

Minutes of an ordinary meeting of the Community & Environment Committee held on Thursday 12 March 2026 beginning at 10.00am held in the Council Chambers, 10 Gorge Road, Queenstown.

Membership

Councillor Matt Wong (Chair), Councillor Gavin Bartlett, Councillor Jon Mitchell, Councillor Cody Tucker, Councillor Melissa White

Attendees

Dave Winterburn (Acting General Manager, Community Services), Alex Jamieson (Parks and Reserves Planner), Dominic Harrison (Parks and Reserves Planner), Briana Pringle (Parks and Open Spaces Planning Manager), Bill Nicoll (Resilience & Climate Action Manager), Renee Pearson (Otago Regional Council), Councillor Matt Holyer (Otago Regional Council - online), Tilly McCool (Resilience & Climate Action Advisor), Mike Hanff (Friends of Lake Hayes Chair), Jen Lawn (Otago Regional Council), Jon Winterbottom (Democracy Services Manager), Ruby Mills (Democracy Services Advisor), Kat Banyard (Senior Parks Advisor), Simon Battrick (Sport & Recreation Manager), Matthew Judd (Parks Property Planner), Jeannie Galavazi, (Principal Parks Planner); and two members of the public.

Karakia Timatanga

Chair Wong opened the meeting with a karakia.

Chair Wong welcomed staff and acknowledged the former Chair of the Community & Services Committee, Councillor Ferg, for his service to the community and the Committee over several triennials.

Apologies

There were no apologies.

Declarations of Conflicts of Interest

There were no declarations of conflicts of interest.

Matters Lying on the Table

There were no matters lying on the table.



Public Forum

1. Benje Patterson

Mr Patterson spoke to the Bridesdale Farm Concept plan, providing an update on the Bridesdale Farm plans, noting that they could be complementary to the proposed Widgeon Park development. Mr Patterson explained that the Bridesdale Farm proposal would require the use of machinery to improve site access, as the existing accessway is currently unsafe for machinery. He explained that a variation to the existing easement is intended to be submitted to formalise legal access via the gravel road.

2. Brian Fitzpatrick (Remarkables Park Limited)

Mr Fitzpatrick raised concerns that his previous suggestions regarding the use of Widgeon Park have not been incorporated into the current development plan. He noted that the scale of the reserve area proposed for agricultural purposes was significant but not utilised in a manner that may add value for ratepayers. He requested that officers consider 516 Ladies Mile proposals prior to approving the Widgeon Park proposal. Mr Fitzpatrick also noted that current vegetation on the site may contribute to flooding risk.

Confirmation of Agenda

It was moved (Councillor Tucker, Councillor Bartlett):

That the Community & Environment Committee resolve that the agenda be confirmed without alteration:

Motion was carried unanimously.

1. Request for stormwater easements over two recreation reserves

The purpose of this item was to consider recommending to Council to grant two (right to drain) stormwater easements, over two parcels of recreation reserve.

Alex Jamieson (Parks and Reserves Planner) and Jeannie Galavazi (Principal Parks Planner) presented the item and took the report as read.

It was moved (Councillor Bartlett, Councillor Mitchell):

That the Community & Environment Committee resolve to:

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

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2. **Recommend to Council** to approve a right to drain stormwater easement (Easement A) to accommodate an underground pipe, over Lot 14 DP 15297 in favour of Queenstown Lakes District Council, as required to enable the development of land under subdivision consent RM230519;
3. **Recommend to Council** to approve a right to drain stormwater easement (Easement B) to accommodate an underground pipe, over Section 21 Blk I Coneburn SD in favour of Queenstown Lakes District Council, as required to enable the development of land under subdivision consent RM230519;
4. **Recommend to Council** that the associated works shall address the following:
 - a. Be in accordance with RM230519 and RM230598, and associated QLDC engineering approvals;
 - b. A \$2,000 bond payable to the Queenstown Lakes District Council, prior to any excavation of the areas of recreation reserve;
 - c. Prior to any works on the reserve, the applicant shall submit a methodology to the QLDC Parks and Reserves team to manage public access to the trail and ensure users can safely pass the works. This must be first agreed in writing by the Parks and Reserves team, prior to any onsite works occurring. Any conditions identified as necessary by Parks and Reserves to provide for public safety and the rehabilitation of the site, shall be met by the applicant;
5. **Recommend to Council** that public notification to grant the easements is not required, as the statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
6. **Recommend to Council** that easement fees are charged under the Easement Policy 2008;
7. **Recommend to Council** to exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council reserve land; and

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8. **Recommend to Council** to delegate authority to approve final terms and conditions and execution authority, to the General Manager of Community Services, provided all relevant requirements of the Easement Policy 2008 are addressed.

Motion was carried unanimously.

