



Order Paper for the Meeting of the

Wānaka Community Board

Thursday, 26 September 2019

commencing at 10.00am

In the Lake Hāwea Community Centre, Myra Street
Hāwea

9.12 ITEMS OF BUSINESS NOT ON THE AGENDA WHICH CANNOT BE DELAYED

A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with the item and the Chairperson provides the following information during the public part of the meeting:

- (a) the reason the item is not on the agenda; and
- (b) the reason why the discussion of the item cannot be delayed until a subsequent meeting.

s. 46A (7), LGOIMA

Items not on the agenda may be brought before the meeting through a report from either the chief executive or the Chairperson.

Please note that nothing in this standing order removes the requirement to meet the provisions of Part 6, LGA 2002 with regard to consultation and decision-making.

9.13 DISCUSSION OF MINOR MATTERS NOT ON THE AGENDA

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

REFERENCE:

Queenstown Lakes District Council Standing Orders adopted on 15 December 2016.

**Wānaka Community Board
26 September 2019**

Agenda for a meeting of the Wānaka Community Board, to be held in the Lake Hāwea Community Centre, Myra Street, Hāwea on Thursday 26 September 2019 commencing at 10.00am.

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	Draft minutes of the Wānaka Community Board meeting held on 15 August 2019	
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2	Exclusive Developments Ltd application to name roads 1 and 6 within the "Hikuwai" subdivision on Aubrey Road, Wanaka	25
3	Licence to Occupy Road Reserve – 12 and 18 Highfield Ridge, Wānaka	39
4	Proposal to Vest Land in Wanaka, as one Recreation Reserve, and four Local Purpose Reserves, and to Offset Reserve Improvement Contributions as Appropriate, per the Development Contributions Policy	47
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Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday, 15 August 2019 commencing at 10.00am

Present:

Councillor Quentin Smith (Chair), Ms Jude Battson, Ms Rachel Brown, Ms Ruth Harrison, Councillor Calum MacLeod and Councillor Ross McRobie

In attendance:

Mr Mike Theelen (Chief Executive – from 11.06am), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Pickard (Transport Strategy Manager), Mr David Wallace (Manager, Resource Management Engineering), Mr Blake Hoger (Property Advisor, APL Property Ltd), Ms Diana Manson (Reserves Officer) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and seven members of the public

Apologies/Leave of Absence Requests

Mr Taylor was on an approved leave of absence.

Ms Battson sought a leave of absence from 24 September to 6 October.

On the motion of Ms Harrison and Councillor McRobie the Board resolved that the request for leave of absence be granted.

Declarations of Conflict of Interest

No declarations were made.

Public Forum

1. Dr Ian Hall

Dr Hall explained that Te Kura O Take Kārara was a new school located at Three Parks. Item 2 on the agenda was a road naming application from Willowridge Developments Ltd and the road to the main school entrance was one of the roads considered in that report, identified as 'road 16". The developer had been approached with the suggestion that the road name have an historic and educational connection and he had been receptive to this idea. Grace Montgomery Wright had been the head teacher of an early school in Wānaka and he recommended that road 16 be named Grace Wright Drive in honour of her service to local education. He was disappointed that the reporting officer had not supported this name because it was not of a 'notable person' but this was plainly incorrect. He asked the Board to apply a sense of history and common sense and acknowledge that this was indeed a notable historical figure by rejecting the officer recommendation and supporting the road name Grace Wright Drive.

Ms Brown thanked Dr Hall for his leadership in the community and Councillor MacLeod supported these sentiments.

2. Neville Harris

Mr Harris complained that there was still no speaker system installed in the meeting room.

He noted that the Board had resolved at its meeting on 4 April 2019 not to advance further work on stage 2 of the lakefront development or the Town Centre Masterplan until parking was resolved, but it was not addressed in the officer report. Accordingly, in his view, the Board could not make a recommendation to Council from this report. He was also critical of the proposed interim approach and suggested that this should also be rejected as he was of the view 'do it first and do it properly'. He asked where the Millennium Pathway fitted into the plans, as not including it was ignoring the 4,000 people who had signed the petition.

