



# **AGENDA**

## **Vincent Community Board Meeting Tuesday, 31 January 2023**

**Date: Tuesday, 31 January 2023**

**Time: 2.00 pm**

**Location: Ngā Hau e Whā, William Fraser Building, 1  
Dunorling Street, Alexandra**

(A link to the live stream will be available on the Central Otago District Council's website.)

**Sanchia Jacobs  
Chief Executive Officer**



Notice is hereby given that a meeting of the Vincent Community Board will be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra and live streamed via Microsoft Teams on Tuesday, 31 January 2023 at 2.00 pm. The link to the live stream will be available on the Central Otago District Council's website.

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**Members** Cr T Alley (Chairperson), Dr R Browne, Cr J Cromb, Mr T Hammington, Mr D Johns, Cr M McPherson, Cr T Paterson

**In Attendance** T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L van der Voort (Group Manager - Planning and Infrastructure), S Righarts (Group Manager - Business Support), W McEnteer (Governance Manager)

**1 APOLOGIES**

**2 PUBLIC FORUM**

**3 CONFIRMATION OF MINUTES**

Vincent Community Board meeting - 22 November 2022



**MINUTES OF A MEETING OF THE  
VINCENT COMMUNITY BOARD  
HELD IN THE NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,  
ALEXANDRA  
AND LIVE STREAMED VIA MICROSOFT TEAMS ON TUESDAY, 22 NOVEMBER 2022  
COMMENCING AT 2.00 PM**

**PRESENT:** Cr T Alley (Chairperson), Dr R Browne, Cr J Cromb, Mr T Hammington, Mr D Johns, Cr M McPherson, Cr T Paterson

**IN ATTENDANCE:** T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L van der Voort (Group Manager - Planning and Infrastructure), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager – Community Vision), D Scoones (Group Manager – Community Experience), A Mason (Media and Marketing Manager), D McKewen (Systems and Corporate Accountant), M de Cort (Communications Coordinator) W McEnteer (Governance Manager), J Harris (Governance Support Officer)

## **1 APOLOGIES**

There were no apologies.

Note: Mr Hammington arrived 2.02 pm.

## **2 PUBLIC FORUM**

Andy Davey - Winterstellar Trust

Mr Davey provided a brief summary on the achievements of the Winterstellar Trust to date in regards to their 2022 report.

## **3 CONFIRMATION OF MINUTES**

### **COMMITTEE RESOLUTION**

**Moved:** Alley

**Seconded:** Browne

That the public minutes of the Vincent Community Board Meeting held on 31 October 2022 be confirmed as a true and correct record.

**CARRIED**

## **4 DECLARATION OF INTEREST**

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

**5 REPORTS****22.8.2 2021-22 PROMOTION GRANT FUNDING REPORT BACK\_WINTERSTELLAR**

To review the report back received from Winterstellar for the 2022 events and if agreed confirm release of the pre-approved grant for 2023 events.

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**COMMITTEE RESOLUTION**

**Moved:** McPherson  
**Seconded:** Paterson

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees the report back shows satisfactory outcomes from the 2021-22 funding and approves the release of the pre-approved grant \$10,000 for 2022-23 as detailed in VCB resolution 21.7.2.

**CARRIED**

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**22.8.3 VINCENT FINANCIAL REPORT FOR THE PERIOD ENDING 30 SEPTEMBER 2022**

To consider the financial performance overview as at 30 September 2022.

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**COMMITTEE RESOLUTION**

**Moved:** Alley  
**Seconded:** Browne

That the report be received.

**CARRIED**

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**6 MAYOR'S REPORT****22.8.4 MAYOR'S REPORT**

His Worship gave an update on his activities since the last meeting. He then responded to questions.

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**COMMITTEE RESOLUTION**

**Moved:** Alley  
**Seconded:** Hammington

That the Vincent Community Board receives the report.

**CARRIED**

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## **7 CHAIR'S REPORT**

### **22.8.5 CHAIR'S REPORT**

The Chair gave an update on activities and issues since the last meeting:

- Attended a hui in Wellington for the Huia programme that focuses on Maori youth leadership .
- Attended a meeting organised by a local MP in Queenstown talking about space and the opportunities in it for this region.
- Advised members to focus on items of note that is of interest of members.

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### **COMMITTEE RESOLUTION**

**Moved:** Alley  
**Seconded:** Paterson

That the report be received.

**CARRIED**

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## **8 MEMBERS' REPORTS**

### **22.8.6 MEMBERS' REPORTS**

Members provided an update on activities and issues since the last meeting:

Mr Cromb reported on the following:

- Attended the AGM of Local Government Communities Aotearoa.

Mr Hammington reported on the following:

- Attended a local residents meeting to discuss the Half Mile trees.

Cr Paterson reported on the following:

- Attended the Central Otago Health AGM.

Mr Johns reported on the following:

- Commented that there had been a noticeable increase in people on the Golf course.

Cr McPherson reported on the following:

- Attended the Tourism Central Otago event to discuss future planning and events.

Dr Browne reported on the following:

- Attended the AGM of the Environmental Society.
  - Attended the AGM of the Alexandra District Museum Inc.
  - Attended the Tourism Central Otago event to discuss future planning and events.
-

- Attended the 10<sup>th</sup> anniversary of the Community Plant nursery in Clyde.
- Noted that the local U3A had resumed with a full agenda of lectures planned for 2023.

**COMMITTEE RESOLUTION****Moved:** McPherson**Seconded:** Johns

That the report be received.

**CARRIED****9 STATUS REPORTS****22.8.7 NOVEMBER 2022 GOVERNANCE REPORT**

To report on items of general interest, receive minutes and updates from key organisations and consider the status report updates.

**COMMITTEE RESOLUTION****Moved:** McPherson**Seconded:** Cromb

That the report be received.

**CARRIED****10 DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 31 January 2023.

**11 RESOLUTION TO EXCLUDE THE PUBLIC****COMMITTEE RESOLUTION****Moved:** Alley**Seconded:** Cromb

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
<b>22.8.8 - Clyde Holiday Park Financial Report</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for

	commercial position of the person who supplied or who is the subject of the information	withholding would exist under section 6 or section 7
<b>22.8.9 - November 2022 Confidential Governance Report</b>	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

**CARRIED**

The public were excluded at 2.38 pm and the meeting closed at 2.52 pm.

## **4 DECLARATION OF INTEREST**

### **23.1.1 DECLARATIONS OF INTEREST REGISTER**

**Doc ID: 606690**

#### **1. Purpose**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

#### **2. Attachments**

**Appendix 1 - Declarations of Interest** [↓](#)



<b>Name</b>	<b>Member's Declared Interests</b>	<b>Spouse/Partner's Declared Interests</b>	<b>Council Appointments</b>
Tamah Alley	Manuherikia Irrigation Co-operative (shareholder) Oamaru Landing Service (OLS) (family connection) Cliff Care Ltd (family connection) Aviation Cherries Ltd (Director)	Manuherikia Irrigation Co-operative Society Ltd (shareholder) Emergency Management Otago Group Controller (employee) Aviation Cherries Ltd (Director)	Alexandra Community House Trust Central Otago Wilding Conifer Control Group
Roger Browne	Central Otago REAP (Chair) Creative Writers Circle (Chair) Dunstan Friendship Club (member) University of the Third Age (U3A) (member) Central Cinema Incorporated Central Otago Regional Orchestra (member) Last Chance Irrigation Co (shareholder) Alexandra Clyde and Districts Business Group (member) Central Otago District Arts Trust (Member)	Dunstan Friendship Club (member) University of the Third Age (U3A) (member) Central Cinema Incorporated Central Otago Regional Orchestra (member) Last Chance Irrigation Co (shareholder)	Manorburn Recreation Reserve Committee Alexandra and Districts Museum Inc (Central Stories) Keep Alexandra / Clyde Beautiful Society
Jayden Cromb	The Terrace School (Deputy Chair) Alexandra and Districts Youth Trust (Chair) Community Networks Aotearoa (Trustee) Alexandra Council of Social Services (Member)	Ranui Rest Home (Employee)	Alexandra Council for Social Services St Bathans Area Community Association

	Uruuruwhenua Health Inc (Employee)		
Tony Hammington	RDA Consulting (Director and Shareholder) Cycling Southland (General Manager) Leaning Rock Village (Chair) Central Otago Wakatipu Cycling (Chair) Clyde Earnsclough RFC (Committee) Promote Dunstan (Committee)	Wrapt Gift Shop (Employee)	Alexandra Blossom Festival Committee Clyde Historical Museum Committee
Dai Johns	Sub Par Golf Ltd (Owner) Alexandra Golf Club (Manager) Alexandra Rugby Football Club (Manager)		Vallance Cottage Working Group
Martin McPherson	Alexandra Blossom Festival	CODC (employee) CODC (employee) (Daughter)	Alexandra and Districts Youth Trust

Tracy Paterson	Matakanui Station (Director and shareholder) Matakanui Development Co (Director and shareholder) A and T Paterson Family Trust (trustee) A Paterson Family Trust (trustee) Central Otago Health Inc (Chair) Bob Turnbull Trust (Trustee / Chair) New Zealand Wool Classers Association (board member) Central Otago A&P Association (member) Maunherikia Exemplar Governance Group (member)	Matakanui Station (director and shareholder) Matakanui Development Co (director and shareholder) A Paterson Family Trust (trustee) A and T Paterson Family Trust (trustee) Federated Farmers (on the executive team) Omakau Irrigation Co (director) Matakanui Combined Rugby Football Club (Committee) Manuherikia Catchment Group (member) Omakau Domain Board Omakau Hub Committee (Chair) Manuhereikia Valley Community Hub Trust (Trustee) Southern Cross Sheep Ltd (Director) Mt Stalker Ltd (Trustee) Mt Stalker Pastoral Ltd	Omakau Recreation Reserve Committee Ophir Welfare Association Committee Central Otago Health Incorporated
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## 5 REPORTS

### 23.1.2 HALF MILE RECREATION RESERVE DEVELOPMENT PLAN SURVEY

Doc ID: 596909

#### 1. Purpose of Report

To consider the results of the survey undertaken by Council seeking feedback on the Half Mile Recreation Reserve development plan and the removal of wilding conifers from the Half Mile Recreation Reserve in Alexandra.

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#### Recommendations

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
  - B. Supports the removal of all wilding conifers from the Half Mile Recreation Reserve.
  - C. Authorises the redevelopment of the Half Mile Recreation Reserve in line with the proposed development plan for the reserve based on a natural Central Otago landscape.
  - D. Directs the CEO to investigate funding opportunities for the development of the Half Mile Recreation Reserve with options reported back to the Vincent Community Board's March 2023 meeting.
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#### 2. Background

The issue of wilding conifers has been known for several years, with increasing awareness of the threat of wildings to landscapes, rural productivity, water yield, indigenous biodiversity, and dangerous wildfire. Over the years Council has been approached many times by members of the community, and community groups requesting that the issue of wilding pines be addressed in the district. Public submissions have been made through annual and long-term plan submission processes. There have also been meetings between Council and Central Otago Conifer Control Group (the Group) where the Group has outlined the extent of the problem and requested that Council get involved in tree removal. Whilst the Council has traditionally considered the matter best dealt with at a regional level, it has as a responsible landowner committed to addressing the issue on its own land through the Long-term Plan.

The Half Mile Reserve was identified by the Group as a significant wilding conifer “take off” site due to its location, elevation and prevailing winds, meaning that the wilding conifer seed is readily dispersed by the prevailing westerly winds to neighbouring properties. The reserve was identified as a priority for this reason, and because nearby farms, some of which were undertaking costly conifer control, were still being subjected to seed dispersal some potentially from Councils Half Mile Reserve.

Removal of the trees on the Half Mile reserve was programmed to commence in late 2021 but following community feedback on the proposal the work was paused to enable Council to undertake community engagement on the proposal.

At its March 2022 meeting the Vincent Community Board, (the Board) considered a report on the removal of wilding conifers from the Half Mile Recreation Reserve. This report provided a full overview of the issues of wilding conifers both nationally and locally plus an extensive

background on the conifers at the Half Mile Recreation Reserve. The report also provided options for redevelopment of the reserve following the removal of the wilding conifers. The full report considered at the Boards March meeting is found in **Appendix 1**.

At its March 2022 meeting the Board resolved the following.

*That the item be left on the table until a development plan for the area has been consulted on and brought back to the Board for its consideration.*

Moved: McPherson

Seconded: Stirling-Lindsay

A development plan was subsequently prepared which proposes a natural central Otago landscape that would highlight the natural rock formations found within the reserve and include areas of native plantings with provision for shelter plantings along the western boundary. The plan also highlights heritage features identified within the site.

A survey was developed seeking community feedback on the proposed development plan for the reserve following tree removal. The survey can be found in **Appendix 2**.

The results of the survey are attached as **Appendix 3**.

An information report which included the results of this survey was received by the Board at its 23 July 2022 meeting.

Prior to July 2022 Council had no district wide policy for wilding conifer control.

The Wilding Conifer Control Policy was adopted by Council in July 2022 and provides direction on Council's intention for controlling wilding conifers on land Council owns or manages. The Wilding Conifer Control Policy is attached as **Appendix 4**.

The Haehaeata Natural Heritage Trust (the Trust) have indicated they are in support of wilding conifer removal on the Half Mile reserve.

The Trust has supplied a list of dryland plants that will grow within the Half Mile reserve, these have been incorporated into the development plan.

Along with the Trusts support and advice, the Half Mile site lends itself for wider community involvement for its redevelopment over time to ensure this positive community space is brought to life. This could include schools, individuals, and other community groups. These opportunities will be explored further following a decision by the Board.

### 3. Discussion

The survey received 154 responses with 137 respondents living in the Vincent ward. Of those living in the Vincent ward 53 respondents lived in the Bridge Hill area. The survey was promoted through Council's usual media channels and information was provided to access the survey online. In addition, hard copies were made available from the Council Office and Library in Alexandra between the 6th and 30th of June.

The survey asked respondents their level of agreement on the following statement:

*'The proposed development plan for Alexandra's Half Mile Recreation Reserve will enhance the area and meet the needs of the community.'*

- 34% of respondents strongly agree with the statement.
- 20% agree.

- 8% neither agree nor disagree.
- 11% disagree.
- 27% strongly disagree with the statement.

**In summary 54% of respondents agree with the statement and 38% disagree, 8% neither agree nor disagree.**

Respondents were then asked *if they support the removal of wilding conifers as part of the proposed development plan for the Alexandra Half Mile Recreation Reserve.*

- 56% selected 'yes', they did support the removal
- 40% selected 'no' they did not support the removal
- 4% said they did not have a view either way

**In summary 56% of respondents selected 'Yes, I support the removal of the wilding conifers', 40% selected 'No, I do not support the removal of the wilding conifers' and 4% did not have a view either way.**

Responses from the Bridge Hill only respondents (53) were as follows.

*'The proposed development plan for Alexandra's Half Mile Recreation Reserve will enhance the area and meet the needs of the community.'*

- 26% strongly agree.
- 17% agree.
- 8% neither agree nor disagree.
- 13% disagree.
- 36% strongly disagree.

**In summary 43% of Bridge Hill respondents agreed with the statement with 49% disagreed and 8% neither agreed nor disagreed.**

*"Do you support the removal of wilding conifers as part of the proposed development plan for the Alexandra Half Mile Recreation Reserve?"*

- 45% selected 'yes', they did support the removal.
- 51% selected 'no' they did not support the removal.
- 4% said they did not have a view either way.

**In summary 45% of Bridge Hill respondents agreed with the statement 51% disagreed and 4% neither agreed nor disagreed.**

The overall summary of the survey responses indicate that the majority of responses received from the wider community support the removal of the trees and the proposed redevelopment will enhance the Half Mile reserve.

Of the respondents who identified as being residents of the Bridge Hill area, the results were more evenly split.

On the basis of these results this reports recommendation is to progress the removal of the trees and implement the development plan.

#### Electricity (Hazards from Trees) Regulations 2003

The Half Mile Recreation Reserve has several electricity supply lines that run through the reserve. (**Appendix 5**) The Electricity (Hazards from Trees) Regulations 2003 (Tree Regulations) set out obligations for a tree owner and prescribe the minimum safe distances

for trees growing near network power lines. Council as a property owner, is responsible for keeping trees clear of overhead power lines and underground cables.

Tree owners are also responsible to ensure that trees if they fall don't fall on or damage power lines, potentially causing damage and incurring cost for damages should this happen.

Council has been advised by Delta arborists that there are a number of trees within the reserve adjacent to the electricity lines running through the reserve that have safety issues, such as, included bark from multi leaders, trees leaning towards the lines, trees within the fall zone of the lines, and some trees that are growing on nothing but rock, so don't have a great footing.

Almost all the trees that could impact on the lines are on soil that is silt and rock, so there is not a lot of soil for the trees to grow into. This affects the tree's ability to stay rooted to the ground in severe weather particularly as the trees grow in stature.

Over forty trees that have been identified as potentially impacting the electricity lines through the reserve. The tree survey undertaken by Delta through the reserve due to safety concerns is attached as **Appendices 6,7,8**.

The estimated cost to remove the trees impacting the lines within the reserve is \$30,000. The total budget for maintenance of street and park trees within the Vincent ward is \$30,000. If the existing tree maintenance budget was to be used for the Half Mile line clearance there would be no budget available for any other tree maintenance work within the ward.

### Staging

Council has the right under the Reserves Act 1977 to undertake work on its own reserve, however in discussion with some neighbouring residents, it was asked if staging the removal of the trees was a feasible option. These residents have provided an example of what they consider could be an option for staging over an extended period of time. This is attached as **Appendix 9**.

During discussions with the residents, they acknowledged the trees need to be removed however, residents want to make sure the site will be cleaned up and redeveloped all the while maintaining its amenity, shelter and perceived visual value.

For staging to be effective it would need to be undertaken over an extended period – minimum 10 years. This time would allow new plantings to become well established. It is acknowledged that it would take a longer period for plantings to provide the same level of shelter currently provided. Some neighbours have suggested including some exotics in the proposed planting list for the site. These exotics over time could provide similar shelter to what is enjoyed now, while many of the natives proposed for planting on the reserve natives will not. This will be addressed in the final landscape plan for the reserve.

Staging may provide short term benefit for immediate neighbours but development of the reserve over such a long period would pose several issues to consider, including.

- Remaining trees would still spread seed into the developed area of reserve.
- The remaining trees may be destabilised without their partner trees being present resulting in un-predictable windthrow during wind events.
- Preservation of the reserve's heritage features would be increasing difficult due to multiple periods of site works.
- Funding subsidy is only available until 30 June 2023. After that the Board would need to fund all future costs.
- Removal of trees following development of part of the reserve could impact on development work already undertaken.
- All trees have a limited life, and at some point in the future these trees will need to be removed as they will begin to deteriorate. Some existing trees are showing signs of

decline. Neighbours have also advised that up to five trees blow or fall over each year within the reserve. This poses a health and safety issue.

- Trees that can impact on the electricity lines have been surveyed and identified. These trees will need to be removed for Council to comply with relevant legislation relating to trees and electricity lines.

Staging comes with increased costs that will not be covered by the Government's funding subsidy which is only available this financial year.

Each time site work is undertaken there would be the following minimum fixed costs.

Machine Positioning:	\$9,000
Traffic Management:	\$4,000

Chipping of slash would be charged on an hourly rate each time it was required and timing of this would depend on the availability of the machinery for this work.

Felling and clean-up costs would depend on how felling was staged and would likely increase due the decreasing economies of scale (less logs to fell) for the team of workers and machinery involved in the felling operation.

Sale of log returns would decrease as additional cartage costs would be required due to increasing economies of scale involving less logs being delivered to the mill. The price of logs may also fluctuate between work periods.

Securing a company to undertake the work in a staged way may prove difficult.

#### Long Term Considerations

The economic impacts of wilding conifers at a national level on the threat that wildings pose to the economy if left unchecked is detailed in the Ministry of Primary Industries Benefits and Costs of the Wilding Pine Management Programme report 2018.

Nationally and locally the benefits of control and protection are shown to greatly outweigh the costs. The following is a summary from the 2018 report.

- Intervention options (Minimum Plus and Intermediate) have a demonstrably higher benefit return than costs.
- Doing nothing, or doing little, would generate a large negative impact nationally. Without intervention, wilding pines could spread to 7.5 million ha of vulnerable land. This could take as little as 15 to 30 years.
- The biodiversity loss will include New Zealand's most sensitive landscapes and water catchments particularly in Central Otago.
- Doing nothing will fail to achieve the objective of sustainable management, but it will also result in substantial cost for the country. It can cost as little as \$5-\$10 per hectare to treat sparse infestations however control costs escalate over time. Treating dense infestations typically cost up to \$2,000 per hectare to aerial boom spray.

## **4. Financial Considerations**

### Financial Consideration for Removal of Wilding Conifers.

In the 2020 budget the Government allocated \$100m over four years to accelerate the removal of wilding conifers across New Zealand. This funding was front loaded for the first few years with reducing funding available over the latter years. This funding is allocated to Regional Councils that allocate the funding to local wilding conifer control programmes. The



control programmes are prepared annually by local wilding conifer control groups and approved by the Regional Council.

The final year of the Government accelerated funding is the 2023/24 financial year. After that there will be \$10m available across the New Zealand for wilding conifer control. It is expected that this money is likely to be used in maintaining those areas that have already had wildings removed, and that there would be little if anything available for new control work.

If wilding conifer removal does not proceed this financial year, there will be no funding subsidy available and all costs for wilding removal will sit with the Board and will need to be rate funded.

The Group in conjunction with Council staff identified the priority control areas prior to inclusion of funding in the Long-Term Plan.

The Group manages the control programme locally and typically uses an 80/20 funding share, where they provide up to 80% of the costs and the landowner 20% of the costs.

The Group has budgeted \$65,000 as its share of costs and Council has budgeted \$23,000 this financial year. It was estimated in November 2022 it would cost approximately \$109,000 to undertake the tree removal and chipping. This made up of the following.

Machine Positioning:	\$9,000
Felling/Clean up:	\$90,000
Traffic Management:	\$4,000
Chipping:	\$6,000
<b>Total:</b>	<b>\$109,000</b>

It is estimated the volume of saleable wood in the reserve is approximately 1000/m<sup>3</sup>, given the spread-out nature of the trees, and with the extra branching on many trees the sale value will be lower than a managed forest. After cartage there could be an average return of approximately \$35/m<sup>3</sup> or \$35,000. This will be used to offset the total cost and the 80/20 split of this net cost will be applied.

The slash will be chipped, rather than leaving it strewn across the site as is typical in most logging operations. This would leave a much tidier site for redevelopment. The mulch will be used on site, after a suitable time to allow composting to eliminate any seeds within the heaps.

Due to the inaccessibility of many stumps and the additional cost involved to remove them, they will remain in-situ. They will eventually rot away but during that time will provide a soil stability function allowing time for any plantings to become established.

The Board has a total of \$43,000 available for the removal of wilding conifers this financial year. This is made up of \$20,000 from this financial year and \$23,000 carried forward from the previous financial year.

The \$20,000 budgeted is to remove wilding conifers from the Lower Manorburn Dam Recreation Reserve.

#### Financial Consideration for Development of Half Mile Recreation Reserve.

The estimated to cost of developing the reserve following tree removal is \$138,000 based on the following.

1.2	Trees - shelter	88 No.	\$150 each	\$ 13,200
1.3	Native planting (including soil prep and plants)	2500 m <sup>2</sup>	\$50 per m <sup>2</sup>	\$125,000
	TOTAL:			\$138,200

There is no budget allocation for the implementation for the development plan. A budget would need to be allocated through the next Annual or Long-Term Plan, funded from a Vincent Ward reserve account, from third party funding, rates or from a mixture of these options.

Options for funding include.

- The Alexandra Reserves Contribution Fund - which had a balance on 30 June 2022 of \$680,548 however \$333,000 of this Fund is already committed for the Omakau Community Hub project. Leaving a balance of \$347,580. This fund is generated by reserves contributions levied on subdivisions and is typically used to enhance or create new assets that have been impacted by growth. It is unlikely that this project would qualify for this fund.
- General Reserves Alexandra - which had a balance on 30 June 2022 of \$1,464,765. This fund would be the most appropriate fund to use for this project.
- There are several other possible funding sources for projects like this, including the Otago Regional Councils - Eco Fund. Not all are available for Council to apply for directly but are available for community groups and trusts to access.

It should be noted that the Board has agreed to consult the public through this year's annual plan whether it should provide funding towards IceinLine Central Incorporated request for a \$400,000 grant towards the construction of a roof over the existing ice rink at Molyneux Park. If this is supported there will need to be a decision made on how it should be funded.

- The project could be the subject of an application for funding in tranche 2 of the Governments Better Off funding programme. This would need to be approved through Council process and considered against all other possible projects.

Further investigation will be undertaken to determine what funding sources may be available for this project. Options will be reported back to the Board.

Any future maintenance requirement for the Half Mile Recreation reserve will be included in the next Long-Term Plan for consideration.

## 5. Options

### Option 1 – (Recommended)

That the Vincent Community Board supports the removal of all wilding conifers from the Half Mile Recreation Reserve and following their removal, implement the development plan based on the natural Central Otago landscape to redevelop the site.

Advantages:

- Trees are removed that are a seed source to neighbouring properties.
- Council shows leadership and responsibility as a landowner by controlling wilding conifers.
- Reduction of the risk of wildfire to neighbouring properties.

- The Half Mile Recreation Reserve and entrance into Alexandra will be enhanced as the existing iconic tor landscape will be more visible.
- Council can work with community groups and volunteers to develop the reserve as a community space.
- New planting will enhance biodiversity over time.
- Available Government funding is maximised.
- Trees that are impacting the electricity lines will be removed during this process rather than separately so no additional budget will be required.
- Unsafe and aging trees will be removed.
- The visual entrance to Alexandra will be enhanced.

Disadvantages:

- It will take time to fully re-establish the site.
- Some neighbouring properties may need to plant their own shelter should they want increased wind protection.
- Available Government funding is not maximised.

Option 2

That the Vincent Community Board declines the removal of all wilding conifers on the Half Mile Recreation Reserve.

Advantages:

- The reserve remains unchanged with no impact on neighbouring properties
- No budget is spent on this reserve in the short term.

Disadvantages:

- Conifer seed will continue to spread from this site onto neighbouring properties.
- The reserve will not be developed into a more useable community space.
- Council is not taking a leadership role or responsibility as a landowner for controlling wilding conifers.
- Risk of wildfire to neighbouring properties.
- Additional budget will be required to remove trees that are impacting the electricity lines within the reserve.
- Unsafe and aging trees will remain a hazard to reserve users.
- Wilding spread is exacerbated.

Option 3

That the Vincent Community Board agrees to the staging of the removal of the wilding conifers on the Half Mile Recreation Reserve.

Advantages:

- Some neighbours would be satisfied that existing trees that provide shelter remain for a longer period.
- Unsafe and aging trees will be removed.
- Trees impacting on the electricity lines will be removed, as per legislative requirements.

