

**Wānaka Community Board****13 May 2021****Page 1 of 5**

**Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Wānaka on Thursday 13 May 2021 commencing at 10.00am.**

**Present**

Mr Barry Bruce (Chair), Ms Jude Battson, Mr Chris Hadfield, Councillor Calum Macleod, Councillor Niamh Shaw and Councillor Quentin Smith

**In Attendance**

Mr Tony Avery (General Manager, Planning and Development), Dr Thunes Cloete (General Manager, Community Services), Mr Naell Crosby-Roe (Governance & Stakeholder Services Manager), Ms Jessica Garrett (Upper Clutha Liaison Manager), Mr Aaron Burt (Senior Parks and Reserves Planner), Ms Christine Skipworth (Reserves Planner) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and ten members of the public.

**Apologies/ Leave of Absence Applications**

An apology was received from Mr Taylor.

Mr Bruce sought a leave of absence 17-24 May 2021.

**On the motion of Councillor MacLeod and Councillor Shaw the Wānaka Community Board resolved to accept the apology and grant the leave of absence.**

**Declarations of Conflicts of Interest**

No declarations were made.

**Matters Lying on the Table**

There were no matters lying on the table.

**Public Forum****1. Danielle Carney, Upper Clutha Youth Council**

Ms Carney described a proposal by the Upper Clutha Youth Council to paint a mural on the water tanks near Mt Aspiring College. The mural would discourage graffiti, improve the structures' appearance and serve to get the community involved in their appearance. The Youth Council planned to run a competition inviting the public to submit design ideas from which four would be selected for the community to vote on its favourite. The project was in its planning stages with actual painting to be completed over the warmer months. The project had been mooted for some time but was now ready to be progressed.

**2. Phil Smith**

Mr Smith was critical of a recent Proposed District Plan decision on Chapter 18A General Industrial Zone which would affect the property he owned in Ballantyne Road. The area contained mainly retail and commercial activities and was an essential service hub for the community. It was a regressive move to change the zoning to industrial because it served to place restrictions on existing businesses and would lock out others. It would not be an aesthetically pleasing view from the adjacent Three Parks area and it was not desirable to have an industrial zone so close to town. He questioned whether the Board understood the significance of the decision, in which case it would have questioned or opposed it. In his view, the decision was a huge mistake and was likely to be appealed.

**3. Lyal Cocks**

Mr Cocks spoke in favour of the Council purchasing the former Mitre 10 building for development as a community/youth centre. It was in an excellent location and was an existing building and the sort of project that the funds realised from the Scurr Heights sale should be used for, rather than being whittled away on small projects or to top up those needing extra funding. He favoured purchasing the building rather than leasing it as the Council would then own an appreciating asset.

**4. Yeverley McCarthy (Chair, Wānaka Community Hub)**

Mrs McCarthy observed that the development of a community hub in Wanaka had been a Council initiative in 2004 but although successive Councils had promised support, the project had received no Council funding. Extensive local fundraising had allowed the facility to be built, but the trust had been \$1M in debt when the facility opened in December 2019. An appeal to the Mayor had resulted in the Council approving in July 2020 a loan of \$500,000 to transfer to a capital grant, subject to the Trust fulfilling certain conditions. Mrs McCarthy considered that the conditions had been met and there were now 35 groups accommodated in the hub, with a waiting list for space. She asked the Board to ratify the report recommendation and recommend that Council agreed to transfer the loan into a grant.

**Confirmation of Agenda**

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

**Confirmation of Minutes**

**On the motion of Ms Battson and Councillor Shaw the Wānaka Community Board resolved that the minutes of the meeting held on 1 April 2021 be confirmed as a true and correct record.**

## 1. Wānaka Community House Charitable Trust Inc. Funding Agreement Conversion

A report from Simon Battrick (Sport and Recreation Manager) discussed the loan to the Wānaka Community House Charitable Trust Inc. approved by the Council at a meeting held on 23 July 2020. At this meeting, the Council had also resolved to transfer the loan to a capital grant if the Trust met certain conditions. The report considered that these conditions had been met and recommended that the Board recommend to Council that a one-off payment of \$500,000 be made to the Wānaka Community House Charitable Trust Inc. to be paid from the Wānaka Assets Reserve Fund as a capital grant.

