

Minutes of a meeting of the Queenstown Lakes District Council Community & Services Committee held in the Council Chambers, 10 Gorge Road, Queenstown on 3 April 2025 commencing at 10.00am.

Present

Councillor C Ferguson (Chair), Councillor E Whitehead (Deputy Chair), Councillor B Bruce, Councillor L Guy, Councillor M Wong.

In attendance

Councillor Melissa White, Councillor Lyal Cocks, Kenneth Bailey (Community Services General Manager), Sophie Millar (Democracy Services Advisor), Christine Skipworth (Parks Planning Team Lead), Sophie Craig (Parks and Reserves Planner), Jeannie Galavazi (Principal Parks Planner), Jon Winterbottom (Democracy Services Team Lead), Kat Banyard (Senior Parks Advisor), Tessa Payze (Communications Advisor), Adrian Hoddinott (Parks Contracts Manager).

David Mayhew (Kelvin Peninsula Community Association (KPCA)), and two other members of the public.

Apologies

Councillor Tucker and Councillor Guy were apologies.

On the motion of Councillor Whitehead and Councillor Wong the Community & Services Committee resolved that the apologies be accepted.

Motion carried unanimously.

Declarations of Conflicts of Interest

There were no declarations of interest.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

There was one speaker for public forum.

1. David Mayhew (Kelvin Peninsula Community Association (KPCA)) presented in support of the Jardine Park Development Plan.



Support clear and comprehensive plan for the park that reflects community involvement. Emphasised importance of planning and consultation with the community throughout the development of the plan. Specifically noted KPCA position that café/hub may be unnecessary. Concept plan makes no allowance for future road through the park.

Confirmation of Agenda

A request from staff prior to the meeting that the order of presentation for items 1 and 2 be swapped to accommodate staff having to leave the meeting early.

On the motion of Councillor Whitehead and Councillor Wong the Community & Services Committee resolved that the agenda be confirmed with alteration.

Motion carried unanimously.

Confirmation of Minutes

On the motion of Councillor Bruce and Councillor Wong the Community & Services Committee resolved that the minutes of the meeting held on 12 November 2024 be confirmed without alteration.

Motion carried unanimously.

2. Proposed Reserves to Vest in the Whakatipu

Ms Sophie Craig was the author of the report. Ms Craig introduced the item with the support of Ms Jeannie Galavazi.

Ms Craig noted a correction in the agenda summary section that the two residential subdivisions are Park Ridge and Shotover Country, not Hanley's Farm.

Members questions initially focused on cost. Specifically, whether the cost will be absorbed in current budgets or if there were any estimates of cost. Officers indicated that they would be able to provide costs in future, as the reserves have yet to be vested. A discussion of the reserves' amenities and public consultation followed.

Officers answered questions around connectivity and the Blue Green Network, and the potential for corridors between recreation reserves. Discussion of the implications for stormwater, and the specific types of planting in order to mitigate costs in the area followed.

On the motion of Councillor Wong and Councillor Whitehead it was resolved that the Community & Services Committee:

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



2. Recommend to Council that the vesting of the following reserves be approved:

- A. Park Ridge Limited SH190488 (as varied by SH200008, SH210001 and RM240710) located in the Southern Corridor
- i. Three Recreation Reserves - Lots 800, 801 and 813, being 3,535m², 8,000m² and 5,200 m² in area;
 - ii. Two Local Purpose (Visual Amenity) Reserves – Lots 808 and 809 being 6,800m² and 7,600m² in area.
 - iii. Two Local Purpose (Access Way) Reserves – Lots 810 and 812 being 340m² and 199m² in area.

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

- Compliance with the conditions of resource consent SH190488 (and all subsequent variations) which include:
 - i. Recreation Reserve Lot 800 must be vested within Stage 1 of the development and Lot 801 must be vested within Stage 2 of the development.
 - ii. The provision of Council standard water supply, and foul sewer laterals and suitable power supply to each of the recreational reserve lots (Lots 800, 801 and 813) to accommodate future Council facilities.
 - iii. The provision of a landscaping irrigation plan with suitable backflow prevention for landscaping to be vested in Council (if required).
 - iv. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.
 - v. Formation of off-road trails to a minimum Grade 2 trail typology under the QLDC Cycle Trail Design Standards & Specifications.
 - vi. The registration of a fencing covenant on any property adjoining any reserve under s6 of the Fencing Act 1978 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.
 - vii. A three-year maintenance period by the consent holder commencing from vesting of the reserve.
- A maintenance agreement for reserves, prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period in accordance with the Subdivision Code of Practice.
- Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
- Presentation of the reserve in accordance with Council's policies.



- B. King Enterprises Limited Partnership RM230397, located in Shotover Country
- i. Recreation Reserve – Lot 900, being 1,649m² in area.