About two-thirds of submissions were opposed to the Town Centre Masterplan and of those, two-thirds were from people aged more than 40 years old. He observed that older people were the backbone of the community and in light of the high levels of opposition, considered that the report should lie on the table for the incoming Board to consider. He asked for the submissions to be made public.

3. Andrew Miller

Mr Miller asked what was meant by 'network optimisation' as referenced in the officer report. He noted that the community had been through both a consultative exercise and trial, the latter being a disaster in terms of congestion because Ardmore Street was closed. He did not consider that Council had done its homework and had not investigated traffic movements and scenarios. He asked the Council to go back to the drawing board and do this research after which it could come back to the community with a firm proposal.

4. Shaun Gilbertson

Mr Gilbertson spoke on behalf of the Wānaka Property Owners Group about the Town Centre Masterplan. He wished to have on record the shortcomings of the activation trials with businesses reporting losses of between 25 and 65% which was significant. Further, consultation was below par both before and afterwards. He wanted the property owners group to be cited further up the list in terms of consultation in future.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of minutes

On the motion of Councillor MacLeod and Councillor McRobie the Wanaka Community Board resolved that the minutes of the meeting held on 4 July 2019 be confirmed as a true and correct record.

1. Wānaka Town Centre Masterplan and Wanaka Integrated Transport Programme Business Case

A report from Tony Pickard (Transport Strategy Manager) presented an update on progress with the Wānaka Town Centre Masterplan and Wānaka Integrated Transport Programme Business Case. The report discussed the key themes raised during public engagement: Golf Course Road bypass, parking, shared space/pedestrianisation, Pembroke Park and cycleways, set out the next steps in terms of consultation and engagement and in regard to progressing the business cases and interventions and highlighted funding issues.

Mr Pickard presented the report. He noted that the report's principal purpose was to provide a summary of the feedback and was in response to a Board request. The business case was not yet completed but this would occur soon, after which it would be presented to the Board and thence to Council. The actual timing of this was still to be confirmed. He noted that the report was ultimately for information and did not seek the Board's approval or endorsement of the contents.

Mr Pickard described the business case process. He noted that if approved, the next step was to progress into the detail and take the identified themes to a more refined level. The aim was to work within the three-year cycles of the Long Term Plan, adjusting the approach to tie in most efficiently with the funding available. The Masterplan was related to the Wānaka Lakefront development but was wider than simply the parking there. There were a number of low cost and risk interim measures that could be processed and subsequently reversed if required. One such measure was to put right-angled parking in Ardmore Street so that the lakefront development plan could continue.

Councillor MacLeod acknowledged the comments in the Public Forum about the impact of the activation trials on businesses. He noted that one of the objectives had been to put pressure on the roads to see what would happen and the information gained was being used for modelling. He stressed that engagement and consultation were different and business owners would be involved in future consultation.

Ms Brown sought further detail about timeframes. Mr Pickard advised that he intended to bring the next stage back to the Board at the next opportunity as it was important to be able to inform the next Long Term Plan. Smaller low cost and low risk measures could be undertaken soon but major interventions would be some time away.

On the motion of Councillor McRobie and Ms Brown the Wanaka Community Board resolved that the report be noted.

2. Road Naming Application - Willowridge Developments Limited application to name road 16 within the 'Three Parks' Development

A report from Rachael Buckingham (Planning and Development Support) assessed an application from Willowridge Development Ltd to name a new road located off Sir Tim Wallis Drive within the Three Parks Development, Wānaka. The report did not support the first name choice of 'Grace Wright Drive' and instead recommended that the Board support the second name choice of Appleton Drive.

The Board acknowledged the points made in the Public Forum and agreed that the suggested name 'Grace Wright Drive' raised an important piece of historical information. The Board favoured this name over the recommended name.

It was noted that the Upper Clutha Historical Society had recently produced an extensive list of possible historic road names and staff had been asked to review them with a view to developing a pre-approved list.

