

**Minutes of a meeting of the Wānaka-Upper Clutha Community Board held in the Armstrong Room, Lake Wānaka Centre, Wānaka on Thursday 14 March commencing at 10.00am**

**Present**

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

**In attendance**

Councillor Quentin Smith, Mr Tony Avery (General Manager, Property & Infrastructure), Mr Naell Crosby-Roe (Stakeholder Services and Governance Manager), Mr Dave Winterburn (Parks Manager), Ms Tarsi Keontges (Parks Officer, Heritage and Cemeteries), Ms Kim Anderson (Subdivision Officer), Mr Jon Winterbottom (Governance Team Leader) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and one member of the public (via Zoom)

**Karakia**

The meeting opened with a karakia given by Councillor Tucker.

**Apologies/Leave of Absence Applications**

An apology was received from Mr Chris Hadfield.

The following requests for Leave of Absence were made:

- John Wellington: 20-28 March; 31 March – 18 April
- Barry Bruce: 18-22 March (inclusive)
- Linda Joll: 15-22 March; 18-22 April
- Lyal Cocks: 27 March – 5 April

**On the motion of Mr Telfer and Mr Wellington the Wānaka-Upper Clutha Community Board resolved that the apology be accepted and the leave of absence requests 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. Doug Fraser (speaking via Zoom)

Mr Fraser advised that he and his family had camped at Glendhu Bay since the 1950's and the site had been donated to the community in 1939 as a camp. However, adoption of the Council's camping strategy in July 2022 had changed management practices markedly and now the Council sought to obtain the greatest return on its investment. There was no acknowledgement of the original donation or the genuine 'kiwi' camping experience and differential pricing was already in place, with prices inflated to stay during Easter 2024. Two possible resolutions were either (a) the Council appointing a lessee that would respect the kiwi camping experience or (b) adopting a new camping strategy that reflected traditional camping values and the board should try to bring about one of these outcomes.

## 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.**

The Chair noted that there was an error in the Chair's report, as the proposed meeting on Upper Clutha health services was not scheduled to take place on 29 March as noted in the published agenda but on **20 March 2024**.

## Confirmation of minutes

**On the motion of Mr Telfer and Mr Wellington the Wānaka-Upper Clutha Community Board resolved that the minutes of the meeting of the Wānaka-Upper Clutha Community Board held on 8 February 2024 as amended be confirmed as a true and correct record.**

**Motion carried.**

1. **Licence to Occupy application for 7A Morrows Mead (LO230047)**

A report from Brooke Allan (Subdivision Officer) assessed an application for Licence to Occupy to enable the applicant (Karyn Lee Fleming) to formalise the occupation of road reserve with a concrete step. The report noted that the application was retrospective because the step was already in place and had been constructed to provide pedestrian access to the property without the need to cross the driveway. Officers did not generally support a retrospective approach of this sort, but recommended that the application be granted subject to conditions, adding that the licence was at the Council's pleasure and could be removed in the future if required.

Ms Anderson presented this report and item 2.

Councillor Cocks observed that the completed landscaping looked good and matched other houses in the street but residents were not encouraged to install landscaping on road reserve without first seeking permission.

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

- 1. Note the contents of the report;**
- 2. Grants a licence to occupy 7A Morrows Mead road reserve to enable Karyn Lee Fleming to formalise the occupation of the reserve with a concrete step subject to the following conditions:**
  - a. The licence shall remain at Council's pleasure.**
  - b. It is the responsibility of the applicant to ensure that all works on the road reserve comply with both the Building Act, and the Resource Management Act 1991. Resource consent and building consents are to be obtained prior to works commencing, if required.**
  - c. If the licence agreement is ended the licensee shall be responsible for reinstating all licence areas to Council's satisfaction.**
  - d. All activities are to be undertaken in accordance with Worksafe New Zealand standards for the work environment.**
  - e. All services including three waters, telecommunication, power and gas within the road reserve must be identified and catered for and no compromise shall be made to Council infrastructure or access to same.**
  - f. All paving is to be maintained by the licensee to ensure it is kept in neat order and does not represent any safety risk to pedestrians or the safe use of the road. This means he applicant is solely responsible for maintaining the gravel/grass flush up to the step so that there is no trip hazard within the road reserve.**