Dr Cloete presented the report.

Councillor Shaw spoke against the report recommendation. Her reasons were:

- The facility had been developed by a private charitable trust, albeit one with meritorious intentions.
- The conditions to convert the loan to a grant had not been fully realised.
- \$500,000 was a significant amount of money and it was not unusual to expect full accountability for grants of this size.
- The community had no equity in the building, but the Trust was asking the community to 'bail' it out.
- Helping a private building that had got into trouble would set a precedent.
- Elected members had a responsibility to ensure the community's money was used responsibly, regardless of its source.

Ms Battson spoke in support of the Wānaka Community House Charitable Trust:

- She had had a long-standing relationship with the Trust, both as a Board representative and through her previous work in the community.
- She was aware of community groups that had nowhere else to go and the community hub had resolved their accommodation concerns.
- She considered that the Trust had acted prudently and she did not accept that the building was a private entity.
- The review undertaken by the Trust had been thorough.
- The Council had given an undertaking when approving the loan that it would be transferred into a capital grant.

Ms Battson stated that she favoured option two in the report (payment to the Trust, funded by a targeted rate across the district) because the proceeds from Scurr Heights were intended as a legacy fund, meant for a major community project for the Upper Clutha area.

Other Board members agreed that they supported transferring the loan to a grant, but did not favour a grant coming from the Scurr Heights fund.

Councillor Shaw stated that in her opinion, at the six month review there had been a number of conditions not met by the Trust. She considered that the Trust needed more time to work through the review conditions and make sure that they were fully realised and the premises were used to their capacity. Accordingly, she put forward an alternative motion.

**On the motion of Councillor Shaw and Mr Hadfield the Wānaka Community Board resolved that:**

- 1. Note the contents of this report;**
- 2. Recommend to Council that the interest-free loan agreement to the Wānaka Community Hub Trust be extended by up to twelve months, to be converted to a capital grant subject to defining community oversight, governance and equity, and at the sole discretion of Council;**
- 3. Note that any decision to change the agreement will require a resolution of Council.**

*The motion was put and carried on a show of hands with Councillor Smith and Ms Battson recording their votes against the motion.*

*The meeting adjourned at 10.44am and reconvened at 10.51am.*

## **2. Hāwea Domain Draft Reserve Management Plan 2021 Adoption**

A report from Christine Skipworth (Reserves Planner) presented the final version of the Hāwea Domain Draft Reserve Management Plan 2021 for adoption (recommendation to Council) following completion of a public consultation process.

Councillor Smith noted that he had chaired the hearing panel which had heard the submissions. He detailed the various issues that had been raised and noted that it had been a positive process involving a number of different groups and resulting in some amendments to the original draft.

**On the motion of Ms Battson and Councillor Shaw it was resolved that the Wānaka Community Board:**

- 1. Note the contents of this report.**
- 2. Recommend to Council that the Hāwea Domain Reserve Management Plan 2021 be adopted.**

### 3. Chair's Report

A report from the Chair provided updates on:

- Consultation about parking in the Anderson Heights commercial area;
- Various parks and reserves projects (Beacon Point toilet, stages two and three Wānaka Lakefront Development Plan);
- Activities at the Wānaka Recreation Centre;
- Activities at the Upper Clutha libraries network;

There was further discussion about aspects of the Wanaka Lakefront Development, celebrations planned to mark completion of the new mural in the underpass, the recently celebrated 100<sup>th</sup> birthday of Helwick Street, new activities within the Upper Clutha Tracks Trust, works around Albert Town Bridge to improve access from Alison Avenue and the development of the new hall at Luggate. There was also discussion about the tourism situation in the town and hopes of central government assistance. Councillor MacLeod advised of the Wai Wānaka Jobs for Nature programme, noting that he would like to bring a report back to the Board community board about this.

**On the motion of Councillor Smith and Ms Battson the  
Wānaka Community Board resolved to:**

- 1. Note the contents of this report.**

*The meeting concluded at 11.11am.*

**Confirmed as a true and correct record:**

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**Chairperson**

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**Date**