On the motion of Councillor MacLeod and Ms Brown the Wānaka Community Board resolved that:

- 1. The contents of this report be noted; and**
- 2. The application for the following new name be approved:**
 - a. Road 16 – Grace Wright Drive.**

3. Licence to Occupy Road Reserve – 1 Highfield Ridge, Wānaka

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application for a Licence to Occupy Road Reserve to the property owners at 1 Highfield Ridge, Wānaka for landscaping within road reserve. The report noted that since construction of the dwelling, landscaping had been undertaken which encroached on two areas of legal road reserve totalling approximately 270m². The owners had undertaken to maintain the landscaping and the report recommended that the Licence to Occupy be approved subject to various terms and conditions.

Mr Hoger presented this report and that following. He noted that this report and item 4 were similar in that they were both to address the effects of landscape gardening. Some concern was expressed about the occupation of public land with private landscaping, but Mr Hoger observed that this sometimes occurred without residents' knowledge. The Board also acknowledged the applicant's willingness to follow the correct procedures to address the issue.

On the motion of Councillor MacLeod and Councillor McRobie it was resolved that the Wānaka Community Board

- 1. Note the contents of this report;**
- 2. Grant a licence to occupy Highfield Ridge road reserve to the property owners of 1 Highfield Ridge, Wānaka for landscaping subject to the following conditions:**

- a. The licence shall remain at Council's pleasure.
- b. All services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same.
- c. Council takes no responsibility for rectifying the landscaping in the event it requires access to its infrastructure.
- d. Landscaping is to be maintained by the Licensee so that it remains in good appearance and at a height of no more than 1.1m above the access driveway to ensure no safety hazard is created from overgrowth blocking sight lines from the residential property access.
- e. The Licensee consents to a Covenant in Gross being recorded against the title of Lot 26 DP 412843 to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.

4. Licence to Occupy Road Reserve – 221 Lakeside Road, Wānaka

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application for a Licence to Occupy Road Reserve to the property owners of 221 Lakeside Rd, Wanaka for landscaping within road reserve. The report recommended that the Board grant at Licence to Occupy subject to various terms and conditions.

On the motion of Ms Battson and Ms Harrison it was resolved that the Wanaka Community Board

- 1. Note the contents of this report;**
- 2. Grant a licence to occupy Lakeside Road road reserve to the property owners of 221 Lakeside Rd, Wanaka for landscaping subject to the following conditions;**
 - a. All services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same.
 - b. Landscaping is to be maintained by the Licensee so that it remains in good appearance and no safety hazard is created from overgrown landscaping on to the footpath or road kerbing.

- c. **Any planting in the area marked with an 'X' on Appendix D (the area where sight lines can be blocked) shall be of a species that does not grow beyond a maximum of 1m in height at maturity – i.e. low lying shrubs or grass.**
- d. **The Licensee consents to a Covenant in Gross being recorded against the title of Lot 17 DP 11990 to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.**
- e. **The licence shall remain at Council's pleasure.**

5. Chair's Report

A report from the Chair updated the Board on actions from the previous meeting and on the following matters:

- Wānaka Masterplan progress;
- Cycle and pedestrian improvements at Anderson and Aubrey Roads;
- Update of activities at the Wānaka Recreation Centre.

Ms Manson joined the table and reported on the three drop in sessions held on Stage 3 of the Wānaka Lakefront Development Plan. She highlighted in particular the good mix of interested and engaged people who had taken part in the session held at Wānaka New World, with very positive comments received.

The Board agreed with the comment made in the Public Forum that the submissions made on the Wānaka Town Centre Masterplan should be made public.

Reference was made to the unfortunate incident that had occurred recently at the Wanaka Recreation Centre. The Board extended its sympathies to the family of the individual concerned and thanks to the staff who had managed the incident very well.

Ms Battson noted that work on the Wanaka Community House was progressing but the Trust had been disappointed that the Council had not approved its request for \$100,000 of funding.

The Chief Executive entered the meeting at 11.06 am.

Ms Brown advised that the Upper Clutha Tracks Trust had also been disappointed that they had not received Council funding, with money going instead to development of trails in the Wakatipu.

Councillor MacLeod detailed work recently completed on reviewing the QLDC Speed Limits Bylaw. He highlighted some of the speed changes proposed and the planned body of work to investigate all school zones.

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On the motion of Councillor Smith and Ms Brown the Wānaka Community Board resolved that the report be noted.

The meeting concluded at 11.24am.

