

Hearing of Submissions

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

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Minutes of a meeting to hear submissions on the draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves held in Lake Wanaka Centre, Ardmore Street, Wanaka on Wednesday, 5 December 2018 commencing at 10.00am

Present:

Mr Ed Taylor (Chair), Ms Jude Battson and Ms Ruth Harrison

In attendance:

Mr Aaron Burt (Senior Planner - Parks and Reserves) and Ms Jane Robertson (Senior Governance Advisor)

Commencement of the hearing

The Governance Advisor called the meeting to order and asked the elected members to determine the Chairperson for the hearing.

On the motion of Ms Harrison and Ms Battson it was resolved that Mr Taylor chair the hearing.

Mr Taylor took the chair.

Declarations of Conflicts of Interest

Ms Harrison advised that her partner was on the board of the Kahu Youth Trust.

Mr Taylor advised that he had resigned from the position as Chair of the Kahu Youth Trust prior to the hearing.

Ms Battson advised that she was the Wanaka Community Board representative to the Kahu Youth Trust.

The Chair advised that he did not consider that his or Ms Battson's conflicts were substantive and they did not need to take any action. Whilst Ms Harrison's conflict was also not substantive he asked her to sit back from the table when the representative of Kahu Youth addressed the hearings panel and to refrain commenting upon any aspect of their submission during the course of the hearing or deliberations.

The panel considered whether to accept the late submission from Mike and Jane Saunders for consideration.

On the motion of Ms Harrison and Ms Battson it was resolved that the late submission from Mike and Jane Saunders be accepted for consideration.

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Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Officer's covering report

Mr Burt detailed the consultation undertaken to formulate the plan. He noted that initial feedback had contributed to the draft Reserve Management Plan upon which the official public consultation had been undertaken. The draft Reserve Management Plan was a high level document that set out the Council's intention for managing the reserves and provided guidance for leases, licences and activities. It did not deal with specific or finer development points.

The hearing panel would make its recommendations to the Wanaka Community Board which would consider and recommend the final form of the plan to full Council.

Hearing of submissions

Ms Harrison sat back from the table.

1. Richard Elvey (Kahu Youth Trust)

Mr Elvey advised that Kahu Youth were having to vacate their current premises and the combination of high land costs and expensive rents meant that they had nowhere to go. Councillor MacLeod had suggested that new premises could be developed for them on Lismore Park beside the water tanks. This would be an ideal location as the group used outdoor space all the time, it was close to Mt Aspiring College and it would occupy a dead corner of the park. The disc golf and bike course were nearby and were also popular with young people and the building would be available for these groups to use, meaning that it would become a new community facility.

Ms Harrison rejoined the table.

2. Martin Galley, Ed Waddington (Disc Golf, Wanaka)

Messrs Galley and Waddington addressed the panel about future developments Disc Golf Wanaka wished to undertake on Lismore Park.

Mr Galley advised that the group wanted to undertake various improvements to the course, especially to address the effects of it getting busier. The group was supportive of Kahu Youth developing a building on the park as this would serve as a facility for disc golf players and may attract others to the park. There was no charge to use the disc golf facility and it was a popular local activity, attracting a large number of locals and visitors of all ages. \$20,000 had been raised to develop the facility but because of anticipated continued growth, the club wished to make a number of improvements that would allow more people to use the course.

The various improvements were as follows:

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- People were running off the end of tee boxes which was causing erosion. Installing larger tee boxes would help to lessen erosion.
- Most users met at the Beaumont Street end and the parking area needed to be better organised to prevent parking at different angles.
- The club would like the grass to be mowed more regularly as long grass caught rubbish and hid depressions in the ground. Fewer people used the course when the grass was long.
- At least 50 people used the park each day and under the New Zealand Building Code toilet calculator two toilets were recommended for 50 users of an outdoor sports facility. The club would be happy for one basic toilet to be installed there.

The Chair advised that the management plan did not prohibit these proposals. However, toilets were expensive and the Council had to prioritise requests. A composting toilet was not an option. It was suggested in order to progress matters the club continue discussions with the Community Board and the parks team about what improvements they desired.

3. Mike Saunders

Mr Saunders suggested that in terms of development, Lismore Park should remain in a raw state. He wanted the community to be involved in the formative stages of a reserve development plan as it caused local frustration if a plan was already 'drawn up'.

