

**Minutes of a meeting of the Brook Recreation Reserve  
Management Plan Panel – Hearing of Submissions**

**Held in the Council Chamber, Civic House, 110 Trafalgar Street,  
Nelson**

**On Wednesday 2 September 2015, commencing at 1.03pm**

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Present: P Reaburn (Chairperson), and Councillors P Matheson and G Noonan

In Attendance: Councillors I Barker, M Lawrey, and T Skinner, Group Manager Infrastructure (A Louverdis), Administration Adviser (S McLean), and External Consultant (R Greenaway)

**1. Apologies**

There were no apologies.

**2. Confirmation of Order of Business**

There was no change to the order of business.

**3. Interests**

There were no updates to the Interests Register, and no interests with items on the agenda were declared.

**4. Terms of Reference**

The Terms of Reference for the Panel were noted.

**5. Draft Brook Recreation Reserve Management Plan Hearing  
of Submissions**

**5.1 Bob Lynch, Submission 10**

Mr Lynch summarised his submission, proposing that a set level of semi-permanent residents be allowed to remain in the Brook Valley Holiday Park, as opposed to the sinking-lid proposal in the draft Brook Recreation Reserve Management Plan (the Plan).

Mr Lynch listed the advantages in having semi-permanent residents which were contained in his submission.

In response to a question, Mr Lynch said he approved the proposed location of semi-permanent living in the Reserve.

5.2 Christopher St Johanser, Submission 12

Mr St Johanser said he agreed with the comments in the Brook Valley Community Group submission. He was not in support of the idea of commercial development within the Reserve.

Mr St Johanser spoke about his idea of having an integrated reserve from the mountains to the sea.

Mr St Johanser questioned what would happen with the land that was currently being logged up the Brook. He proposed that the Cawthron Park forestry project could lease this land for forestry research, which would be in line with the intention of a commercial site under vision 1 of the Plan. Mr St Johanser reiterated that he was not in support of vision 1, but if Council did proceed with vision 1, then this research would be an attractive option.

In response to questions, Mr St Johanser confirmed he realised that neither vision 1 nor vision 2 gave direction on what the harvested land would be used for. He said the commercial component of forestry research would be about building an information base to learn how species could be grown in a way that sustained the land. Mr St Johanser said the research would assist Council in developing the management of the land. He reiterated that it should be ecologically focussed to complement other aspects of the area.

Mr St Johanser spoke about responsibility and priority for carbon capture, stating that there was no mention of this in Council's forestry planning documents.

5.3 Mike Rodwell and Malcolm Saunders, Nelson Residents Association Inc, Submission 22

Mr Rodwell presented the submission. He spoke about land which had been gifted to Council by Thomas Cawthron, and said Council had agreed never to sell or lease the land.

Mr Rodwell raised concerns about damage to the Dun Mountain Trail, and emphasised it was a heritage trail.

External Consultant, Rob Greenaway advised the Dun Mountain Trail was outside the boundary of the Plan, and was managed under the Conservation Landscape Management Plan. He added that the draft Brook Recreation Reserve Management Plan would need to consider access to adjoining areas.

Mr Saunders spoke further about damage to the Dun Mountain Trail, and praised Council on its Nelson Nature project.

5.4 Emily Thomas and Daniel Leaper, Nelson Youth Council, Submission 23

Mr Leaper and Ms Thomas presented the Youth Council submission, reiterating their support for vision 1. Mr Leaper said the Youth Council agreed that a gondola would have benefits to Nelson, including the ability to hold prestigious mountain biking events.

Mr Leaper emphasised that the residents of the Brook Reserve should be considered in terms of noise and safety. He added that conservation and preservation should also be prioritised.

In response to a question, Mr Leaper confirmed the Youth Council believed that tourism and environment aspects of the Plan could be balanced. He highlighted that an increase in visitors to the area would likely increase financial support to the Brook Waimarama Sanctuary.

In response to a question about other possible activities in the area, Mr Leaper advised that youth councillors had thought about a luge, although this would require significant earthworks. Ms Thomas explained that approximately 900 youth had been surveyed for the Long Term Plan 2015-25, with consistent support shown for a gondola.

5.5 Ren Kempthorne, Submission 30

Mr Kempthorne asked that the indicative road to Bishopdale be removed from the map on page 42 of the Plan as that development had not yet been defined. He raised several concerns about this proposed link.

Mr Kempthorne was not in support of a gondola or privatising Fringed Hill. He suggested the existing road be opened up for better access. Mr Kempthorne asked that the proposed footprint for commercial development in the Reserve be removed as it was likely to support a potential gondola.

5.6 David Ayre, Assorted Brook Valley Residents, Submission 31

Mr Ayre clarified that he was speaking on behalf of several Brook Valley residents to ensure that voices other than the main organisations were heard.

Mr Ayre suggested that the Brook Valley was underutilised, and contained a wealth of activities and resource. He spoke about how the Reserve had been a place for family gatherings in the past, but was now in a state of disrepair with a lack of management of the permanent residents within the campsite. He did not support residents living on a public reserve. Mr Ayre reiterated that the priority should be enjoyment of the area by a large section of the Nelson community, instead of providing cheap accommodation for a small group of people.

Mr Ayre said if a relocateable home park was to remain, this should be restricted to a small area and managed carefully. He suggested the

campground could be revived to become a desirable place for visitors and the community. Mr Ayre supported the proposal for Nelson Marlborough Institute of Technology (NMIT) classrooms to be located on the Reserve and supported an allowance for commercial tourism in the area. He suggested the increase in traffic up the Brook Valley would not be a major concern.

In response to questions, Mr Ayre said he agreed with the proposed permanent resident area in the Management Plan, and supported the 'sinking-lid' proposal.