Confirmed as a true and correct record:

Chairperson

DATE

Wānaka Community Board 26 September 2019

Report for Agenda Item | Rīpoata moto e Rāraki take : 1

Department: Planning & Development

Title | Taitara Additional names for the 'Road Name Suggestions' list, Upper Clutha Area

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider additional road names provided for the Approved Road Names List for the Wānaka and Hāwea areas.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note** the contents of this report;
2. Either approve all or a selected list of the provided road names to be added to the 'Suggested Road Names' list for the Upper Clutha Area.

Prepared by:



Rachael Buckingham
Planning & Development
Support

11/09/2019

Reviewed and Authorised by:



David Wallace
Manager, Resource
Management Engineering
Planning & Development

11/09/2019

CONTEXT | HOROPAKI

- 1 Two sets of suggestions for road names have been received proposing these names to be added to the Suggested Road Names List for the Wānaka and Hāwea areas. One list has been provided from Upper Clutha Historical Society for the wider Wānaka area (Attachment A) and one list from Bruce Hebbard for the Albert Town area (Attachment B).

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 2 Road names were suggested by Upper Clutha Historical Society and Bruce Hebbard. These have been assessed against the QLDC Road Naming Policy dated 1 August 2016 and sorted into tables outlining any proposed names that do not align with one or more of the criteria set out in that policy. (Attachment C)
- 3 Further information was requested from the Upper Clutha Historical Society in relation to dates and length of service to determine notability as per the QLDC Road Naming Policy dated 1 August 2016. The information was not conclusive therefore a further request was made to establish notability of the various people's names suggested and nothing further was provided.
- 4 From the information provided, it is not clear that all of the suggested names are notable so it is considered prudent put the proposals to the Wānaka Community Board for a decision regarding these road name suggestions. It is standard that if the proposed road names do not meet the road naming policy or insufficient evidence has been provided to determine that then the suggestions can be considered by the Board and approved, declined or further information sought by the Board members.
- 5 Option 1 – Do Nothing
Disadvantages:
 - 6 The Suggested Road Names list remains as is and there will be less pre-approved options for road names which relate to our local history.
- 7 Option 2 – Approve road name suggestions as deemed suitable by the Wānaka Community Board
Advantages:
 - 8 The Suggested Road Names list for the Wānaka and Albert Town area expands considerably and developers have readily available choices for road names.
- 9 This report recommends **Option 2** for addressing the matter. Having an extended list of suggested road names for the Wānaka and Albert Town area will be a positive for the community and developers alike, commemorating notable persons and features in the local area.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 10 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because
- The additions of these road name suggestions will not have a large impact on the environment and people of the district however may enhance cultural understanding if notable historic names are used.
 - The background offered for the road names is outside existing policy and the application has been brought to the Wānaka Community Board for consideration.
 - There is no impact on the Council's capability and capacity in respect to the objectives set out in the Financial Strategy, Ten Year Plan and the Annual Plan.
 - The decision does not relate to the sale or transfer of shareholding of any of the Council's strategic assets.
- 11 The persons who are affected by or interested in this matter are the applicants, the public and the Queenstown Lakes District Council.

12 No community consultation has been undertaken in association with this request.

13 > MĀORI CONSULTATION | IWI RŪNANGA

14 The Council has not consulted local Iwi on this matter.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

15 This matter related to the operational risk OR011A, as documented in the QLDC Risk Register. This matter relates to this risk as it refers to the Council's need to deal with Land Information Memorandum and requests for service using Council records. These rely on location address information being available on our system, TechOne, which is also used for reporting and performance monitoring of our contractors and for dealing with requests from ratepayers. This risk has been assessed as having a moderate inherent risk rating.

16 The approval of the recommended option will support the Council by allowing implementation of additional controls for this risk. This shall be achieved by treating the risk - putting measures in place which directly impact the risk.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

17 There are no operational and capital expenditure requirements or other budget or cost implications resulting from the decision.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

18 The following Council policies, strategies and bylaws were considered:

- The Council’s Road Naming Policy 2016 was considered in association with this application. The Policy objective notes that:

“The Queenstown Lakes District Council is responsible for naming roads within its boundaries. Roads are named to reflect the identity of the local area and to ensure ease of identification for the Council, the public and key services such as emergency, postal and courier services.”