2. Arrowtown River Reserves Development Plan

The purpose of this item was to consider the Arrowtown River Reserves Development Plan for adoption.

Dominic Harrison (Parks and Reserves Planner) and Jeannie Galavazi (Principal Parks Planner) presented the item and took the report as read.

Mr Harrison acknowledged the many stakeholders who collaborated on the plan, as well as the community members who made submissions and provided feedback.

As part of councillors' questions, discussion focused on how fixed the development plan would be if approved at this stage and what the next steps would involve. Staff advised that the plan is a high-level framework only and has not yet entered the detailed design phase, where further refinement would occur.

Councillors also asked how ongoing involvement of the Queenstown Lakes Trails Trust could be ensured during detailed design. Staff confirmed they are in regular contact with the Trust and that its input could continue to inform the next stages. It was noted that community engagement has already occurred in the early stages, and a suggestion was made to include a clause in the resolution requiring continued engagement with key stakeholders through detailed design.

Questions were raised about how to prioritise "quick wins" within the plan. Staff advised that prioritisation would be guided by community feedback and the availability of enabling funding.

Councillors also discussed submissions from the equestrian community, how these are being responded to, and the associated challenges. It was noted that the proposed trail network does not seek to exclude any user groups and aims to cater for a range of users where practicable.

It was moved (Councillor Bartlett, Councillor Mitchell):

That the Community & Environment Committee resolve to:

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



2. **Adopt** the Arrowtown River Reserves Development Plan.

It was moved as an addition (Councillor White/ Councillor Mitchell):

That the Community & Environment Committee resolve to:

3. **Agree** that Council continue to inform and engage with stakeholders on detailed design processes.

The amendment was put, carried unanimously and formed the new substantive motion:

That the Community & Environment Committee resolve to:

1. **Note** the contents of the report; and
2. **Adopt** the Arrowtown River Reserves Development Plan.
3. **Agree** that Council continue to inform and engage with stakeholders on detailed design processes.

Motion was carried unanimously.

3. Widgeon Park Development Plan

The purpose of this item was to consider the Widgeon Park Development Plan for adoption.

Dominic Harrison (Parks and Reserves Planner) and Jeannie Galavazi (Principal Parks Planner) presented the item and took the report as read.

Councillors asked how teenagers and other young users of the trails had been engaged. Staff advised that engagement occurs primarily through local clubs and organised groups.

Questions were raised about the management of motorised bikes within the reserve. Staff noted this is a district-wide compliance issue rather than one specific to the development plan.

Councillors sought clarification on how submissions were managed. Staff confirmed that each submission was read in full, with key themes and categories identified.



Where practicable, feedback has been incorporated into the plan, while also ensuring alignment with the intended purpose of the land as a reserve.

It was confirmed that the land is a reserve rather than Council freehold land.

Councillors also sought confirmation regarding freedom camping; staff advised there is no intention to allow freedom camping through this plan, noting that any such provision would need to be addressed through a Reserve Management Plan.

Staff acknowledged comments made during the Public Forum regarding the use of the highlighted areas of land within Widgeon Park and confirmed that the area is currently used for grazing. It was noted that adoption of the development plan would not preclude consideration of alternative uses for the site in the future, such as sports fields.

It was moved (Councillor Mitchell, Councillor Bartlett):

That the Community & Environment Committee resolve to:

1. **Note** the contents of the report; and
2. **Adopt** the Widgeon Park Development Plan.

With the additional amendment of:

3. **Agree** that Council continue to inform and engage with stakeholders on detailed design process.

Motion was carried unanimously.

4. **Proposed reserves to vest in the Whakatipu Basin**

The purpose of this report was to consider recommending to Council the vesting of three reserves at Hanley's Farm; and four reserves at Bullenrise, Arthurs Point.

Alex Jamieson (Parks and Reserves Planner) and Jeannie Galavazi (Principal Parks Planner) presented the item and took the report as read.

It was moved (Councillor Bartlett, Councillor White):

That the Community & Environment Committee resolve to:

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



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

Queenstown Lakes District Council – RM240788: RCL Henley Downs Limited

- a) Local purpose reserve (walkway and services) – Lot 73 being 793m² in area;
- b) Recreation reserve – Lot 76 being 7,675m² in area;
- c) Local purpose reserve (visual amenity) – Lot 77 being 4,614m² in area;

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

- i) Compliance with the conditions of resource consent RM240788 (and any subsequent variations) which include:
 - a. The provision of a water supply to the recreation reserve in accordance with Council's standards and connection policy.
 - b. The provision of a wastewater connection to the recreation reserve to the existing QLDC Hanley's Farm wastewater network and Hanley's Farm pump station in accordance with Council's standards and connection policy.
 - c. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDC Parks & Open Spaces Planning Manager.
 - d. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the QLDC Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the three-year maintenance period.
 - e. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on all lots bordering a reserve 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 public

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reserve vested in or administered by the Council and any adjoining land.