## Disadvantages:

- Wilding conifer seed will continue to spread from this site from the remaining trees.
- This option delays establishment of new plantings.
- This is more costly from a tree removal perspective as the site establishment and set up costs would be duplicated.
- “Budget 2020” includes \$100 million for a four-year programme, and unless extended funding will not be available past this financial year.
- Staging may impact landscape work that had been previously completed.
- Staging may destabilise trees, as trees often rely on their neighbours for wind stability.
- Additional budget will be required to remove trees that are impacting the electricity lines within the reserve.
- Costs potentially would have to be paid by the Vincent Ward ratepayers when they have shown a majority preference for removal.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision enables democratic local decision making and action by, and on behalf of communities by removing a recognised weed pest and enhancing the area for greater community enjoyment.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	This decision is consistent with the Central Otago District Council Long-Term Plan 2021 – 2031.  Central Otago Wilding Conifer Control Policy 2022.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	Wilding conifers are a recognised weed tree, their removal from this site will over time enhance the sustainability and ecological environment of this area. The site is not a production forest and is not eligible for carbon credits
<b>Risks Analysis</b>	Risks identified if the wilding conifers remain include, wildfire threat, cost of control increases over time due to continue seed dispersal to neighbouring properties. As the existing trees age, they will become more unstable. There is a risk of trees falling across the electricity lines within the reserve.
<b>Significance, Consultation and Engagement (internal and external)</b>	A community drop-in session was held in November 2021 to gauge community input into the proposed concept plans for this site.  An online survey seeking feedback from the community on the proposed development plan for this reserve was available for public comment between 31 May and 30 June 2022.

## 7. Next Steps

- Advise neighbouring properties and the public of the Boards decision.
- Confirm a commencement date and final price for the logging operation with the contractor and the Central Otago Wilding Conifer Control Group.
- Seek third party funding options and report back to the March meeting of the Board.
- Prepare final detailed design for the redevelopment of the reserve and connect with interested parties on supporting and implementing the plan.

## 8. Attachments

**Appendix 1 - Half Mile Recreation Reserve and Wilding Conifer Removal Report March 2022.** [↓](#)

**Appendix 2 - Half Mile Reserve Development Survey Questions.** [↓](#)

**Appendix 3 - Half Mile Reserve Development Survey Results.** [↓](#)

**Appendix 4 - Wilding Conifer Policy** [↓](#)

**Appendix 5 - Half Mile Electricity Supply Lines** [↓](#)

**Appendix 6 - Trees impacting supply lines #1** [↓](#)

**Appendix 7 - Trees impacting supply lines #2** [↓](#)

**Appendix 8 - Trees impacting supply lines #3** [↓](#)

**Appendix 9 - Residents staging proposal** [↓](#)

Report author:



Gordon Bailey  
Parks and Recreation Manager  
10/01/2023

Reviewed and authorised by:



David Scoones  
Group Manager - Community Experience  
19/01/2023

22 March 2022

**22.2.2 HALF MILE RECREATION RESERVE AND WILDING CONIFER REMOVAL****Doc ID: 560479****1. Purpose of Report**

To consider the removal of wilding conifers from the Half Mile Recreation Reserve in Alexandra and redevelopment of the site, as part of a wider planned wilding conifer removal programme within the Vincent Ward.

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**Recommendations**

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
  - B. Agrees to the removal of all wilding conifers on the Half Mile Recreation Reserve and following their removal, begin to implement landscaping in general accordance with Concept Masterplan Option A - Natural Central Otago Landscape.
  - C. Agrees to funding the development of the site from the Alexandra Reserves Contribution Fund to the value of \$138,000.
  - D. Directs staff to explore other opportunities for external funding of the development of the reserve.
  - E. Agrees to progress the programme for the removal of wilding conifers at Boot Hill, Lower Manorburn Dam Reserve and Alexandra Airport as funded in the Long-term Plan.
- 

**2. Background**

The issue of wilding conifers has been known for a number of years, with increasing awareness of the threat of wildings to landscapes, rural productivity, water yield, indigenous biodiversity and dangerous wildfire. Over the years Council has been approached many times by members of the community, and community groups requesting that the issue of wilding pines be addressed in the district. Approaches have been made through annual and long term plan submission processes and also in meetings with senior staff explaining the extent of the problem and requesting that Council get involved in tree removal. Whilst the Council has traditionally considered the matter best dealt with at a regional level, it has committed to addressing the issue on its own land through the Long-term Plan.

When considering the issue of wilding conifers and their removal it is useful to understand the wider context, where responsibilities lie and how the removal of wilding conifers is funded.

**National Context**

An independent report commissioned by the Ministry for Primary Industries (MPI) on behalf of the New Zealand Wilding Conifer Management Group, addressed the status of wilding conifers in New Zealand. As a result of the independent report 'The right tree in the right place : New Zealand Wilding Conifer Management Strategy 2015-2030' (the national strategy) was developed. The strategy identifies that wilding conifers are a serious and pressing established pest in New Zealand, and that they reduce the productivity of primary industry, and damage the environmental values that New Zealand is renowned for.

Under the strategy, key participants in wilding conifer management governance are identified as MPI, regional councils, Department of Conservation, territorial authorities, the Ministry of Defence, Land Information New Zealand, land occupiers, and voluntary initiatives. The national strategy clarifies roles and responsibilities of Central Government, regional council's and territorial local authorities, and it also references land occupier's roles in the management of wilding conifers.

For reference the National Wilding Conifer Management Strategy can be found on the following website: [www.wildingconifers.org.nz](http://www.wildingconifers.org.nz).

The strategy has objectives of gaining funding for early intervention for both Crown and private land occupiers in wilding conifer control, and for fair allocation of costs through cost sharing.

The Government has allocated \$100m over four years towards the control of wilding conifers via regional councils. For wilding conifer control, typically there is an 80/20 funding split, where the Government, via the regional council, contributes 80% and the landowner contributes 20% of the cost. The National Wilding Conifer Control Programme provides the framework for stakeholders to work together to reduce the negative impacts of wilding conifers. The National Wilding Conifer Control Programme can be found on the following website: [www.wildingconifers.org.nz](http://www.wildingconifers.org.nz).

### **Otago Regional Council**

The strategy and control programmes are supported by the Otago Regional Council (ORC) where wilding conifers are identified as plant pest species in the Regional Pest Management Plan 2019 – 2029, (the Plan).

Under the Plan, the district council has no legal obligations to remove wildings however, ORC strongly supports activities that align with their progressive containment objectives for wilding conifers. The Plan provides the framework for stakeholders to work together to reduce the negative impacts of wilding conifers upon the landscape.

Some of these negative effects include:

- Loss of landscape and aesthetic values.
- Conservation values, including loss of indigenous biodiversity unique to the Central Otago area.
- Loss of productive land.
- Hydrological values.
- Dangerous wildfires.

Modelling by the ORC and others shows that wilding conifer seed has been recorded to be dispersed 40kms from the seed source but are primarily recorded up to 10kms from the parent trees. Eliminating the seed source would protect the investment spent on those properties undertaking conifer control, and begin to control effects on landscape, rural productivity, indigenous biodiversity and water yield as detailed above.

ORC have estimated that if the wilding conifers are not controlled until 2041, the cost to control them will be estimated 10 to 100 times more than the initial cost to control them in 2021/2022.

### **Central Otago District Council**

Planting of wilding conifers is not a permitted activity in the Central Otago District Plan, and rules require that resource consent must be applied for and granted, to permit planting of a

number of conifer species including: Douglas Fir, European Larch, Ponderosa Pine, Bishops Pine, Maritime Pine, Radiata Pine, and Corsican Pine. The reason cited in the district plan is that tree planting with species that have spreading vigour has the potential for adverse effects upon amenity and ecological values in terms of wilding spread.

Planting of Lodgepole Pine is a prohibited activity in the district plan recognising that this is the species with the greatest vigour, and therefore this species cannot be planted anywhere in the district, and nor can consent be applied for.

The Central Otago District Tree Policy 2020 contains an objective of avoiding planting trees on Council land that have the potential for invasive growth, or any plants designated as “pests” by the Otago Regional Council, or with propensity to become a wilding tree.

### **Parliamentary Commissioner for the Environment**

In November 2021, the Parliamentary Commissioner for the Environment, Simon Upton, released a report titled “Space Invaders, a Review on how New Zealand Manages Weeds that Threaten Native Ecosystems”.

The report references the cost of wilding pines to the economy and states that if not managed is estimated to be more than \$5 billion. Farmers are losing grazing to wilding conifers, homeowners houses are threatened by wild fire, habitats are being lost and water yield is being lost in some habitats. The report cites the Ohau fire where 50 homes were lost and 1600 hectares of DOC land were burnt, and the Twizel fire where 3500 hectares of land containing wilding pines and scrub was burned. The Commissioner notes in the report that whilst \$100 million is being set aside by the Government he believes it will cost significantly more to get the problem of wilding pines under control. He also noted that not unsurprisingly it is no longer possible to get carbon credits for wilding trees.

### **Iwi**

The Kāi Tahu ki Otago Natural Resource Management Plan 2005 specifies the spread of exotic wilding trees and other woody weeds as an issue that adversely affects cultural landscapes.

Aukaha has advised that Kāi Tahu are broadly supportive of the wilding pine removal for a number of reasons, including their effects on water yield and water quality; effects on indigenous biodiversity; and their adverse effects on landscapes, particularly where this affects cultural sites and landscapes (wāhi tūpuna).

They made the following comment: *The Half Mile Reserve is part of a broader mapped wāhi tūpuna – the Mata-Au River Trail. This wāhi tūpuna has a range of cultural values including mahika kai, ara tawhito (ancestral trails), nohoaka, and as a water transport route. It is highly likely that these values will be enhanced by the removal of the wilding pines, particularly if restoration of indigenous vegetation is contemplated as part of this project. Alexandra is an important confluence (known as Kāmoanahaehae) of the Mata-Au (Clutha) and Manuharekia rivers.*

It is the view of Aukaha that the removal of the wilding pines aligns well with Kāi Tahu aspirations for the environment and wider cultural landscapes or wāhi tūpuna. This is particularly the case if restoration of indigenous species suited to this ecological district is contemplated as part of this project.

*Aukaha is the Rūnaka based consultatncy that serves: Te Rūnanga o Waihao; Te Rūnanga o Moeraki; Kāti Huirapa Rūnaka ki Puketeraki; Te Rūnanga o Ōtākou, and Hokonui Rūnanga*



### Land owners

In terms of landowners taking responsibility for controlling the pest on their properties, there are many examples, locally and throughout New Zealand of landowners taking up the challenge. Some properties are more threatened than others and this was highlighted on the TVNZ programme of Country Calendar on 27 February where a 2400 hectare North Canterbury farm was featured. Just under half of that farm was under threat from infestation of wilding pines where the seed source was a neighbouring forested area. The farmers had been trying to stop the march of wilding pines for over 30 years, and determined they needed to “do something drastic”. They had tried to address the problem under the MPI recommended method of cutting the trees down, but that had not worked so they were resorting to fire. They considered the problem had become such that burning was the only option to protect their productive land and protect remaining biodiversity on the property.

### The Central Otago Wilding Conifer Control Group

The Central Otago Wilding Conifer Control Group (COWCCG) was formed in 2013 to respond to the mounting concerns about the impact and spread of wilding conifers on the Central Otago landscape.

COWCCG have developed a strategy titled ‘The Central Otago Wilding Conifer Strategy 2020 -2025’ which is contained in **Appendix 1**. The group’s vision is: “*Central Otago natural landscapes, areas of ecological significance and productive pastoral lands are protected from the impacts of wilding conifer*”.

The group source funding, with the aim of protecting areas of ecological significance and productive pastoral lands from the impacts of wilding conifers.

The COWCCG receive funding through several different funding streams, including a targeted ORC rate and a \$20,000 grant from Council, the latter to cover administrative costs. This group is made up of community representatives who coordinate the wilding conifer control efforts and obligations of agencies and landowners. They identify sites of concern and assist with the engagement of contractors and the contribution of costs from various parties to enable the removal of wilding conifers.

The Central Otago Wilding Conifer Control Funding Diagram is attached as **Appendix 2**.

Over the years Council has provided support to the group with funding and staff support in administrative roles. A Councillor has been appointed to the COWCCG as a liaison person since 2019.

## 3. Discussion

In more recent years members of the COWCCG have had a number of meetings with Council staff to discuss the extent of the problem of wilding conifers. They have provided information demonstrating that the Central Otago climatic conditions are perfect for seed dispersal which has resulted in prolific spread of wilding conifers. The group emphasised that conifers on Council owned land are contributing to spread on nearby farmland making any efforts to control wilding conifers on those properties less effective. The group encouraged Council to show leadership and take land owner responsibility by committing to the removal of wilding conifers from Council land. The areas identified by the group in the vicinity of Alexandra are: The Half Mile Recreation Reserve, Boot Hill, Lower Manorburn Recreation Reserve and Alexandra Airport.

Council agreed to include funding in the long-term plan for a period of 3 years to address wilding pines on those identified properties. \$150,000 was approved over three years on the understanding that the majority of the cost of removal would be funded by the national programme.

The Half Mile Reserve was identified by COWCCG as a significant “take off” site due to location, elevation and prevailing winds, meaning that the seed is readily dispersed by the prevailing westerly winds to the slopes across the state highway and Clutha Mata-au river. The reserve was identified as the first priority for this reason, and because nearby farms, some of which were undertaking costly conifer control, were still being subjected to seed dispersal from Council property. Removal was programmed to commence on 2021/22.

A discussion with farmer, Neil Sanders, indicated that he has been quite convinced for some years that the seed that is causing wilding pines on his property is coming from the Bridge Hill area from the northwest wind. Mr Sanders farms Doctors Point Station which is about 2 km due east of the Half Mile Reserve across the Clutha Mata-au river.

Mr Sanders has been slowly but progressively undertaking poisoning of wilding conifers on his farm. He advised that he commenced wilding conifer control after witnessing the prolific spread near Twizel where a few trees had become almost a forest over a reasonably short number of years.

He is working on the problem slowly but can see that the seed in the soil will take a long time to control and this will be a problem over a number of years. He supports the removal of the trees at the Half Mile because he considers they contribute to the problem on his property, and removal on Council land will slow the spread.

Two other land owners whose properties are situated on the Half Mile in the Bridge Hill area are about to commence wilding conifer removal. Together they will remove close to ten hectares of wilding conifers. In discussion, one land owner said they do not want to be responsible for the escalating problem of wilding pines so they propose to remove the trees and replant their property in native species.

The Half Mile Recreation Reserve (the Reserve) was gazetted and vested in Council in 1973. Early photographs of the reserve show the area devoid of trees until at least 1956. At some time between 1956 and the early 1980s it is understood that conifers were planted on the site to provide, shelter, dust suppression and amenity. The trees were not planted as a commercial forestry plantation, and over the years have matured and seeded to form a woodlot of variable density.

Initial plans were to clear fell the site in October 2021, with the slash to be chipped and left in piles. When neighbouring residents learned of the proposal, they reacted strongly about the removal of the trees stating that the trees have value for amenity, shelter and as an attractive entrance to Alexandra. Given the strong sentiment, the project was paused so that the details could be shared with community, including proposed re-planting, and to enable community views to be better understood. A drop-in session was held on 22 November 2021 where members of the public were invited to provide feedback on a draft concept plan of what the site could look like following the removal of the wilding conifers. The initial draft concept plan is attached as **Appendix 3**.

Approximately 35 people attended the drop-in session with a range of feedback being provided.

#### **Summary of feedback.**

Six residents sent through emails or letters, and 11 people provided feedback on Facebook which has been included in this data. While other feedback was received, either it did not fit within the scope of this analysis (e.g., trees were planted intentionally), or was largely in relation to whether the pine trees should be felled or retained.

The top three themes through the feedback included:

- loss of the amenity
- concerns about wildlife and biodiversity
- area is a pleasant entrance to Alexandra

Some anonymous statements to demonstrate this feedback are:

*"The pines that currently sit in this area are mature and give a suitable roosting place to protect the native birds."*

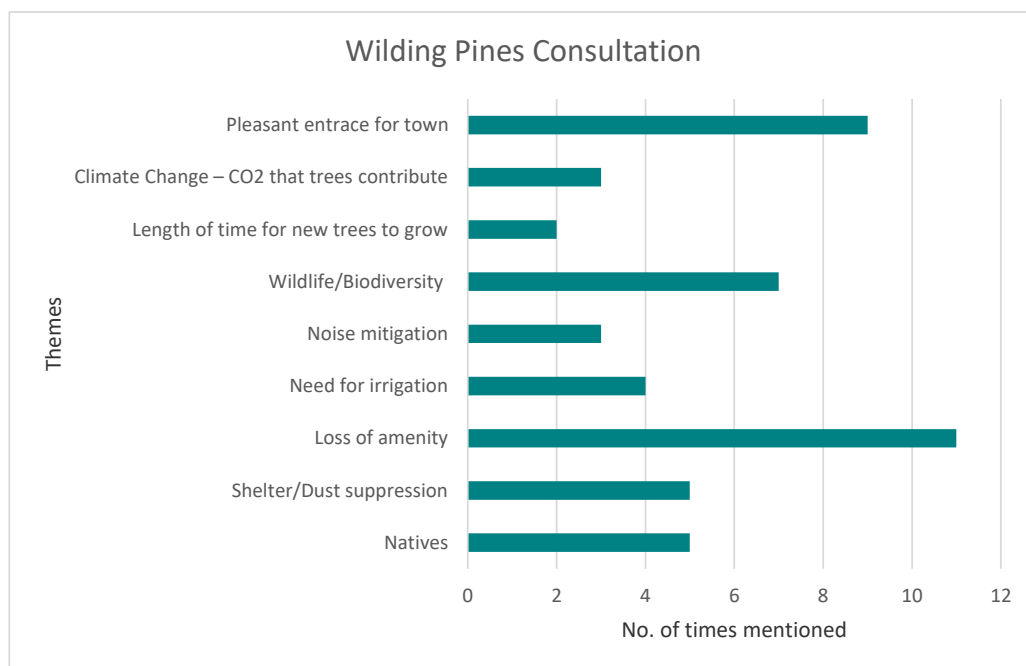
*"These are my favourite part of coming home to Alexandra, it would be devastating to see them go"*

*"...a safe place for tramping among beautiful trees and native birds."*

*"...it's our primary recreation area"*

*"That reserve is hugely popular with walkers, dog walkers, organised groups, trials bike groups etc."*

Feedback is shown in the graph below:



One neighbour has provided a comprehensive response to the issue, and has raised among other matters, concern about a population of Schist Gecko and other wildlife that will be impacted from the removal of trees. That resident's letter is attached as **Appendix 4**.

This possible population of Schist Gecko has subsequently been discussed with the Department of Conservation (DOC) who will provide information on this matter at the meeting.

The Haehaeata Natural Heritage Trust are in support of wilding conifer removal on the Half Mile reserve and have provided some additional information. This is summarised below.

*"Before humans arrived, Central Otago couldn't have been more different. The vast expanses and tussock clad hills of today are just a more recent part of the natural history.*

*From past studies and what the Trust has found in refuge populations, shrub lands contained a diverse mix of species including Coprosma, Kōwhai, Olearia, native Broom and Hebe. These would have predominated sites like the Half Mile, with forests of Totara, Matai, Broadleaf, and Lancewoods cloaking the hills at higher elevations.*

*At sites just down the road the Trust have been involved in a native revegetation project with plant selection specific to the site and providing of native species. While only in its first year (and with irrigation) it is doing extremely well with an approximate 95% success rate. This is planned to be a multi-year project.*

*Further up the road at the Flat Top Hill Conservation area, we have an ongoing, multi-year, dryland restoration project. Over 1,000 plants have been planted there to date and we are gaining excellent information on what survives and thrives. Linking these projects up with further native plantings at the top of the Half Mile goes part of the way to creating a wildlife corridor which is a very exciting prospect."*

The Haehaeata Natural Heritage Trust has supplied a list of dryland plants that will grow within the Half Mile reserve, these have been incorporated into both concept plans.

Along with the Haehaeata Natural Heritage Trust support and advice, the Half Mile site lends itself for wider community involvement for its redevelopment over time. This could include schools, individuals, and other community groups. These opportunities will be explored further following a decision by the Board.

### **Draft Concept Plan**

Feedback on the initial draft concept plan included the following comments:

- stage the plan
- plant natives and ensure there is irrigation in place
- consider shelter from wind and dust and noise mitigation
- consider community planting and maintenance
- concerns over loss of the amenity
- pines absorb CO2 better than natives
- length of time for new trees to grow

Others also commented on whether they agreed that the trees should be felled or remain in place. It is unknown whether people who attended the drop-in session are the same people who have been included in the analysis of online feedback.

As this is such a small sample size, it is not statistically significant. However, the feedback provided useful information that has been incorporated into future planning of the reserve.

The feedback was provided to the landscape architect engaged by Council to develop a landscape plan for the site. As a result of the feedback, two new concept masterplans have been developed for the site: one utilising the existing natural landscape; and the other providing a more urban park. The concept masterplans are attached as **Appendix 5**.

**Concept Masterplan Option A- Natural Central Otago Landscape** - is based on minimal redevelopment following the removal of the wilding conifers revealing the existing tors and unique features of the landscape. The site would be retained as an open landscape, reflective of the surrounding Central Otago landscape.

Native tree planting is proposed along the northern boundary to provide a wind break for the residents to the north from southerly winds.

**Concept Masterplan Option B – Amenity Landscape** - provides a reserve with significantly more amenity value including formed trails, picnic areas and amenity planting, that can be used by walkers or casual riders. A formed trail network weaves across the site through the existing natural landscape and historical features. It is intended that the space provides an opportunity for the user to explore the site on their own accord or stick to the trails and follow one of the various loops around the reserve.

This option also has native tree planting proposed along the northern boundary to provide a wind break for the residents to the north from southerly winds. There is no water connection to the site, the immediate neighbours have private connections. This option provides for some water tanks to be placed on site to provide water to key areas for plant establishment.

#### 4. Financial Considerations

The Board has allocated \$25,000 for the removal of wilding conifers in the 2021/22 financial year. It is intended that this is Council's contribution to the removal of the Wilding Conifers on the Half Mile Recreation Reserve. The removal of the trees is anticipated to be cost neutral, so the exact timing of their removal will be subject to log prices.

For the Half Mile reserve, it has been negotiated that the Council budget allocation will be used to chip the slash, rather than leaving it strewn across the site as is typical in most logging operations. This will leave a much tidier site for redevelopment. The mulch will be used on site, after a suitable time to allow composting to eliminate any seeds within the heaps.

Due to the inaccessibility of many stumps and the additional cost involved to remove them; they will remain in-situ. They will eventually rot away but during that time will provide a soil stability function allowing time for any plantings to become established.

At present Council does not undertake any operational maintenance within this reserve. To date it is understood that any maintenance has been undertaken voluntarily by locals. As this is a Council owned public reserve it is appropriate for budget to be allocated for operational maintenance. A budget proposal for maintaining this site will be provided to the Board for consideration depending on the decisions made regarding the removal of wilding conifers and future redevelopment options.

The redevelopment concept plans for consideration have different costs for implementation. The below costs are estimates based on the concept plans and would be refined once more detailed design is undertaken. Items such as the water tanks, play equipment, park furniture are capital items.

#### **Concept Masterplan Option A- Natural Central Otago Landscape**

1.2	Trees	88 No.	\$150 each	\$ 13,200
1.3	Native planting (including soil prep and plants) *	2500 m <sup>2</sup>	\$50 per m <sup>2</sup>	\$125,000
TOTAL:				\$138,200

**Concept Masterplan Option B – Amenity Landscape**

2.1	Water Tank (25000L Tank) and associated irrigation	2 No.	\$5,000 each	\$ 10,000
2.2	Formed trails (informal earth pathways)	2,244 m	\$50 per m	\$112,200
2.3	Lawn	4,867 m <sup>2</sup>	\$25 per m <sup>2</sup>	\$121,675
2.4	Trees	170 No.	\$150 each	\$ 25,500
2.5	Native planting (including soil prep and plants) *	7630 m <sup>2</sup>	\$50 per m <sup>2</sup>	\$381,500
2.6	Park furniture (seats, signs) capital	1 Lump Sum Figure		\$20,000
2.7	Potential Playground -capital	1 Lump Sum Figure		\$ 35,000
TOTAL:				\$705,375

There is no budget allocation for the implementation of either concept plan. A budget would need to be allocated through the next Annual or Long-Term Plan or from a reserve account. The most appropriate reserve account for funding this project is the Alexandra Reserves Contribution Fund. It had a balance on 30 June 2021 of \$508,000 (note \$333,000 of this Fund is already committed for the Omakau Community Hub project).

There are several agencies that provide grants for projects like this, including the Otago Regional Councils - Eco Fund. The Government also have grants available that this project could fit within. Not all are available for Council to apply for but are available for community groups and trusts to access.

If the recommendation is adopted by the Board, it is proposed that detailed work on costs is undertaken. This will also include what third party funding amounts are available that could be applied for and by whom for this project. This will then be presented at the next Board meeting.

For other sites where wilding conifers are programmed for removal consultation will be undertaken with affected parties prior to any work being undertaken. Budget requirements for any redevelopment work on these sites will be considered by the Board as part of future annual or long term plans.

**5. Options****Option 1 – (Recommended)**

That the Vincent Community Board approves the removal of all wilding conifers on the Half Mile Recreation Reserve and following their removal begin to implement Concept Masterplan Option A- Natural Central Otago Landscape to redevelop the site.

**Advantages:**

- Wilding conifers are removed as a seed source to neighbouring properties.
- Council shows leadership and responsibility as a landowner by controlling wilding conifers.
- Reduction of the risk of wild fire to neighbouring properties.

## Vincent Community Board meeting Agenda

22 March 2022

- The Half Mile Recreation Reserve and entrance into Alexandra will be enhanced by making the existing iconic tor landscape more visible.
- Council can work with community groups and volunteers to develop the community space.
- New planting will enhance biodiversity over time.

## Disadvantages:

- Some neighbouring properties may be affected by wind.
- The entrance to Alexandra will be altered and temporarily less attractive while in development.

Option 2

That the Vincent Community Board declines the removal of all wilding conifers on the Half Mile Recreation Reserve.

## Advantages:

- The reserve remains unchanged with no impact on neighbouring properties

## Disadvantages:

- Wilding conifer seed will still spread from this site onto neighbouring properties.
- The reserve will not be developed into a potentially more useable community space.
- Council is not taking a leadership role, and responsibility as a landowner for controlling wilding conifers.
- Risk of wild fire to neighbouring properties.
- The Half Mile Recreation Reserve and entrance into Alexandra will not be developed enabling new planting biodiversity over time.

Option 3

That the Vincent Community Board agrees to the staging of the removal of the wilding conifers on the Half Mile Recreation Reserve.

## Advantages:

- Some neighbours would be satisfied that shelter remains for a longer period.

## Disadvantages:

- Wilding conifer seed will still spread from this site from the remaining trees.
- This delays establishment of new plantings.
- This is more costly from a tree removal perspective as the site establishment and set up costs would be duplicated.
- "Budget 2020" includes \$100 million for a four-year programme, and unless extended funding may not be available past year four.
- Staging may impact landscape work that had been previously completed.
- Staging may destabilise trees as trees often rely on their neighbours for wind stability.