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

- Compliance with the conditions of resource consent RM230397 (and any subsequent variations) which include:
 - i. Lot 900 (recreation reserve) must be vested in the first stage of the subdivision.
 - ii. The submission of landscape plans to Council for certification by the Parks and Open Spaces Planning Manager.
 - iii. The consent holder must obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested.
 - iv. The consent holder must fully implement all works as shown on the approved landscape plans.
 - v. Preparation of a draft pedestrian easement instrument for the right of way linking Lot 800 to Lot 900.
 - vi. 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.
 - vii. Formation of all the trails within the public access easements.
 - viii. 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.
 - ix. A three-year maintenance period by the consent holder commencing from vesting of the reserve.
 - x. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all properties adjoining reserve 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.
 - xi. The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure fences along or adjoining the reserve are no greater than 1.2metres in height and achieve at least 50% visual permeability.
- Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy 2016.
- Presentation of the reserve in accordance with Council's policies.



- 3. Recommend to Council** that any reserve improvement contributions are offset against those payable in accordance with the Developments Contributions Policy current at the time of contributions payment, subject to:
- i. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks & Open Spaces Planning Manager.
 - ii. 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.
 - iii. 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.

Motion carried unanimously.

1. Jardine Park Development Plan

Ms Christine Skipworth was the author of the report. Ms Skipworth introduced the item alongside Ms Briana Pringle.

Officers acknowledged public input on this topic, specifically Mr Mayhew's input during public forum. The lack of budget was noted citing that the development plan allows for the raising of funds.

Mr Ken Bailey (General Manager) reiterated thanks to the public for their input, citing Queenstown Lakes District Council (QLDC) has been fortunate to collaborate with KPCA. Mr Bailey emphasised the importance of community engagement and noted the concerns from Mr Mayhew pertaining to the road and café/ community centre.

Members then asked questions concerning the range of feedback received on the plan, and how the plan would move forward with a clear consensus if there were to be a significant split in support and opposition for the plan within the feedback.

Mr Bailey noted the long-term nature of decision making and that the plan will require a wide range of input. Members noted the value and high level of organisation within KPCA and suggested looking into how the organisation works so well to apply learnings to other community organisations.

On the motion of Councillor Wong and Councillor Ferguson it was resolved that the Community & Services Committee:

- 1. Note** the contents of this report;
- 2. Adopt** the Jardine Park Development Plan.



Motion carried unanimously.

3. Draft Glenorchy Airstrip RMP

Ms Jeannie Galavazi was the author of the report. Ms Galavazi introduced the item.

Members sought clarification on the timeline for consultation, feedback, and next steps following this process including the hearing date.

Discussion followed on appointing three members of the Committee to a hearing panel to hear submissions on the draft Glenorchy Airstrip Resource Management Plan. Councillor Ferguson and Councillor Bruce opted to be reserve panellists. Councillor Whitehead and Councillor Wong opted to sit on the panel. Discussion followed on a third panellist being selected internally considering the other members being apologies for the meeting. This decision was to be reflected in the third point of the resolution as:

Recommend to Council to appoint three members from the Community & Services Committee (Matt Wong and Esther Whitehead with one further member to be agreed after the meeting) to a panel, and one member from the Community & Services Committee (Craig Ferguson) a reserve panellist, to hear and consider submissions received (subject to Council approving the Draft Reserve Management Plan for public notification).

On the motion of Councillor Wong and Councillor Bruce it was resolved that the Community & Services Committee:

1. **Note** the contents of this report;
2. **Recommend to Council** to approve the Draft Glenorchy Airstrip Reserve Management Plan for public notification in accordance with section 41(6) of the Reserves Act 1977; and
3. **Recommend to Council** to appoint three members from the Community & Services Committee (Matt Wong and Esther Whitehead with one further member to be agreed after the meeting) to a panel, and one member from the Community & Services Committee (Craig Ferguson) a reserve panellist, to hear and consider submissions received (subject to Council approving the Draft Reserve Management Plan for public notification).

Motion carried unanimously.



4. Chair's Report

Councillor C Ferguson was the author of the report. Councillor M Wong introduced and spoke to the item.

No questions or discussion followed introduction of the item.

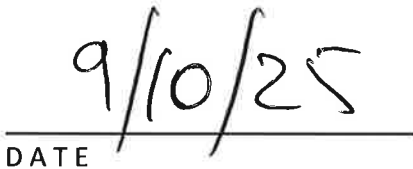
On the motion of Councillor Whitehead and Councillor Bruce it was resolved that the Community & Services Committee:

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

Motion carried unanimously.

The meeting concluded at 10.40am

Confirmed as a true and correct record:


CHAIR
DATE