Mr Saunders was critical of the frequency with which Lismore Park was mowed. He believed that it was a severe fire risk when the grass was long and considered it a 'disgrace to the community'. He supported the comments of the disc golf representatives about redesigning the course especially to develop the tee off areas and he favoured moving some which were on fragile knobs of land.

Lismore Park could be an option for future CBD development. The Council buildings in Wanaka were scattered and hard to access. Wanaka lacked a civic hub and new public buildings such as a hall, library, arts centre and museum needed to be planned for. These could be sited on part of Lismore Park.

Whilst acknowledging the value of Mr Saunders' suggestions, it was noted that buildings of this nature on Lismore Park would be contrary to the Reserves Act.

Mr Saunders expressed concern about the safety of park users at the top of Little Street because there were many vehicles parked in this area and especially before and after school there were a lot of children.

4. Morgan Weatherington (speaking on behalf of Kimberley Davis)

Ms Weatherington advised that Ms Davis wanted a community maternity hub to be developed on the Kennedy Crescent reserve. She had found a clause in the Reserves Act which permitted leasing reserve land for such a purpose:

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61 Powers (including leasing) in respect of local purpose reserves

(2A) In addition to the powers of leasing conferred by subsection (2), the administering body, in the case of a local purpose reserve that is vested in the administering body, may lease all or any part of the reserve to any person, body, voluntary organisation, or society (whether incorporated or not) for any of the following purposes:

(a) community building, playcentre, kindergarten, plunket room, or other like purposes:

Section 54 also permitted the erection of structures necessary for the use of a reserve, not directly associated with outdoor recreation.

Kennedy Crescent was an ideal location for a maternity hub because of its proximity to the Wanaka Medical Centre and the heli pad. Such a facility could be leased by the SDHB. Wanaka struggled to have enough midwives because securing appropriate premises was expensive. It was also difficult to offer a free public service as not all costs were covered by government funding.

Mr Burt acknowledged this suggestion but noted that these provisions of the Reserves Act depended on the type of reserve, bearing in mind that there were 12 different types identified in the Act. He did not consider that such a proposal would be possible on the Kennedy Crescent Reserve because it was a recreation reserve and not a local purpose reserve.

5. Loris King

Mrs King strongly favoured retaining and protecting reserves. She considered that certain Reserve Management Plans ['RMP'] had resulted in downgrading the reserves they sought to protect, especially Lismore Park. She noted that the size of the plans had reduced markedly over the years, with the 2003 Lismore Park RMP containing 59 pages but five years later in 2008 was included with Allenby Park and Kelly's Flat in a new RMP that only contained 13 pages. In 2018 with now five other parks included the RMP had been further reduced and was now only six printed pages of text. She believed this reflected the serious downgrading of Lismore Park which was a highly regarded reserve with views of the lake and mountains. Reserves were primarily for sporting and recreational purposes rather than for buildings. She noted that there was an information hoarding on the Kennedy Crescent Reserve where it was not needed whilst a hoarding had never been erected on Lismore Park. She hoped that one would be erected soon.

She had serious concerns about the trends emerging today noting that the action plan was out of date and needed to be corrected. She had also not been notified of this hearings as in the past and only found out that it was happening through the notice in the Otago Daily Times. She was concerned about the future because often Council staff did not seem to know what they are doing and had once been advised by a staff member that all reserves were owned by the Council. This was patently wrong as a lot of reserves were crown land and only administered by the

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Council. Further, she did not favour unnecessary buildings on reserves, as no building would be more valuable than leaving a free and open space.

6. Ian Greaves (Bike Wanaka)

Mr Greaves noted that Wanaka had been growing as a mountain biking location since the 1990's. The aims of Bike Wanaka were to ensure the Sticky Forest became a community asset, to build and maintain the track network and to be an advocate for broader biking issues in the community.

Bike Wanaka had a bike park on a section of Lismore Park and were responsible for its further development. However the jumps in the park were highly technical and more suitable for advanced riders and Bike Wanaka wanted to develop a course that catered for beginners. In Domini Park local kids had built a bike jump but had recently been persuaded to remove it because it was unsafe. This would continue to happen until a safe alternative was put in and Bike Wanaka would also like to establish an uphill track on Domini Park. Reserve policy 4.4.5 identified a bike park being incorporated into Domini Park and Bike Wanaka wanted this to be its less technical track. However they considered that 'consider options' was too vague and asked for it to be amended to 'support options'.

