

**Minutes of a ordinary meeting of the Wānaka-Upper Clutha Community Board held on Thursday 19 June 2025 beginning at 10.00am held in the Luggate Hall, 16 Hopkins Street, Luggate.**

### **Membership**

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

### **Attendees**

Councillor Quentin Smith, Michelle Morss (Strategy & Policy General Manager), Jon Winterbottom (Democracy Services Team Leader), Matthew Hulscher (Democracy Services Advisor), Dom Harrison (Parks and Reserves Planner), Tony Pickard (Strategy Planning Manager), Brent Pearce (Strategy & Infrastructure Planning), Kat Banyard (Senior Parks Advisor), Dave Winterburn (Parks Manager), two members of the media and approximately ten members of the public.

### **Karakia**

The meeting began with a karakia given by Ms Joll.

### **Apologies and Leave of Absence applications**

There were no apologies.

The following requests for Leave of Absence were made:

- Mr Wellington: 28 June to 13 July

**It was moved (Mr Telfer, Mr Hadfield):**

**That the Wānaka-Upper Clutha Community Board resolve that the apologies be accepted.**

**Motion was carried unanimously.**

### **Declarations of Conflicts of Interest**

Ms Joll declared a conflict of interest regarding Item 1 and recused herself from involvement.

### **Matters Lying on the Table**

There were no matters lying on the table.

## Public Forum

### 1. John Langley (Guardians of Lake Hāwea)

Mr Langley spoke to Contact Energy's fast track consent application to lower Lake Hāwea and expressed his belief that there is already sufficient energy security. He encouraged Council to raise substantive concerns sooner rather than later, such as dust storms and landscape degradation, and not wait for the application to be finalised to do this. He also encouraged Council to signal to the local community what the potential risks are.

### 2. Meredith Smith (Kane Road Utilities Society Incorporated)

Ms Smith also spoke to the Contact Energy fast track consent application on behalf of a community group that supplies drinking water to over 600 residents via the Hāwea Flat aquifer. Ms Smith expressed concerns regarding the use of dry bores, and the impact lowering the lake will have on the water supply for Hāwea Flat residents.

## Confirmation of Agenda

Following the rescinding of a street name application by Northlake Investments Limited, it was agreed that Item 2 would be removed from the agenda.

**It was moved (Mr Telfer, Mr Wellington):**

**That the Wānaka-Upper Clutha Community Board resolve that the agenda be confirmed as amended following the removal of Item 2.**

**Motion was carried unanimously.**

## Confirmation of Minutes

**It was moved (Mr Telfer, Ms Joll):**

**That the Wānaka-Upper Clutha Community Board resolve that the minutes of the meeting on 8 May 2025 be confirmed as a true and correct record.**

**Motion was carried unanimously.**

## **1. Proposed Reserves to Vest in the Upper Clutha**

The purpose of this report was to consider recommending to Council the vesting of the following reserves: a Local Purpose Reserve (Public Amenity) at Pembroke Heights; and a Local Purpose Reserve (Access) at Pembroke Terrace.

Dom Harrison (Parks and Reserves Planner) presented the item and took the report as read.

Councillor Cocks and Mr Telfer sought clarification on the details of the proposed vesting at Pembroke Heights.

**It was moved (Mr Wellington, Councillor Bruce):**

**That the Wānaka-Upper Clutha Community Board resolve to:**

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

### **WFH Properties Limited – RM220913: Pembroke Heights: Wānaka**

#### **Local Purpose Reserve (Public Amenity) – Lot 102 being 4614m<sup>2</sup> in area**

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

- i) Compliance with the conditions of the resource consent RM220913 (and any subsequent variations) which include:
  - a. The provision of water supply to the Local Purpose Reserve;
  - b. The submission of a detailed landscape plan (including design specifications) including the street trees, verges and Local Purpose Reserve (Lot 104 to vest) prepared by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council (QLDC) Parks & Open Spaces Planning Manager;
  - c. The consent holder shall obtain a Full Council decision confirming that all areas of the reserve have been formally agreed to be vested;

- d. The consent holder shall fully implement all road/street landscaping and planting as shown on the detailed landscape plan;
- e. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the three year maintenance period;
- f. Prior to certification under section 224 of the Resource Management Act 1991 (RMA), all new reserve and road reserve asset information shall be submitted electronically with spatial attributes as outlined in Schedule 1D of the QLDC Land Development and Subdivision Code of Practice (LDSC) 2020;
- g. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all land adjacent to reserves, to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;

**Pembroke Terrace Limited – RM230065: Orchard Road, Wānaka**

**Local Purpose Reserve (Access) – Lot 202 being 1085m<sup>2</sup> in area**

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

- i) Compliance with the conditions of resource consent RM230065 (and any subsequent variations) which include:
  - a. The provision of a water supply to the Local Purpose Reserve;
  - b. Details of lighting of the pedestrian route within Lot 202 that demonstrates compliance with Crime Prevention Through Environmental Design (CPTED) principals and in accordance with Category P4 QLDCs Southern Light Strategy: Part Two – Technical Specifications; and
  - c. The Consent Holder shall ensure that a Fencing Covenant, required under s6 of the Fencing Act 1978, is registered on all land to ensure that any reserves to vest in QLDC are protected and that Council has no liability to contribute towards any

work on a fence between a public reserve vested in or administered by the Council and any adjoining land.

**Motion was carried unanimously.**

**2. Northlake Investments Limited to name one vested road**

This item had been removed from the agenda during the confirmation of the agenda and so there was no discussion of this matter.

**3. Chair's Report**

The report from the Chair detailed the recent community engagement activities from the Wānaka-Upper Clutha Community Board members.

Mr Wellington, Councillor Tucker and Councillor Bruce provided further updates on recent community sector engagement.

**It was moved (Mr Telfer, Councillor Tucker):**

**That the Wānaka-Upper Clutha Community Board resolve to:**

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

**Motion was carried unanimously.**

*The meeting concluded at 10.22am*

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

---

**CHAIR**

---

**DATE**