

**Minutes of a meeting of the Wānaka Upper Clutha Community Board held in the Supper Room, Lake Hāwea Community Centre, Myra Street, Lake Hāwea on Thursday 30 March 2023 commencing at 10.00am**

**Present**

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

**In attendance**

Councillor Quentin Smith, Mr Ken Bailey (General Manager, Community Services), Ms Briana Pringle (Parks and Open Spaces Manager) Ms Maddy Dowman (Parks and Open Spaces Project Manager) and Ms Jane Robertson (Senior Governance Advisor)

**Karakia**

The meeting opened with a karakia given by Cody Tucker.

**Apologies/Leave of Absence Applications**

There were no apologies.

Councillor Bruce sought a Leave of Absence: 28 April – 10 May 2023.

**On the motion of Mr Telfer and Mr Hadfield the Wānaka Community Board resolved that the Leave of Absence request be approved.**

**Declarations of Conflicts of Interest**

Councillor Cocks and Councillor Tucker declared an interest in item 4 as they were both members of the Wānaka Golf Club. They undertook to sit back from the meeting table during discussion of the item.

**Matters Lying on the Table**

There were no matters lying on the table.

**Public Forum**

1. Ms Kim Badger (Manager, Wānaka Golf Club)

Ms Badger spoke about the Wānaka Golf Club's project to construct a water storage pond on the course, necessitating the removal of 70 trees. Fifty of the trees were exotic or wilding and they would be replaced with native trees. The trees for removal were not especially publicly visible and the new water storage pool was a net improvement to the course.

Members asked why it would take three years to plant 140 replacement trees. Ms Badger advised that this was due to tree availability and acquiring the correct species. She added that many of the boundary trees were conifers and there was a programme of work to transition from these trees to natives.

2. Brendon French and Richard Osborne (Waka Kotahi)

The representatives from Waka Kotahi presented an update on the Mt Iron Roundabout construction. It was a 40 metre-diameter, single-lane roundabout with objectives to improve traffic flows through the intersection and provide safer crossing connections for pedestrians and cyclists. Earthworks and services relocation were currently underway and it was hoped to continue with earthworks until winter and complete the tie in legs and surfacing in the spring. This stage would involve the main disruption to traffic flows. The aim was for the roundabout to be open by the end of the year, weather permitting.

**Confirmation of Agenda**

**On the motion of Councillor Tucker and Councillor Bruce the Wānaka Community Board resolved that the agenda be confirmed without addition or alteration.**

**Confirmation of minutes**

**On the motion of Mr Telfer and Ms Joll he Wānaka Community Board resolved that the minutes of the meeting of the Wānaka-Upper Clutha Community Board held on 16 February 2023 be confirmed as a true and correct record.**

1. **Parking Restrictions at the Roy's Bay Recreation Reserve Wānaka**

A report from Maddy Dowman (Parks and Open Space Manager) proposed new parking restrictions along Lake Wānaka lakefront for approval.

Ms Dowman and Ms Pringle presented this report and that following.

There was further discussion about the outcomes of the parking trial, with staff confirming that nothing significant had emerged. Questions were raised about the visual impact of signage. Ms Dowman advised that the Council had to comply with MOTSAM rules in order to enforce limits. The height of the signs could be reduced but there was little option to do anything else. Clamping signage was very large but was not included in this proposal, with the option to add later, if needed.

Consideration was given to approving only a portion of the proposal. Councillor Bruce observed that there was the risk of workers parking there all day if there were no limits in place.

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

1. **Note the contents of the report; and**
2. **Approve the proposed new parking restrictions at the Roy's Bay Recreation Reserve in the Wānaka Lakefront Development Plan Stage Two, noting that the parking limits will come into force once signed and marked.**

Motion carried with Councillor Cocks voting against the motion.

2. **Naming of the pathway within the Roy's Bay Recreation Reserve, Wānaka**

A report from Maddy Dowman (Parks and Open Space Project Manager) detailed the background to development of the new historic pathway within Roy's Bay Recreation Reserve. The report recommended that the Board approve the name 'Te Ara Maumahara', meaning 'memory lane/path'.

Councillor Cocks considered that the name of the pathway should remain as the 'Millennium Pathway'. He noted that many people had contributed funding for the project and it had been a special millennium project. He did not agree that the proposed new name served to honour and protect the original pathway.

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

1. **Note the contents of the report;**
2. **Approve the that the pathway located within Roy's Bay Recreation Reserve, Wānaka is named Te Ara Maumahara.**

Motion carried with Councillor Cocks recording his vote against the motion.

3. **Proposed Reserves to vest in Wānaka**

A report from Jeannie Galavazi (Senior Parks and Reserves Planner) assessed three reserves proposed in three separate residential subdivisions, two to facilitate public access / connectivity (Exclusive Developments Ltd and Lamerik Properties Ltd) and one to provide for a stand of protected oak trees (Willowridge Ltd). The report recommended that the Board recommend to Council that the reserves be accepted as it was a matter under the Reserves Act 1977 and could not be delegated.

Ms Pringle presented the report.

Members asked if there would be a connection from the access reserve put forward by Exclusive Development Limited. Ms Pringle advised that she would investigate and advise if any connections were proposed.

