

Minutes of a meeting of the Wānaka-Upper Clutha Community Board held in the Lake Hāwea Community Centre, 28 Myra Street, Lake Hāwea on Thursday 27 March 2025 commencing at 10.00am

Present

Mr Simon Telfer (Chair), Councillor Barry Bruce, Councillor Lyal Cocks, Mr Chris Hadfield, Ms Linda Joll, Mr John Wellington (attended virtually and departed at 10.27am).

In attendance

Councillor Quentin Smith, Meaghan Miller (Corporate Services General Manager), Jon Winterbottom (Democracy Services Team Leader), Matthew Hulscher (Democracy Services Advisor), Christine Skipworth (Acting Parks and Open Spaces Manager), Kat Banyard (Senior Parks Advisor), Dominic Harrison (Parks and Reserves Planner), Aaron Burt (Senior Property Advisor), Christina Hitchcock (Property Advisory Manager), Matt Judd (Parks Property Planner) Dave Winterburn (Parks Manager), Tony Avery (Property & Infrastructure General Manager), Ken Bailey (Community Services General Manager), Simon Leary (Infrastructure Delivery & Engineering Manager), Mary Davenport (Associate Council, RMA and Regulatory) (attended virtually), Lee Rowley (Consultant Parks Arborist), two members of the media, one member of the public.

Karakia

The meeting began with a karakia given by Ms Miller.

Apologies/Leave of Absence Applications

Councillor Tucker was an apology.

The following requests for Leave of Absence were made:

- Councillor Cocks: 20 – 24 May 2025
- Ms Joll: 15 – 26 April 2025
- Councillor Bruce: 21 April – 9 May 2025
- Mr Wellington: 16 – 22 April 2025

On the motion of Mr Telfer and Mr Hadfield it was agreed that the apologies be accepted and the requests for Leave of Absence be granted.

Motion was carried unanimously.

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

There was no speakers at public forum.

A statement was read on behalf of Heather Clay. The statement expressed her belief that Wānaka needs more pedestrian crossings and safety measures for vulnerable pedestrians, notably elderly people and people living with disability.

Confirmation of Agenda

On the motion of Mr Telfer and Councillor Cocks it was agreed that the agenda be confirmed without alteration.

Motion was carried unanimously.

Confirmation of minutes

On the motion of Mr Telfer and Ms Joll it was agreed that the minutes of the meeting on 20 February 2025 be confirmed as a true and correct record.

Motion was carried unanimously.

1. Recommendation to adopt the final Mount Iron Reserve Management Plan

The purpose of this report was to consider recommending to Council that the Mount Iron Reserve Management Plan be adopted in accordance with the Reserves Act 1977 (the Act).

Christine Skipworth (Acting Parks and Open Spaces Manager) and Kay Banyard (Senior Parks Advisor) presented the report and took it as read.

Members noted the importance of Mount Iron to the community and thanked the community and the various user groups for engaging in the consultation process. Members also commended Council officers on their hard work, guidance and delivery of a well-balanced document.

Councillor Smith sought clarification on the planned agreement with the Department of Conservation (DOC) to hand over management of the remaining land to Council and how this might affect the RMP. Ms Skipworth confirmed there will be no implications for the policy when/if an agreement is reached with DOC. Councillor Smith also sought clarification from panel members on the amended clauses in the RMP.

It was noted that the RMP is scheduled to be formally adopted at the Full Council meeting on 17 April 2025.

On the motion of Councillor Cocks and Mr Wellington it was resolved that the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of the report; and
2. **Recommend to Council** to adopt the Mount Iron Reserve Management Plan.

Motion was carried unanimously.

2. Notification of right of way and right to drain water easement over the part of the Wānaka Golf Course Recreation Reserve

The purpose of this report was for the Wānaka-Upper Clutha Community Board to consider whether to publicly notify a right of way and right to drain water easement over a small area of the Wānaka Golf Course Recreation Reserve (the Reserve). This is in accordance with the process set out under s48 of the Reserves Act 1977 (the Act).

Kat Banyard (Senior Parks Advisor) and Matt Judd (Parks Property Planner) presented the report and took it as read.

Ms Banyard clarified that the approval being sought today is around public notification of the easements, rather than the approval of the easements. It was also advised that conversations are ongoing with the Wānaka Golf Club and that they will have the opportunity for input should the public notification be approved.

Councillor Bruce enquired about the implications of this item on the other ongoing issues in the area.

The hearing panel to consider any submissions was confirmed as Mr Wellington, Ms Joll, and Councillor Bruce.

