Minutes of a ordinary meeting of the Wānaka-Upper Clutha Community Board held on 24 September 2026 beginning at 10.00am held in the Hāwea Community Centre, 28 Myra Street, Hāwea

Membership

Mr Simon Telfer (Chair), Ms Kathy Dedo, Mr John Wellington, Mr Hadfield, Councillor Cody Tucker, Councillor Nicola King, and Deputy Mayor Quentin Smith.

Attendees

Dave Wallace (General Manager, Planning & Development), Ken Bailey (General Manager, Community Services), Matt Judd (Parks Property Planner), Tarsy Koentges (Parks Officer, Cemeteries & Heritage), Dave Winterburn (Parks Manager), Kat Banyard (Senior Parks Advisor), Briana Pringle (Parks & Open Spaces Planning Manager), Roger Davidson (Property Director), Stefan Amston (Facilities & Fleet Manager), Aaron Burt (Senior Property & Planning Advisor), Mikalya Oliver (Asset Manager), Jon Winterbottom (Democracy Services Manager), Georgia Pringle (Democracy Services Advisor), seven members of the public and one member of the media.

Karakia Timatanga

An opening karakia was delivered by Georgia Pringle.

Apologies and Leave of Absence Applications

There were no apologies.

It was noted that Councillor King would be late to the meeting.

The following requests for Leave of Absence were made:

- Mr John Wellington: 17 October - 25 October 2026, 4 November - 12 November 2026, 3 December 2026 - 26 January 2027

- Ms Kathy Dedo: 27 September - 12 October 2026

It was moved (Chair Telfer, Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve that the Leave of Absences be approved.

Motion was carried unanimously.

QUEENSTOWN LAKES DISTRICT COUNCIL

Declarations of Conflicts of Interest

There were no Conflicts of Interest declared.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. Brian McCandles (Wānaka Bridge Club)

   Mr McCandles spoke on behalf of the Wānaka Bridge Club and advised the club has spent more than five years seeking a permanent premises but have been unable to secure affordable land or suitable lease options. Mr McCandles raised concern that the current recreation policy limits opportunities for indoor recreation facilities and prioritises outdoor activities. Mr McCandles questioned whether the Community Board should have greater influence over local recreation outcomes and how local views will be reflected in decision-making.

2. Virginia Wells - Wānaka Riding for the Disabled

   Ms Wells from Wānaka Riding for the Disabled advised they require Council-owned land, as funding is not available for building infrastructure on private land. Ms Wells advised that the Hāwea Domain Board declined their request to use domain land and advised that the Albert Town Reserve land would best meet the needs of their predominantly Wānaka-based volunteers and participants. Ms Wells indicated that future growth in participants and horses would require a site with sufficient space for operations and expansion.

3. Luc Waite - Quartz Development Group

   Mr Waite outlined its 20-lot subdivision at the former Hāwea Hotel site and proposed road stopping application to accommodate visual mitigation planting. Mr Waite advised that Council has accepted the plan in principle but raised concerns regarding ongoing maintenance responsibilities and stated that Council's Property & Infrastructure Team intends to recommend declining the application at a future Wānaka-Upper Clutha Community Board (WUCCB) meeting. Mr Waite stated that road stopping would not compromise future infrastructure requirements and sought to workshop the facts with the Community Board, ahead of the next meeting in November.

QUEENSTOWN LAKES DISTRICT COUNCIL

Confirmation of Agenda

It was moved (Chair Telfer, Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve that the agenda be confirmed without addition or alteration.

Motion was carried unanimously.

Confirmation of Minutes

Ordinary meeting of the Wānaka-Upper Clutha Community Board held on 20 August 2026

It was moved (Mr Wellington, Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve that the minutes of the meeting of the Wānaka-Upper Clutha Community Board, held on 20 August 2026 be confirmed as a true and correct record, without addition or alteration.

Motion was carried unanimously.