**6. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the (social /cultural/economic / environmental) wellbeing of communities, in the present and for the future by removing a recognised weed pest and enhancing the area for greater community enjoyment.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	This decision is consistent with the Central Otago District Council Long-Term Plan 2021 – 2031.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	Wilding conifers are a recognised weed tree, their removal from this site will over time enhance the sustainability and ecological environment of this area. The site is not a production forest and is not eligible for carbon credits
<b>Risks Analysis</b>	Risks identified if the wilding conifers remain include, wildfire threat, cost of control increases over time due to continue seed dispersal to neighbouring properties. As the exiting trees age, they will become more unstable.
<b>Significance, Consultation and Engagement (internal and external)</b>	A community drop-in session was held in November 2021 to gauge community input into the proposed concept plans for this site.

**7. Next Steps**

The next steps include:

- Liaise with logging contractor to determine when wilding conifers can be removed for the best price.
- Prepare detailed costs for Board to consider including third party funding options.

**8. Attachments**

**Appendix 1 - COWCCG Wilding Conifer Strategy**  
**Appendix 2 - Central Otago Wilding Conifer Funding Diagram**  
**Appendix 3 - Initial Draft Concept Plan Half Mile Reserve**  
**Appendix 4 - Half Mile Reserve Letter from Residents**  
**Appendix 5 - Half Mile Reserve Concept Plans A and B**

Report author:



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25/02/2022

Reviewed and authorised by:



Louise van der Voort  
Executive Manager - Planning and Environment  
8/03/2022





## Half Mile Recreation Reserve Proposed Development Plan

The Vincent Community Board is seeking feedback on a proposed development plan for the Half Mile Recreation Reserve, which is located on the hillside above the SH85 entranceway into Alexandra from Roxburgh.

There is currently a number of conifer trees growing on the reserve. These wilding conifers are recognised nationally and regionally as a pest species. Central Otago District Council is committed to being a responsible landowner which includes the eradication of wilding conifers on council-owned land.

The Half Mile Recreation Reserve has been identified by the Central Otago Wilding Conifer Control Group as a significant 'seed take off' site, which is why it is proposed to fell the trees. Council has received funding from the Central Otago Wilding Conifer Control Programme and has budgeted funds to remove these wilding conifers.

The Alexandra Half Mile Recreation Reserve Development Plan proposes to fell the trees and bring the reserve back to an authentic Central Otago landscape that:

- showcases the views, rocky tors and archaeological features at the site
- provides open spaces and informal walking routes for all to enjoy
- includes hardy native plantings for shelter and plant and animal biodiversity

The estimated cost of the reserve development is \$135,000. The cost of the conifer removal and clean-up is funded separately.

Feedback from a community drop-in session in November 2021 helped inform the development of this design.

Neighbouring residents to the reserve have also talked with the Community Board about the value that these conifers provide through shelter, amenity and as an attractive entranceway into Alexandra.

### We want to know what you think

Complete the survey to let us know what you think of the proposed development plan for the Half Mile Recreation Reserve, as well as your thoughts on the removal of the wilding conifers as part of the development process. Completed surveys can be dropped off at your nearest Council service centre.

Please provide your feedback by **Thursday, 30 June 2022**.



## Half Mile Recreation Reserve Proposed Development Plan Survey

Please read the *Alexandra Half Mile Recreation Reserve proposed development plan* before giving your feedback. It can be found at <https://lets-talk.codc.govt.nz/half-mile-rec-reserve> or from Council's service centres.

### A bit about you...

Questions with an asterisk (\*) require an answer.

Full name \_\_\_\_\_

*This information will remain confidential.*

1. What is your connection to Central Otago?\* (tick as many as applicable)

- ☐ I live in the District
- ☐ I work in the District
- ☐ I am a visitor to the District
- ☐ I am a Central Otago District ratepayer
- ☐ None of the above

2. What ward do you live in?\*

- ☐ Vincent Ward
- ☐ Cromwell Ward
- ☐ Māniatoto Ward
- ☐ Teviot Valley Ward
- ☐ I live out of the District

If you live in Vincent Ward, please complete question 3.

3. Do you live in Bridge Hill, Alexandra?

- ☐ Yes
- ☐ No

4. Do you use / spend time at the Half Mile Recreation Reserve in Alexandra?\*

- ☐ Weekly
- ☐ Monthly
- ☐ Sometimes
- ☐ Never



### Your feedback...

1. The proposed development plan for Alexandra's Half Mile Recreation Reserve will enhance the area and meet the needs of the community. \* (Please circle one option)

(1 = Strongly disagree 2 = Disagree 3 = Neutral 4 = Agree 5 = Strongly Agree)

1	2	3	4	5
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2. Do you have any comments about the proposed development plan that you would like to share?

3. The proposed development plan for the Alexandra Half Mile Recreation Reserve includes the removal of wilding conifers. Do you support this? \*

- ☐ Yes, I support the removal of the wilding conifers
- ☐ No, I do not support the removal of the wilding conifers
- ☐ I do not have a view either way

Comments:

Thank you for your feedback. Completed surveys can be dropped off at your nearest Council service centre.





## Half Mile Recreation Reserve survey results

The Vincent Community Board sought feedback from the community on a proposed development plan for the Half Mile Recreation Reserve, including whether the community was in support of felling the wilding conifers on the reserve as part of the development plan.

The online survey was open for feedback between 31 May and 30 June 2022.

A total of 154 responses were received. One hundred and fifty-two were received via the online survey and two hard copies were inputted into the system.

The following results reflect all 154 responses unless otherwise stated.

## Summary

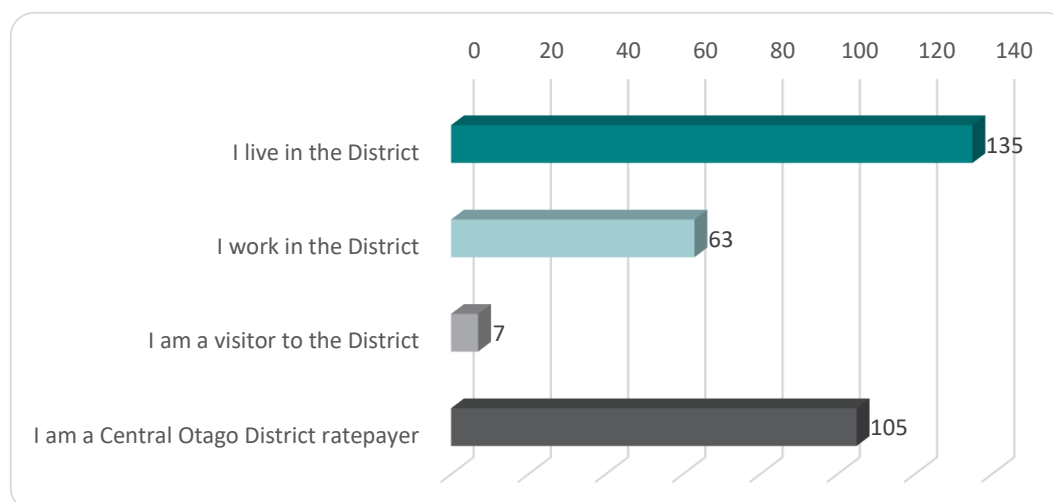
- 89% of respondents (137) live in Vincent Ward.
- Of those respondents who live in Vincent Ward, 53 live in Bridge Hill.
- 19.5% of all respondents use/spend time at the Half Mile Recreation Reserve weekly, 8% monthly, 53% sometimes and 19.5% of respondents have never spent time there.
- Respondents were asked to indicate how they felt about the following statement:  
*'The proposed development plan for Alexandra's Half Mile Recreation Reserve will enhance the area and meet the needs of the community.'*
  - 34% of respondents strongly agree with the statement
  - 20% agree
  - 8% neither agree nor disagree
  - 11% disagree
  - 27% strongly disagree with the statement
- Respondents were asked if they support the removal of wilding conifers as part of the proposed development plan for the Alexandra Half Mile Recreation Reserve.
  - 56% selected 'yes', they did support the removal
  - 40% selected 'no' they did not support the removal
  - 4% said they did not have a view either way

## Bridge Hill only respondents

- 53 respondents live in Bridge Hill. This summary information reflects those 53 responses.
- 45% spend time at the reserve weekly, 10% monthly, 28% sometimes and 17% never.
- *'The proposed development plan for Alexandra's Half Mile Recreation Reserve will enhance the area and meet the needs of the community.'*
  - 26% strongly agree
  - 17% agree
  - 8% neither agree nor disagree
  - 13% disagree
  - 36% strongly disagree
- Do you support the removal of wilding conifers as part of the proposed development plan for the Alexandra Half Mile Recreation Reserve?
  - 45% selected 'yes', they did support the removal
  - 51% selected 'no' they did not support the removal
  - 4% said they did not have a view either way.

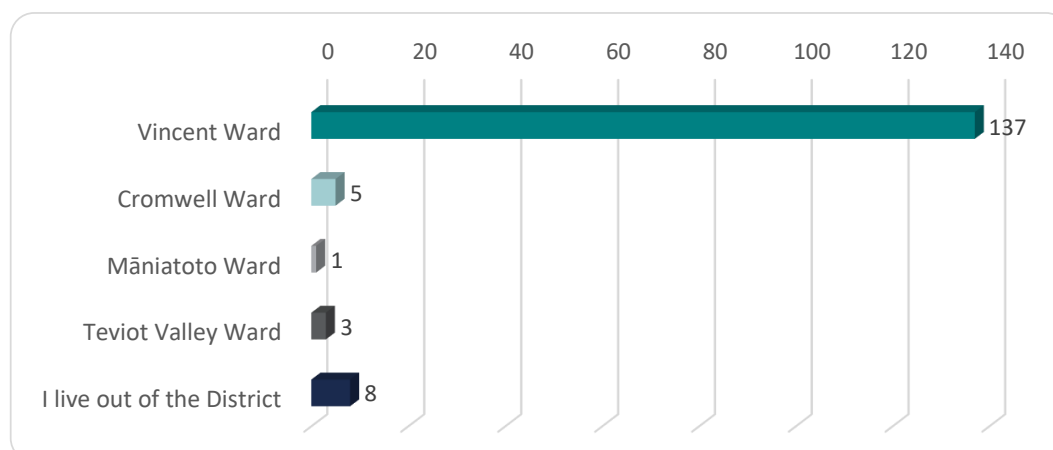
## Results

### 1. What is your connection to Central Otago?

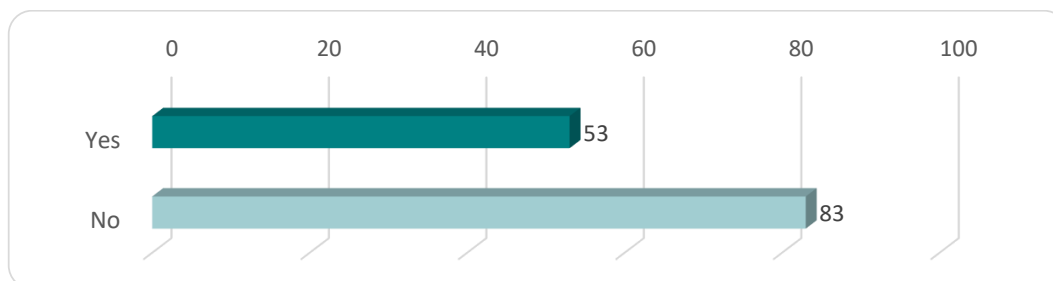


Respondents were asked to select as many options as applied to them. The majority of the respondents live in the district (133), are a Central Otago District ratepayer (105), and/or work in the district (63). Only a small portion are visitors to the district (7).

### 2. What ward do you live in?



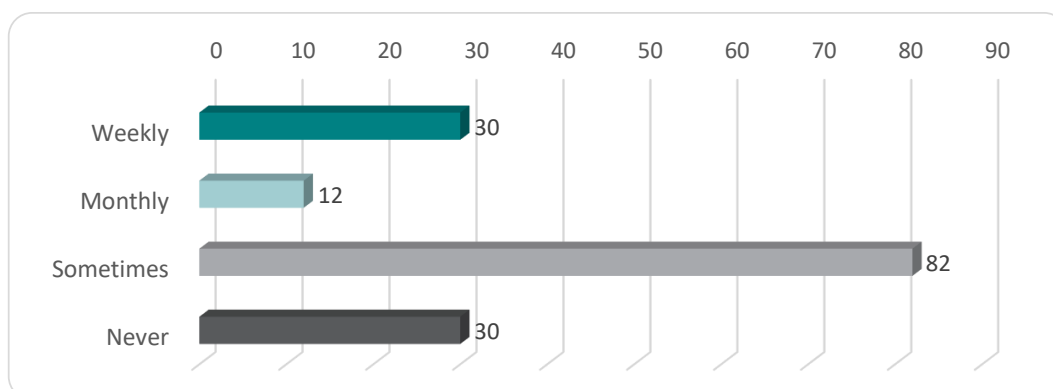
Eighty-nine percent of respondents to the survey live in Vincent Ward. Six percent live across the other three wards and five percent live out of the district.

**3. Do you live in Bridge Hill?**

n = 136

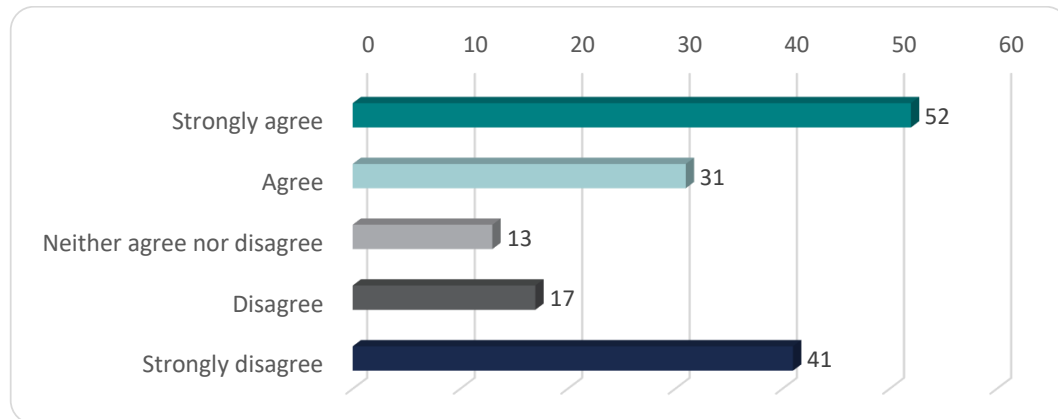
This question popped up for those people who selected that they live in Vincent Ward in the previous question. One hundred and thirty-six people provided an answer.

Thirty-nine percent of respondents who live in Vincent Ward, more specifically live in Bridge Hill. When looking at the total number of respondents (154), 34% live in Bridge Hill.

**4. Do you use/spend time at the Half Mile Recreation Reserve?**

Eighty percent of respondents use or have spent some time at the Half Mile Recreation Reserve with 19% using the reserve weekly. Nineteen percent of respondents have not spent time at the reserve at all.

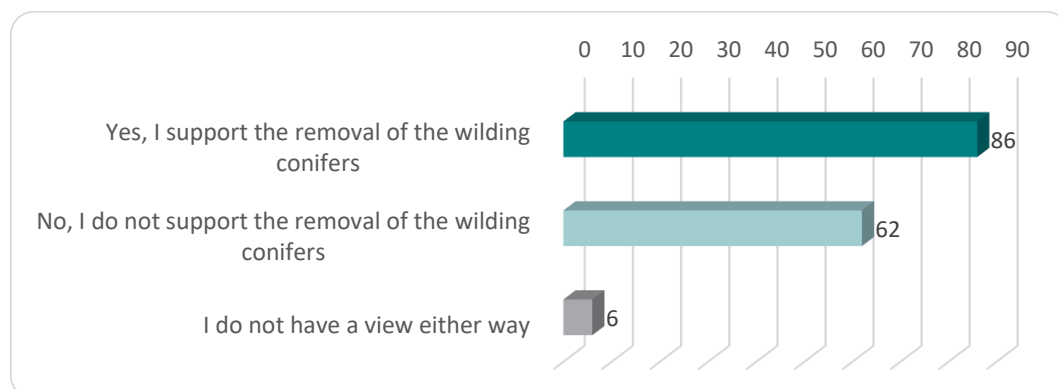
**5. The proposed development plan for Alexandra's Half Mile Recreation Reserve will enhance the area and meet the needs of the community.**



Respondents were asked to indicate how they felt about the comment, 'The proposed development plan for Alexandra's Half Mile Recreation Reserve will enhance the area and meet the needs of the community'. Thirty-four percent of respondents strongly agree with the statement, 20% agree, 8% neither agree nor disagree, 11% disagree and 27% strongly disagree with the statement.

To summarise this further, 54% of respondents agree with the statement and 38% disagree, 8% neither agree nor disagree.

**6. The proposed development plan for the Alexandra Half Mile Recreation Reserve includes the removal of wilding conifers. Do you support this?**



The community was asked if they support the removal of wilding conifers as part of the proposed development plan for the reserve. Fifty-six percent of respondents selected 'Yes, I support the removal of the wilding conifers', 40% selected 'No, I do not support the removal of the wilding conifers' and 4% did not have a view either way.





# Wilding Conifer Control Policy

<b>Department:</b>	Parks and Recreation
<b>Document ID:</b>	585019
<b>Approved by:</b>	Council 6 July 2022
<b>Effective date:</b>	July 2022
<b>Next review:</b>	July 2024

## Purpose:

To provide guidance on Council's approach to managing wilding conifers on council owned or managed land.

## Principles and objectives:

Council recognises its obligations as a landowner to pro-actively manage the spread and eradicate wilding pines, and to give effect to the Otago Regional Pest Management Plan 2019.

This recognition reflects:

- That Council displays leadership to control the spread of wilding conifers.
- An acknowledgment that wilding conifers on Council owned or managed land are contributing to the spread of wilding conifers on nearby properties (which in turn hinders the ability of those landowners to control the spread of wilding conifers).

## Scope:

This policy applies to council owned and managed land including (but not limited to):

- Recreation reserves, local purpose reserves, historic reserves, scenic reserves, and road reserves.

This policy does not apply to council owned or managed commercial forestry blocks, with the exception that:

- Council will pro-actively manage any spread onto neighbouring land.
- Council will give consideration to replanting forestry blocks with a species with less propensity to spread.

## Definitions:

Wilding is the term used for the natural regeneration or self seeding spread of introduced trees, occurring in locations which are not managed as forests or plantations.

Within New Zealand the term is generally applied to the following species of conifers;

- Bishops pine (*Pinus muricata*)



- Contorta (lodgepole) pine (*Pinus contorta*)
- Corsican pine (*Pinus nigra*)
- Douglas fir (*Pseudotsuga menziesii*)
- Larch (*Larix decidua*)
- Maritime pine (*Pinus pinaster*)
- Mountain pine and dwarf mountain pine (*Pinus mugo* and *P. uncinata*)
- Ponderosa pine (*Pinus ponderosa*)
- Radiata pine (*Pinus radiata*)
- Scots pine (*Pinus sylvestris*)

## Policy:

### Operational context:

The New Zealand Wilding Conifer Management Strategy 2015-2030 identifies that wilding conifers are a serious and pressing established pest in New Zealand.

The Kai Tahu ki Otago Natural Resource Management Plan 2005 specifies that the spread of exotic wilding trees and other woody weeds is an issue which adversely affects cultural landscapes.

The Otago Regional Pest Management Plan 2019 classifies wilding conifers as a pest.

Within Central Otago wind is the main vector of spread with seed generally being blown in strong Norwest winds up to 25km from source plantations. Once established wilding conifers aggressively spread further afield. As a result, delays in deploying effective controls are associated with significant increased costs.

### Adverse effects of wilding conifers:

Landscape and amenity.

- Interfering with views of golden tussock glacial and rocky landscapes.

Biodiversity and nature conservation.

- Avoiding the loss of flora and fauna that is unique to Central Otago as wilding conifer canopy closure dominates and degrades native flora and fauna habitats.

Economic productive values.

- Loss of productive farmland.

Recreational and lifestyle.

- Ensuring opportunities for walking, cycling, running and tramping are maintained.



Historic and archaeological.

- Avoiding the obscuring and loss of sites due to canopy closure.

Water yield.

- Avoiding the reduction of water yield of catchments into rivers due to canopy interception and evaporation.

Wildfire risk.

- Mitigating the significant risk wilding conifers present for property.

### Central Otago District Plan

Acknowledges the threat of wilding conifers and provides a framework for controlling the spread of wilding conifers. It encourages land use practices to ensure that adverse effects on the open space, landscape, and natural character and amenity values within the rural environment are avoided, remedied, or mitigated.

Any planting of species that exhibit spreading vigour requires a resource consent as follows:

- Discretionary activity (tree plantings that exceeds 2 hectares)
  - Douglas Fir (*Pseudotsuga menziesii*),
  - European larch (*Larix decidua*)
  - Ponderosa pine (*Pinus ponderosa*)
  - Bishops pine (*Pinus muricata*)
  - Maritime pine (*Pinus pinaster*)
  - Radiata pine (*Pinus radiata*)
- Discretionary activity (tree plantings less than 2 hectares)
  - Corsican pine (*Pinus nigra*)
- Non-complying activity
  - Scots pine (*Pinus sylvestris*) and/or Swiss Mountain pine (*Pinus mugo*)

Planting of Lodgepole pine (*Pinus contorta*) is a prohibited activity for which no consent can be applied for or obtained.

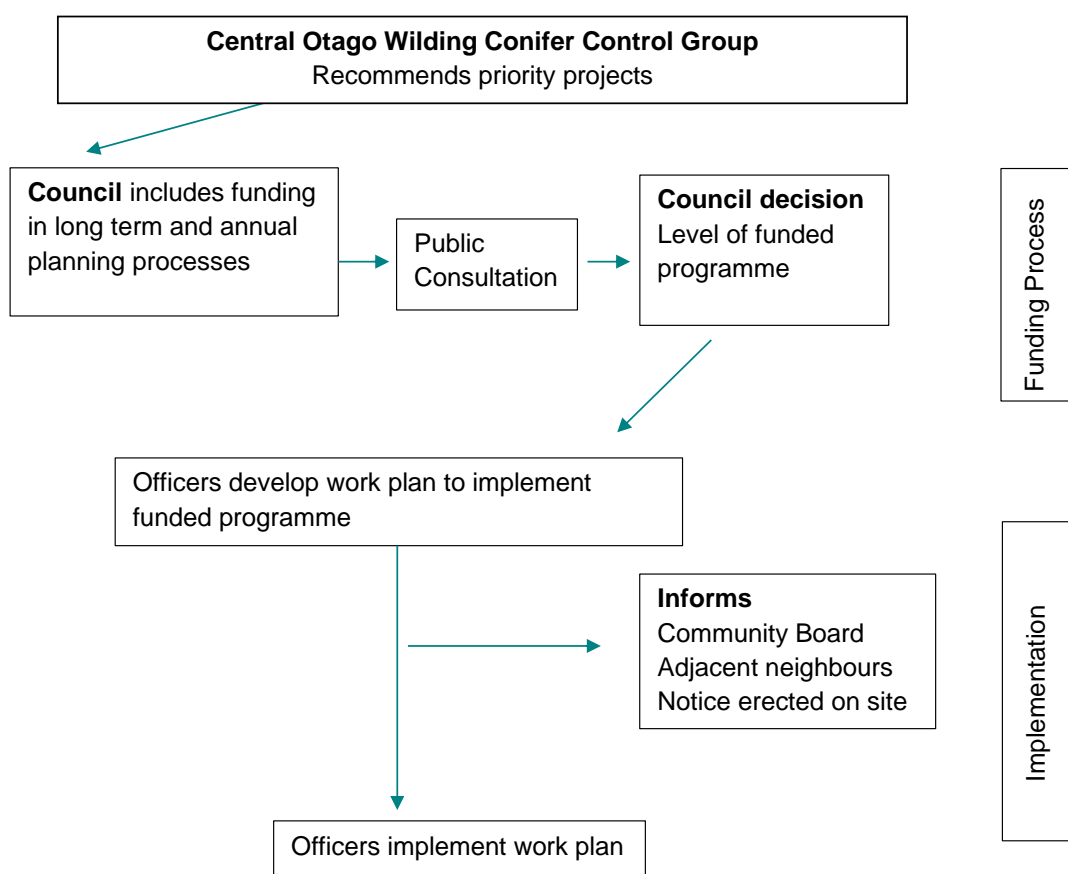
### Key policy elements:

- Council will pro-actively work to eradicate wilding conifers on council owned or managed land.
- No new plantings of wilding conifers will take place on council owned or managed land.