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

1. **Note** the contents of the report;
2. **Approve** the intention to notify a right of way and right to drain water easement in accordance with Section 48 (1)(f) of the Reserves Act 1977 in favour of the owners of 91, 93 and 99 Youghal Street, Wānaka over part of the Wānaka Golf Course Recreation Reserve in Wānaka (Part Section 11 Block XLIX TN OF Wānaka); and

3. **Appoint** three members of the Wānaka-Upper Clutha Community Board (Mr John Wellington, Ms Linda Joll, Councillor Barry Bruce) to form a hearing panel to hear any submissions and make a recommendation to Council.

Motion was carried unanimously.

3. Proposed Reserves to Vest in the Upper Clutha

The purpose of this report is to consider recommending to Council the vesting of the following reserves: a Recreation Reserve at Cardrona Valley; a Recreation Reserve at Albert Town; a Local Purpose Reserve (Access) at Makarora; and a Local Purpose Reserve (Access) at Northlake.

Dominic Harrison (Parks and Reserves Planner) and Kat Banyard (Senior Parks Advisor) presented the report and took it as read.

Members and Councillor Smith sought clarification on the nature of the reserves, activities that will be authorised on the reserves, planned maintenance and associated costs, and future reserve management planning. Members also emphasised the importance of community engagement in any future reserve management planning.

Councillor Smith expressed his belief that all reserve vesting delegations should come to the Wānaka-Upper Clutha Community Board (WUCCB) moving forward.

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

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

Queenstown Lakes District Council – RM240141: Cardrona Valley

Recreation Reserve – Lot 2 being 16,975m² in area

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

- i) Compliance with the conditions of resource consent RM240141 (and any subsequent variations) which include:
 - a. The provision of a water supply to the recreation reserve in terms of Council's standards and connection policy;

- b. The existing vehicle crossing shall be upgraded and sealed to the recreation reserve in accordance with Council's standards;
- c. The formation of the right of way over the recreation reserve in accordance with Council's standards;
- d. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise permanently stabilised;
- e. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;

Queenstown Lakes District Council – RM240413: Albert Town

Recreation Reserve – Lot 2 being 170,005m² in area

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

- i) Compliance with the conditions of resource consent RM240413 (and any subsequent variations) which include:
 - a. The provision of a water supply to the recreation reserve in terms of Council's standards and connection policy;
 - b. The existing three metre wide vehicle crossing from Albert Town-Lake Hāwea Road shall be upgraded to comply with Waka Kotahi New Zealand Transport Agency's (NZTA) Diagram C standards;
 - c. The consent holder shall provide to Council correspondence from NZTA confirming that the vehicle crossing has been upgraded to Diagram C to NZTA satisfaction;
 - d. The provision for a basic access formation within the unformed legal road and right of way easement over the recreation reserve;
 - 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 following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to section 221 of the Resource Management Act 1991 (the Act):

- i. At the time any further development occurs with the reserve area (being Lot 2) the existing access within the unformed legal road and right of way shall be upgraded to comply with Council's standards at that time. This shall include the provision for stormwater disposal from the carriageway;
- g. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;

Aspiring Tourism Holdings Limited – RM230697: Makarora

Local Purpose Reserve (Access) – Lot 101 being 699m² in area

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

- i) Compliance with the conditions of resource consent RM230697 (and any subsequent variations) which include:
 - a. A works archaeologist shall be appointed before works begin and a long term stabilisation plan prepared for the ongoing conservation for the chimney and shall be provided to the Queenstown Lakes District Council (QLDC) Parks and Reserves Team for approval;
 - b. The stone chimney structure must be retained on the site and precautions shall be put in place to avoid it being damaged during tree felling and earthworks;
 - c. The consent holder shall fully implement all of the recommendations of the archaeologist set out in the Stabilisation Plan approved by Council;
 - d. The submission of a detailed landscape plan (including design specifications) covering the street trees and verges within the subdivision and for any new planting within the Local Purpose Reserve (Lot 101 to vest) prepared by a suitably qualified Landscape Architect and in accordance with recommendations in the Morphum Environmental Memo dated 5 June 2024 to be certified by the QLDC Parks and Open Spaces Planning Manager;
 - e. Prior to certification given under section 224(c) of the Act, the consent holder shall fully implement all road/street landscaping

and planting and reserve replanting as shown on the approved landscape plans;

- f. All works undertaken on the reserve are to be in accordance with the QLDC Land Development and Subdivision Code of Practice 2020;
- g. All tree planting works shall be undertaken in accordance with Appendix I – Street Tree Planting Guidelines;
- h. 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;
- i. The consent holder shall obtain a Full Council decision confirming that all areas of reserve have been formally agreed to be vested;

Northlake Investments Limited – RM240663: Northlake

Local Purpose Reserve (Access) – Lot 1000 being 180m² in area.