- f. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- g. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested

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

Queenstown Lakes District Council – SH190001 (as varied by SH210006, SH230001, SH240001, SH250002 and RM250876): Bullenrise Developments Limited

- a) Local purpose (services, access and public amenity) – Lot 200 being 204m² in area;
- b) Local purpose (services, access and public amenity) – Lot 201 being 376m² in area;
- c) Local purpose (services, access and public amenity) – Lot 202 being 266m² in area; and
- d) Local purpose (services, access and public amenity) – Lot 204 being 294m² in area.

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

- i) Compliance with the conditions of resource consent SH190001 (and any subsequent variations) which include:
 - a. The provision of a water supply to all reserve lots in terms of QLDC's standards and connection policy.
 - b. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDCs Parks & Open Spaces Planning Manager.



- c. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the QLDC Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the three-year maintenance period.
- d. The consent holder shall ensure that a fencing covenant, required under s6 of the Fencing Act 1978, is registered on the all lots bordering a reserve 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 public reserve vested in or administered by the Council and any adjoining land.
- e. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised.
- f. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested

Motion was carried unanimously.

5. Endorsement of the Upper Lakes Catchment Action Plan

The purpose of this item was to seek endorsement of the Upper Lakes Catchment Action Plan (CAP) and to approve the appointment of Councillor representatives to the Upper Lakes Catchment Governance group.

Bill Nicoll (Resilience & Climate Action Manager), Renee Pearson (ORC), Matt Holyer (ORC - online) and Tilly McCool (Resilience & Climate Action Advisor) presented the item.

Mr Nicoll introduced the presenting staff and outlined the purpose and background of the plan, acknowledging the collaborative contributions to date and the interconnected nature of water across the region.

Ms Pearson noted that the current plan provides flexibility for more detailed responses to be developed over time and outlined the current status of the CAP governance group.

Mr Hollyer acknowledged the collaborative opportunities presented by the plan and confirmed that ORC is supportive of the approach.



Councillor questions focused on how the plan could inform collaborative approaches in other Council areas, the involvement of central government agencies, and governance feedback loops. Staff advised that representation from central government agencies is yet to be confirmed, with current engagement primarily involving local and regional organisations. It was also noted that having councillors represented on the governance group supports an effective and accessible feedback loop.

It was moved (Councillor Tucker, Councillor Mitchell):

That the Community & Environment Committee resolve to:

1. **Note** the contents of the report;
2. **Endorse** the Upper Lakes Catchment Action Plan; and
3. **Recommend to Council** the appointment of Councillors Jon Mitchell and Niki Gladding as QLDC Elected Member representatives on the Upper Lakes Catchment Governance Group.

Motion was carried unanimously.

6. Endorsement of the Waiwhakaata (Lake Hayes) Strategy

The purpose of this report was to seek endorsement from the Community & Environment Committee of the Waiwhakaata (Lake Hayes) Strategy 2025 and to note Council's commitment to developing an implementation action plan in partnership with the Waiwhakaata Strategy Group to support the delivery of the strategy.

Bill Nicoll (Resilience & Climate Action Manager), Mike Hanff (Friends of Lake Hayes Chair), and Jen Lawn (ORC) presented the item.

Mr Nicoll provided some background and context for the strategy and introduced the members at the table.

Mr Hanff outlined the history of the Friends of Lake Hayes community group, previous approaches to managing water quality, how the current plan has evolved over time, and the next steps toward implementation.

Ms Lawn explained her role in the strategy and highlighted its strengths, particularly the collaborative approach. She noted ORC's support to date, including the allocation of some funding.



Councillor questions focused on regulatory support and how Council can assist with implementation. It was noted that District Plan policies relating to Lake Hayes have implications for the strategy, and that effective support ultimately relies on leadership within the organisation.

It was moved (Chair Wong, Councillor Mitchell):

That the Community & Environment Committee resolve to:

1. **Note** the contents of the report;
2. **Endorse** the Waiwhakaata (Lake Hayes) Strategy 2025 as a collaborative, non-statutory framework guiding integrated catchment restoration and water quality improvement for the lake; and
3. **Note** that officers are developing a draft set of implementation actions to underpin Council's contribution to delivery of Strategy.

Motion was carried unanimously.

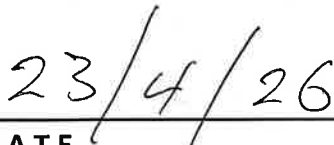
Chair Wong closed the meeting with a karakia.

The meeting concluded at 11.41am.

Confirmed as a true and correct record:



CHAIR



DATE

