

Minutes of a meeting of the Wānaka-Upper Clutha Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday 20 February 2025 commencing at 10.00am

Present

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

In attendance

Councillor Quentin Smith, Mr Ken Bailey (General Manager, Community Services), Mr Adam Geekie (Licence to Occupy and Temporary Road Closure Officer), Mr Matthew Judd (Parks Property Planner), Ms Kat Baynard (Senior Parks Advisor), Mr Dave Winterburn (Parks Manager), Mr Jon Winterbottom (Democracy Services Team Leader) and Ms Jane Robertson (Senior Democracy Services Officer); two members of the media and five members of the public

Karakia

The meeting began with a karakia given by Councillor Tucker.

Apologies/Leave of Absence Applications

There were no apologies.

The following requests for Leave of Absence were made:

- Councillor Tucker: 15-30 March 2025
- John Wellington: 7-15 March 2025 and 21-29 March 2025

It was moved (Mr Telfer/Ms Joll):

**That the Wānaka-Upper Clutha Community Board resolve
that the requests for Leave of Absence be granted.**

Motion 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

1. Mandy Bell (plus Mike Saunders and Simon Ellis)

Ms Bell spoke in favour of a collaborative approach to water management because Lake Wānaka's water quality had deteriorated in recent years. She had identified 13 different groups working in the region on water quality but they had limited effectiveness because they did not work together. The Upper Clutha Catchment Plan had generated a positive response but an Urban Catchment Plan was needed and had to be integrated in order to be effective. In relation to water management (and quality) she saw the Queenstown Lakes District Council (QLDC) as one party of many.

2. Simon Ellis: Lakeside Road Enhancement Group

Mr Ellis advised that he had been working with interested parties to tidy the lakeside area between Wānaka Yacht Club and the Eely Point Reserve. His aims were to encourage native flora and fauna, clear noxious plants and remove the random and unused watercraft. He had recently counted 79 individual vessels in this area, some of which had not been used for many years and to his mind, were 'junk'. He sought the support of the Council to drive this project forward.

Members suggested that Mr Ellis liaise with Dave Winterburn (Parks Manager) to progress this initiative.

3. Nancy Latham and Mary Gray: QLDC application for RM25020; earthworks in Bullock Creek Wetlands

Ms Latham addressed the Board about the QLDC's application to the Otago Regional Council to change the flow path of Bullock Creek. She was surprised that only Fish and Game New Zealand had been identified as an affected party as she was a close neighbour to Bullock Creek but had not been deemed an affected party. She was concerned that the proposed earthworks would re-set the status quo and would serve to limit implementing strategic alternatives.

The Chair asked the speaker to provide a copy of their presentation to Ms Joll, as the Board's environmental representative.

Confirmation of Agenda

It was moved (Mr Telfer/Councillor Tucker):

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

Motion carried unanimously.

Confirmation of minutes

The Board amended the draft minutes of 21 November 2024 as follows [shown as ~~strike through~~]:

That the Wānaka-Upper Clutha Community Board resolve to

- 1. Note the contents of this report;**
- 2. Approve the application for the following first choice new road names provided by the applicant:**

	Road 2A	Road 5	Road 9A
First Choice	Packer McKenzie Road	Sybil McPherson Drive	Ensor Street

It was moved (Mr Telfer/Mr Hadfield):

That the Wānaka-Upper Clutha Community Board resolve that the minutes of the meeting of the Wānaka-Upper Clutha Community Board held on 21 November 2024 as amended be confirmed as a true and correct record.

Motion carried unanimously.

- 1. Licence to Occupy 9 Sir Tim Wallis Drive, Wānaka (LO240039)**

A report from Adam Geekie (Temporary Road Closure and Licence to Occupy Administrator) assessed an application for Licence to Occupy [‘LTO’] Road Reserve to enable KAB Commercial Limited, the owners of 9 Sir Tim Wallis Drive, Wānaka, to construct verandas on the first-floor level of a commercial building to overhang the airspace above Council-owned Road Reserve. The report recommended granting the Licence to Occupy, subject to standard conditions.

Mr Geekie presented the report.

Councillor Cocks asked if the same process would apply to every building proposed for Three Parks, adding that many such commercial buildings were anticipated and he considered there needed to be a simpler way of dealing with the overhang of verandas. Officers acknowledged this point, adding that processing each individual LTO application involved considerable work.

The purpose of the LTO was to ensure that there was no infringement on the footpath, but members agreed that consideration could be given in the future to simplifying the process by delegating authority to the General Manager, Planning & Development to approve standard applications.