There was further discussion about the Local Purpose (Stormwater) Reserve that would also be vested in the Willowridge Ltd development and the reserve containing the protected oak trees. Questions were raised about whether the trees represented more of a liability than an asset as they would require future maintenance, although it was noted that Willowridge Ltd had looked after the trees to date and there would be a maintenance period for the developer under the vesting conditions. Further, the trees were a substantial part of the landscape and the developer was choosing to retain them. Members asked if the developer should receive an offset because this was an area that could not be developed and Ms Pringle undertook to ascertain the quantum of any offset. Councillor Smith asked for clarification of the status of a local purpose recreation reserve under the Parks and Open Space Strategy.

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

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

**Exclusive Development Limited RM220008**

- a. Local Purpose (Access) Reserve. Lot 504, being 186m<sup>2</sup>.

**Lamerik Partners Limited RM220002**

- b. Local Purpose (Access) Reserve. Lot 996, being 63m<sup>2</sup>.  
Subject to the following works being undertaken at the applicant's expense:
  - i) Compliance with the conditions of Resource Consents RM220008 and RM220002 (and any subsequent variations) which include:
    - a. The formation of a sealed pathway on the reserve to meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
    - b. Provision of a potable water supply point to be provided at the boundary of the reserve lot;
    - c. 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;
    - d. 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 no greater than 1.2m in height, and be 50% visually permeable;
- e. A three-year maintenance period by the consent holder commencing from vesting of the reserve; and
  - f. A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves 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.
- c. Recommend to Council that the vesting of the following reserves, be approved;
- Willowridge Limited
- a) Meadowstone Alpha Series Stage 4 Recreation Reserve. Lot 201, being 3,030m<sup>2</sup>.  
Subject to compliance with the following matters undertaken at the applicant's expense:
    - a. Subdivision consent is granted which includes the proposed vesting of the reserve;
    - b. Provision of a potable water supply point to be provided at the boundary of the reserve lot;
    - c. 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;

- d. **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 no greater than 1.2m in height, and be 50% visually permeable;**
- e. **A three-year maintenance period by the consent holder commencing from vesting of the reserve;**
- f. **A maintenance agreement for reserve prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.**
- g. **Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and**  
**Presentation of the reserve in accordance with Council's policies.**

Motion carried with Ms Joll recording her vote against the motion.

#### 4. **Request to remove Council trees from Wānaka Golf Course**

A report is from Briana Pringle (Parks and Open Spaces Manager) assessed an application from the Wānaka Golf Club to remove about 70 trees of mixed wilding and exotic species and replace every tree removed with two trees in accordance with the Council's Tree Policy. The report recommended that the application be approved.

Ms Pringle presented the report.

Ms Joll was critical of the lack of detail in the proposal and sought further information about tree species replacements before she felt able to consider removing any existing trees. Mr Telfer considered there was no examination of the benefits in the proposal nor any assessment of the benefits and implications of the proposed reservoir. Whilst he understood the desire to remove any wilding trees, he questioned whether this was part of a larger programme and sought further information on where trees were being removed from. Mr Wellington questioned why it would take three years to plant 140 trees.

It was noted that the reservoir was needed to ensure a year-round water supply for the Golf Club. Further, the Golf Club could develop a Tree Management Plan in liaison with Council staff. In addition, the two for one replacement did not need to be limited to the golf course and other reserve areas could be considered. The proposal was also

in accordance with the lease conditions and was enabled by the applicable Reserve Management Plan.

There was further discussion about the Board's role in providing land owner's consent. Ms Pringle advised that lessee's approval had been given in principle under staff delegation but she would check on whether further consideration by the Board was possible. Members also observed that the reservoir was a substantial piece of infrastructure and not a small pond or water feature and its claimed environmental benefits were not substantiated by drawings.

Councillor Bruce spoke in support of the Board considering the tree removals, noting that they were a separate issue from the reservoir.

He moved the motion contained in the officer report but it was not seconded and therefore lapsed.

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

- 1. Agree that the report entitled 'Request to remove Council trees from Wānaka Golf Course' lie on the table.**

Motion carried with Councillor Bruce recording his vote against the motion.

The Board requested a workshop about the QLDC Tree Policy.

## 5. Chair's Report

A report from the Chairperson provided updates on matters of interest not covered elsewhere in the agenda and presented individual updates from members.

The following points were noted:

- A fire safety report on Hidden Hills had been received and it was good that this was moving in correct direction.
- A Wānaka airport user meeting had taken place recently and there would be communications coming from the meeting.
- The Friends of Bullock Creek had recently held its AGM. Stormwater management still remained a concern.
- Interviews had taken place with short-listed applicants for the position of Wānaka Airport User Group Chair and the Governance Subcommittee recommendations would be presented for approval at the 27 April 2023 Council meeting. Simon Telfer continued to work with the Chief Executive and Mayor to ensure that a future airport strategy was in place.
- A workshop meeting would be held with the Wanaka A & P Society and the future role of the showgrounds would form part of this discussion.

**On the motion of Mr Telfer and Mr Wellington it was resolved that the Wānaka-Upper Clutha Community Board note the contents of the report.**

The meeting concluded at 11.31am.

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**CHAIR**

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**DATE**