

Minutes of a meeting of the Wānaka Upper Clutha Community Board held in the Main Hall, Whare Mahana Luggate Community Centre, 51 Main Street, Luggate on Friday 19 May 2023 commencing at 10.07am

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, Ms Michelle Morss (General Manager, Strategy and Planning), Mr Dave Winterburn (Parks Manager), Mr Aaron Burt (Senior Planner), Mrs Jeannie Galavazi (Senior Parks Planner), Mr Lee Rowley (Contract Arborist), Mr Simon Battrick (Sport and Recreation Manager) and Ms Jane Robertson (Senior Governance Advisor); six members of the public and four members of the media

Apologies/Leave of Absence Applications

There were apologies for lateness from Ms Joll and Mr Wellington.

The following requests for Leave of Absence were made:

- Councillor Cocks: 29 June – 6 July 2023
- Mr Hadfield: 16 June – 2 July 2023

On the motion of Mr Telfer and Councillor Bruce the Wānaka Community Board resolved that the apologies be accepted and the Leave of Absence requests be approved.

Ms Joll and Mr Wellington entered the meeting at 10.10am.

Declarations of Conflicts of Interest

There were no declarations.

Matters Lying on the Table

The removal of trees from the Wānaka Golf Club remained lying on the table.

Public Forum

1. Richard Laverty (Chair, Panorama Court Body Corporate)

Mr Laverty spoke about Panorama Court's request to remove kowhai trees that would eventually block the view from the residences. There were 12 trees planted as part of Phase 3 of the Wānaka Lakefront Development which would affect the outlook from the apartments and eight which would block the mountain view. The Body Corp was appealing

the decision not to remove the trees which were in direct line of sight. Under the Tree Policy 2006 an assessment of views was required but the public consultation was undertaken under the new Tree Policy which had concluded that there would be minimal impact on views. The consultation was misleading and if the Body Corp had had any idea of the outcome it would have participated in the consultation. Mr Laverty asked the Board to consider the context of how the misunderstanding had occurred between the former and current policies and to support the appeal and ask the Council to re-engage with the Body Corp.

He provided a photograph showing the effect of the trees on the residences.

2. John Davidson (Panorama Court Body Corporate)

Mr Davidson endorsed the comments made by Mr Laverty and supported his request for the Board to support the appeal.

3. Andrew Millar

Mr Millar asked the Board to seek a legal opinion on which party was responsible for remediating the situation at Bullock Creek. He was a member of the Friends of Bullock Creek but he did not represent them and this request was his own. The pipe line was not big enough and the swale did not work and rainfall filling the pond had led to an overflow of contaminated stormwater into Bullock Creek. The Queenstown Lakes District Council (QLDC) had spent time and money on modifications and the Otago Regional Council had served notice for the Council to remedy the situation. Despite this, the problem was still to be properly resolved and Bullock Creek continued to be compromised. He considered it was the QLDC's duty to obtain a legal opinion on who was responsible for fixing the non-performance.

The Chair advised that he would raise this question via an Elected Member request.

4. Olly Burke

Mr Burke asked the Council to support the installation of lighting at the Wānaka Skate Park. The group had 1,100 members and had raised funding for the project. The group proposed non-intrusive and dimmable lighting that would allow the hours of operation to be extended. Wānaka Police supported the proposal but the group sought guidance on how to progress the project. The group did not currently have a lighting plan or costing but this could be obtained and they were happy to do much of the work themselves.

Confirmation of Agenda

On the motion of Mr Telfer and Councillor Tucker of the Wānaka Community Board resolved that the agenda be confirmed without addition or alteration, noting that there will be a presentation about conversion of the former Mitre 10 building to a community centre as part of the meeting.

Confirmation of minutes

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

A request was made for the action points from each meeting to be included in the minutes.

1. **Minister's Approval for an Upper Clutha A & P Society Building on the Wānaka Recreation Reserve**

A report from Aaron Burt (Senior Planner) noted that the Upper Clutha A & P Society proposed constructing a new building on the Wānaka Recreation Reserve. The Council had granted the Society a lease in 2015 to occupy part of the reserve with a term of 33 years. This lease had commenced on 1 September 2015 and had a final expiry date of 31 October 2048. Although the Society currently owned a building on the reserve and had initially planned to extend that building, it now wanted to construct a single storey new building. The report noted that the updated design aligned with the intention of the lease and could be contained within the defined lease area. Resource consent had been applied for and was currently being processed. The report recommended that the Board recommend to Council that the Minister's approval be provided under the current lease and that signing authority be delegated to the General Manager Community Services.

Mr Burt presented the report.