Bike Wanaka supported the development of a building for Kahu Youth on Lismore Park.

7. Simon Telfer (Active Transport Wanaka)

Mr Telfer stated that a key objective of Active Transport Wanaka was to make urban commuting safe for people on bicycles and reserves could play an important part in this. He encouraged the panel to expand policy 4.3.15 ('Access') to acknowledge the contribution that reserves made to the active transport network and suggested that the policy enable tracks to be developed, provided that they did not detract from the recreational purposes of the reserve. The language used to describe tracks and trails should also be modified to 'commuter pathways' as this changed their recreational focus.

Kelly's Flat was used for soccer but it could easily accommodate more use as a thoroughfare as soccer only happened at weekends and on one week day. Many children traversed the reserve to get to school but it got muddy during the winter. Mr Telfer suggested that a pathway would address this and it could also serve as a fitness trail. He suggested adding a further policy under the reserve specific policies for Kelly's Flat:

4.4.2 (f) The perimeter of the reserves may be developed as a physical activity trail and as the means of securing access.

He noted that this access would provide a missing chunk to the network and he was concerned that without a specific policy the RMP might somehow prevent this happening. He acknowledged that it was included in the general policies but he wanted a new policy to reference Kelly's Flat specifically. He added that a perimeter track would also be helpful for parents watching soccer and it would not

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impact upon the layout of the soccer fields. It could also be a useful place to learn to ride a bicycle.

The public part of the meeting concluded at 11.20am and adjourned at this point.

The hearing reconvened for deliberations at 11.30am.

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Deliberations

The panel supported the inclusion of policy 4.4.1(j) which enabled the presence and establishment of buildings associated with recreational and sporting users if a community need was established to the satisfaction of QLDC. This provided for the possible establishment of a new building for Kahu Youth without public notification about use of the reserve in this way. It was suggested that the policy be extended to guide the size and location of any buildings. It was agreed that buildings should also have the input of the Urban Design Panel.

The panel agreed that Disc Golf Wanaka's submission was largely directed at a development plan. Because of the expense of installing new toilets the panel asked whether the proposed Kahu Youth building could include a lockable toilet that disc golf players could use.

The panel considered that Mike Saunders' submission also dealt with matters that would be covered under the development plan.

Consideration was given to the submissions which sought the development of a Maternity Hub on the Kennedy Crescent reserve. Staff viewed the Reserves Act and noted that the provision quoted in these submissions was applicable only to a local purpose reserve, whilst Kennedy Crescent was a recreational reserve:

16(11)(b) All reserves created before the commencement of this Act pursuant to Part 28 of the Municipal Corporations Act 1933, Part 25 of the Municipal Corporations Act 1954 or Part 2 of the Counties Amendment Act 1961 shall, after the commencement of this Act, and without further notice or gazetting, be held and administered as follows:

- (i) as recreation reserves under section 17, if their purpose was recreation:*
- (ii) as historic reserves under section 18, if their purpose was historic:*
- (iii) as scenic reserves under section 19, if their purpose was scenic or the preservation of scenery:*
- (iv) as local purpose reserves under section 23, if their purpose was utility, road, street, access way, esplanade, service lane, playcentre, kindergarten, plunket room, or other like purpose:*

The panel considered how Bike Wanaka's request to develop Domini Park could be accommodated and whether a memorandum of understanding was appropriate. Some concern was expressed that they were taking on more than they could handle and it would be important to have agreement with them that any development met certain standards.

Consideration was given to the request from Active Transport Wanaka to add a new policy to acknowledge the role of reserves in providing key linkages and access. There was a risk of reserves becoming non-vehicle roads but the panel agreed that a new policy (d) could be added to 4.3.15 (Access) that use of reserves for recreational pathways was acceptable provided that they did not detract from the recreational use.

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On the motion of Mr Taylor and Ms Harrison it was resolved that the hearings panel:

- 1. Consider the submissions to the draft Reserve Management Plan, together with advice from officers;**
- 2. Recommend to the Wanaka Community Board, that they recommend to Council that the Reserve Management Plan be adopted with changes;**
- 3. Consider the title Wanaka Central Reserves Management Plan as a practical title for the Reserves Management Plan.**

The meeting concluded at 12.04 pm.