

Minutes of a meeting of the Wānaka Upper Clutha Community Board held in the Armstrong Room, Lake Wānaka Centre, Wānaka on Thursday 8 December 2022 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 Pete Hansby (General Manager, Property & Infrastructure), Mr Aaron Burt (Senior Parks and Reserves Planner), Mr Naell Crosby-Roe (Governance and Stakeholder Services Manager), Ms Briana Pringle (Acting Parks Manager), Ms Tara Connaughton (Assistant Leasing Manager), Ms Tarsy Koentges (Parks Officer, Cemeteries and Heritage) and Ms Jane Robertson (Senior Governance Advisor)

Apologies/Leave of Absence Applications

There were no apologies.

Declarations of Conflicts of Interest

Mr Telfer declared a conflict of interest in item 2 ('Lismore Park Tree Removal') as he was a member of the Bike Wānaka Committee. He undertook to sit back from the table and for the Deputy Chair to chair the meeting for this item.

Matters Lying on the Table

There were no matters lying on the table.

Declaration by John Wellington

Mr Wellington read aloud the Declaration as a Board member and signed the document which was then witnessed by the Chair.

Public Forum

1. Mr Tiny (Kelvin) Carruthers

Mr Carruthers spoke in support of installing a sprung wooden floor at the Wānaka Recreation Centre for use by basketball and netball players. Members of the Council's sport and recreation staff supported this proposal and local basketball and netball clubs had over one thousand members combined. The current floor was difficult to play on due to its slipperiness and hardness. It was not of a standard suitable for professionals and the Southern Steel netball team could not train or play on the present floor.

A joint venture was proposed so that sports clubs could contribute to the cost of a new floor.

The Chair asked Mr Carruthers to liaise with John Wellington as the Board member with oversight of sport and recreation.

2. Tom Morton (Development Manager, Mt Cardrona Station)

Mr Morton spoke about the Mount Cardrona Station development and its plans to develop 450 land titles over the next ten years. It was hoped to be able to include various community facilities in the development and the report on the agenda proposed the establishment of a community park area. It was intended that the development should be publicly accessible and an area for the public to enjoy.

Deputation

Nancy Latham (Friends of Bullock Creek 'FOBC')

Ms Latham stated Bullock Creek was now the most polluted tributary in the Upper Clutha. The plan had been for all stormwater to soak into the ground but this was a design failure as very little soak to ground has occurred and stormwater continued to pollute Bullock Creek. There had been various communications with Council engineers but with no response. There had only been cursory engagement with the community and the effects were not less than minor. She was aware that people avoided swimming in Lake Wānaka directly following rain because of the pollution and despite the abatement notice it did not appear that the current development had not ceased. The group sought a development solution that protected the environment and was based on good environmental stewardship and not dollar values. Friends of Bullock Creek wanted to discuss these matters in a meeting with the Mayor, Chief Executive and General Manager Property and Infrastructure before Christmas 2022.

Confirmation of Agenda

On the motion of Ms Joll and Mr Wellington the Wānaka Upper Clutha Community Board resolved that the agenda be confirmed without addition but with the order of items altered so that agenda item 2 ('Lismore Park Tree Removal') is the last item in the meeting prior to the Chair's Report.

Confirmation of Minutes

On the motion of Mr Telfer and Councillor Bruce the Wānaka Upper Clutha Community Board resolved that the minutes of the meeting following the election held on 3 November 2022 be confirmed as a true and correct record.

1 **Proposed Reserves to Vest in Wānaka**

A report from Aaron Burt (Senior Parks and Recreation Planner) detailed plans for one proposed Recreation Reserve (Local Park) at the Mt Cardrona Station development.

The report recommended that the proposed reserve be recommended to Council for approval (subject to various works taking place at the applicants' expense) and that the Board also recommend to Council that any reserve improvement contributions be offset against those payable at the time of payment (subject to conditions).

Mr Burt and Ms Pringle presented the report.

Ms Pringle confirmed that structures (facilities) were anticipated and she was working with the developer on these plans. Councillor Cocks expressed the view that detailed design of any proposed developments should come back to the Community Board for consideration and other members spoke in support of this suggestion. Accordingly, it was agreed to add a further clause to the recommendation "including liaison with the community board in regard to the detailed design."

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

- 1. Note the contents of this report;**
- 2. Recommend to Council that the vesting of the following reserve be approved**
Mount Cardrona Station Limited
 - Recreation Reserve. Lot 3001, being 1.15 hectares.**

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

- a. Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserve, and to also level out topography for reserve (if advised as being necessary by the Parks & Open Spaces Planning Manager);**
- b. Presentation of the reserve in accordance with Council's policies;**
- c. The submission of Landscape Plans to Council by the Developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserve. The certification and approval of such a plan shall be by the Parks and Open Spaces Planning Manager;**
- d. The formation of sealed pathways on reserves to a minimum 2.2 metre width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);**

- e. A potable water supply point to be provided at the boundary of the reserve lot;
 - f. 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;
 - g. 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;
 - h. A three-year maintenance period by the current landowner commencing from vesting of the reserve;
 - i. 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; and
 - j. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
3. Recommend to Council that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
- a. Detailed design plans for the reserve to be submitted and the approval of these to be delegated to the Parks & Open Spaces Planning Manager who shall liaise with the Wānaka-Upper Clutha community board in regard to the detailed design;
 - b. Final approval of any reserve improvement costs to be delegated to the Parks & Open Spaces Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements; and
 - c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

3 New Water Supply Easement for Second Star Limited on the Damper Bay lakeside Recreation Reserve, Wānaka

A report from Tara Connaughton (Assistant Leasing Manager) assessed a new underground easement, to take and convey lake water to residential property being built at Damper Bay, Wānaka. The easement was proposed over the Damper Bay Lakeside Recreation Reserve and the report recommended that it be approved.