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; and**
- 2. Note that the Wānaka-Upper Clutha Community Board previously considered the current plans through the (then) Chair Mr Barry Bruce, in the context of Resource Consent application RM180177. The Chair's advice (on 21 September 2022) following consultation with Board members, conveyed the positive view of the development by the Board majority which can be taken to support an Affected Persons Approval for the Resource Consent process;**
- 3. Recommend to Council that the Minister's approval is provided under the current lease, to enable the Society to progress with their new building;**
- 4. Recommend to Council that signing authority is delegated to the General Manager Community Services and that any**

potential subsequent revisions to the design of the building, if not of a significant or material nature, may be resolved by the General Manager Community Services in direct communication with the Wānaka-Upper Clutha Community Board and the advice of the (current) Chair.

Motion carried with Councillor Cocks voting against the motion.

2. Request to remove Council Trees from Reserves in Wānaka

A report from Briana Pringle (Parks and Open Spaces Manager) assessed a request to remove six to eight trees planted on QLDC reserve land in Roy's Bay Wānaka. The report noted that the planting in Roy's Bay Reserve had been undertaken as part of the Wānaka Lakefront Development (Stage 3) in spring 2021. Residents of 33-35 Lakeside Road, Panorama Court Property Body Corp, were concerned that the kowhai tree plantings (approximately 24 trees), far exceeded the consulted planning vision and would block their view of the lake as the trees matured and grew. The Parks team had agreed to remove three of the kowhai trees in the direct viewshaft of the property and transplant them elsewhere during the winter of 2023 but the residents had requested an additional six to eight trees to be removed to address their concerns. This request was based on the rationale that the Council had planted significantly more trees than originally indicated and without community consultation which had resulted in an unexpected impact on their properties. The report recommended that the request to remove additional trees be declined.

Mr Winterburn, Mrs Galavazi and Mr Rowley presented the report.

Mrs Galavazi advised that in addition to the three trees agreed to remove, two trees had not survived and would not be replaced.

Ms Joll spoke in opposition to removing any further trees. Mr Wellington considered that removal of three trees was an acceptable compromise that served to create a view shaft. Mr Hadfield supported this view and Mr Telfer agreed that the public good of the trees outweighed the importance of allowing a view from a residence.

Councillor Cocks did not support the report recommendation. He also considered that the consultation had not been adequate.

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

- 1. Note the contents of the report;**
- 2. Note that the following request was considered per the QLDC Tree Policy 2022, including replacing any removed tree with two trees; and**

3. **Decline the request by Panorama Court Property, 29-33 Lakeside Road, Wānaka to remove and relocate an additional six to eight kowhai trees on QLDC Roy's Bay Reserve land opposite the property.**

Motion carried.

3. 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. Specific updates were provided on the following:

- Conversion of the former Mitre 10 building into a community centre;
- Wānaka Show Grounds Field Development – Budget \$843,000
- Pembroke Park - Irrigation and Field Improvements
- Ballantyne Road Site Remediation
- Additional Courts at Indoor Stadium
- Fault in the Sewerage Line on Stone Street

Members reported on their areas of interest and community engagement.

Mr Battrick joined the table to discuss progress with conversion of Mitre 10 building to a community centre. He confirmed that the programme was on track with Gymsports Wānaka due to start using their area in the building from 30 June as the lease on their current facility ended on 1 July. A blessing of the gymnastics area was planned but access would be limited to this group as the remainder was still a construction site. Full completion of the building was programmed for 21 August. Staff were working with the proposed tenants on developing a name for the building. He added that heating would be provided in the meeting rooms but not in the gymnastics area. The electricity supply being installed would have capacity to add further heating options later.

There was further discussion about the information in the report about the Wānaka Showgrounds Field Development. Members expressed concern that the project had stopped without discussion with the Board. Mr Battrick confirmed that this was an operational matter but the funding would be carried forward along with the funding for Pembroke Park Irrigation and Field Improvements. Councillor Cocks observed that there was still value in keeping the Board members updated on projects even if matters were operational. He also asked for an update on all Board agendas about the capex projects taking place.

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

The meeting concluded at 11.23am.

CHAIR

DATE

Summary of Action Points

Action Point	Update
1. Minister's Approval for an Upper Clutha A & P Society Building on the Wānaka Recreation Reserve	Presented and approved at Council meeting on 1 June. Staff to advise A&P Society of outcome.
2. Request to remove Council Trees from Reserves in Wānaka	Staff have advised Panorama Court Body Corporate that decision has been declined.
3. Chair's Report: Request for capex updates on all Board agendas.	Governance team following up with P&I and Community Services.