adjacent to Lismore Park had been an area identified for all-day parking. Members observed that the development plan should also incorporate some parking suggestions along the perimeter of the reserve. Mrs Galavazi noted that the plan identified parking associated with key activity areas, but not within the park itself to protect the open space of the reserve.

On the motion of Mr Telfer and Mr Wellington it was resolved that the Wānaka-Upper Clutha Community Board:

- 1. Adopt the Lismore Park Reserve Development Plan**

Motion carried with Councillor Cocks and Ms Joll voting against the motion.

3. Tree Policy 2023

A report from Jessica Hughes Hutton (Parks and Reserves Planner) introduced the Tree Policy 2023 which had been reviewed one year after the adoption of a new Tree Policy in 2022. The report summarised the public feedback and detailed the key changes to the policy resulting from the feedback. The recommendation was to note the Tree Policy 2023 prior to presentation to the QLDC Community & Services Committee for consideration and recommendation to Council for adoption.

Mrs Galavazi and Mr Rowley presented the report.

Ms Joll asked staff to instruct the wider organisation not to plant trees outside a definite planting window, suggesting that all trees should be planted by the end of October to ensure their long-term survival. If they did not survive, she asked for them to be replaced in the next planting season. Mrs Galavazi noted that this requirement could be included in a maintenance agreement. Mr Wellington suggested that a timeframe within which trees had to be replaced also be covered in the maintenance agreement.

**On the motion of Ms Joll and Mr Telfer it was resolved
that the Wānaka-Upper Clutha Community Board:**

1. Note the contents of the report

Motion carried.

4. Proposed Reserves to Vest in Wānaka

A report from Jeannie Galavazi (Principal Parks and Reserves Planner) assessed one Recreation Reserve in the Orchard Road Holdings subdivision (Alpine Meadows) and one Local Purpose (Connection) Reserve in the Mt Iron Junction subdivision.

The report noted that the Board had previously considered the Orchard Road reserves at its meeting in February 2022 but the developer had applied to vary the original subdivision consent to incorporate an additional reserve (Lot 132) and this reserve was the subject of the report. Lot 132 was to include stormwater drainage and a footpath/cycleway.

The second proposed reserve assessed in the report was on behalf of Mt Iron Junction Limited which had received subdivision consent RM230506 for a three lot subdivision. One lot was proposed to be vested in Council as a Local Purpose (Connection) Reserve and would provide access to the adjoining Department of Conservation land at the base of Mt Iron where there was an existing informal trail.

Councillor Smith expressed concern about the poor structural connections and integration of the proposed reserves.

On the motion of Mr Wellington and Mr Hadfield it was resolved that the Wānaka-Upper Clutha Community Board:

- 1. Note the contents of this report;**
- 2. Recommend to Council that vesting of the following reserves be approved:**

- a. Orchard Road Holdings RM230716 as a variation to RM200259 – Recreation Reserve. Lot 132, being 2.21 hectares**

Subject to the following works being undertaken at the applicant's expense:

- i) Compliance with the conditions of Resource Consent RM200259 as varied by RM230716 (and any subsequent variations) which include:**
 - The formation of a sealed pathway on the Lot 132 reserve to meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);**
 - Provision of a potable water supply point to be provided at the boundary of the reserve lot;**
 - The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land;**
 - The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure any fences on land adjoining, or boundaries along any reserve, shall be no greater than 1.2m in height, and be 50% visually permeable;**

- A two-year maintenance period by the consent holder commencing from vesting of the reserve; and
 - A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the maintenance period.
- ii) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and
- iii) Presentation of the reserve in accordance with Council's policies
- b. Mount Iron Junction RM230506 – Local Purpose (Connection) Reserve. Lot 5 being 60m²
Subject to the following works being undertaken at the applicant's expense
- i) Compliance with the conditions of Resource Consent RM200259 as varied by RM230716 (and any subsequent variations) which include:
- The formation of a sealed pathway within Lot 5 to meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2018);
 - Provision of a potable water supply point to be provided at the boundary of the reserve lot;
 - The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land;
 - The registration of a Consent Notice (or alterative encumbrance) on any land within the development adjoining the reserve, to ensure any fences on land adjoining, or boundaries along any reserve, shall be no greater than 1.2m in height, and be 50% visually permeable;

- A three-year maintenance period by the consent holder commencing from vesting of the reserve; and
 - A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the maintenance period.
- ii) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and
- iii) Presentation of the reserve in accordance with Council's policies.