- Council will pro-actively manage the spread of wilding conifers from council owned commercial forestry blocks onto adjacent land.
- Where no wildings currently exist on council owned or managed land but the land is susceptible to wilding spread, Council will proactively manage removal of any seedlings to prevent wildings being established

Council will manage the programme to control the spread and eradicate wilding conifers through the following process:



### Relevant legislation:

Reserves Act 1977

Resource Management Act 1991



### Related documents:

<https://www.wildingconifers.org.nz/assets/Uploads/2014-new-zealand-wilding-conifer-management-strategy-3.pdf>

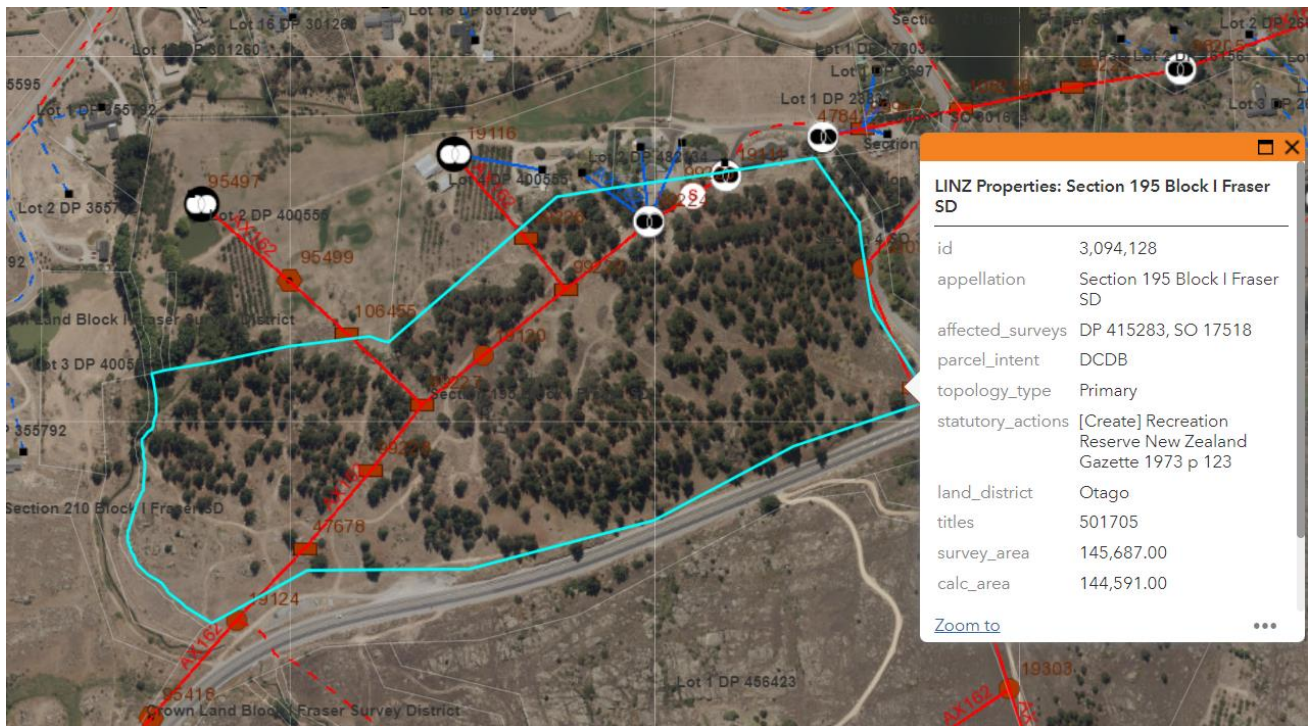
[www.wildingpines.nz](http://www.wildingpines.nz)

<https://www.wildingconifers.org.nz/>

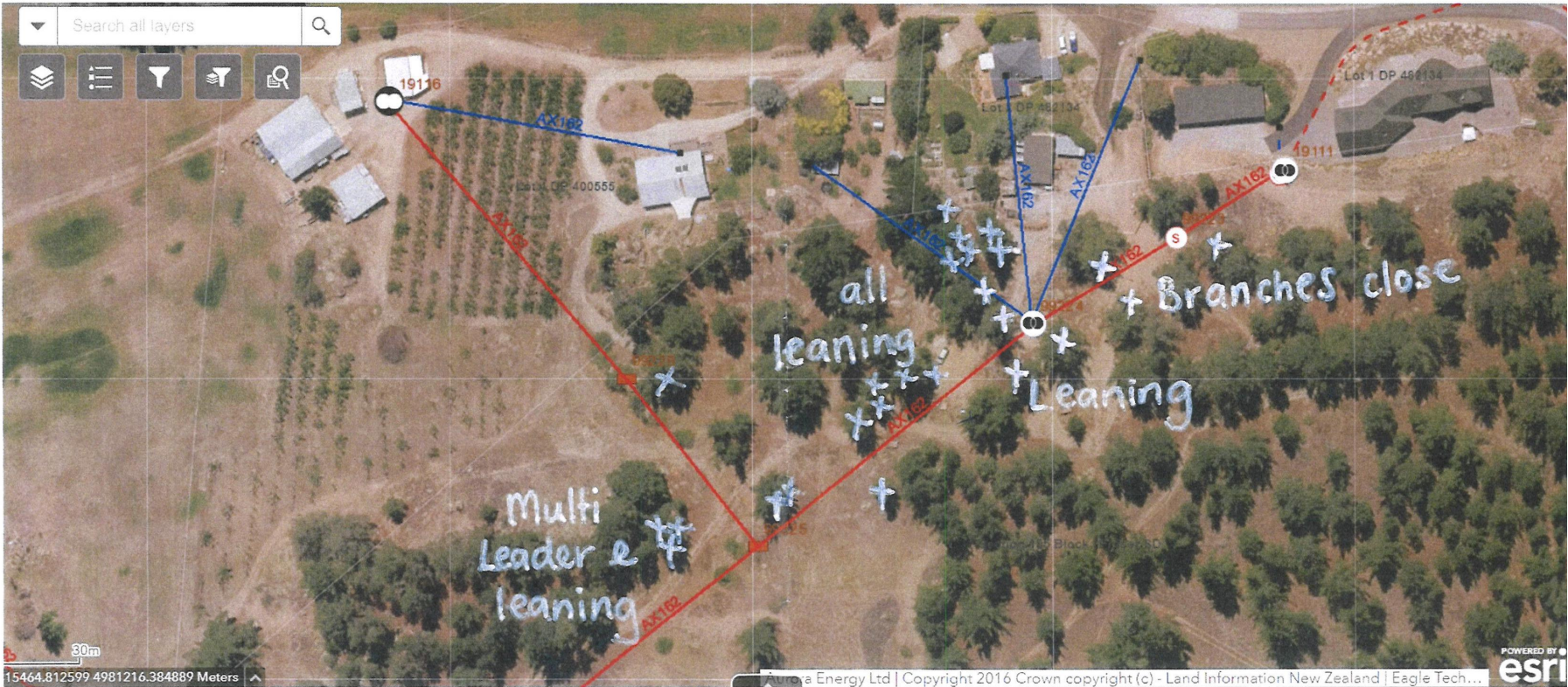
<https://wildingpinenetwork.org.nz/>

















Alexandra Half Mile Reserve



- OPTION 3 - (PLANNED REMOVAL)

  - REMOVE TREES WITHIN 50m OF ROAD VERGE LEAVING ORNAMENTAL TREES (NOT BADIATA)
  - PLANT OUT IN NATIVES & EXOTICS
- COOC PROVIDE WATER/IRRIGATION FOR PLANTINGS
  - PLAN TO ESTABLISH TREE'S THEN REMOVE ANOTHER ZONE AFTER 10 YEARS (ZONES 1-4)
  - THIS IS A LONG TERM PLAN SPREAD OVER 40+ YEARS



### 23.1.3 VALLANCE COTTAGE WORKING GROUP - UPDATE

Doc ID: 604426

#### 1. Purpose

To consider the update provided by the Vallance Cottage Working Group.

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#### Recommendations

That the report be received.

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#### 2. Discussion

Vallance Cottage is a historic place category two building on the New Zealand Heritage List/Rārangī Kōrero. The cottage is situated on the Vallance Cottage Reserve in Alexandra. Section 1 Survey Office 535436.

The cottage was built in 1896 and gifted to the community by the Vallance family in the mid-1990s. It is vested in the Central Otago District Council in trust and is listed in the District Plan as a heritage building.

The Vallance Cottage Working Group (the Working Group) in conjunction with the Central Otago District Council and Vincent Community Board (the Board) was formed to ensure the continued preservation and presentation of this historic building. The Working Group consists of representatives from council, family members, local volunteers (including those who saved the cottage in the 1990's from demolition), Central Stories Museum, and Central Otago Heritage Trust.



The photo below of Vallance Cottage was taken in October 2022.



The last report received by the Board was on 20 July 2021. The report asked the Board to consider endorsement of the Vallance Cottage Working Group's Statement of Intent and to extend the Working Group's community orchard agreement. The Board resolved to support both items. **See Appendix 1** for the Vallance Cottage Working Group's Statement of Intent.

An update on the action points of the Statement of Intent follows:

#	Action	Status	Comments
1.	Ongoing communication with the Vincent Community Board, and the general public.	Ongoing	Update due to the Board 31 January 2023 meeting. A general public update will follow.
2.	Develop an inspection and maintenance schedule to ensure cottage fabric does not deteriorate.	Ongoing	A building condition assessment of the cottage was completed for the draft 2021/31 Long-term Plan.  Regular inspection of the gutters and inside the building is being undertaken by Council staff and volunteers.
3.	Develop a record of all the chattels, their origin, and remove any items which are not suitable to be left in the cottage.	Ongoing	Photographs of all the chattels have been taken. Work is underway to identify each item. Guidance on what items to be left in the cottage to be sort from the Otago Museum.  This action point is being considered as part of the project plan described below.
4.	Install transparent panels.	Completed	Transparent panels are in place.

																											
5.	Installation of a locking device.	Completed	<p>A remote locking device was installed. The cottage is now open to the public 9 – 4 pm during September – April months via use of a visitor's code.</p>  <p>The following is a summary of when the cottage was unlocked via the visitor code, plus the amount cleared from the donation box.</p> <table><tr><th>Date</th><th>Day</th><th>Time</th></tr><tr><td>15/11/2022</td><td>Tuesday</td><td>13:57</td></tr><tr><td>17/11/2022</td><td>Thursday</td><td>10:42</td></tr><tr><td>19/11/2022</td><td>Saturday</td><td>11:56</td></tr><tr><td>19/11/2022</td><td>Saturday</td><td>12:25</td></tr><tr><td>21/11/2022</td><td>Monday</td><td>12:02</td></tr><tr><td>22/11/2022</td><td>Tuesday</td><td>9:17</td></tr><tr><td>23/11/2022</td><td>Wednesday</td><td>11:54</td></tr></table>	Date	Day	Time	15/11/2022	Tuesday	13:57	17/11/2022	Thursday	10:42	19/11/2022	Saturday	11:56	19/11/2022	Saturday	12:25	21/11/2022	Monday	12:02	22/11/2022	Tuesday	9:17	23/11/2022	Wednesday	11:54
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17/12/2022	Saturday	14:44																																											
18/12/2022	Sunday	12:24																																											
6.	Develop how the stories of Vallance Cottage will be told.	Ongoing	This action point is being considered as part of the project plan described below.																																										
7.	Collate, develop, and utilise the oral history of the Cottage.	Ongoing	<p>Contact has been made with the Central Otago Heritage Trust to identify existing oral histories, and future opportunities to gather more. These oral histories will be used when telling the stories of Vallance Cottage. Otago Museum contacted.</p> <p>This action point is being considered as part of the project plan described below.</p>																																										
8.	Develop appropriate brochure/learning materials.	Ongoing	This action point is being considered as part of the project plan described below.																																										
9.	Create a video about the cottage.	Ongoing	<p>Contact has been made with TV presenter Nicola Toki. Nicola is a family descendent and has agreed to assist with a video about the cottage.</p> <p>This action point is being considered as part of the project plan described below.</p>																																										
10.	Develop, with partners, specific projects and seek funds from community funders for these	Ongoing	This action point is being considered as part of the project plan described below.																																										
11.	Develop partnerships with community organisations to promote and increase the cottages use.	Ongoing	Otago Museum is assisting with the implementation of the project plan.																																										
12.	Hold open days to help promote this historic cottage.	Ongoing	<p>Generally, two open days are being held a year, during the Blossom Festival and Waitangi weekends.</p> <p>The last open days were on 22 and 23 October 2022. Approximately 50 people attended.</p> <p>The next open day is on 5 February 2023.</p>																																										

13.	Continue to seek a tenant to locate adjacent to the cottage.	Ongoing	Continued advertising on the Council's website calling for interest.
14.	Continue to develop the Community Orchard as per the memorandum of understanding with the Vincent Community Board.	Ongoing	Rotary Trees for Babies planting filled the orchard in 2021. A donation box for the cottage and orchard is in place. The interpretation panel for the orchard is under consideration. The agreement was extended in 2021.  An interpretation panel is being considered as part of the project plan described below.
15.	Continue to develop the Beryl Reid Heritage Lilac collection and the garden surrounding the cottage in conjunction with the Council's parks team.	Ongoing	The Beryl Reid Heritage Lilac Collection was planted in 2019 with additional plants available for planting around the cottage.  The redevelopment of the cottage garden was completed in the 2021/22 financial year.  An interpretation panel is being considered as part of the project plan described below.
16.	Installation of a power box in the reserve to help attract events to the reserve.	Completed	The power box installation was completed in the 2021/22 financial year.

### Project Plan

To further progress the action points 3, 6 – 10, a project plan to create a sustainable future was formulated. **See Appendix 2** for the Vallance Cottage Working Group's Project Plan.

The project plan is divided up onto three subprojects.

All subprojects will be ideally carried out by museum students with the support of Otago Museum. If this is not possible then these subprojects will be carried out by professionals funded ideally by external grants.

### Developing the stories

In this subproject the stories of the cottage and the reserve (as outlined below) are researched and developed into content that can be used on a web page for the cottage, brochure, video scrip and learning material. The content is to be interactive as possible and include photos, videos, and oral history.

William and Jean Vallance	Stories of the construction of the cottage, and a growing family home 1896 – 1945.
Aunt Hazel	Stories of Aunt Hazel's life in the cottage. She was the youngest daughter and lived in the cottage until the 1970s.
Family Holidays	Decedents memories of the cottage and using the cottage as a holiday destination 1970-1980.

Save the Cottage	The story of the transfer of the cottage to CODC, the demolition order, work done by the community to save the cottage 1980–2000s.
Into the future	Stories of the more recent work done on the cottage and reserve and where to find more information/be involved with the cottage.
Reserve	History of the reserve and how it became named Vallance Cottage Reserve.
Community Orchard	The story of the Rotary Tree for Babies planting of fruit trees in the reserve.
Historic Lilac Collections	The story of Beryl Reid's planting of her historic lilac collection in the reserve.

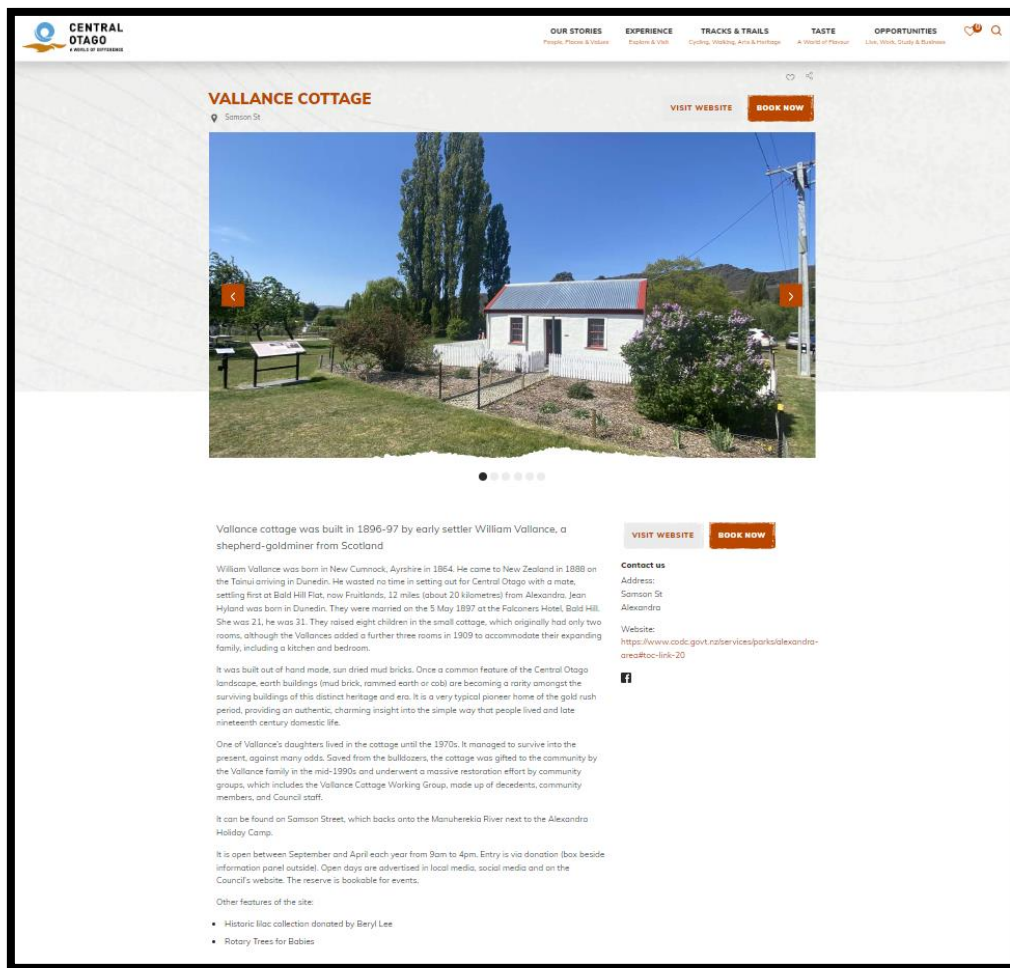
- The Working group have secured 16 hours of assistance from the Otago Museum to assist with the procurement of a student for this work.
- Compiling of the information and photos for both the cottage and reserve has been sorted into the various story telling groups.
- The brief for the student to complete the content for the website is underway.

#### Creating a website and video

In this subproject the content provided from the work stream above is incorporated into a website and an introductory video is recorded for the Vallance Cottage Reserve. The video is proposed to be presented by extended family member and TV presenter Nicola Toki. The webpage and video recording are to be undertaken as a project by the Council's Tourism Team. The Council's Central Otago – Word of Difference web page will provide the platform for the webpages.

- The first page of the Vallance Cottage web page on [centralotagonz.com](http://centralotagonz.com) is completed. See extract below.
- Awaiting input from subproject one above.





### Presentation of the cottage, reserve signage, and marketing

In this subproject a plan is to be developed to determine:

- How the cottage's interior will be presented.
- Location and content of signage within the cottage and around the reserve. The signage is to be designed to direct visitors to find out more information via QR codes to the website.
- A marketing plan to attract visitors to the reserve.
  - This subproject to be commenced once content of the web page is completed.

### 3. Attachments

**Appendix 1 - 2021 Statement of Intent** [↓](#)

**Appendix 2 - 2022 Project Plan** [↓](#)

Report author:



Christina Martin  
Property and Facilities Officer (Vincent and Teviot  
Valley)  
18/01/2023

Reviewed and authorised by:



Louise van der Voort  
Group Manager - Planning and Infrastructure  
19/01/2023

## Vallance Cottage Statement of Intent: June 2021

The Vallance Cottage Working Group (the Group), in conjunction with the Central Otago District Council (CODC) and the Vincent Community Board (VCB), are tasked with the presentation and representation of historic Vallance Cottage.

Vallance family members, our community, and CODC, recognise the significance of the cottage, the family, and the simpler way of life as part of our history and ongoing learning.

The 2016 Vallance Cottage Conservation Plan:

**“identified that Vallance Cottage is a site of high heritage significance due to a number of important factors and values.**

*These include:*

**Historic** — The historic significance of Vallance Cottage lies in the fact that it provides a largely original and therefore valuable example of a late nineteenth century, vernacular domestic home. The materials, plan form and natural site development combine to provide authentic and historic insights into the construction and everyday living experiences for first and second generation pioneer families in the post—gold rush era of Central Otago. Another facet of the cottage’s historic significance is the in-depth and highly personal family history that is intertwined with the cottage building, its development and use over the 20th century.

**Archaeological** — Vallance Cottage as a standing structure is an archaeological site; the core of the building being built before 1900 (the threshold criteria under the HNZPT Act 2014). Of more significance is the archaeological information contained within its structure that provides valuable evidence of the construction methods and materials used, its initial form in the 1890s, and then the expansion of the building in the early 1900s.

**Construction/fabric** — Vallance Cottage displays a high degree of historic authenticity in its construction materials and form. As a rare survivor of an intact late nineteenth century, and later, mud brick structure, it is highly valuable for the example it contributes to both understanding the use and production of mud brick as a building material, and the construction methods used to build with it. The documented record of William Vallance building his own cottage over time and the assistance given by his children, is a rare survival amongst the many undocumented vernacular cottages that were constructed by miners and others during the later nineteenth and early twentieth centuries in Otago. Furthermore, the 1990s restoration team for the cottage also recycled existing bricks, and made their own mud bricks in the repair of the internal walls of the cottage, which demonstrates a continuity of construction method and material not always found in other restoration projects. Vallance Cottage/CP/July 2016 ii

**Aesthetic** — Vallance Cottage holds a strongly picturesque quality situated well back from the main Highway 85 and set in front of a rocky backdrop formed by the ridge of Tucker Hill. The cottage site is very much part of the Alexandra townscape, in spite of being located at the northern extreme of the town on the town belt. In a way, this emphasises the cottage’s isolation and privacy although even when it was built, there were neighbouring houses to the south and north. In the present, the cottage is a landscape ‘marker’, signifying the transition from Alexandra township to the Galloway area further north.

**Cultural and Social** — The most significant value that Vallance Cottage holds is the information and understanding it provides about how some families’ lives were lived in rural areas of Otago in the early twentieth century. The ability of the cottage, through its history, constructed form and Vallance family memories that have been recorded, to offer a glimpse of a past way of life is both special and important for our broader understanding of the lives of both later colonial settlers and first generation New Zealanders. This in turn is significant for both present and future generations to learn about the challenges their ancestors’ faced in settling in a new country and society, and in understanding the role such experiences had in forming the identity of New Zealand in the twentieth century. At a local scale, the Vallance family were an integral part of the Alexandra community from the 1890s onwards and today, the cottage is part of the cultural heritage fabric of Alexandra both as a physical reminder of its gold mining and colonial past, and as a historic place recognised by the Central Otago District Council (CODC). Its cultural heritage significance has also been recognised through the efforts of the 1994 restoration committee, which garnered considerable local and wider support for its restoration aims and which has spent much effort in maintaining that interest into the present.”

Policy D2.4 of the Conservation Plan states *“that the cottage needs to have a use that will provide it with an income to support its future maintenance and care. Regrettably, its present use as a museum and occasional place of the event is unlikely to be sustainable even if there is a drive to open it more often and encourage more visitors. Some form of commercial use will almost certainly be necessary.”*

The working group tried to find a suitable tenant either for the cottage itself or in its surroundings. To date, this effort has not been successful.

Only two volunteers remain within the group that know the history and restoration of the cottage. Despite many efforts to find more volunteers, the search has been fruitless.

The chattels inside the cottage are not the original chattels but items sourced by donations or unwanted artifacts from Central Stories. They will, inevitably, degenerate over time as the cottage's environment is not conducive to maintaining the chattels to the same standard as a museum.

With the cottage currently opened for only two days of the year, this is unfavourable for keeping the story of the cottage alive. It is not a good return on the ratepayer investment, or good for the 'health' of the cottage.

Due to the lack of volunteers, Council has become more financially responsible for the upkeep of the cottage, chattels and garden. The cost to the ratepayer is approximately \$4,980 per annum for the cottage and grounds (based upon the average operating costs between 2018 – 2020). This does not include staff time.

To progress towards a more sustainable future for the Cottage, the Vallance Cottage Working Group has agreed to the following strategic direction:

- To leave suitable chattels inside the cottage.
- Install transparent panels in the three doorways leading off the central hallway. Panels to be removable for open days.
- Installation of a locking device to enable remote or possibly user-pay access with volunteers checking the cottage regularly.
- With the assistance of Otago Museum, to develop a way of telling the stories of the cottage:
  - William & Jean Vallance - stories of the construction of the cottage, and a growing family home 1896 – 1945.
  - Aunt Hazel - stories of Aunt Hazel's life in the cottage. She was the youngest daughter and lived in the cottage until the 1970s.
  - Family Holidays - decedents memories of the cottage and using the cottage as a holiday destination 1970-1980.
  - Save the cottage - the story of the transfer of the cottage to CODC, the demolition order, work done by the community to save the cottage 1980–2000s.
  - Into the future - stories of the more recent work done on the cottage and reserve and where to find more information/be involved with the cottage.
- Continue to host and highlight the cottage through Open Days.
- Continue to seek interest from possible commercial tenants to occupy part of the cottage or reserve.

- Locking device and transparent panels to be funded by the Vincent Community Board.
- Costs associated with the telling of the cottage stories to be externally funded, with possible family input.
- Continue to develop the Vallance Cottage Reserve grounds to help attract more use and interest in the cottage and the surrounding reserve.
- Develop partnerships with community organisations to promote and increase cottage use and income.

Action items to achieve the strategic direction above:

#	Action	Status	Comments
1.	Ongoing communication with the Vincent Community Board, and the general public.	Ongoing	Report to the Vincent Community Board to approve the Statement of Intent. Once approved this document will then been made public.
2.	Develop an inspection and maintenance schedule to ensure cottage fabric does not deteriorate.	Completed and ongoing	A building condition assessment of the cottage was completed for the draft 2021/31 Long-term Plan. Regular inspection of the gutters and inside the building is being undertaken by Council staff and volunteers.
3.	Develop a record of all the chattels, their origin, and remove any items which are not suitable to be left in the cottage.	Ongoing	Photographs of all the chattels have been taken. Work is underway to identify each item. Guidance on what items to be left in the cottage to be sort from the Otago Museum.
4.	Install transparent panels.	Ongoing	Quotes being sort.
5.	Installation of a locking device.	Ongoing	Quotes being sort.
6.	Develop how the stories of Vallance Cottage will be told.	Ongoing	Otago Museum representative contacted to progress once the Statement of Intent is approved.
7.	Collate, develop, and utilise the oral history of the Cottage.	Ongoing	Contact has been made with the Central Otago Heritage Trust to identify existing oral histories, and future opportunities to gather more. These oral histories to be used when telling the stories of Vallance Cottage. Otago Museum contacted.
8.	Develop appropriate brochure/learning materials.	Pending	Otago Museum contacted.
9.	Create a video about the cottage.	Ongoing	Contact has been made with TV presenter Nicola Toki. Nicola is a family descendent and has agreed to assist with a video about the cottage. Otago Museum contacted.
10.	Develop, with partners, specific projects and seek funds from community funders for these	Pending	Starting with Otago Museum being contacted.
11.	Develop partnerships with community organisations to promote and increase the cottages use.	Pending	Otago Museum contacted.
12.	Hold open days to help promote this historic cottage.	Ongoing	Generally, two open days are being held a year, during the Blossom Festival and Waitangi weekends. The next open day is on 26 September 2021.

13.	Continue to seek a tenant to locate adjacent to the cottage.	Ongoing	Continued advertising on the Council's website calling for interest. See <a href="https://www.codc.govt.nz/your-council/tenders-and-expressions-of-interest">https://www.codc.govt.nz/your-council/tenders-and-expressions-of-interest</a>
14.	Continue to develop the Community Orchard as per the memorandum of understanding with the Vincent Community Board.	Ongoing	Rotary Trees for Babies are planting heritage fruit trees in the Orchard area each year. First Facebook post to alert the community to the availability of the fruit for picking in 2020. A donation box for the cottage and orchard is in place. The interpretation panel for the orchard is under consideration. Agreement to be extended.
15.	Continue to develop the Beryl Reid Heritage Lilac collection and the garden surrounding the cottage in conjunction with the Council's parks team.	Ongoing	The Beryl Reid Heritage Lilac Collection was planted in 2019 with additional plants available for planting around the cottage. Interpretation panel and naming of species are in progress. Budget for the redevelopment of the cottage garden in 2021/22 parks budgets.
16.	Installation of a power box in the reserve to help attract events to the reserve.	Ongoing	Budget for installation included in the 2021/22 parks budgets.

# **Project Plan**

## **For**

### **Vallance Cottage**

### **Creating a Sustainable Future**



**Prepared by:**  
**Vallance Cottage Working Group**

## Project Type

Community Project

## Version Control

Version	Date updated	Document	By who
Draft	23/08/22	Project Plan	CM
Final for approval	21/09/22	Project Plan	CM

## Project Sign-off

### Sponsor

Name: Anna Robinson

Signature:



Date:

13 October 2022

## Related Documents

Document Name/Hyperlink	Author(s)
<a href="#">Financial Tracking</a>	Christina Martin
<a href="#">2016 Conservation Plan</a>	Origin Consultants
<a href="#">2019 Chattel Project</a>	Working Group
<a href="#">2021 Statement of Intent</a>	Working Group



## 1. Project Overview

The Vallance Cottage Working Group (the Group), in conjunction with the Central Otago District Council (CODC) and the Vincent Community Board (VCB), are tasked with the preservation, presentation and representation of historic Vallance Cottage.