1. Six-Monthly Update on License to Occupy Applications & Policy Interpretations

The purpose of this report was to provide the WUCCB with an overview of Licence to Occupy applications approved or declined within the Wānaka-Upper Clutha during the reporting period 1 March 2026 to 31 August 2026. The report summarised the application details and identified any matters where the application or interpretation of relevant Council bylaws, policies, or legislative requirements required clarification or further consideration.

Dave Wallace (General Manager, Planning & Development) presented the report and took it as read.

It was moved (Ms Dedo, Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve to:

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

Motion was carried unanimously.

2. Lease Public Notification for Wānaka Riding for the Disabled for Albert Town Reserve

The purpose of this report was to consider publicly notifying the intention to grant a lease to Wānaka Riding for the Disabled (RDA) for Albert Town Recreation Reserve.

Matt Judd (Parks Property Planner) and Briana Pringle (Parks & Open Spaces Planning Manager) presented the report and answered questions.

It was advised that RDA undertook a selection process of potential sites and chose Albert Town, with the application processed in accordance with the Reserves Act 1977. Concern was raised about whether the appropriate land had been identified, with further investigation of Hāwea Domain suggested.

Community Board members discussed the need to better understand community space demand and availability across the Upper Clutha, including mapping gaps and encouraging community collaboration. It was noted that recreation land is subject to the Reserves Act and that lease arrangements allow for future reassessment of community needs.

Community Board members acknowledged the need for RDA services to be accessible from Wānaka, while noting that consideration should also be given to the long-term needs of the wider community. Members requested that Recommendation 2 be declined instead of approved and Recommendation 3 be amended to *'Work with RDA to identify a suitable long-term location for its operations and support RDA in securing a new location'.*

It was moved (Chair Telfer, Councillor King):

That the Wānaka-Upper Clutha Community Board resolve to:

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

2. **Decline** the public notification of the proposed lease to Wānaka Riding for the Disabled for Albert Town Recreation Reserve; and

3. **Work** with RDA to identify a suitable long-term location for its operations and support RDA in securing a new location.

Motion was carried unanimously.

3. Proposed Donation of Seat & Commemorative Plaque for Stephen & Geraldine Keen within Peninsula Bay Reserve, Wānaka

The purpose of this report was to consider accepting the donation and installation of a new public seat within the Peninsula Bay Reserve, including approval of a commemorative plaque to be attached to the seat acknowledging Stephen and Geraldine Keen.

QUEENSTOWN LAKES DISTRICT COUNCIL

Tarsy Koentges (Parks Officer, Cemeteries & Heritage) presented the report and answered questions.

Community Board members noted that the proposal differed from the usual process as it involved a donation and commemoration of living individuals, rather than a deceased person being commemorated by family.

Some Community Board members expressed concern that approving the proposal could establish a precedent for individuals or organisations to request similar commemorations across the district. Concerns were also raised regarding the proposed location, which was considered unusual and in a location on the reserve with reduced public accessibility, impacting the frequency of use.

It was requested that Council officers discuss with the donors whether the plaque and proposed location remained necessary. It was agreed that the matter be left lying on the table and be reconsidered at the next WUCCB meeting in November.

It was moved (Chair Telfer, Mr Wellington):

That the Wānaka-Upper Clutha Community Board resolve to: Leave the item lying on the table to be brought back to the 5 November 2026 Wānaka-Upper Clutha Community Board Meeting.

Motion was carried unanimously.

4. Chair's Report

The purpose of this report was to provide the Board with an update on projects of interest, to allow members to report on recent community engagement, and to cover other matters not listed elsewhere on the agenda.

It was moved (Chair Telfer, Mr Hadfield):

That the Wānaka-Upper Clutha Community Board resolve to:

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

Motion was carried unanimously.

Karakia Whakamutunga

A closing karakia was delivered by Georgia Pringle.

The meeting concluded at 11.09am.

QUEENSTOWN LAKES DISTRICT COUNCIL

Confirmed as a true and correct record:

CHAIR

5 NOV 2026

DATE