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

- i) Compliance with the conditions of resource consent RM240663 (and any subsequent variations) which include:
 - a. Either provision of an irrigation water supply to Lot 1000 or evidence from the Parks and Reserves Team that no irrigation supply is necessary to the reserve lot;
 - b. The submission of a detailed landscape plan (including design specifications) for all land to vest to be certified by the QLDC Parks and Open Spaces Planning Manager;
 - c. The consent holder shall enter into a maintenance agreement prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserve will be maintained during the three-year maintenance period;
 - d. The consent holder shall ensure that a fencing covenant, required under section 6 of the Fencing Act 1978 (FA), is registered on Lots 86, 87, 116, 117, 124, and 125) 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; and
- 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.

4. Service easements over the Kidson Lane Local Purpose (Road) Reserve, Wānaka

The purpose of this report is to consider an application to grant four service easements over Local Purpose (Road) Reserve, referred to as Kidson lane, Wānaka. The easements are required to enable a twelve-lot residential development, approved by Subdivision Consent RM230742.

Aaron Burt (Senior Property Advisor) presented the report and took it as read.

Mr Burt clarified that Kidson Lane is a local purpose road reserve as opposed to a road reserve, but that it is intended to function the same as any other road in the district.

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

- 1. Note** the contents of the report;
- 2. Recommend to Council** that subject to section 48 (1) of the Reserves Act 1977, that approval is given for the following easements:
 - a. Underground right to convey water (identified as Areas R & S in Attachment B) over Lot 21 DP 10589 and Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - b. Underground right to drain water (identified as areas R, S & T in Attachment B) over Lot 21 DP 10589 and Lot 3 DP 10796, being Local Purpose (Road) Reserve;
 - c. Underground right to convey electricity (identified as P & Q in Attachment B) in favour of Aurora Energy Limited, over Lot 3 DP 10796, being Local Purpose (Road) Reserve;

- d. Underground right to convey telecommunications (identified as P & Q in Attachment B) in favour of Chorus New Zealand Limited, over Lot 3 DP 10796, being Local Purpose (Road) Reserve;
- 3. Recommend to Council** that approval for the easements is subject to the following conditions:
- a. Easement Fees to be determined and paid in accordance with Queenstown Lakes District Council's (QLDC) Easement Policy 2008, prior to registration of any easement;
 - b. The applicant shall notify and liaise with QLDC Infrastructure Department in advance of any onsite works, so that they can oversee and provide input relating to any existing in-ground infrastructure;
 - c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment;
 - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the sites;
 - e. 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;
 - f. Reinstatement of the areas to be completed immediately following installation and to the satisfaction of QLDC's Property Team;
- 4. Recommend to Council** that notification to grant the easements is not required, as a statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
- 5. 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, is approved; and
- 6. Recommend to Council** that authority to approve final terms and conditions, and execution authority, is delegated to the General Manager Property & Infrastructure.

Motion was carried unanimously.

5. Disposal of Ironside Drive, Wānaka

The purpose of this report is to request formal approval to dispose of the property at Ironside Drive, Wānaka, being Lot 2 DP 340530 (RT 166554).

Christina Hitchcock (Property Advisory Manager) Tony Avery (Property & Infrastructure General Manager) presented the report and took it as read.

Councillor Smith enquired as to whether proceeds from the disposal would go to the Wānaka Asset Sales Reserve (also known as the Scurr Heights Fund), to which Ms Hitchcock confirmed that it would.

Members enquired about the potential traffic implications for the nearby primary school, and whether consideration has been given for a second accessway to the property via Kings Drive. It was noted that while a second accessway is not currently planned, it does not prevent a future owner of the property to engage in a separate process to consider it in the future.

Councillor Cocks asked if, while not required, any consultation took place with the primary school. Ms Hitchcock confirmed no consultation had been completed. Councillor Bruce enquired as to the nature of the sales process, and if any conditions will be placed on the process to consider proposed developments. Mr Avery confirmed it will follow a normal sales process with no restrictions.

It was also noted that any future resource consent application would be subject to the provisions within the District Plan.

On the motion of Councillor Cocks and Mr Hadfield it was resolved that the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of the report; and
2. **Recommendation to Council** to grant approval for Council officers to commence the disposal of this property.

Motion was carried unanimously.

6. Chair's Report

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

Mr Hadfield noted on the positivity within in the community regarding the new Dipple sculpture installation.

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

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

Motion was carried unanimously.

The meeting concluded at 11.03am.

Confirmed as a true and correct record:

CHAIR

DATE