Policy D2.4 of the Conservation Plan states:

*“that the cottage needs to have a use that will provide it with an income to support its future maintenance and care. Regrettably, its present use as a museum and occasional place of the event is unlikely to be sustainable even if there is a drive to open it more often and encourage more visitors. Some form of commercial use will almost certainly be necessary.”*

In 2021, the Vincent Community Board endorsed Vallance Cottages Statement of Intent. (reference Resolution 21.6.20)

Within this Statement of Intent the Group agreed to the following strategic direction to move towards a more sustainable future for the cottage:

- To leave suitable chattels inside the cottage.
- Install transparent panels in the three doorways leading off the central hallway. Panels to be removable for open days.
- Installation of a locking device to enable remote or possibly user-pay access with volunteers checking the cottage regularly.
- With the assistance of Otago Museum, to develop a way of telling the stories of the cottage:
  - William & Jean Vallance - stories of the construction of the cottage, and a growing family home 1896 – 1945.
  - Aunt Hazel - stories of Aunt Hazel's life in the cottage. She was the youngest daughter and lived in the cottage until the 1970s.
  - Family Holidays - decedents memories of the cottage and using the cottage as a holiday destination 1970-1980.
  - Save the cottage - the story of the transfer of the cottage to CODC, the demolition order, work done by the community to save the cottage 1980–2000s.
  - Into the future - stories of the more recent work done on the cottage and reserve and where to find more information/be involved with the cottage.
- Continue to host and highlight the cottage through Open Days.

- Continue to seek interest from possible commercial tenants to occupy part of the cottage or reserve.
- Locking device and transparent panels to be funded by the Vincent Community Board.
- Costs associated with the telling of the cottage stories to be externally funded, with possible family input.
- Continue to develop the Vallance Cottage Reserve grounds to help attract more use and interest in the cottage and the surrounding reserve.
- Develop partnerships with community organisations to promote and increase cottage use and income.

### 1.1. Project Goal

The installation of the transparent panels and a locking device to enable the cottage to be open without volunteers present and potential for a user pay system is under way.

The goal of this project is to complete the action items within the Statement of Intent document that has to do with how the story of Vallance Cottage is told.

Action items #:

3. Develop a record of all the chattels, their origin, and remove any items which are not suitable to be left in the cottage.
6. Develop how the stories of Vallance Cottage will be told.
7. Collate, develop and utilise the oral history of the Cottage.
8. Develop appropriate brochure/learning materials.
9. Create a video about the cottage.
10. Develop partnerships with community organisations to promote and increase the cottages use.

This project goal will be achieved by three subprojects.

#### 1. Developing the stories

The stories of the cottage (as outlined in the project overview above) and the reserve (history, community orchard, lilacs, and biodiversity boarder) are researched and developed into content that can be used on a web page for the cottage, brochure, video scrip and learning material. The content is to be interactive as possible and include photos, videos and oral history.

## 2. Creating a website and video

The content provided for by the subproject above is incorporated into a website and an introductory video is recorded for the Vallance Cottage Reserve. The video is proposed to be presented by extended family member and TV presenter Nicola Toki. The webpage and video recording are to be undertaken as a project by the Council's Tourism Team. The Council's web page [www.centralotagonz.cin](http://www.centralotagonz.cin) will provide the platform for the webpages.

## 3. Presentation of the cottage, reserve signage, and marketing

A plan is to be developed and implemented on:

- How the cottage's interior will be presented.
- Signage points and contents within the cottage and around the reserve. The signage is to be designed to direct visitors to find out more information via QR codes to the website.
- A marketing plan to attract visitors to the reserve.

Subprojects one and three are ideally carried out by museum students with the input from the working group and extended Vallance Cottage decedents. If this is not possible then these subprojects will be carried out by professionals funded by external grants.

## 1.2. Success Criteria

- The project is completed by 2024.
- The project is funded externally to Council budgets.
- The project is completed within budget.
- The cottage becomes a visitor destination. This is to be measured by an increase of visitor numbers measured over a 12 month period.
- Schools make use of the cottage as part of their learning.
- The resulting presentation of the cottage and storytelling is one which requires limited input by volunteers to maintain.

## 2. Stakeholders

### 2.1. Client Customer and Sponsor

The **Customers** of this project are:

- Central Otago District ratepayers
- Vincent Community Board
- Central Otago Schools
- Tourists

The **Client** is the Vincent Community Board

Other **internal** stakeholders are:

- Vincent Community Board
- Vallance Cottage Working Group
- Vallance Cottage Family Members
- Otago Museum

**External** stakeholders include:

Stakeholder	Relationship
Central Otago District residents	Area users
Tourists	Visitors

### The project team:



### 3. Project Programme

The major task and subtasks are listed below.

- Hold points. These require sign off from the project sponsor for the project to proceed.
- ❖ Communication point. All communication to be signed off by the Project Owner.

Project Outline			
Milestone	Estimated Completion Date	Estimated Time (months)	Status
<b>Stage 1 – Project Plan</b>	Mid Oct	3 months	
Draft Project Plan	01/07/22		Completed
Review of Project Plan by Project Team	15/07/22		Completed
➤ Project Plan APPROVED by Project Owner	13/10/22		
❖ Communication – VCB FYI Report			
<b>Stage 2 – <u>Developing the Stories.</u></b>	Mar 2023	6 months	
Compile potential content into story categories			In progress
Draft project brief			
Review of project brief by Project Team			
Review of project brief by Otago Museum			
➤ Project Brief APPROVED by Project Owner			
❖ Communication – VCB weekly update			
Procure proposed student or contractor			
Review of proposed students/contractor and proposed funding (if required) by Project Team			
➤ Project procurement and proposed funding APPROVED by Project Owner			
❖ Communication – VCB weekly update and public update			
Student/contractor engaged.			
Student/contractor provides draft content for review by Project Team			
Review of draft content by Otago Museum			
Feedback given to student/contract			
➤ Final content APPROVED by Project Owner			
❖ Communication – VCB weekly update			
<b>Stage 3a – Creating a website</b>	May 2023	2 months	
Provide Stage 2 content to CODC's Tourism Team for uploading			
Draft website reviewed by Project Team			
Feedback given to Tourism Team			
➤ Final website APPROVED by Project Owner			
❖ Communication – VCB weekly update and public update			
<b>Stage 3b – Creating a video</b>	July 2023	4 months	
Draft project brief			
Review of project brief by Project Team			
➤ Project Brief APPROVED by Project Owner			
Confirm production team, script, and date			
Shoot and edit video			
Video reviewed by Project Team			
➤ Final video APPROVED by Project Owner			
Video uploaded to website			
❖ Communication – VCB weekly update and public update			
<b>Stage 4 – Presentation of the cottage, reserve signage, and marketing</b>	Feb 2024	6 months	
Draft project brief			
Review of project briefs by Project Team			
➤ Project Brief APPROVED by Project Owner			
❖ Communication – VCB weekly update			
Procure proposed student or contractor			
Review of proposed students/contractor and proposed funding (if required) by Project Team			
➤ Project procurement and proposed funding APPROVED by Project Owner			
❖ Communication – VCB weekly update and public update			
Student/contractor engaged.			
Student/contractor provides draft proposal for review by Project Team			
Feedback given to student/contract			
➤ Final content APPROVED by Project Owner			
Close cottage			
Execution of presentation plan			
Installation of reserve signage			
Execution of market plan			
❖ Communication – VCB weekly update and public update			
<b>Stage 8 – Opening</b>	Mar 2024	1 month	
Opening celebration planned by Project Team			
❖ Communication – VCB, and public			

Project Outline			
Milestone	Estimated Completion Date	Estimated Time (months)	Status
Opening Celebration			
Stage 9 – Project Completion	April 2024	1 month	
Post project evaluation – did we meet our goals? - what did we learn?			

4. Risk Management

Ref ID #	Risk Description	Risk Assessment				Existing Control(s)	Additional Control(s) Required	Risk Treatment Plan Summary	Risk Status (After Treatment)				Risk Owner	Review Date
		Likelihood	Consequences	Risk Score	Risk Class				Likelihood	Consequences	Risk Score	Revised Risk Rating (RAG)		
1	Funding is not achieved.	Moderate (3)	High (4)	7	High	Stage 4 has been incorporated into the project plan to allow for this risk. Either the Project Team will need to reduce project or a report to the VCB requesting funding will be needed.	No	This risk item cannot be mitigated any further.	Moderate (3)	High (4)	7	High	Project Manager	Stage 5
2	Time taken to complete the project is longer than anticipated	Moderate (3)	Low (2)	5	Medium	The cottage is already open to the public therefore impact of this risk is mitigated.	No	This risk item cannot be mitigated any further.	Moderate (3)	Low (2)	5	Medium	Project Manager	At the end of each Stage.

#### 4.1. Risk Response

Likelihood		Consequence				
		Insignificant	Low	Moderate	High	Very High
		1	2	3	4	5
Rare	1	I	I	L	L	M
Unlikely	2	I	L	M	M	H
Moderate	3	L	M	M	H	VH
Likely	4	L	M	H	H	VH
Almost Certain	5	M	M	H	VH	VH

Risk Class	Level of Risk Acceptability	Extent of Management Required (e.g. Prevention, Mitigation, Reporting, Auditing)
<b>I</b> Insignificant	Acceptable.	Nil, or Low-cost prevention or mitigation where justified.
<b>L</b> Low	Tolerable if improvement is uneconomic.	Low-cost prevention or mitigation where justified. Should be periodically reviewed.
<b>M</b> Moderate	Most likely unacceptable; but may be tolerable if the cost of risk elimination or reduction is greater than the improvement gained.	Preventive measures and mitigation measures required, where practicable. Requires routine review.
<b>H</b> High	Unacceptable without further control or treatment; May be tolerable if the cost of elimination or reduction is significantly greater than the improvement gained.	Preventive measures are required where practicable. Mitigation measures required in all cases (included in formal Emergency Preparedness Planning); requires regular review.
<b>VH</b> Very High	Intolerable; Risk reduction must be investigated as a priority.	Prevention and mitigation measures. Reported immediately to the Chief Executive and to the elected members.



## 23.1.4 CENTRAL OTAGO RIDING FOR THE DISABLED AND DUNSTAN EQUESTRIAN CENTRE DEVELOPMENT.

Doc ID: 551468

### 1. Purpose of Report

To consider the Central Otago Group Riding for the Disabled and Dunstan Equestrian Centre proposed development for the Dunstan Recreation Reserve.

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### Recommendations

That the Vincent Community Board

- A. Receives the report and accepts the level of significance.
  - B. Agrees in principle to support the Central Otago Group Riding for the Disabled and Dunstan Equestrian Centre proposed development for the Dunstan Recreation Reserve. Subject to the Board's further approval of a feasibility study, concept plans, high level costings, and proposed funding structure.
  - C. Agrees to an extension of the lease held by the Central Otago Riding Group for the Disabled over Section 6 Survey Office 524226, for two years, together with the right for the tenant to give two months' notice to terminate. The new final expiry date is 30 June 2025.
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### 2. Background

The Central Otago Riding Group for the Disabled Incorporated's (CORDA) lease, at their current location beside the Alexandra Golf Course, is due to expire in June 2023.

The adjoining land to the south side of CORDA, originally reserve land vested in Council for the purpose of tree-planting, has been handed back to the Crown. There is a possibility that this land will be developed into residential sections. CORDA's leased land of approximately 1.6 hectares is located in the middle of the residential zoned land and is no longer an ideal location for the activity.

In 2019, the Vincent Community Board considered a report on whether to issue a new lease on their current site. The Board resolved to not issue a new lease to CORDA in favour of CORDA relocating to the Dunstan Recreational Reserve which is leased to the Dunstan Equestrian Centre Incorporated (DEC). **See appendix 1.**

The Dunstan Equestrian Centre (DEC) is an umbrella organisation that has a membership of different equestrian activities, all of whom utilise the racecourse reserve. CORDA would **become** another sub-leasee to DEC at the reserve.

CORDA's operational needs require unique facilities for its members, such as a fenced arena for horses and riders, a toilet and washing facility for participants, a fenced area for spectators, a meeting/gathering space for support people/participants. CORDA also graze their horses on-site.

Both CORDA and DEC's buildings have reached their end of life. This move to have both entities on one site with shared facilities maximizes the value of funding that would be required to improve facilities and ensure the successful continuation of both groups.

CORDA and DEC have provided the attached Proposed Project Outline for the Board's consideration. **See appendix 2.**

### 3. Discussion

#### DEC's Lease

DEC currently holds a long-term lease over the Dunstan Recreational Reserve. The final expiry of their lease is 2 April 2051.

The legal description of the Dunstan Recreation Reserve is sections 127, 134, and 135 Block 1 Leaning Rock Survey District. This area is outlined in red on the aerial map below.



This land is vested in the Central Otago District Council for recreational purposes. The management of the reserve is subject to the Dunstan Recreation Reserve Management Plan 2000.

The buildings are divided between Council and DEC ownership. See the areal plan below. The buildings in yellow are council owned and the buildings in blue are DEC owned.



DEC's lease and the Dunstan Recreation Reserve Management Plan requires that DEC obtain Councils approval to make any structural alterations to buildings or other improvement.

CORDA and DEC have very similar needs for their activities such as the pony club areas and sand arena. The proposed facilities will have multi purpose cross over on common ground which would provide better utilisation of all the assets.

#### The Proposed Development (subject to outcomes of feasibility study)

CORDA and DEC propose the following development on the land.

##### Indoor:

- A new building which will contain: a large meeting/seminar room, reception area, full kitchen, first aid room, staff room, change room, storage room, undercover viewing deck and four internal/external toilets, two accessible with shower facilities.
- A new 70 x 30 meter covered arena with a sand and rubber mix all weather surface. Fitted out wheelchair ramps, training mirror and associated equipment to suit all abilities.
- Demolition of the old toilets. (with councils permission)
- Re-roofing of the jockey's room.

##### Outdoor:

- Installation of water filtration system to provide safe potable water to the new building.
- New septic tank.
- Sensory trail to enhance the learning experience for all participants and to enable engagement with sight, sound, feel and smell.
- Car parking

### Community Benefits:

- Hire of facilities for large events. Details to be provided in the feasibility report.
- All year round/all weather use at discounted rates of hire for members of CORDA and DEC.
- Shared grazing, equipment, volunteers, labour, parking, and security.
- Shared educational sessions for riders of all ages and abilities.
- Access to on-site equine services.
- Improving mental health and well-being of children and adults through the human-horse relationship.
- Providing a one stop facility for all equine based learning and sporting activities for members of the community.

### Development Stages:

Stage 1	2022/23	Design and quantity surveying.	\$400,000
Stage 2	2024	Construction of new building and car parking.	\$1,000,000
Stage 3	2025	Construction of new covered arena.	\$800,000
Stage 4	2026	Fit out of covered arena.	\$200,000

The total estimated cost of this proposal is \$2.4 million.

The estimated costs provided above by DEC and CORDA were obtained from their consultation with the building industry and from other riding for the disabled (RDA) Groups that have built similar facilities. The most recent is Wellington RDA on their figures from four years ago plus 30% escalation in costs as advised by the building industry.

The Board's support of this development will enable CORDA and DEC to take the next step of developing concept plans, updated costings, and further discussions around funding.

To also assist the Board, it is recommended that a study looking into the feasibility of the project in terms of existing and future use, and operational costs is also required for the Boards approval. Feasibility studies is a requirement of external funding agencies as well.

### New indoor facility management

The indoor facility is proposed to be managed by a DEC subcommittee.

The DEC subcommittee (not yet formed) is likely to be made up of members from CORDA and DEC and potentially other clubs.

The Sub Committee would be reportable to the full DEC committee.

DEC would operate a separate bank account which would receive all monies from funders and other revenue to be used for the operation of the indoor facility.



### Toilet Block

The toilet block is owned by the Council. The toilet block was built in 1985 and is in very poor condition. This toilet block consists of the following sections: two pan unisex (open 24/7), six pan unisex (open during events), two pan plus urinal (permanently closed as beyond repair).

The toilet block is open to the public but not actively advertised. The toilets are primarily utilised by the equestrian users of the reserve. Photo of toilet block below.



### Dunstan Recreation Reserve Management Plan

The Dunstan Recreation Reserve Management Plan contains policies which are relevant for the Board to review when considering this proposal. See an extract of relevant policies in **appendix 3**.

The review of the Dunstan Reserve Management Plan is being considered as part of the policy work been undertaken by the Council's parks team. The annual reporting required by DEC has not occurred. Council will establish a formal annual reporting process as outlined while the management plan is under reviewed.

### The Queenstown Lakes - Central Otago Sub-Regional Sport and Recreation Facility Strategy, 2018.

This facility strategy has been developed to enable local and regional government, the education sector, funders, national and regional sports organisations, and clubs to develop a shared purpose and deliver better value for these communities.

The following are recommendations from this facilities strategy that support this proposed development.

- CODC and QLDC identify beneficial community facility partnership opportunities and support their development.
- CODC, QLDC and sport identify opportunities to modify existing facilities and ensure new facilities cater for the need of users with disabilities, including older adult users who often have declining physical abilities.

### CORDA lease

CORDA's lease, at their current location beside the Alexandra Golf Course, Section 6 Survey Office 524225, is due to expire in June 2023. The area is outlined in yellow and black on the aerial map below.



As per the Board's 2019 resolution, CORDA is now preparing to transition to DEC. CORDA is in the process of acquiring portable horse stalls and yards with the view to using the jockey room, secretary's office, and existing toilets in the short term. The horse stalls and yards purchased may be incorporated into the new build or on sold. The jockey room will require re-roofing to meet safety requirements and CORDA will meet these costs.

While CORDA is aiming to vacate their current site before their expiry date of June 2023, it will be a tight timeline for their volunteers. CORDA is therefore requesting that their lease is extended for one year.

There is no reserve management plan for the land currently occupied by CORDA. The land is recreational reserve vested in the Central Otago District Council, therefore public consultation and the Minister of Conservation's consent is required to issue a new lease. The Minister of Conservation's Consent was obtained through the Department of Conservation for the initial lease.

Under Schedule One of the Reserves Act 1977, a maximum lease term of 33 years is permitted. Also, permitted under this section are approval of lease variations by the vested authority.

Under the Council's Register of Delegations 2021 the general provisioning of reserves, and public facilities (excluding purchase or disposal of property) are delegated to the Community Boards. Therefore, the Board is the delegated authority to approve this extension.

While CORDA has requested a one-year extension, it is recommended to approve an additional year to provide for any unforeseen circumstances and take pressure off volunteers.

Once CORDA has vacated the property a report back on future options for this land will be presented to the Board.

#### 4. Financial Considerations

The development proposal identifies the following as potential project funders:

- DEC
- CORDA
- Central Lakes Trust
- Otago Community Trust
- Hugo Trust
- Aotearoa Gaming Trust
- Transpower
- Aotearoa Pub Charity
- Central Otago District Council

CORDA and DEC request the Council contribute towards the cost of the toilets and new septic tank. The new toilets will be available to the public and will replace the existing public toilets.

Depending upon the amount requested for the Council to contribute to this project for the toilets, this grant will either need to be considered under the contestable community grants process or included in the next Long-term Plan for public consultation.

An approximate budget for a new prefabricated two pan (one accessible) toilet block with a new septic tank is \$250,000. This would maintain the current level of service.

As part of the Board's decision to approve the feasibility study and concept plans, the Board will need to also consider the inclusion of a contribution towards the public toilets construction costs in the public consultation document of the draft Long Term Plan 2024-34.

#### 5. Options

##### Option 1 – (Recommended)

Agree in principle to the Central Otago Riding Group Riding for the Disabled and the Dunstan Equestrian Centre proposed development for the Dunstan Recreation Reserve, as outlined in the project proposal in **appendix 2**. This is subject to the Board's further approval of a feasibility study, concept plans, high level costings, and proposed funding structure.

To agree to a two-year extension of the CORDA lease.

## Advantages:

- Helps to give effect to the previous Board's resolution to not renew CORDA's current lease.
- Co-location of two similar groups, who require external funding to improve facilities on their respective sites, will maximise the value of community funding.
- Supported by policies of the Dunstan Recreation Reserve Management Plan.
- Supported by the recommendations of the Queenstown Lakes - Central Otago Sub-Regional Sport and Recreation Facility Strategy.

## Disadvantages:

- The proposal potentially requires Council funding which could either reduce the Board's grants budget, the general reserve account, increase rates, or a combination of these.

Option 2

To not agree to support in principle the proposed CORDA and DEC development.

To not agree to the proposed extension of CORDA's lease.

## Advantages:

- None.

## Disadvantages:

- Does not help to give effect to the previous Board's resolution.
- Additional funding to improve toilet facilities at the Dunstan Recreation Reserve may be required in the future.
- Does not support the policies of the Dunstan Recreation Reserve Management Plan.  
Does not support the recommendations of the Queenstown Lakes - Central Otago Sub-Regional Sport and Recreation Facility Strategy.

**6. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social and economic wellbeing of the community, in the present and for the future, by the supporting the co-location of two similar groups as a way to maximize the value of community funding to improve recreation facilities.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Yes, this decision is consistent with the Dunstan Recreational Reserve Management Plan 2000, the District Plan, the Economic Development Strategy 2019-2024, the Queenstown Lakes – Central Otago Sub-Regional Sport and Recreation Facility Strategy 2018.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	This decision does not impact on the sustainability environmental, and climate change of the district.



<b>Risks Analysis</b>	<p>The health and safety obligations will be the Tenant's responsibility to meet.</p> <p>There is a risk that if this development isn't supported then additional funding to improve toilet facilities at the Dunstan Recreation Reserve will still be required in the future.</p>
<b>Significance, Consultation and Engagement (internal and external)</b>	None of the thresholds or criteria of the Council's Significance and Engagement Policy has been met or exceeded.

## 7. Next Steps

1. CORDA and DEC are notified of the Board's decision.
2. Execution of the deed of variation to extend CORDA lease for two years.
3. CORDA and DEC provide council with the feasibility study.
4. Council staff report back to the Board asking for consideration and approval of the feasibility study.
5. CORDA and DEC provide council with the concept plans, updated costings, and Council's contribution to the project.
6. Council staff report back to the Board asking for consideration and approval of the concept plans and Council's contribution to the project.
7. Any Council contribution towards the public toilets construction costs is publicly consulted through the Long Term Plan 2024-34 process.

Note: Steps 4 – 6 can be combined if CORDA and DEC decide to provide the feasibility study and concept plans together.

## 8. Attachments

**Appendix 1 - 2019 Vincent Community Board Report** [↓](#)

**Appendix 2 - CORDA and DEC Proposed Project Outline 2022** [↓](#)

**Appendix 3 - Dunstan Recreation Reserve Management Plan Extract** [↓](#)

Report author:



Christina Martin  
Property and Facilities Officer (Vincent and Teviot Valley)  
18/01/2023

Reviewed and authorised by:



Louise van der Voort  
Executive Manager - Planning and Environment  
19/01/2023

**CENTRAL OTAGO DISTRICT COUNCIL**

**MEMO TO:** Property and Facilities Officer – Vincent and Teviot Valley

**FROM:** Governance Support Officer

**DATE:** 19 December 2019

**SUBJECT:** **Central Otago Group Riding for the Disabled Incorporated Lease (Asset ID 2081)**

The Vincent Community Board, at its meeting held on 3 December 2019, considered your report relating to whether, upon expiry of their current lease in 2023, a new lease is issued to the Central Otago Group Riding for the Disabled Incorporated.

I confirm that the Board resolved as follows:

19.8.5

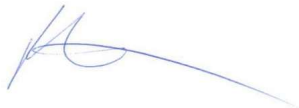
*Moved (Browne/Garbutt)*

*That the Board:*

- A. **Receives** the report and accepts the level of significance.
- B. **Declines** Central Otago Group Riding for The Disabled Incorporated's request for a new lease to be issued upon expiry of their current lease in 2023.

*Motion carried*

Please action accordingly.



Pam Singleton  
Governance Support Officer



**Vincent Community Board  
3 December 2019**

**Report for Decision**

**Central Otago Group Riding for the Disabled Incorporated Lease  
(Asset ID 2081)**

**1. Purpose of Report**

To consider whether, upon expiry of their current lease in 2023, a new lease is issued to the Central Otago Group Riding For The Disabled Incorporated.

**Recommendations**

That the Community Board:

- A. **Receives** the report and accepts the level of significance.
- B. **Declines** Central Otago Group Riding For The Disabled Incorporated request for a new lease to be issued upon expiry of their current lease in 2023.

**2. Background**

The Central Otago Group Riding For The Disabled Incorporated (the Society) currently holds a lease of land and buildings over a portion of the Alexandra Recreation Reserve that adjoins the golf course.

A summary of the terms and conditions of the lease are as follows:

<b>Area</b>	A portion of the Alexandra Recreation Reserve having an area of 1.3 ha including the buildings. See aerial of leased land in <b>appendix 1</b> .
<b>Commencement</b>	1 July 1998.
<b>Term</b>	10 years.
<b>Rights of Renewal</b>	Two.
<b>Final Expiry Date</b>	30 June 2023.
<b>Rental</b>	\$10 per annum.
<b>Rent Review</b>	5 yearly.
<b>Lessee's Outgoings</b>	100% of rates, water, electricity, rubbish collection if any.

Report author: Property and Facility Officer – Vincent and Teviot Valley

<b>Permitted Use</b>	Riding arena, horse paddocks and branch clubrooms by members and branch users.
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The lease has less than four years until the final expiry date.

Dunstan Equestrian Centre Incorporated approached the Society with an offer to locate the Society within their lease area of the old racecourse off Dunstan Road. The Society has considered their proposal and concluded its preference is to remain at its current site.

Given increasing development of Alexandra to the north, the Society wishes to obtain certainty with regard to its current site for the future. The Society has requested the Board agree to commit to a new lease issuing for 20 years from 2023, being the expiry of the current lease. See **Appendix 2** for the Society's request letter.

Council's involvement in the issue to date has been to not include the Society's leased land in adjoining reserve land, with an underlying residential designation, being released to the Crown. The only reason the Society's area was not included was to provide time for the Society to consider options for its future.

Council has also carried out site visits and facilitated high-level discussions to progress the possible relocation of the Society to the Dunstan Equestrian Centre.

### 3. Discussion

#### Dunstan Equestrian Centre Incorporated Proposal

See **Appendix 3** for an outline of the Dunstan Equestrian Centre Incorporated proposal for the Society to move to within their lease area.