5.7 Jo Rainey, Nelson Cycle Lift Society Inc, Submission 32

Mr Rainey thanked Council for the comprehensive consultation process.

Mr Rainey supported vision 1 and said that rationale for a commercial gondola lift had already been established. He said the Nelson Cycle Lift Society could not contact potential funding sources until a decision was made on the Plan.

Mr Rainey advised there was potential for a gondola to be based outside the Reserve, but further information could not be provided until a feasibility study was carried out. He noted that vision 1 did not approve a gondola and that a full resource consent process would be required.

Mr Rainey supported management of the Reserve by the Brook Waimarama Sanctuary Trust along with the addition of Council input in certain areas. He supported gazetting the entire area as a recreation reserve. Mr Rainey did not support permanent accommodation or a relocateable home park on site, stating that this was not compatible with the preferred ongoing purpose of the Reserve.

Mr Rainey raised concerns about the proposed commercial footprint not being of adequate size. He said it would be acceptable to locate parking out of the Reserve. Mr Rainey supported the provision of space for Eureka Park, and added that he agreed with Mr Ayre's submission.

5.8 David Butler and Hudson Dodd, Brook Waimarama Sanctuary Trust, Submission 40

Mr Butler expressed appreciation to Council on behalf of the Brook Waimarama Sanctuary Trust, for the opportunity to have the Reserve developed compatibly with the Sanctuary. He highlighted the possibility of co-management and supported the ideas of education in the Reserve, a gondola, Eureka Park and a defined relocateable home park. Mr Butler emphasised that the area needed to be managed to a high standard.

Mr Dodd confirmed the Trust supported vision 1, and agreed with gazetting the land into a reserve.

Mr Dodd encouraged Council to investigate the Department of Conservation suggestion of gazetting the land as a local purpose reserve, and highlighted the urgency of timeframe for this.

Mr Dodd said the Trust supported the stopping of the legal road, but asked the vehicle access to the Reserve remain. He said the Trust also supported relocating a conservation/education centre into the Reserve.

Mr Dodd spoke about the potential to have onsite management of the campground in conjunction with management of other facilities and the Sanctuary. He suggested the Sanctuary Trust could manage the campground, or could sub-lease the management. Mr Dodd said the development of a Board would be an unnecessary and costly complication.

Attendance: The meeting adjourned from 2.32pm to 2.34pm.

Mr Dodd said Council should lead the site development plan, and emphasised the need for shorter timelines for some areas of development.

In response to questions, Mr Dodd confirmed the Trust was actively engaged with the Nelson Cycle Lift Society Inc. He agreed to provide a copy of the Trust Deed to the Panel. Mr Dodd spoke about the multiple goals of the Trust and the myriad of funding sources. He reiterated that vision 1 would be for the greater public good.

In response to a question, Mr Dodd provided detail on upcoming staff appointments. He added that if the Trust were to be involved in the management of the Reserve, they would expect a high level of consultation on the development plan.

5.9 Moira Bauer, Brook Valley Community Group, Submission 43

Ms Bauer spoke about the possibility of combining vision 1 and vision 2. She said the scale of development for a project such as a gondola would be detrimental to the environmental aspects which were so valuable in the Reserve, and pointed out other locations could be suitable for a gondola.

Ms Bauer said development should not contradict conservation or community values, and should not be detrimental to water and soil. She supported a sustainable forestry project and said it would be beneficial locally and nationally.

Ms Bauer said the Brook Valley Community Group was in support of the establishment of a board as it would allow Council to separate itself from the management of the Reserve. She asked that the Group be included on the board if it was established. Ms Bauer added that the Group was going through the process of forming an incorporated society.

Ms Bauer endorsed a relocateable home park, and urged Council not to progress with the non-permitted activity provision b, listed on page 99 of the Plan. She said this would reduce potential income to the Reserve.

Ms Bauer asked that the Brook Valley Community Group be involved in future development plans.

In response to a question, Ms Bauer agreed that appropriate commercial development would have the advantage of drawing people to the region.

5.10 Ian Charles Crighton, Potential Residents & All Visitors, Submission 44

Mr Crighton raised concerns about the lack of parking for residents and visitors in the Reserve. He also spoke about the significant amount of litter which occurred after events in the area. Mr Crighton highlighted the high speed at which visitors often drove.

5.11 Ross Wylie, Submission 45

Mr Wylie presented his submission and tabled a handout on Thomas Cawthron (A1417835).

Mr Wylie spoke about the area of reserve land which adjoined the Brook Waimarama Sanctuary, and provided background on Thomas Cawthron and the Cawthron Institute.

Mr Wylie suggested the grove of Redwood trees along the edge of the Brook Recreation Reserve boundary, and inside the proposed Eureka Park, be called the Thomas Cawthron Memorial Row.

Mr Wylie was in support of a board being established to make recommendations to Council on the management of the reserve, and the board should include representatives from important groups. He said the area should become a reserve under the Reserves Act.

Mr Wylie said there was not enough information to establish whether a gondola should be part of the Reserve, and ratepayers should not have to finance this activity. He added that it could be better to site a gondola in the Maitai area. Mr Wylie said it was not essential to have NMIT at the Reserve, and the space should be kept for holiday makers.

In response to a question from Mr Wylie, Mr Greenaway advised the north eastern boundary of the Reserve had been taken from the Nelson Resource Management Plan. He added that the Conservation and Landscape Reserves Management Plan covered the area outside of the Reserve boundary.

There being no further business the meeting ended at 3.34pm.

Confirmed as a correct record of proceedings:

\_\_\_\_\_ Chairperson \_\_\_\_\_ Date