Ms Connaughton and Mr Burt presented the report.

On the motion of Ms Joll and Councillor Cocks it was resolved that the Wanaka Community Board:

- 1. Recommend to Council the following easement be approved subject to section 48 (1) of the Reserves Act 1977:**
 - a. A 3 – 3.29m wide underground water supply easement over Recreation Reserve Section 18 Block XIII Lower Wānaka SD, in Damper Bay, Wānaka in favour of Second Star Limited.**
 - b. The easement area will be approximately 126m².**
- 2. Recommend to Council that the said easement be subject to the following conditions:**
 - a. Cycle access must be assured during all works, and if necessary a short detour around the works provided.**
 - b. Any necessary resource consent, including for earthworks, and any relevant variations, are first obtained for the proposal.**
 - c. Easement Fees to be determined and paid in accordance with Council's Easement Policy 2008.**
 - d. Any necessary approval from LINZ for any authorisations necessary to convey and draw water over the bed of Lake Wānaka including pumps.**
 - e. 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;**
 - f. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment;**
 - g. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe**

environment is maintained around the site, with a particular focus on trail users;

- h. 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;
 - i. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property Team.
3. 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 the report;
 4. Recommend to Council that the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council Reserve Land be approved;
 5. Recommend to Council that authority to approve final terms and conditions and execution authority be delegated to the General Manager Community Services.

4 Application for a Memorial Seat and a Memorial Plaque in Wānaka

A report from Tarsy Koentges (Parks Officer, Cemeteries and Heritage) proposed a memorial plaque for Alan Mackenzie by the Rhododendron Dell in Wānaka Station Park, as well as a memorial seat with plaque for Patty and Michael Barnett near Wānaka Station Park along the lakefront. The exact location of the latter is to be delegated to staff in consultation with the Board.

Ms Pringle and Ms Koentges presented the report. Ms Koentges detailed the personal connection between the people concerned and the proposed locations and there was general agreement that the recommendations were reasonable.

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. Approve a memorial plaque on stone base in the Wānaka Station Park next to the Rhododendron Dell for Alan Mackenzie;
3. Approve a memorial plaque and seat in the Wānaka Station Park for Patty and Michael Barnett the exact location within the reserve to be determined by the QLDC

Parks Team in consultation with the Wānaka Upper Clutha Community Board.

5 Proposed Governance Agreement

A report from Naell Crosby-Roe (Governance and Stakeholder Services Manager) presented the final draft form of the Governance Agreement between the Wānaka-Upper Clutha Community Board and the Queenstown Lakes District Council for the Board to approve and forward to the full Council to consider.

Mr Crosby-Roe presented the report.

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

- 1. Note the contents of this report;**
- 2. Agree the draft 2022 Queenstown Lakes District Council / Wānaka Upper Clutha Community Board Agreement for Council approval; and**
- 3. Delegate the Chair to sign the approved Governance Agreement.**

Mr Telfer sat back from the table and Mr Hadfield took the chair. The meeting returned to item 2.

2 Lismore Park Tree Removal

A report from Tim Errington (QLDC Parks Arborist) detailed plans for Bike Wānaka to develop a bike park, noting that this proposal would require the removal of 21 trees from Lismore Park (QLDC reserve land). The report considered the proposal and recommended that the Board recommend to Council the removal of the trees.

Ms Pringle presented the report. She confirmed that Bike Wānaka managed the bike park under a management agreement with the Council. She clarified that the removal of trees was not covered under the Board's present delegations but could be added separately. The new Tree Policy had introduced a tree replacement policy of planting two for any one tree removed, but the position of replacement plantings had yet to be agreed and would be informed by the development and in consultation with the community.

The Board commended Bike Wānaka for this initiative and effective liaison with Council officers.

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

1. **Note the contents of this report;**
2. **Note that this request has been considered in accordance with the QLDC Tree Policy 2022, including replacing any removed tree with at least two new trees; and**
3. **Recommend that Council approve the request from Bike Wānaka to remove approximately 21 QLDC owned trees growing on QLDC reserve land at Lismore Park, Wānaka.**

Mr Telfer returned to the table and to chairing the meeting.

6 **Chair's Report**

A report from the Chair presented information about:

- Members' updates on their portfolio interests;
- Formation of Wānaka Airport Liaison Committee; and
- Wānaka Youth & Community Centre (former Mitre 10 Building)

The following points were noted:

- The Chair encouraged all sector representatives to contribute material to the Chair's report in the future;
- The Gladstone Track would be upgraded during the first months of 2023. Councillor Cocks asked for the Board members to receive a copy of the detailed design.
- The final concept plan of the Heart of Wānaka would be presented to the Board in a workshop in early 2023.

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

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

The meeting concluded at 10:50am.

Confirmed as a true and correct record:

CHAIRPERSON

DATE