Motion carried

5. New underground services easement over two Local Purpose Reserves at Penrith Park, Wānaka

A report from Briana Pringle (Parks and Open Spaces Planning Manager) assessed an application for a new easement for underground services to provide connections to Council's reticulated water and wastewater networks, as well as telecommunications and electricity connections in favour of John Wyatt, Kristen Metzger and Philip O'Brien, over two Local Purpose Reserves at Penrith Park, Wānaka. The report recommended that the Board recommend to Council that the easement be granted, subject to standard conditions and that public notification was not required as there would be no long-term impact upon use or appearance of the reserve.

The Chair suggested that the final remediation of the site be to an improved state as the easement was of huge benefit to the applicant and not to the community. He asked for part 5 of the recommendation to be amended to reflect this. The General Manager suggested that this was contrary to part 3(h) of the recommendation which delegated oversight to the QLDC Property Team. It was therefore agreed to amend part 5 of the recommendation as follows:

Recommend to Council that authority to approve final terms and conditions, and execution authority, is delegated to the QLDC Property Team in consultation with the General Manager Community Services who should also have regard to whether remediation of the area should be to an improved state.

On the motion of Mr Telfer and Councillor Cocks was resolved that the Wānaka-Upper Clutha Community Board:

1. Note the contents of the report;
2. Recommend to Council that the following easement be approved, subject to section 48(1) of the Reserves Act 1977:
 - a. The trenching and placement of the following services under two Local Purpose reserves Lot 2 DP 325889 and Lot 117 DP 27003 between Beacon Point and Penrith Park Roads, in Wānaka in favour of John Wyatt, Kristen Metzger and Philip O'Brien:
 - The installation of a 40mm diameter pressure Wastewater main.
 - The installation of a 32mm water pipe.
 - The installation of a 3 phase electrical cables to convey electricity and telecommunications services.
 - b. The time frame of the easement should be approximately 6 months – 1 year.
3. Recommend to Council that approval for the easement is subject to the following conditions:
 - a. The applicant shall notify and liaise with QLDC Property and Infrastructure Department in advance of any onsite works, so that, if necessary, they can oversee and provide input relating to any works.
 - b. For any disruptions noted, necessary detours to be provided throughout the duration of the installation process.
 - c. Any necessary resource consent, including all earthworks, and any relevant variations, are first obtained for the proposal.
 - d. Easement fees to be determined and paid in accordance with Council's Easement Policy 2008.
 - e. All activities are to be undertaken in accordance with WorkSafe New Zealand's standards for the work environment.

- f. **A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment.**
 - g. **The work site to be evidenced by before and after photographs, video or similar to be provided by the applicant to the QLDC Property Team.**
 - h. **Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property Team.**
4. **Recommend to Council that notification to grant the easement is not required as a statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report; and**
5. **Recommend to Council that authority to approve final terms and conditions, and execution authority, is delegated to the QLDC Property Team in consultation with the General Manager Community Services who should also have regard to whether remediation of the area should be to an improved state.**

6. **Chair's Report**

A report from the Chair presented community engagement comments from each of the Board members.

Councillor Cocks reported on the recent Albert Town Community Association Annual General Meeting, noting that Heather Thorne had been re-elected as Chair.

Ms Joll advised she had been contacted by a correspondent who was concerned about commercialisation at the Glendhu Bay Camping Ground who wished to raise a number of questions and attend the next Board meeting via video.

On the motion of Mr Telfer and Ms Joll the Wānaka-Upper Clutha Community Board resolved that the report be noted.

The meeting concluded at 11.28am.

CHAIR

DATE