Summary of Dunstan Equestrian Centre Incorporated's lease:

<b>Area</b>	A parcel of recreational reserve land containing 19.5 hectares being Section 1 of 127, 134, 135 Block 1 Leaning Rock Survey District SO 842 together with Council's improvements See aerial of leased land in <b>Appendix 4</b> .
<b>Commencement</b>	3 April 2001.
<b>Term</b>	20 years.
<b>Rights of Renewal</b>	Two, being one term of 20 years and one term of 10 years less one day.
<b>Next Renewal Date</b>	3 April 2021.
<b>Final Expiry Date</b>	1 April 2051.
<b>Rental</b>	\$1 per annum.
<b>Next Rent Review</b>	3 April 2021.
<b>Lessee's Outgoings</b>	100% of rates, water, electricity, rubbish collection if any.
<b>Permitted Use</b>	For the purposes and activities set out in the Dunstan Recreation Reserve Management Plan 2000. <i>"for public</i>

Report author: Property and Facility Officer – Vincent and Teviot Valley

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*sporting and recreational activities with a particular but not exclusive emphasis on equestrian based recreation having due regard to the public's right of freedom of entry and access to the reserve."*

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#### Dunstan Recreation Reserve Management Plan 2000

The Dunstan Recreation Reserve Management Plan 2000 contains the following policies that support the co-location of the Society within the Reserve.

"Policy 2 - *To improve access for people with disabilities.*

*Explanation: This policy recognises that the people with physical disabilities should be able to access and enjoy the facilities on the reserve. As funds permit, facilities, including the toilet block, will be modified to better cater for the needs of people with disabilities."*

"Policy 3 - *To provide equestrian training centre with the reserve.*

*Explanation: It is anticipated that the facilities currently on site and further facilities to be constructed can be made available to member groups such as the Central Otago Riding for the Disabled, to local question groups, to schools and to professional instructions for the purposes of instruction."*

#### The Society's Position

Through discussions, the Society has indicated that while they can see how they could work with the Dunstan Equestrian Centre Incorporated and move to their site, their preference is to remain at their current location.

The Society cited the following reasons why it wishes to remain at their present site:

- Convenient location to Alexandra for both riders and volunteers.
- Horses can be ridden to the grounds from nearby paddocks.
- The lease is affordable.
- The trees provide suitable shade.
- Improvements to the area would not require substantial amounts of funding.

The Society listed the following as disadvantages of relocating to Dunstan Equestrian Centre:

- Most volunteers and riders would need to travel further to the grounds.
- If the Society moved to the Dunstan Equestrian Centre, it would be more practicable to graze the Society's horses at the racecourse; however, grazing costs would be incurred.
- The existing facilities are not suitable for people with disabilities.
- The Society is a small branch; therefore, a large amount of work and expertise would be required to relocate. Together with the planning and funding application processes, it would involve volunteers who already give many hours of their time.

Report author: Property and Facility Officer – Vincent and Teviot Valley

Central Lakes Trust

Dunstan Equestrian Centre and the Society have independently approached the Central Lakes Trust to initiate discussions around the funding of building improvements on their respective sites.

Dunstan Equestrian Centre seek a new building that comprises of kitchen, common room, store, and toilet block. The Society seek building improvements including toilet upgrades, ceiling repairs, and the installation of power to their existing building.

Mr Begg, Grants Manager from Central Lakes Trust, attended an initial meeting facilitated by the Council between both parties. He then provided the following statement:

*“that we (Central Lakes Trust) encourage organisations to look at opportunities to work together and share facilities but it is up to each group to work through the best requirements for them to operate successfully.”*

Release of adjoining reserve land back to the Crown

On 18 April 2017 as a result of Vincent Community Board resolution 16.9.16 on 29 November 2016 and Council resolution 17.3.10 on 22 March 2017, 14.36 hectares of Crown derived land held by Council in trust for recreation and tree planting purposes to the south of the land currently leased by the Society was handed back to the Crown. See aerial outlining the land returned to the Crown in **Appendix 5**.

The land was returned to the Crown to enable it to be developed for the purpose to which the land was zoned, being residential. This action was taken in recognition of the demand for residential sections in Alexandra.

This land is now in the Crown's disposal programme. It is understood the Crown is at the point of offering the land for sale and development.

The only reason some or all the Society's area was not included in the area to be handed back to the Crown was to provide time for the Society to consider options for its future.

Should the Society decide to relocate, or Council decides not to issue a new lease in future, Council would then need to consider whether or not to also hand the land back to the Crown. Given this area is at the north end of the Crown derived reserve, if declared surplus, that area could most likely be the last stage of residential development.

Further Comments

The Society's volunteers are currently located mainly in Alexandra, but also travel from Roxburgh, Clyde, Cromwell, and Wanaka. The distance between the Society's current location and Dunstan Equestrian Centre is approximately 2 km.

The Society currently graze their horses at 53 Hillview Road, and ride them to their leased area. As Alexandra's residential area moves north, this may still be possible, as a proposed buffer green zone for public access has been allowed for. See the area highlighted in pink in **Appendix 5**.

Report author: Property and Facility Officer – Vincent and Teviot Valley

A site inspection was carried out to look at the condition of the buildings on both parties' leased areas. It was found that in the near future, significant refurbishment or replacement of buildings on both parties' land will be required.

High-level discussions to progress the possible relocation of the Society to the Dunstan Equestrian Centre Incorporated were facilitated by Council. Members of both clubs attended.

The following is a list of key discussion points from those meetings.

- As Dunstan Equestrian Centre Incorporated is very keen to have the Society move to within their leased area, they have indicated they are open to favourable occupation terms.
- The surface of the present outdoor arena is currently too soft for the Society's requirements. Dunstan Equestrian Centre Incorporated also are looking to improve the surface for their own use. The Dunstan Equestrian Centre Incorporated is open to resurfacing the present outdoor arena to cater to both parties requirements.
- With co-location, both groups' long term objective would be to have two arenas, one of which would be covered.
- The covered arena would be the first of its type in the region and could be used for activities other than equestrian. For example, drone club, dog agility, archery, rugby training, beach volleyball, and a farmer's market.
- Dunstan Equestrian Centre Incorporated proposed within its draft five-year plan 2017 to 2021 to replace some of their outdated buildings with a central building containing a lounge, kitchen, store, and toilets. It was discussed that this building could be attached to the covered arena and designed to meet the requirements for accessibility of people with disabilities.
- Planting of trees and shrubs to provide a similar environment to that which the Society enjoys at its current site could be achieved at the Dunstan Equestrian Centre.
- Dunstan Equestrian Centre Incorporated is open to supporting the Society in its move by combining resources to plan and coordinate the move and funding of new facilities for the benefit of both parties.
- Dunstan Equestrian Centre Incorporated has additional people power through being supervisors in a programme to provide work to people who have been sentenced to community service. This additional people power could be directed towards the physical moving and developing of the Dunstan Equestrian Centre land for the Society.

#### **4. Options**

##### Option 1 - (recommended)

To decline Central Otago Group Riding for Disabled Incorporated request for a new lease to be issued upon the expiry of their current lease in 2023.

Report author: Property and Facility Officer – Vincent and Teviot Valley



## Advantages:

- Co-location of two similar groups who in the near future will require external funding to improve facilities on their respective sites allows a way to maximise the value of community funding.
- At the point that all of the residentially zoned land at the north of Alexandra is disposed of by the Crown and developed, the northern boundary as it is currently will not be ideal as a development boundary. The Society's activity will abut residential houses.
- Location of the Society's activities at the new site is supported in the Dunstan Recreations Reserve Management Plan 2000.
- Dunstan Equestrian Centre Incorporated, who hold the lease over the Recreation Reserve, is very keen to have the Society located on their land and are open to favourable terms of occupation, support in relocating, and developing the Centre as a place that is welcoming and suitable to the accessible requirements of the Society.
- An early decision on this matter will allow the Society over three years to prepare for their relocation.

## Disadvantages:

- The outcome is not the preferred option of the Society.
- The Society will need to put resources into working with the Dunstan Equestrian Centre Incorporated to negotiate terms of how the relocation and colocation will work.

Option 2

To agree to the Central Otago Group Riding for Disabled Incorporated request for a new lease of a term of 20 years to be issued upon the expiry of their current lease in 2023.

## Advantages:

- This is the preferred outcome of the Society.
- The Society will not need to put resources into how the relocation and colocation will work.

## Disadvantages:

- External funding will be required in the near future to improve facilities on both sites.
- The Society's activities will eventually abut residential house.
- This option is not supported by policies of the Dunstan Recreation Reserve Management Plan 2000.
- Not the preferred outcome of the Dunstan Equestrian Centre Incorporated.

**5. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the economic wellbeing of the community, in the present and for the future, by the promotion of co-location of two similar groups as a way to join efforts to maximize the value of community funding.
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Report author: Property and Facility Officer – Vincent and Teviot Valley

<b>Financial implications – Is this decision consistent with proposed activities and budgets in long term plan/annual plan?</b>	None. All costs associated with the lease are to met by the Society.
<b>Decision consistent with other Council plans and policies, such as the District Plan, Economic Development Strategy, etc?</b>	<u>Dunstan Recreational Reserve Management Plan 2002.</u> Location of the Society's activities within this reserve is supported by the plan.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	None.
<b>Risk Analysis</b>	Should the Board not issue a new lease from 2023 the Society's community will be disappointed.  Should the Board agree to issue a new lease, external funders which may or may not include Council will be called upon to fund building renovations at both the Dunstan Equestrian Centre and the Central Otago Riding for the Disabled land.
<b>Significance, Consultation and Engagement (internal and external)</b>	Issue of any new lease would be pursuant to section 54 of the Reserves Act 1977.  Subsection 54 (2) requires public consultation with regards to any new lease issued on recreation reserve when the activity is not approved management plan for the reserve. None of the Council's reserve management plans covers the reserve area the Society currently occupies, therefore, public consultation will be required.

## 6. Next Steps

- The Board declines the issuing of a new lease.
- The Society is formally notified.
- The Dunstan Equestrian Centre Incorporated formally notified.
- Report back to the Board closer to the expiry to determine the future of this area of Recreation Reserve.

## Attachments

**Appendix 1** Aerial map of the Society's leased area.

Report author: Property and Facility Officer – Vincent and Teviot Valley

- Appendix 2** The Society's lease renewal request letter.  
**Appendix 3** Dunstan Equestrian Centre Incorporated's outline of their proposal for the Society to move to within their lease area.  
**Appendix 4** Aerial map of Dunstan Equestrian Centre Incorporated's leased area.  
**Appendix 5** Aerial map showing the land that is under the process of being returned to the Crown.

Report author:



Christina Martin  
Property and Facility Officer  
Vincent and Teviot Valley  
18/10/2019

Reviewed and authorised by:



Louise van der Voort  
Executive Manager - Planning and  
Environment  
25/11/2019

Report author: Property and Facility Officer – Vincent and Teviot Valley

**Appendix 1: Aerial map showing the Central Otago Branch of Riding for the Disabled. leased area.**



**Appendix 2: The Society's lease renewal request letter.****Report to Vincent Community Board Meeting  
4 November 2019**

This report is in relation to the Central Otago Riding for the Disabled's (CORDA) lease of Council grounds and building on SH8 adjacent to the Alexandra Golf Course.

The lease expires in 2023 and due to the development of the surrounding area the CORDA has been advised by Council staff to prepare this report setting out its options in regard to the future use of the current area and/or relocation to the racecourse.

**Background**

The CORDA is affiliated to the NZRA and has 20 regular riders and a waiting list. It owns or leases 6 horses and is run completely by volunteers. The aim of the organization is to provide therapeutic horse riding for disabled and vulnerable children and adults to help them mix socially, interact with animals and improve their coordination, balance and muscle tone. The opportunity to ride a horse in a safe and controlled environment has huge benefits to a rider's health and wellbeing.

**Renewal of CORDA Lease**

If the Board agrees to renew the lease of the grounds currently used by the CORDA the lease would need to be a long term one (in excess of 10 years preferably) in order that improvements to the area could be made over time and any money spent would be of long term benefit to everyone.

*The advantages of remaining at the present site are:*

- Convenient location for both riders and volunteers
- Horses are able to be ridden to the grounds from nearby paddocks
- The lease is affordable
- The trees provide suitable shade
- Improvements to the area would not require substantial amounts of funding.

The building situated at the grounds and used by the CORDA will require improvements. These include kitchen and toilet upgrades, ceiling repairs and the installation of power. These improvements however would be manageable by the CORDA with the help of fundraising and grants. Many RDA's in NZ operate successfully in residential areas so it is not anticipated that staying at the current location would cause any concern. The CORDA would have no objection if other suitable users wanted to utilize the area when it was not in use by them, as has been the situation in the past.

**Relocation of CORDA to DEC**

Preliminary talks in relation to relocation to the Dunstan racecourse have taken place with Dunstan Equestrian Centre (DEC) Committee members and Council staff over the past couple of months and preferences for improvements to the area to accommodate both the CORDA and DEC have been documented.

These include resurfacing of the present arena which is recommended by both the CORDA and DEC and would be required at the time of any relocation by the CORDA. The long term objective could be to have two arenas, one of which would be covered. A new toilet block with wheelchair access would also be required at the time of relocation together with kitchen and meeting room facilities. New plantings of trees and shrubs to screen the area for safety reasons would also be needed.

*The disadvantages of relocating to DEC are:*

- Most volunteers and riders would need to travel further to the grounds
- If the CORDA moved to DEC it would be more practicable to graze the RDA horses at the racecourse however grazing costs would be incurred
- The existing facilities are not suitable for people with disabilities
- The CORDA is a small branch therefore the large amount of work and expertise required to relocate, together with the planning and funding application processes, would involve volunteers that already give many hours of their time.

In summary the CORDA wishes to remain at the current site and requests that the Board renew the lease, on its expiry, for a further 20 years.

Thank you.

Gabrielle Berkett  
President  
**CORDA**

*We would like to speak to the Board in support of this report and request that our President and Vice President be allocated time for this.*



**Appendix 3: Dunstan Equestrian Centre Incorporated's outline of their proposal for the Society to move to within their lease area.**

Dunstan Equestrian Centre  
PO Box 463  
Alexandra

10.9.2019.



Christina Martin  
Properties and Facilities Officer – Vincent and Teviot Valley  
1 Dunorling Street  
PO Box 122  
Alexandra 9340

Dear Christina

At a meeting of the Dunstan Equestrian Centre (DEC) Committee on 10<sup>th</sup> September, 2019, it was agreed that the DEC would welcome the move of the Riding For the Disabled (RDA) Alexandra, to move to DEC both for grazing and for RDA activities in the Alexandra community.

This would be in keeping with our new status as a charitable organisation in supporting all equestrian activities in the Alexandra community through the provision of a safe and appropriate facility at the designated recreational reserve in Dunstan Road.

We are prepared to work with RDA to realise the provision of excellent facilities for all the member organisations and individuals who use DEC now and into the future.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lana Henderson'.

Lana Henderson  
Secretary  
Dunstan Equestrian Centre





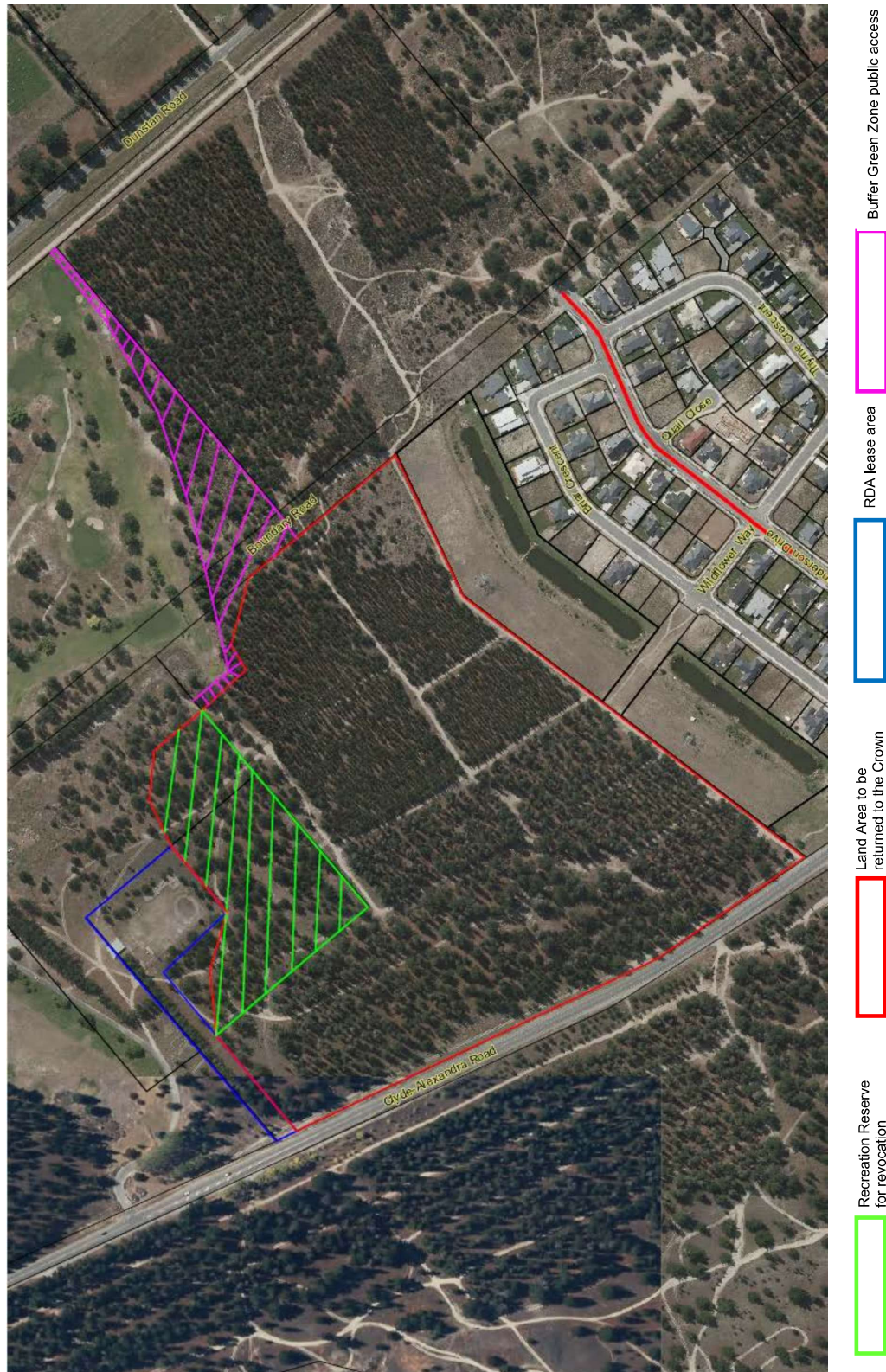
Appendix 4: Aerial map of the Dunstan Equestrian Centre Incorporated's leased area.

# Dunstan Equestrian Centre

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Appendix 5: Aerial plan of land area returned to the Crown.





# Proposed Project Outline

## Dunstan Equestrian Centre (DEC) and Central Otago Riding for the Disabled (CORDA)



**August 2022**

## 1. Background

CORDA's lease, at its current location beside the Alexandra Golf Course is due to expire in June 2023.

In 2019 the Vincent Community Board considered a report on whether a new lease be issued to CORDA. The Board resolved to not issue a new lease to CORDA in favour of CORDA relocating to the Dunstan Recreational Reserve which is leased by DEC.

Both CORDA and DEC have facilities that require major improvements. The relocation to one site maximizes the value of community funding that will be required to upgrade facilities.

DEC and CORDA have come together to work to develop this outline proposal.



## 2. Lease Structure

DEC currently holds a long-term lease over the Dunstan Recreational Reserve at 528 Dunstan Road, Alexandra

**See Appendix A - DEC lease area**

## 3. Development

The development of the Dunstan Recreational Reserve will provide equestrian facilities not only to those groups that operate on the Reserve but will also benefit the wider community.

### Proposed Facilities:

#### Indoor

- A new building which will contain; a large meeting/seminar room, reception area, full kitchen, first aid room, staff room, change room, storage room, undercover viewing deck and 4 internal/external toilets, two accessible with shower facilities
- A new 70 x 30m covered arena with a sand and rubber mix all weather surface. Fitted out wheel chair ramps, training mirrors and associated equipment to suit all abilities.

**See Appendix B - Proposed area for covered arena and administration building**

#### Outdoor

- Installation of a water filtration system to provide safe potable water to the new building
- New septic tank
- Sensory trail to enhance the learning experience for all participants and to enable engagement with sight, sound, feel and smell.

## 4. Facility Management

The following proposed Management Plan is as follows:

The Indoor Facility would be managed by a DEC Sub Committee made up of two DEC members, one member from each associated club (CORDA, Clyde Pony Club and Dunstan Riding Club) and a member of any other associate club that joins in the future. A representative from the CODC would also be invited to attend Sub Committee meetings.

The Sub Committee would be reportable to the full DEC Committee.

DEC would operate a separate bank account which would receive all monies from funders and other revenue to be used for the operation of the Indoor Facility.

## Facility Management Outline

### DEC Sub Committee

- Maintenance, management, promotion and booking of indoor facilities
- Meeting the additional health, safety and well-being requirements of their members
- Septic tank and water filtration system management.

### Community Benefits

- Hire of facilities for large events
- All year round/all weather use at discounted rates of hire for members of CORDA and DEC
- Shared grazing, equipment, volunteers, labour, parking and security
- Shared educational sessions for riders of all ages and abilities
- Access to on-site equine services
- Improving mental health and well-being of children and adults through the human-horse relationship
- Providing a one stop facility for all equine based learning and sporting activities for members of the community.

### DEC Committee

- Maintenance, management and promotion of area
- Meeting obligations under the Reserve Management Plan.



## 5. Funding

Potential community funders such as CLT, Otago Community Trust, Hugo Trust, AGC, TransPower, Aoteraroa Pub Charity and CODC. Fundraising events etc.

Project estimated total cost - \$2.4million.

## 6. Project Team

- DEC Reps - Doug Maxwell, Wayne Harrex, Christine Williamson, Mark Hutton and Toni Finch
- CODA Reps - Lynda Gray, Brian Brown and Glenda Brown
- Project Manager - to be appointed
- Christina Martin - Property and Facilities Manager - CODC
- Paula Penno - Community and Engagement Manager – CODC

## 7. Approximate timeline for Staged Project

2022/2023 Stage 1	Aug/Sept	MOU draft prepared. Staged project timeline drafted. Project bank account set up. Project Manager acquired.
	Sept/Oct	Draft Concept Plans for staged development agreed to, estimates obtained, joint fundraising commences.
	Oct	Report presented to the Vincent Community Board to obtain support for the Project Outline.
	Oct/Nov	Online Survey and Public Consultation Meeting to outline project.
	Nov/Dec/Jan	Concept Plans confirmed and funding applications are made.
	May/June	Funding applications results are known.
	July/August	A project review is undertaken and adjusted if necessary.
	Oct	CODA transitions to DEC and begins operating from there. *(see details on transition requirements below).
2024 Stage 2	End of	Earthworks and construction starts, construction of the admin building and car park completed.
2025 Stage 3	End of	Whole indoor facility framed, roofed and fenced in and arena completed.
2026 Stage 4	End of	Side walls and lighting completed.

### \* Stage 1 CODA Transition Requirements

- Toilets - septic tank
- Changing room for riders (Portacom type building that could either be resold or incorporated into new build)
- Arena dust suppression - in progress now
- Shade sale and hitching rails for use in bird cage
- Yards - Te Pari which are relocatable and usable in the new facility
- CODA use of secretary's office for meet & greet, morning tea facilities
- CODA use of jockey rooms for storage of helmets and boots

### Appendix A - DEC lease area



### Appendix B - Proposed area for covered arena and administration building



Dunstan Recreation Reserve Management Plan

The Dunstan Recreation Reserve Management Plan contains the following policies (and further explanations) which are relevant for the Board to review when considering this proposal.

- To permit the demolition of specific buildings that are no longer required or are considered uneconomic to repair and maintain.

*Explanation: Some of the existing buildings are old and considered not to merit repair because of their condition or the fact that they are no longer required. The demolition of identified buildings is permitted on the grounds that their retention is not cost effective. No building may be demolished without the prior approval in writing of the Lessor (the Council).*

- To permit non-equestrian user groups, community organisations and individuals to use the reserve for community gatherings, picnics and the like.

*Explanation: Section 17 (1) of the Reserves Act 1977 states that recreation reserves are provided as areas for outdoor recreation and sporting activities and the physical welfare and enjoyment of the public. The Council recognises that community reserves should be freely available for use for picnics and the like.*

- To require that new and existing buildings on the reserve are maintained in a clean and tidy appearance.

*Explanation: Shoddy, untidy buildings detract from the amenity of the reserve and detract from the public's enjoyment of the reserve.*

- To require that the toilet block within the reserve is maintained in a clean and tidy condition and is serviced as often as is necessary to meet the needs of the users and that it is well signposted.

*Explanation: A clearly identified and well-maintained toilet facility is essential to cater for the needs of the users of the reserve.*

- To permit access for pedestrians, horse riders and push cyclists to and from the Dunstan Recreation Reserve to the Otago Central Rail Trail.

*Explanation: The recreation reserve is adjacent to the Rail Trail and will potentially provide a base from which pedestrians, cyclists and horse riders can utilise the Rail Trail and its features.*

- To require the lessee to report annually on plans and performances in respect to the reserve.

*Explanation: The Council does not have the physical or financial resources for*

*“hands on” management of this reserve but can exercise control through the provisions of the lease and the requirement to report annually on plans and performance. The annual report will assist with the period review of the plan.*

- To review this Management Plan at intervals of five years or less to ensure that the general public and user groups have the opportunity to express their views on the management of the reserve on a regular basis.

*Explanation: The administering body is required to keep the plan under continuous review by section 41(4) of the Reserves Act 1977.*

- To improve access for people with disabilities.

*Explanation: This policy recognises that the people with physical disabilities should be able to access and enjoy the facilities on the reserve. As funds permit, facilities, including the toilet block, will be modified to better cater for the needs of people with disabilities.*

- To provide an equestrian training centre within the reserve.

*Explanation: It is anticipated that the facilities currently on site and further facilities to be constructed can be made available to member groups such as the Central Otago Riding for the Disabled, to local equestrian groups, to school and to professional instructors for the purposes of instruction.*

## 23.1.5 PLAN CHANGE 19 UPDATE

Doc ID: 614202

### 1. Purpose

To update the Community Board on the progress of Plan Change 19 including detailing the process, submissions received, and next stages.

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### Recommendations

That the report be received.

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### 2. Discussion

#### Background

The operative Central Otago District Plan (the Plan) was publicly notified on 18 July 1998 and was amended by decisions on submissions on 1 July 2000. It became operative on 1 April 2008 after references to the Environment Court were settled.

The Residential chapter of the Central Otago District Plan has not been subject to a full review since it was originally drafted in 1998. Minor alterations have been made to the residential provisions as a result of private plan change requests and Council initiated plan changes. Plan Change 19 (PC19) is the most significant Council initiated plan change since the Plan Change 5 series which was a full landscape classification and review of the development and subdivision provisions in the Rural Resource Area. Given its significance it is appropriate to update the Council and Community Boards on the progress of the plan change.

Council has chosen to approach planning for growth through extensive community consultation and the development of spatial plans. The Cromwell Spatial Plan was adopted by Council in 2018 followed by the Vincent Spatial Plan that was adopted by Council in January 2022. In late 2022 Council approved the development of the Teviot Valley Spatial Plan which is now underway. This approach provides certainty and allows for decisions to be made around investment in infrastructure.

The spatial plans have been prepared by the Council to respond to demand for residential land and housing affordability concerns in the district, and to plan for the anticipated growth over the next 30 years.