It was moved (Councillor Bruce/Mr Wellington):

That the Wānaka-Upper Clutha Community Board resolve to

1. Note the contents of this report;
2. Grant a Licence to Occupy Sir Tim Wallis Drive, Wānaka road reserve to enable KAB Commercial Limited to construct three verandas on the first-floor level of a commercial building that will overhang footpath areas of the road reserve outside 9 Sir Tim Wallis Drive, Wānaka, subject to the following conditions:
 - a. The licence shall remain at Council's pleasure;
 - b. It is the responsibility of the Applicant to ensure that all works on the road reserve comply with both the Building Act, and the Resource Management Act 1991;
 - c. Resource Consent and Building consents are to be obtained prior to works commencing, if required;
 - d. Prior to works commencing, a Corridor Access Request (CAR) must be approved, which includes a Traffic Management Plan;
 - e. All activities are to be undertaken in accordance with the Health and Safety at Work Act 2015;
 - f. Ongoing maintenance of the structure and/or occupation are to be the responsibility of the Licensee;
 - g. The applicant consents to the Licence being encumbered against the title Lot 35 DP 567411 to ensure the recommended terms and conditions are met in perpetuity for all future owners of the property;

Motion carried unanimously.

2. **Otago Regional Council air quality and environmental monitoring station lease in Upton Street Reserve**

A report from Matthew Judd (Parks Property Planner) assessed granting a new reserve lease to the Otago Regional Council for an air quality and meteorological monitoring station at Upton Street Reserve, Wānaka. The report recommended that the reserve lease be granted and that the Board agree to recommend thus to Council (as it was pursuant to the Reserves Act 1977).

Mr Judd presented this report and that following.

He noted that his previous report on the same topic had been to approve public notification of the application but this had generated no public feedback and this report was therefore to complete the next stage in the process.

It was moved (Councillor Tucker/Councillor Bruce):

That the Wānaka-Upper Clutha Community Board resolve to:

- 1. Note the contents of this report; and**
- 2. Recommend to Council to approve a new lease, in accordance with section 54(1) of the Reserves Act 1977 to the Otago Regional Council over part of Section 3 Block XXXV TN OF Wānaka subject to the following terms and conditions:**

Commencement	1 November 2024
Term	10 years
Renewal	Two rights of 5 years by agreement of both parties
Rent	\$1.00 + GST (if charged)
Insurance	Requirement to have public liability insurance of \$2 million

- 3. Recommend to Council to delegate the remaining terms and conditions to the General Manager of Community Services.**

Motion carried unanimously.

3. Communications Station Licence for Connexa within Forest Heights Reserve, Wānaka

A report from Matthew Judd (Parks Property Planner) assessed granting a new reserve licence to Connexa Ltd for a communications station within Forest Heights Reserve, Wānaka. The report recommended that the reserve lease be granted and that the Board agree to recommend thus to Council.

Mr Judd confirmed that this proposal had also been publicly notified with no feedback received, as with the previous report. However, the proposal would need to obtain resource consent at which point it may be publicly notified again, although Mr Judd was doubtful this would occur.

There was further discussion about whether adjoining property owners should have been consulted as affected parties and if this could be added as a condition. Alternatively, the Board considered adding a condition requiring the cell tower to comply with the Telecommunications Code of Practice.

Following consideration of the options, the Board agreed not to change the recommendation, noting that the General Manager Community Services was delegated authority to agree the final terms and conditions of the licence and he had heard Board members' concerns at the meeting and was therefore in a position to have regard to them.

It was moved (Councillor Cocks/Councillor Bruce):

That the Wānaka-Upper Clutha Community Board resolve to:

- 1. Note the contents of this report; and**
- 2. Recommend to Council to grant a licence in accordance with section 48(A) of the Reserves Act 1977 to Connexa Ltd over part of lot 721 deposited plan 399076 known as Forest Heights Reserve, Wānaka, subject to the following terms and conditions:**

Commencement	Upon receiving resource consent
Term	6 years
Renewal	Two rights of renewal of 6 years each
Rent	Market rental to be assessed by valuation
Rent Reviews	Every 3 years
- 3. Recommend to Council to delegate remaining terms and conditions to the General Manager of Community Services**

Motion carried unanimously.

4. Chair's Report

A report from the Chair detailed his own and members' community engagement activities in recent weeks.

It was moved (Mr Telfer/Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve to:

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

Motion carried unanimously.

Councillor Tucker delivered a closing karakia.

The meeting concluded at 10.44am.

CHAIR

DATE