- g. The applicant consents to a Covenant in Gross being recorded against the title of Lot 1 DP 19913 to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.**
- h. Should Council disturb the area at any time any reinstatement shall be the responsibility and cost of the licensee.**

**Motion carried.**

**2. Licence to Occupy Application 20 Sir Tim Wallis Drive (LO230049)**

A report from Brooke Allan (Subdivision Officer) assessed an application for Licence to Occupy to enable Southern Lakes Property Trust, the owners of 20 Sir Tim Wallis Drive, Wānaka, to install solar panels that would overhang the airspace above the footpath and to plant a specimen tree within the northern corner of the road reserve. The report recommended that the Board approve the Licence to Occupy, subject to standard conditions.

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

- 1. Note the contents of the report;**
- 2. Grant a licence to occupy 20 Sir Tim Wallis Drive, Wānaka to enable Southern Lakes Property Trust to install solar panels overhanging the footpath and to plant a specimen tree within the northern corner of the road reserve. Subject to the following conditions:**
  - a. Building and resource consent to be obtained prior to works commencing if required.**
  - b. Approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR) by Council engineers before work commences.**
  - c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.**
  - d. Any works within the road reserve to be undertaken to the specification and approval of Council's engineers.**
  - e. Structures and planting must not compromise roading or services maintenance activities.**

- f. Ongoing maintenance of the tree and the solar panels are to be the responsibility of the licensee. Maintenance should include any required checks, determined by a suitably qualified professional, of how solar panels are fixed to the building, and any maintenance and replacement regime to these fixings and the panels to ensure none falls to the footpath below.
- g. In the event that Council, or any approved agent thereof such as utility or maintenance companies etc, require access to the berm or any Council services in or in close proximity to the agreed location (including responding to a failure of the main), Council or their agent(s) will not be liable for damage to, or reinstatement of, the solar panels and/or tree.
- h. The specimen tree must be the *Acer x freemanii* 'Jeffersred' variety and a stratavault tree pit must be used.
- i. The specimen tree is to be maintained by the licensee to ensure it is kept in neat order and does not represent any fire risk, impede on sightlines or the safe use of the road. Any dead or dying planting is to be replaced and/or removed.
- j. The applicant consents to the licence being encumbered against the title of Lot 48 DP 567411 to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.

**Motion carried.**

**3. New Seat and Memorial Plaque Request for Brian and Margaret Hall in the Eely Point Recreation Reserve**

A report from Tarsy Koentges (Parks Officer – Cemeteries and Heritage) advised of an application received in August 2023 from Christopher Hall, son of Brian and Margaret Hall, for a memorial seat and plaque dedicated to his deceased parents, to be located in the Eely Point Recreation Reserve. The report noted that an existing seat on the Outlet Track needed replacement and this would allow the Hall family to contribute to improving a community asset while also creating a memorial for their family members. The report recommended that the Board approve a seat and memorial plaque to be installed in the Eely Point Recreation Reserve.

Ms Koentges presented the report.

Members acknowledged the generous gesture from the Hall family.

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

- 1. Note the contents of the report; and**
- 2. Approve the seat and memorial plaque installation for Brian and Margaret Hall, noting that the seat is located at the northern end of the Eely Point Recreation Reserve along the Outlet Track.**

**Motion carried.**

#### **4. Chair's Report**

A report from the Chair presented community engagement comments from himself and other Board members. Appended to the report was an update on Three Waters projects in the Upper Clutha.

Mr Wellington noted that he had not managed to add his activities to the Chair's report but his efforts for the Board over the last month had included work on the Gladstone Track signage.

Members noted that a large sculpture (known as the 'Dibble' sculpture) had been donated for installation on the lake-front. The view was expressed that where the sculpture was installed should be a Board decision.

Members agreed that the recent Wānaka A&P Show had been very successful and the Park and Ride service had worked well but some concern was expressed about the number of vehicles parked on the reserve.

There was further discussion about the information contained in the three waters update, noting that landscaping works needed to be completed at the Beacon Point new reservoir site and there had been a delay to the delivery date of the Cardrona water supply scheme pipeline.

**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 10.40am.*

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**CHAIR**

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**DATE**