PC19 implements the direction set by the Cromwell and Vincent spatial plans by proposing rezoning of land for residential use, identifying some areas for future growth, and includes new provisions for managing land use and subdivision within the residential zones.

#### Plan Change 19

Plan change 19 proposes to make a complete and comprehensive change to the way the district's residential areas are zoned and managed. It is consistent with the National Planning Standards, being the Government templated format for district plans.

PC19 proposes to:

- Replace the current Section 7 Residential Resource Area of the Plan with a new Residential Zone Section, comprising chapters on:
  - Large Lot Residential Zones;
  - Low-Density Residential Zones;
  - Medium Density Residential Zones (including medium density design guidelines);
  - Residential Subdivisions; and
- Amend the planning maps to rezone land in general accordance with what has been identified in the Vincent and Cromwell Spatial Plans and to reflect the new zone names above; and
- Amend Section 18 definitions to insert new definitions that apply in the Residential Zones chapter and make consequential amendments to existing definitions to clarify the sections of the Plan where they apply; and
- Make consequential changes to other sections of the Plan to reflect the proposed new zones.

Medium density guidelines and heritage guidelines have also been developed to ensure higher density developments achieve good urban design, access to open space and protect heritage values in heritage precincts.

PC19 proposes to align with current best planning practice and the National Planning Standards. Where changes to the current approach are not considered necessary to achieve the outcomes sought for residential areas, the current provisions are proposed to be rolled over into the new residential zone chapters, albeit in a refined manner.

The National Planning Standards have been implemented through PC 19 to the extent that it has been possible to do so ahead of the full District Plan Review; including the adoption of the Zone Framework Standard for the new Residential Zones and Residential chapter, and the adoption of definitions insofar as they apply to the provisions proposed in the Residential chapter.

#### **Plan Change 19 Process Timeline – to date**

Date	Process
26 January 2022	Vincent Spatial Plan adopted by Council
February – May	Plan Change 19 and Medium Density Guidelines finalised and engagement with statutory parties undertaken.
1 June 2022	Plan Change 19 ( <b>including medium density guidelines</b> ) approved for release by Council
9 July 2022	Plan Change 19 publicly notified
Week of 25 <sup>th</sup> July	PC 19 drop-in sessions Alexandra
Week of 1 <sup>st</sup> August	Drop-in sessions Alexandra and Cromwell
Week of 22 <sup>nd</sup> August	Drop-in sessions Alexandra (including evening timeslot)
Week of 29 <sup>th</sup> August	Drop-in sessions Cromwell (including evening timeslot)
2 September 2022	Submissions Closed ( <b>171 submissions received</b> )
1 December 2022	Submissions on summary of decisions requested in submissions publicly notified



19 December 2022	Submissions on summary of decisions requested in submissions closed <b>(77 further submissions received)</b>
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This is a complex plan change which has attracted a large number of submissions covering a broad range of plan provisions and topics.

### **Potential Private Plan Changes**

Prior to notification of PC19 Council staff sought legal advice on the potential impact of receiving and processing requests for private plan changes to the Residential Chapter of the operative District Plan alongside a comprehensive review of the residential provisions.

If Council were to accept a private plan change on the operative District Plan, it would potentially be faced with considering a request to change the Plan at the same time it is undertaking a comprehensive change to the objectives and policies of the plan. This is not what is contemplated by the legislation and is not considered to be sound resource management practice. As noted above PC19 is a comprehensive re-write of a whole chapter of the operative plan with a new suite of objectives, policies, and rules. The running of the two processes side by side would also likely cause confusion, particularly as the comprehensive review of the residential chapter of the plan will effectively rewrite the provisions of a private plan change.

When deciding whether to adopt, accept, convert, or reject a private plan change, one of the things Council considers is the integrated effects of the change. And Clause 25 (4) (c) of the First Schedule to the Resource Management Act 1991 allows Council to reject a request on the basis that the request is not in accordance with sound resource management practice.

Council has two years to process a private plan change from notification to decisions, which is the same timeframe for processing of a Council initiated plan change. PC 19 is progressing well within that two-year period and hearings are anticipated to be around ten months from notification. A private plan change proposal that reflects the residential zoning in the Vincent Spatial Plan (adopted by Council January 2022), is unlikely to be disadvantaged by the request being processed as part of PC 19.

If a private plan change request was received that proposed to adopt the provisions of proposed PC19, but were not contemplated by the spatial plans, it would not create the same issues and could potentially be accepted.

### **Giving Effect to a Plan Change**

In terms of when a plan change can be relied upon for the purpose of the lodging of a resource consent, until hearings on submissions have been conducted, submitters have had the opportunity to participate, a decision has been issued that is beyond the appeal period, the provisions cannot be relied upon.

A plan change process is by no means a rubber stamp. During the processing and hearing of a plan change, (council initiated or private), the provisions may change as the Hearings Panel considers the submission received. This process is transparent, and it is important that the submitters feel heard.

Applications for resource consent are not able to be processed under the new provisions until the plan change decisions have been issued and are beyond challenge. This is because the plan change provisions have no legal effect and there is no certainty that a plan change will be approved in its notified form.



Similarly, there can be no certainty of the outcome of any future subdivision or resource consent granted under the proposed rules, until those provisions are beyond challenge. Any expectation regarding the outcome of a plan change, and any future resource consent to be processed under those provisions, should be undertaken with an understanding of the risk that the provisions may change. Council has two years to process the plan change and a decision on PC 19 is required by 9 July 2024.

### **Next Steps**

While the dates for hearings are yet to be set, Council is intending to progress to the next stages of the plan change in the first quarter of 2023, starting with consideration of whether pre-hearing meetings would be appropriate in relation to some issues raised in submissions, and the preparation of the section 42A recommendation to the Hearings Panel. The next stages of the process are outlined below:

1. Pre-Hearing Meetings (if required).
2. Preparation and circulation of section 42A recommendation report and evidence exchange.
3. Hearings held.
4. Decisions released.
5. Appeals (if any)

It is hoped that hearings may be able to be scheduled in April/May, however that will be dependent on the outcome of any pre-hearing meetings (if required).

### **3. Attachments**

**Nil**

Report author:



Ann Rodgers  
Principal Policy Planner  
16/01/2023

Reviewed and authorised by:



Louise van der Voort  
Group Manager - Planning and Infrastructure  
19/01/2023

## **6 MAYOR'S REPORT**

### **23.1.6 MAYOR'S REPORT**

**Doc ID: 606680**

#### **1. Purpose**

To consider an update from His Worship the Mayor.

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#### **Recommendations**

That the Vincent Community Board receives the report.

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His Worship the Mayor will give a verbal update on activities and issues of interest since the last meeting.

#### **2. Attachments**

**Nil**

## **7 CHAIR'S REPORT**

### **23.1.7 CHAIR'S REPORT**

**Doc ID: 606681**

#### **1. Purpose**

The Chair will give an update on activities and issues since the last meeting.

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#### **Recommendations**

That the report be received.

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#### **2. Attachments**

**Nil**

## **8 MEMBERS' REPORTS**

### **23.1.8 MEMBERS' REPORTS**

**Doc ID: 606682**

#### **1. Purpose**

Members will give an update on activities and issues since the last meeting.

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#### **Recommendations**

That the report be received.

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#### **2. Attachments**

**Nil**

## 9 STATUS REPORTS

### 23.1.9 JANUARY 2023 GOVERNANCE REPORT

Doc ID: 606684

#### 1. Purpose

To report on items of general interest, receive minutes and updates from key organisations and consider the status report updates.

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#### Recommendations

That the report be received.

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#### 2. Discussion

##### Status Reports

The status reports have been updated with any actions since the previous meeting (see appendix 1).

##### Minutes from Keep Alexandra / Clyde Beautiful

The minutes from the November meeting of Keep Alexandra / Clyde Beautiful have been received. They had previously been sent out to members (see appendix 2).

#### 3. Attachments

**Appendix 1 - VCB Status Update** [↓](#)

**Appendix 2 - November minutes from Keep Alexandra / Clyde Beautiful** [↓](#)

Report author:



Wayne McEnteer  
Governance Manager  
19/01/2023

Reviewed and authorised by:



Saskia Righarts  
Group Manager - Business Support  
19/01/2023

Status Updates		Committee: Vincent Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
5/09/2017	Council Owned Land, Pines Plantation Area North of Molyneux Park Netball Courts Alexandra – Consider Sale/Development of Residential Land (PRO 61-2079-00)	17.7.12	<p><b>Recommendations</b></p> <p>A. RESOLVED that the report be received, and the level of significance accepted.</p> <p>B. RESOLVED that the Board agreed to the sale of part of Lot 25 DP 3194 and part of Lot 6 DP 300663, located south of the Trans power corridor at the north end of Alexandra and adjacent to the Central Otago Rail trail.</p> <p>C. RESOLVED that the Board agreed to sale of the land by way of a joint venture development and sale of Lots, the minimum terms and conditions including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The joint venture partner funding development with no security registered over the land.</li> <li><input type="checkbox"/> Council receiving block value.</li> <li><input type="checkbox"/> Council receiving 50% of the net profit, with a minimum guaranteed of \$500,000.</li> <li><input type="checkbox"/> Priority order of call on sales income:</li> </ul> <p><b>First:</b> Payment of GST on the relevant sale.</p> <p><b>Second:</b> Payment of any commission and selling costs on the relevant sale.</p> <p><b>Third:</b> Payment to the Developer of a fixed portion of the estimated Project Development Costs per lot as specified in the Initial Budget Estimate and as updated by the Development Costs Estimate breakdown.</p> <p><b>Fourth:</b> Payment of all of the balance settlement monies to Council until it has received a sum equivalent to the agreed block value.</p> <p><b>Fifth:</b> Payment of all of the balance settlement monies to Council until it has received an amount equivalent to the agreed minimum profit share to Council</p>	Property and Facilities Manager	<p><b>September 2017</b> Action Memo sent to Property and Facilities Manager.</p> <p><b>September 2017</b> On agenda for Council approval for the land sale.</p> <p><b>November 2017</b> Council solicitor has provided first draft of RFI document for staff review.</p> <p><b>December 2017</b> Request for Proposals was advertised in major New Zealand newspapers, at the end of November 2017 with proposals due by 22 December. Three complying, proposals received.</p> <p><b>February 2018</b> Requests received. Council staff have been finalising the preferred terms, of agreement to get the best outcome prior to selecting a party, including understanding tax, implications.</p> <p><b>March 2018</b> Staff finalising the preferred terms of agreement.</p> <p><b>April 2018</b> No change.</p> <p><b>June 2018</b> Preferred developer approved. All interested parties being advised week of 11, June. Agreement still being finalised to enable negotiation to proceed.</p> <p><b>August 2018</b> Risk and Procurement Manager finalising development agreement to allow, development to proceed.</p> <p><b>September 2018</b> The development agreement is under final review.</p> <p><b>October 2018</b> The development agreement is with the developer's accountant for, information. Execution imminent.</p>

			<p><b>Sixth:</b> Payment of all of the balance to the Developer for actual Project Costs incurred in accordance with this Agreement.</p> <p><b>Seventh:</b> Payment of all of the balance amounts (being the Profit Share) to be divided 50 / 50 (after allowance for payment of the Minimum Profit to Council.</p> <p>D. RESOLVED that the Board agreed to delegate to the Chief Executive the authority to select the preferred joint venture offer and negotiate "without prejudice" a joint venture agreement.</p> <p>E. AGREED that the Chief Executive be authorised to do all necessary to achieve a joint venture agreement.</p>		<p><b>January 2019</b> Development agreement was signed by AC &amp; JV Holdings before Christmas. Subdivision plan now being developed for resource consent application and removal of trees expected to start mid to late January.</p> <p><b>March 2019</b> Concept plan is in final draft. Next step is for the surveyor to convert to a, scheme plan and apply for resource consent. The fencer is booked in for March.</p> <p><b>April 2019</b> Security fencing has been completed. Felling of trees expected to commence, in the next month. Concept plan is in final draft. Next step is for the surveyor to apply for, resource consent.</p> <p><b>May 2019</b> Tree felling commenced 20 May and is expected to take up to 6 weeks to, complete. Subdivision scheme plan close to being finalised before resource consent, application.</p> <p><b>June 2019</b> Tree felling complete. Subdivision consent expected to be lodged in July or, August.</p> <p><b>July 2019</b> Subdivision consent expected to be lodged in August.</p> <p><b>September 2019</b> The affected party consultation process with NZTA, Transpower and, DOC for the application to connect Dunstan Road to the State Highway is almost complete. The developer is also close to finalising the subdivision plan to allow for the resource, consent to be lodged</p> <p><b>October 2019</b> The affected party consultation process with NZTA and Transpower is now, complete however the process with DOC is still being progressed. Once finalized, the, application to connect Dunstan Road to the State Highway will be complete. Subdivision,</p>
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					<p>consent will then be lodged.</p> <p><b>November 2019</b> Subdivision consent was lodged on 22 November 2019.</p> <p>January 2019 Subdivision consent granted 18 December 2019.</p> <p><b>February 2020</b> The developer is working on engineering design for subdivision to be, approved by Council. Work expected to start on site for subdivision in approximately 6, weeks.</p> <p><b>May 2020</b> Delays with engineering design and construction start date due to Covid 19., Engineering design mostly complete and work on site expected to start soon with a staged, approach. Awaiting outcome of Shovel Ready Projects application which may affect how, this development progresses.</p> <p><b>July 2020</b> Still awaiting outcome of Shovel Ready Projects application which may affect, how development progresses.</p> <p><b>August 2020</b> Continuing to await outcome of Shovel Ready Projects application as this, may affect how development progresses.</p> <p><b>September 2020</b> Work expected to start on site in October for Stage 1 and some sections will be marketed. Stage 1 completion scheduled for April 2021.</p> <p><b>November 2020</b> Variation to agreement has been drafted to accommodate staging. Currently with developer for consideration. Discussions are also being held about future entity, as one partner has passed away.</p> <p><b>December 2020</b> Deed of novation signed by all parties., February 2021 – 3910 contract executed. Detailed update was emailed to the board</p>
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					<p>separate to this Status Report.</p> <p><b>March 2021</b> Construction work continues.</p> <p><b>May 2021</b> Stage Three ready to be released for sale.</p> <p><b>July 2021</b> 50% of Stage 3 under offer. Development tracking well.</p> <p><b>August 2021</b> Development work programme on track. Lots sold: Stage 1 – 16 sold; Stage 2 – 13 sold, 3 unsold; Stage 3 – 6 sold, 5 under contract, 8 unsold., September 2021 - Development work programme on track. Lots sold: Stage 1 – 16 sold; Stage 2 – 13 sold, 3 unsold; Stage 3 – 10 sold, 9 unsold or under offer.</p> <p><b>October 2021</b> 224c application has been submitted. Once 224c is approved, titles can be applied for.</p> <p><b>November 2021</b> 224c Approved. Titles applied for.</p> <p><b>December 2021</b> Waiting for Land Information New Zealand to issue titles.</p> <p><b>January 2022</b> Stage one titles received, and stage two titles applied for.</p> <p><b>March 2022</b> Stage two 223c and 224c applications submitted. Awaiting approval.</p> <p><b>May 2022</b> Stage two Titles received and settled. Stage three on track.</p> <p><b>June 2022</b> Stage 2: All lots sold. Titles issued. Stage 3: 14 sold, 1 under contract, 1 under offer, 3 remaining unsold.</p> <p><b>24 Aug 2022</b> Current sales are as follows: , Sales: , Stage 1 and 2: 32 sections sold. , Stage 3: 16 sections under contract, 3 sections unsold. , Stage 4: 20 sections not yet on the market</p>
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					<p><b>03 Nov 2022</b> Current sales are as follows: Stage 1 and 2: 32 Sections Sold. Stage 3: 17 sections under contract, 2 sections unsold. Stage 4: Due to be released November 2022.</p> <p><b>13 Jan 2023</b> Current sales are as follows:, 32 sections in Stage 1 and 2 are sold. 3 sections out of 19 have not been sold in Stage 3. 20 sections in Stage 4 are now on market with two lots under offer., Stage 3 titles are expected by end of March 2023 and Stage 4 in second quarter of 2023.</p>
3/12/2019	Development of a Multi-use Community Hub at the Omakau Recreation Reserve (PRJ 01-2017-01)	19.8.13	<p>That the Board:</p> <p>A. <b>Receives</b> the report and accepts the level of significance.</p> <p>B. <b>Agrees</b> to support in principle the development of a purpose-built multi-use community facility for Omakau and surrounding communities, as outlined in Global Leisure Group's feasibility study.</p> <p>C. <b>Approves</b> the construction of the facility on the Omakau Recreation Reserve, at a location to be determined by the community, subject to project funding and regulatory consent approvals.</p> <p>D. <b>Agrees in principle</b>, subject to further work, that the rough concept design for the facility be progressed to developed design stage, to enable future funding discussions and consideration by the Board.</p>	Property and Facilities Officer (Vincent and Teviot Valley)	<p><b>December 2019</b> Action memo sent to Community and Engagement Manager.</p> <p><b>March 2020</b> The Omakau Recreation Reserve Committee is progressing community conversations about an appropriate building site and user needs, so that the detailed design will take into account as many potential users as possible.</p> <p><b>April 2020</b> The COVID-19 lockdown has temporarily stalled community meetings.</p> <p><b>June 2020</b> The working group for this project are re-establishing meetings as of 10 June. (Their first meeting is this evening).</p> <p><b>July-December 2020</b> The working group has confirmed the building site and is currently developing draft building designs.</p> <p><b>February 2021</b> A \$1million financial contribution to the construction of the hub has been included as a consultation topic in Council's 2021 Long-term Plan community engagement.</p> <p><b>May 2021</b> Endorsed by VCB and will be considered by Council at 1 June 2021 meeting.</p> <p><b>June 2021</b> Resolved by Council to include in Year 3 of</p>

					<p>the 2021 Long-term Plan.</p> <p><b>July-August 2021</b> A subcommittee of the working group has been formed to progress the design.</p> <p><b>September 2021</b> The subcommittee is continuing to work on progressing the design.</p> <p><b>November 2021-April 2022</b> the Committee is continuing to progress the design plans and the formation of a charitable trust.</p> <p><b>31 May 2022</b> No further update</p> <p><b>15 Aug 2022</b> The Manuherekia Valleys Charitable Trust deed is finalised and has been sent to Charities Services for registration.</p> <p><b>03 Nov 2022</b> No update available at this stage.</p>
12/05/2020	Alexandra Cemetery Arnott Street Boundary Treatment	20.2.9	<p>That the Board:</p> <p>A. <b>Receives</b> the report and accepts the level of significance.</p> <p>B. <b>Agrees</b> that the planting of the Salvation Army community garden screen planting and the fencing and planting of the northern Arnott Street buffer zone proceed as approved in the 2019/2020 Annual Plan.</p> <p>C. <b>Agrees</b> to the removal of all encroachments on the reserve, and the fencing of the common boundary between Arnott Street East and the reserve, where no common boundary fence exists, by the end of the calendar year.</p>	Parks Officer - Projects	<p><b>May 2020</b> Action memo sent to Parks Projects Officer.</p> <p><b>May 2020</b> Letter sent to all Arnott Street property owners who adjoin the reserve advising them of the Board's decision. Project re-costing underway for a June start on implementation of buffer planting works. Removal of the derelict water race reviewed as possible pending agreement from Heritage New Zealand.</p> <p><b>July 2020</b> Community Garden screen planting project commenced 13 July 2020 with the removal of the derelict water race and the installation of irrigation. Fencing will follow with the planting likely to be completed by 31st August 2020.</p> <p><b>September 2020</b> Works stalled due to contractor availability. Issues will be addressed to see planting and fencing completed by the end of September.</p> <p><b>November 2020</b> Planting, irrigation mains, fencing, and plant</p>

					<p>protection completed. Temporary irrigation is still in place to establish both the border and the grass cover while the irrigation contractor waited for the planting to be completed. Permanent irrigation completion is imminent. One neighbour to the site has been of great support in keeping the irrigation operating through high wind periods to both control dust and ensure plant survival.</p> <p><b>December 2020</b> The planting and irrigation components of the project are now complete and plants are thriving. Encroachment removal and boundary fencing discussions with property owners is to commence in January 2021.</p> <p><b>February 2021</b> Encroachment removal and boundary fencing works imminent., March 2021 – Final neighbouring property owners still in discussion with Council on a timeline for removal of encroachments.</p> <p><b>May - July 2021</b> Planting is now well established. Encroachment timeline removal not finalised.</p> <p><b>August 2021</b> Removal of encroachments rescheduled with residents to Summer 2021. On hold until further progress. ON HOLD</p> <p><b>14 Apr 2022</b> Encroachment removal along the Arnott Street boundary of the cemetery reserve has not been progressed over the summer period due to the projects needing to take priority during the season. Some residents have completed the removal of their encroachments voluntarily in the interim.</p> <p><b>24 May 2022</b> This project remains stalled however will be focussed on during the winter period.</p> <p><b>11 Jul 2022</b> Grazing tenant has now left the site and removed the fencing between the residential</p>
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					<p>properties on Arnott Street and the Cemetery Reserve. Staff will now resume boundary fencing discussions with those affected. Council will maintain the area to an appropriate standard via the Open Space maintenance contract.</p> <p><b>24 Aug 2022</b> The process of engaging with affected reserve neighbours to fence the common boundary between the cemetery reserve and private property is to commence in September. Letters will be sent to each party inviting them to provide feedback on their preferred fencing style. Some guidance will be shared on the best fencing design for public/private boundaries.</p> <p><b>31 Oct 2022</b> Boundary fencing and the lead in process reprioritised to 2023. Maintenance of the former grazing area has commenced. Awaiting confirmation that Aurora have completed their cable install and site clean up along the Fulton Hogan boundary to schedule the installation of irrigation and trees.</p> <p><b>17 Jan 2023</b> Contractors are designing the irrigation required for the industrial boundary tree planting. Trees for the site have been ordered for supply in winter. Once costs are known focus will return to the Arnott Street residential boundaries and fence discussions with residents.</p>
15/09/2020	Alexandra Theatre – Stage Upgrade	20.5.5	<p>That the Board:</p> <p>A. <b>Receives</b> the report and accepts the level of significance.</p> <p>B. <b>Agrees</b> to proceed with the Alexandra Theatre Stage Upgrade Project at an updated estimate cost at the detailed design stage of \$590,000.</p> <p>C. <b>Approves</b> the updated funding structure of the project</p>	Property and Facilities Officer (Vincent and Teviot Valley)	<p><b>September 2020</b> Action memo sent to the Property and Facilities Officer – Vincent and Teviot Valley.</p> <p><b>November 2020</b> Drafting of tender documents are underway.</p> <p><b>December 2020</b> Tender has now closed and assessment is underway.</p> <p><b>February 2021</b></p>

			<p>to be as follows:</p> <table><tr><td>Central Otago District Council</td><td>33%</td></tr><tr><td>Otago Community Trust</td><td>10%</td></tr><tr><td>Lotteries Community Facilities</td><td>44%</td></tr><tr><td>Trans power Community Care Fund</td><td>8%</td></tr><tr><td>Alexander McMillan Trust</td><td>5%</td></tr></table> <p>The draft Long-Term Plan 2021/31 to be updated once the project tender has been concluded.</p> <p>D. <b>Approves</b> the updated project programme as outlined in the report and instructs Council staff to start the tendering process.</p>	Central Otago District Council	33%	Otago Community Trust	10%	Lotteries Community Facilities	44%	Trans power Community Care Fund	8%	Alexander McMillan Trust	5%	<p>Contract awarded subject to funding. Funding applications underway.</p> <p><b>March 2021 –</b> Funding applications lodged. Outcome expected end June 2021.</p> <p><b>May 2021</b> Otago Community Trust funding approved in full. Report to Board to be tabled at its June meeting, requesting funding for asbestos removal which must be completed before construction commences.</p> <p><b>July 2021</b> Funding for asbestos removal approved. Asbestos being removed 5-18 July. Lotteries funding approved in full. Transpower and Alexander McMillan Trust funding applications declined. Central Lakes Trust approached again and will consider application in August funding round.</p> <p><b>August 2021</b> Asbestos removal complete. Central Lakes Trust application submitted. Decision due mid-August.</p> <p><b>September 2021</b> Central Lakes Trust approved \$32,000. Funding remains \$46,500 short. The building is due to be strengthened up to 67% through funding provided this financial year. Possibility of combining these projects for potential cost savings is being explored. Engineer's design for strengthening work underway.</p> <p><b>October 2021</b> The engineering design for strengthening is finished. QS of this design has been received. When taking the approach of combining both the Stage Upgrade and the Earthquake Strengthening Projects the estimated construction costs are over the combined budget. It has also been identified that an accessibility report and a fire report will be required as part of the building consent for both projects. The engineer has both reports underway. Any resulting costs</p>
Central Otago District Council	33%													
Otago Community Trust	10%													
Lotteries Community Facilities	44%													
Trans power Community Care Fund	8%													
Alexander McMillan Trust	5%													



					<p>to bring the building up to current code will also need to be factored into these projects. The engineer has suggested council could opt for only the hall section of the Community Centre to be strengthened if the Theatre is not required for Emergency Management purposes. Council's Emergency Management Officer has been consulted and confirmed this could be a possibility the Board may like to consider. The engineer has been instructed to do further modelling to see how the parts of the complex will perform in an earthquake if they are at different strengthening levels. Once received a report to the Board for a decision to either provide further funding or to proceed but only strengthen the hall side of the complex to 67% will be tabled.</p> <p><b>November 2021</b> Awaiting engineer's fire and accessibility reports and earthquake modelling results.,</p> <p><b>December 2021</b> Chasing engineer's fire and accessibility reports and earthquake modelling results. Requested an 8-month extension on the Lotteries funding agreement.</p> <p><b>January 2022 – March 2022</b> No further update.</p> <p><b>14 Apr 2022</b> April 2022 – The fire and accessibility report has been received. An invasive investigation to determine the connection between parts of the buildings within the complex is underway. This invasive investigation will give the information required for the earthquake strengthening modelling.</p> <p><b>23 May 2022</b> Invasive investigation completed. Engineering design completed and with contractor to price.</p> <p><b>13 Jul 2022</b> Work is being re-priced.</p> <p><b>24 Aug 2022</b></p>
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					<p>Work is still in the process of being re-priced. The building contractor is finding it hard to get a subcontractors to reprice and commit the work schedule. A rough cost estimate was provided by the building contractor and the funding shortfall has been used for consideration within the Better off Funding project.</p> <p><b>01 Nov 2022</b> The contractor is progressing with their cost estimate. Awaiting the outcome of the Better off Funding.</p> <p><b>23 Dec 2022</b> Better off Funding is confirmed. A report will be tabled at the Council's meeting in January. This report promotes the combining and procurement of the Alexandra Theatre Stage Upgrade Project and the Alexandra Community Centre Earthquake Strengthening and Building Compliance Project's. By doing so we will be able to meet funding agreement deadlines and gain efficiencies in terms of cost, management, and time.</p>
19/05/2021	Submissions on the Long-term Plan 2021-31 Consultation Document	21.4.3	Recommends to Council that staff are requested to investigate a request for an extension of the junior playground at Pioneer Park and provide a report for consideration in a future annual or long-term plan.	Parks and Recreation Manager	<p><b>20 Aug 2021</b> Item will be considered for a future Annual Plan or Long-term Plan. ON HOLD</p> <p><b>11 Jul 2022</b> A report on options will be prepared as part of the next Annual Plan.</p> <p><b>24 Aug 2022</b> No further update</p> <p><b>31 Oct 2022</b> No further update to report.</p> <p><b>13 Jan 2023</b> No further update</p>
19/05/2021	Submissions on the Long-term Plan 2021-31 Consultation Document	21.4.3	Recommends to Council that staff provide a report regarding Ice Inline for future consideration.	Parks and Recreation Manager	<p><b>20 Aug 2021</b> Item will be considered for a future Annual Plan or Long-term Plan. ON HOLD</p> <p><b>24 May 2022</b> A report re Ice In-line is to be tabled at the June meeting.</p>

					<p><b>11 Jul 2022</b> At its June meeting the VCB resolved that the request by IceinLine Inc for funding towards a roof over the Ice Rink be considered as part of the 2023/24 Annual plan</p> <p><b>24 Aug 2022</b> No further update</p> <p><b>31 Oct 2022</b> No further update.</p> <p><b>13 Jan 2023</b> No further update.</p>
19/05/2021	Submissions on the Long-term Plan 2021-31 Consultation Document	21.4.3	Recommends to Council that staff convene a meeting of Central Otago District Council, Central Otago Hockey Association, Central Lakes Trust and Molyneux Turf Incorporated to discuss a way forward on the proposed multi-use turf and facilities at Molyneux Park.	Parks and Recreation Manager	<p><b>20 Aug 2021</b> A meeting has been held with key stakeholders for the proposed hockey turf. As an outcome from that meeting a comprehensive feasibility study produced by the hockey club is necessary to progress the matter. This is a requirement of funding agencies and would enable the matter to be considered by the Vincent Community Board.</p> <p><b>03 Nov 2021</b> Molyneux Turf Incorporated have engaged a consultant to assist them in the preparation of a business case for the proposed turf. Completion date for this is unknown.</p> <p><b>14 Jan 2022</b> No further update.</p> <p><b>03 Mar 2022</b> No further updates.</p> <p><b>19 Apr 2022</b> No further updates.</p> <p><b>24 May 2022</b> This item is currently on hold.</p> <p><b>11 Jul 2022</b> The first stage of the feasibility report in November 2021 has been completed. MTI has now extended the study to explore another location additional to Molyneux Park as a further option for consideration. MTI intend presenting the VCB with the finalised</p>

					<p>report in the coming months.</p> <p><b>24 Aug 2022</b> No further update</p> <p><b>31 Oct 2022</b> No further update.</p> <p><b>13 Jan 2023</b> No further update from Hockey on this matter.</p>
31/08/2021	Promotion Grant Applications 2021 - 22 First Round	21.7.2	<p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Declines a promotions grant application from the Central Otago A &amp; P Show for Children's Entertainment</p> <p><b>GRA210733815 Central Otago A &amp; P Show – Children's Entertainment</b></p> <p>Year 1 LTP 2021/22 applied \$7,500 \$0 Declined Year 2 LTP 2022/23 applied \$5,000 \$0 Declined Year 3 LTP 2023/24 applied \$5,000 \$0 Declined</p> <p>C. Approves a promotions grant for Year 1 and Year 2, but declines a promotions grant for Year 3 for Winterstellar Matariki and Night Sky events and exhibitions.</p> <p><b>GRA210740149 Winterstellar Matariki and Night Sky events and exhibitions</b></p> <p>Year 1 LTP 2021/22 applied \$20,000 \$4,000 approved subject to establishment of appropriate entity. Year 2 LTP 2022/23 applied \$25,000 \$10,000 approved subject to satisfactory report back year 1. Year 3 LTP 2023/24 applied \$15,000 \$0 Declined</p>	Media and Marketing Manager	<p><b>08 Sep 2021</b> Action memo sent to the Media and Marketing Manager and to Finance</p> <p><b>27 Sep 2021</b> All applicants have been advised in writing of funding decisions - both declined and approved. For approved grants purchase orders have also been raised.</p> <p><b>03 Nov 2021</b> Central Otago District Arts Trust advised staff that Cover to Cover Authors talks deferred till early 2022 - due to Author being in Auckland and unable to travel due to COVID restrictions. , Winterstellar organiser has advised that they have sought advice regarding establishment of official entity. Staff will continue to liaise as necessary.</p> <p><b>19 Jan 2022</b> No further update from Central Otago Arts Trust - Staff will follow up at end of January if nothing heard. Winterstellar organiser has confirmed that a Charitable Trust has now been established. Establishing a new bank account is in progress. Awaiting update on when grant will be uplifted.</p> <p><b>08 Mar 2022</b> Invoice to uplift grant received from Winterstellar 8 March 2022 - authorised for payment. No further update on CODAT Authors talks however due to COVID settings it is understood that holding the event would not be possible at this time. Staff will follow up as to future plans.</p> <p><b>20 Apr 2022</b></p>

			<p>D. Approves a promotions grant for Year 1 and Year 2, but declines a promotions grant for Year 3 for the Central Otago District Arts Trust – Cover to Cover event.</p> <p><b>GRA210739572 Central Otago District Arts Trust – Cover to Cover events</b></p> <p>Year 1 LTP 2021/22 applied \$4,261 \$2,500 Approved Year 2 LTP 2022/23 applied \$7,218 \$1,000 Approved Year 3 LTP 2023/24 applied \$9,055 \$0 Declined</p> <p>E. Declines an application for a promotions grant from Ahipara for the Ahi Festival of Light.</p> <p><b>GRA210714507 Ahipara – Ahi Festival of Light</b></p> <p>Year 1 LTP 2021/22 applied \$25,000 \$0 Declined Year 2 LTP 2022/23 applied \$10,000 \$0 Declined Year 3 LTP 2023/24 applied \$5,000 \$0 Declined</p> <p>F. That given the \$26,000 allocation through the hardship fund process, that no additional allocation is provided for the 2021/22 FY and that \$24,500 is allocated for the 2022/23 FY.</p> <p><b>GRA210749634 Alexandra Blossom Festival Inc. Event Infrastructure Costs</b></p> <p>Year 1 LTP 2021/22 applied \$24,500 \$0 Declined Year 2 LTP 2022/23 applied \$24,500 \$24,500 Approved Year 3 LTP 2023/24 Applied \$24,500 \$0 Declined</p> <p>ith Cr Cooney and Ms Robinson recording their vote</p>		<p>No further update available.</p> <p><b>13 Jul 2022</b> No further update from CODAT re future of events. Staff will follow up. Winterstellar exhibition at Central Stories is open. Reminded of need to complete a report back prior to uplifting new financial year grants.</p> <p><b>24 Aug 2022</b> Report Back received from Winterstellar for 2021-22 grant. Will be presented to Board at November 2022 VCB meeting. Arts Trust advised that delayed event will take place in late 2022 – they are finalising dates with venues currently.</p> <p><b>03 Nov 2022</b> Winterstellar report back for year one on VCB agenda Nov meeting. Draw down of year 2 Winterstellar grant cannot proceed until Board agrees report back is satisfactory. Central Otago District Arts Trust confirm Cover to Cover event will take place on 2 December with positive ticket sales. , Alexandra Blossom Festival year 2 grant drawn down.</p> <p><b>19 Jan 2023</b> Report back tabled and Board approved release of year 2 grant. Central Otago District Arts Trust Cover to Cover event was successful and a sell out. Committee finalising all details before submitting final report back for the Board.</p> <p>MATTER CLOSED</p>
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16/11/2021	Clyde Museum Redevelopment - Clyde Police Lock-up	21.9.3	<p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves the proposal to move the Clyde Police Lock-up from the rear of the Blyth Street Museum (Lot 1 Deposited Plan 27008) to a location near the Clyde Railway Station on the Railway Station Recreational Reserve (Lot 31 Deposited Plan 19044).</p> <p>C. Approves the budget of \$46,000 to be funded from the Vincent General Reserves (4111).</p> <p>D. Agree to issue a lease to the Clyde Historical Museum Group Incorporated over approximately 30m<sup>2</sup> of the Clyde Railway Station Recreation Reserve.</p> <p>This lease will be issued under the Reserves Act 1977 and is subject to the Community Leasing and Licensing Policy.</p>	Property and Facilities Officer (Vincent and Teviot Valley)	<p><b>07 Jan 2022</b> Action memo received. Procurement of contractor to move the building is underway.</p> <p><b>04 Mar 2022</b> Procurement of contractors underway.</p> <p><b>31 Mar 2022</b> Procurement of contractors continues. Assessment of quotes received underway.</p> <p><b>20 Apr 2022</b> Procurement of contractors continues and assessment of quotes received is underway. On-going.</p> <p><b>23 May 2022</b> Resource Consent lodged. Contractors engaged. Building consent documentation underway.</p> <p><b>13 Jul 2022</b> Resource Consent granted. Awaiting Building Consent.</p> <p><b>24 Aug 2022</b> Building consent granted. The building is due to be moved within the week of 29 August 2022.</p> <p><b>01 Nov 2022</b> The building was relocated on 5 September. , There was unexpected additional expenses in the move. When they started lifting the building up it was found that the floor was not connect to the walls and there was borer being present in the bearers. Both items needed to be addressed before the building was moved. , Then when the contractor started to dig the holes for the piles at the new site, beside the Clyde Railway Station, they found an underground steel tank. An archologies was called in and concluded that it was most likely a soak pit system that was installed when the station was first build in 1907. The site was recorded and approval given to fill the tank</p>

					<p>with concrete. , These unexpected costs has put the project over budget. A review of the remaining costs to achieve building consent is underway.</p> <p><b>23 Dec 2022</b> Two quotes to complete the project have been received. A report to the Vincent Community Board to approve additional budget required to complete the project will be tabled early 2023.</p>
22/03/2022	Half Mile Recreation Reserve And Wilding Conifer Removal	22.2.2	<p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees that no felling of any trees occur in the Half Mile Reserve until a full, comprehensive Alexandra Recreation Reserve Plan, with associated budgeting, is developed and consulted upon by the community.</p> <p>C. Agrees that a comprehensive plan, together with a budget, be prepared for plantings within the existing flora at the Half Mile Reserve, these plantings to eventually replace the existing pines.</p> <p>D. Agrees that any tree removal does not detrimentally affect the amenity value of the Reserve for the local community.</p> <p>E. Agrees that the programme for the removal of wilding conifers at Boot Hill, Lower Manorburn Dam Reserve and Alexandra Airport does not proceed until the Alexandra Recreation Reserve Plan is completed.</p> <p><b>WITHDRAWN</b> (with the agreement of the mover and seconder)</p> <p>That the item be left to lie on the table until a development plan for the area had been consulted on and brought back to the Board for its consideration.</p>	Parks and Recreation Manager	<p><b>30 Mar 2022</b> Action memo sent to the report writer.</p> <p><b>20 Apr 2022</b> Consulting with the community on a development plan for the area.</p> <p><b>24 May 2022</b> The consultation documentation is to be made available to the public in late May 2022.</p> <p><b>11 Jul 2022</b> Feedback from the consultation on the Half Mile reserve development proposal will be presented to the July meeting of the Board.</p> <p><b>24 Aug 2022</b> Board received an information report on the Half Mile recreation reserve survey results. A report for decision will be presented to the Board after the elections.</p> <p><b>31 Oct 2022</b> The Board is due to consider a report on this matter at its November 2022 meeting.</p> <p><b>13 Jan 2023</b> Board will consider this at its January 2023 meeting.</p>



22/03/2022	Vallance Cottage Reserve Biodiversity Border Planting	22.2.5	<p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves a proposal from the Alexandra Garden Club to plant a Biodiversity Border along the Tarbert Street side of Vallance Cottage Reserve, with final design and location to be agreed upon with council staff.</p> <p>C. Agrees to enter a Memorandum of Understanding between Council and the Alexandra Garden Club for the establishment of a biodiversity border at the Vallance Cottage Reserve.</p>	Parks and Recreation Manager	<p><b>30 Mar 2022</b> Action memo sent to the report writer.</p> <p><b>20 Apr 2022</b> Staff are working with the Garden Club on their plans for this project.</p> <p><b>23 May 2022</b> Staff continue to work with the club on plans for this project. The club has confirmed planting will not start before May 2023.</p> <p><b>11 Jul 2022</b> MOU was sent to the group and currently waiting for returned signed copy from the group. Follow up email has been sent.</p> <p><b>31 Oct 2022</b> MOU has not been signed, no further progress has been made.</p> <p><b>13 Jan 2023</b> No correspondence from the Garden Club has been received on this matter .</p>
13/06/2022	IceinLine Ice Rink Roof Funding Application	22.4.3	<p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees in principle to fund IceinLine Central Incorporated's request for \$400,000 towards the construction of a roof over the existing ice rink at Molyneux Park, subject to consultation in the 2023/24 Annual Plan.</p>	Parks and Recreation Manager	<p><b>17 Jun 2022</b> Action memo sent to the Parks and Recreation Manager and to Finance.</p> <p><b>11 Jul 2022</b> At its June meeting the VCB resolved that the request by IceinLine Inc for funding towards a roof over the Ice Rink be considered as part of the 2023/24 Annual plan.</p> <p><b>31 Oct 2022</b> No further update to report.</p> <p><b>13 Jan 2023</b> No further update</p>
26/07/2022	Notice of Intention to Prepare a Reserve Management Plan - Omakau Recreation Reserve	22.5.4	<p><b>Recommendations</b></p> <p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees in accordance with the Reserves Act 1977 to prepare and notify for submission a Draft Reserve Management Plan for the Omakau</p>	Parks and Recreation Manager	<p><b>01 Aug 2022</b> Action Memo sent to Report Writer.</p> <p><b>01 Aug 2022</b> Liaising with relevant community groups to begin gathering information required for draft plan.</p> <p><b>03 Nov 2022</b> Plan currently being drafted.</p> <p><b>13 Jan 2023</b></p>

			Recreation Reserve		Work is progressing on this but due to staff resignation this has not progressed as fast as originally anticipated.
6/09/2022	2022/23 Community and Promotions Grants Applications	22.6.2	<p>That the Vincent Community Board:</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Allocates \$6,000 to the Alexandra and Districts Youth Trust towards rent for the Alexandra Youth Hub from the 2022/23 community grants budget.</p> <p>C. Allocates \$4,600 to the Alexandra Toy Library towards a new toilet and carpet upgrade from the 2022/23 community grants budget.</p> <p>D. Allocates \$1,500 to the Earnscliffe Community Society Inc towards maintaining the Community Hall from the 2022/23 community grants budget.</p> <p>E. Allocates \$1,235 to the Lower Manorburn Reserve working group towards a planting and protection project from the 2022/23 community grants budget.</p> <p>F. Notes that the Blacks Hill cricket surfaces on Omakau reserve will be funded as part of the Parks department's budget.</p> <p>G. Allocates \$8,000 to the Prospector Race Ltd for event marketing from the promotions grants budget in the 2022/23 financial year.</p> <p>H. Allocates \$5,000 to the Waiata Theatre Productions Ltd towards performance rights for Les Miserables from the promotions grants budget in the 2022/23 financial year.</p>	Media and Marketing Manager	<p><b>03 Nov 2022</b></p> <p>Approved promotions grants recipients advised of funding decision, purchase orders raised and provided for applicants to uplift approved grants.</p>
6/09/2022	Alexandra River Park	22.6.3	<p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to develop the Alexandra River Park.</p> <p>C. Approves the concept design for the Alexandra River Park, and agrees to proceed with detailed design.</p> <p>D. Notes that the final detailed design will be</p>	Parks and Recreation Manager	<p><b>16 Sep 2022</b></p> <p>Action memo sent to Officer.</p> <p><b>31 Oct 2022</b></p> <p>Resource consents that are required for this project have been applied for. Outcome expected by mid-December.</p> <p><b>13 Jan 2023</b></p> <p>Resource consents from both ORC and CODC have now been issued. Progress will now begin on developing a final plan for the</p>

			presented to the Vincent Community Board for approval. E. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.		Boards approval.
6/09/2022	2022/23 Community and Promotions Grants Applications	22.6.2	That the Vincent Community Board: A. Receives the report and accepts the level of significance. B. Allocates \$6,000 to the Alexandra and Districts Youth Trust towards rent for the Alexandra Youth Hub from the 2022/23 community grants budget. C. Allocates \$4,600 to the Alexandra Toy Library towards a new toilet and carpet upgrade from the 2022/23 community grants budget. D. Allocates \$1,500 to the Earnsclough Community Society Inc towards maintaining the Community Hall from the 2022/23 community grants budget. E. Allocates \$1,235 to the Lower Manorburn Reserve working group towards a planting and protection project from the 2022/23 community grants budget. F. Notes that the Blacks Hill cricket surfaces on Omakau reserve will be funded as part of the Parks department's budget. G. Allocates \$8,000 to the Prospector Race Ltd for event marketing from the promotions grants budget in the 2022/23 financial year. H. Allocates \$5,000 to the Waiata Theatre Productions Ltd towards performance rights for Les Miserables from the promotions grants budget in the 2022/23 financial year.	Community Development Advisor	<b>16 Sep 2022</b> Action memo sent to Officers and to Finance. <b>03 Nov 2022</b> Grants have been paid to the Alexandra and Districts Youth Trust, the Alexandra Toy Library, Earnsclough Community Society and the Lower Manorburn Reserve working group. The grant to the Lower Manorburn Reserve working group was slightly less than allowed for (\$1095.33 vs \$1,235) as it was paid on reimbursement of receipts. Staff will ensure accountability reports are asked for as they fall due. <b>17 Jan 2023</b> All grants have been paid. The cricket wicket at the Omakau reserve has been resurfaced and the cricket net is to be completed early March. Matter Closed.
31/10/2022	Appointments to Sub-committees and Other Community Organisations	22.7.7	That the Vincent Community Board A. Receives the report and accepts the level of significance. B. Appoints representatives to community sub-committees as follows: • Manorburn Recreation Reserve Committee – Dr Browne	Governance Manager	<b>09 Nov 2022</b> In the process of notifying groups of the changes. <b>10 Jan 2023</b> The various groups have been informed of their liaison or representative. MATTER CLOSED

			<ul style="list-style-type: none"> <li>• Omakau Recreation Reserve Committee – Cr Paterson</li> </ul> <p>C Appoints representatives to community organisations as follows:</p> <ul style="list-style-type: none"> <li>• Alexandra Community House Trust – Cr Alley</li> <li>• Alexandra Council for Social Services – Mr Cromb</li> <li>• Alexandra District Museum Inc (Central Stories) – Dr Browne</li> <li>• Alexandra Blossom Festival Committee – Mr Hammington</li> <li>• Alexandra and Districts Youth Trust – Cr McPherson</li> <li>• Clyde Historical Museum Committee – Mr Hammington</li> <li>• Keep Alexandra-Clyde Beautiful Society – Dr Browne</li> <li>• Ophir Welfare Association Committee – Cr Paterson</li> <li>• Promote Alexandra Inc – Not appointed</li> <li>• St Bathans Area Community Association Inc – Mr Cromb</li> <li>• Vallance Cottage Working Group – Mr Johns</li> </ul>		
22/11/2022	2021-22 Promotion Grant Funding Report Back_WinterStellar	22.8.2	<p>That the Vincent Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees the report back shows satisfactory outcomes from the 2021-22 funding and approves the release of the pre-approved grant \$10,000 for 2022-23 as detailed in VCB resolution 21.7.2.</p>	Media and Marketing Manager	<p><b>09 Dec 2022</b> Action memo was sent to officer.</p> <p><b>19 Jan 2023</b> Winterstellar advised grant approved for release. Grant now uplifted. No further action until report back due post 2023 events.</p>

**Chair**  
**Beverley Thomson**

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**Sue Mort**

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**MINUTES OF KEEP ALEXANDRA CLYDE BEAUTIFUL MEETING HELD AT 12A CHAPPLE STREET  
AT 7.30PM ON MONDAY NOVEMBER 28<sup>TH</sup> 2022**

PRESENT: Bev Thomson, David Beer, Sue Mort, Mary-Ann Baxter, Roger Browne, Anna Robinson (Zoom participation)  
APOLOGIES: Ann & Barrie Wills, Karin Bowen, Jo Wilson  
ABSENT Allan Johnston. Rebecca Williams Community Development Advisor at the CODC had been invited, but was unable to attend due to illness in the family.

**MINUTES OF PREVIOUS MEETING**

Secretary moved that the minutes, having been emailed, be accepted as a true and correct record.

Seconded David

Carried

**FINANCE:**

Current Account:	\$6607.00
Bonus Saver Account	\$
Term Deposit:	\$9486.48

Agreed \$5000 be transferred into the Bonus Saver from Current Account. Treasurer to action

**ACCOUNTS PAID**

Bev Thomson Rabbit Mesh	\$ 226.10
Ann Wills Mural Accessories	\$ 71.22
Mackies Hanging Baskets	\$ 792.00

**ACCOUNTS TO BE PAID**

Mary-Ann Baxter Herbicide Rail Trail	\$194.90
Ann Wills Tyre & tube for Wheelbarrow	
Await account from Beaurepaires	

Payments approved Moved Bev Seconded David

**REPORTS:**

**1. RAIL TRAIL - Karin Bowen/David/ Mary-Ann Baxter**

Mary-Ann, with Rod's help, taking up duties weed spraying on the Trail. They have reached half way 14<sup>th</sup> Nov. Account submitted for herbicide. A Ginkgo and Purple Birch looking stressed. Is there a water issue?  
Trail Neighbours' are heaping grass clippings around the trees. OK in moderation. How do we ask them not to overdo the amount? Action: Bev to do a Facebook post, and Newsletter

**2. KAMAKA WALKWAY – Ann Wills/ Sue Mort**

Barrie & Ann checked irrigation after reports that some shrubs struggling. Found water turned off to irrigation system. Notified CODC- Delta did not turn off but confirmed it had happened at several sites around town. Barrie cleared water race of debris. Oct 31<sup>st</sup> Ann Helen & Sue cleared bottom end of track of tree debris, poplar seedlings and overgrown foliage. Sue has worked independently on at top of track.  
Anna suggested we post on Facebook Please leave irrigation systems alone in public places. A lot of work, often by volunteers goes into plantings to enhance etc.... or words to that effect. Action: Bev asked Ann to consider this, since she was talking to Council and may be able to work with them.

**3. HANGING BASKETS –David Beer/ Jojoes**

One basket at Side Walk Café end not looking good. Irrigation to be checked.

**4. LINGER AND DIE; DUNSTAN GOLD PLANTINGS**

Kowhai corner needs a weed. Action: Bev to check and ask recruits from AGM. Work towards getting help from Alex Primary next year.

**5. VINCENT COMMUNITY BOARD - Roger Browne**

We have lost Anna as one of our supporters on the Board to her new Environmental role with the rural community. Fortunately keep her on KACB Committee.

**6. LOOKOUT RESERVE – Bev Thomson**

Joe laid the extension to irrigation system in October to cover the rock garden zone  
Prolific spring growth = masses of weeds. Working Bees coming up in December. Action: Bev to organise

**7. SHAKY RESERVE**

Joe laid the first stage irrigation in October.  
Grant Bean weeded bunny circles and sprayed the bark mulch  
Action: This needs to be finished. Damaged bunny circles to be refixed and 600mesh to be cut and installed on vulnerable plants.

**8. ALEXANDRA ENTRANCE SIGNS**

The Manuhierikia Entrance sign is on the Fulton Hogan list of potential heavy duty projects they would like to volunteer for – via list coordinated by Haeaeata Natural Heritage Trust.

**GENERAL:**

The Millenium Track which is on LINZ land developed by ORC which passed its' maintenance on to CODC.  
The work that gets done is not adequate and is intermittent . Is there a Management Plan?  
What funds are available? Action: members to write to council as individuals

Lynne Stewart would appreciate help at a Working Bee at the Clyde bridge end plantings to release well established plants from weed growth. Action: Bev to add to newsletter

**Possible Project for 2023**

Ann was approached by Maureen Mulholland from 18 Gillaly Way suggesting that KACB plant natives along the edge of a walking track developed by The Jarvies of 16 Gillaly, building the house above. They cleared the area and created a path which links Gillaly Way to Bodkin Place.  
Ann contacted Gordon Bailey CODC about the suggestion. He passed it on to the Water Dept. as the land is a CODC water easement. This walkway looks like an attractive planting proposition  
The Kamaka walkway has an irrigation system designed for 6 zones. We have only used 4 therefore there may be a possibility of the line being extended to the track plantings.  
Action: Committee to consider adding it to objectives, and appointing a leader. Would need to encourage local community to help.

**Citizen Trees**

Deborah Beange has approached the group re Citizen Trees being planted in public spaces. Kowhais given to new NZ Citizens who have nowhere to plant them. She will let us know if a planting site its needed.  
Ceremonies take place 17 Feb.,30 June, 29 Sept., 15 Dec. Usually 5-15 recipients

**Surplus Flax**

Maureen Mulholland 18 Gillaly, has a large Flax or two which would need a machine to extract. Any offers? Any sites?  
Action: Anna to see if her tractor could cope with the task.

**Marketing KACB**

Mary-Ann waiting for reply from the High School

**Objectives**

To be added HEALTH & SAFETY, operations manuals  
Bev asked that we check requirements, and develop written procedures to be stored in the shared drive.  
Build on the experience in the group, and create an easy space to find the information when needed, or when there are new people.  
Action: Jojo to draft procedures for hanging baskets and their irrigation system.

**Newsletter**

Action: Bev to outline our projects and where they are situated, then ask for locals to help at their nearest locality. Aiming to drum up more volunteers

Grass clippings request

Irrigation controllers – do not touch request

Lynne Stewart – weeding request

**BUSINESS ARISING FROM THE MINUTES**

None

**CORRESPONDENCE/EMAILS**

In	20 Oct . From Haehaeata	Fulton offer of voluntary assistance
	7 Nov. From Haehaeata	Summary of list sent to Fulton Hogan
	8 Nov From Lynne Stewart	commending Newsletter
	22 Nov From Deborah Beange	CODc Welcoming Communities Officer. Citizen followup
		Note Steve O’Kane has resigned from his position with CODC
Out		Ann’s contact with Gordon Bailey

***CHRISTMAS LUNCH IS AT THE PACKING SHED 1PM FRIDAY 16<sup>TH</sup> DECEMBER***

**Wishing members and their families all the very best for Christmas and the festive season.**

**The next meeting will be on Monday January 23rd 7.30pm**

**At Chance House, 5 Lanes Road**

Rebecca Williams visit has been rescheduled.

**Please advise Sue Mort if unable to attend – Tel.448 7450**

**10            DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 21 March 2023.



**11 RESOLUTION TO EXCLUDE THE PUBLIC**

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**Recommendations**

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48 for the passing of this resolution</b>
<b>Confidential Minutes of Ordinary Board Meeting</b>	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>23.1.10 - January 2023 Confidential Governance Report</b>	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

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