- Road name applications in the Wānaka Area that fall outside the Council’s Road Naming Policy are considered by the Wānaka Community Board.

19 The recommended option is consistent with the principles set out in the named policy/policies.

20 This matter is included in the 10-Year Plan/Annual Plan. Road naming is a regulatory function which relates to Section 319 A of the Local Government Act.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

21 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing the Council to allocate site addresses to development occurring in this area;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is outside the Road Naming Policy but within the terms of reference for the Wānaka Community Board; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Suggested Road Names for Wānaka Area – Upper Clutha Historical Society
B	Suggested Road Names for Albert Town Area – Bruce Hebbard
C	Assessment tables of suggested names
D	QLDC Road Naming Policy dated 1 August 2016

STREET NAME SUGGESTIONS FOR WANAKA COMMUNITY BOARD TO CONSIDER

NAME	BACKGROUND INFORMATION
COLLIE	James Bruce COLLIE and Arthur GRAY were well known fishing guides For 15 plus years 1980s--2000. Deceased
FOWLER	Cecil, surveyor. Died 21.7.2014 aged 93.
GILLESPIE	Bill, Maungawera farmer d.1995. Other Gillespie family in area
GILLIES	William (Bill) a retired engineer d.1993 and Belinda, ran Senior Citizens for many years.
JENKINS	Colin, Wanaka Community Board for many years. d. late 1970s
GRANNY JENKS	Jessie JENKINS, Formerly ROWLEY, very well known resident Hawea d.1976 aged 86.
MATTHEWS or DRY FLY	Dave (also known as Dry Fly), a patient and renowned master fisherman. deceased
McCAW	Jim, WWII pilot supporter if Fighter Pilot Museum for many year (alive in 2019 , father of Richie)
McCRAE	Ian and Maise, owned Glendhu Station. Ian died 2000, Maise d.2002.
MOCKFORD	Tom and Ruth. He was a long term bus driver of school bus taking pupils from Wanaka to high school in Cromwell 1950s-1960s.
BARNETT	Jeffery, long term resident of Warren Street (of Arthur Barnett store). Deceased.
BURDON	George, Owned Mt Burke Station d.1995 aged 94. Family in area continues.
BAIN	Jack, retired master butcher of Albert Town. deceased.
BARTON	Robert John (Bob), Lake County and Domain Board member for many years d.2002
BEAGLE	Albie and Mary, supermarket owners in Helwick Street 1960-1970s.
BRADSHAW	Ella, Albert Town resident d. 1983 aged 77.
QUAIFE	John, owner of Mt Albert Station
PATERSON	James, renowned proprietor of Cardrona Hotel 1920s-1961. Deceased.
PATERSON	Ken—surveyor developed Bremner Park Estate in 1970s. d.2010.
COTTONWOOD	A tree
LOMBARDY	A poplar tree
WILLOW	A Tree
TUI	Native bird
PIWAKAWAKA	Native bird (fantail)
NOLAN	Colin NOLAN, sawmiller at the base Yougall St. burnt out bef 1974. Deceased.
PEARSON	Jim (James William PEARSON) d. 1976 and Grace d. 1964, farmers at Grandview
RIVERS	Cuth d. 2004 school teacher & Hilda d. 2012 a leading Artist, founder Art Society.
ROSS	J. Sutherland ROSS, & son Don a WWII decorated Soldier, home in Chalmers St for many years. Both. deceased. (of Ross & Gllendinning)
STAPP	Sybil, pianist d. 1995, played the Wanaka Hotel most days for many years
VLIESTRA	Miners Luggate area in early days
ENRIGHT	Tim Enright miner owned Knuckle Peak Station Cardrona d.1943
WEST	Olive dec., and William Graham (Gray), d. 1995 harbourmaster and tourist boat operator, benefactors of West Trust.
WILKINSON	Rev Bernard (alive in 2019) vicar.
WILLSON	Jack & Betsy, Queensberry Hills Station. Betsy d.2011.

STREET NAME SUGGESTIONS FOR WANAKA COMMUNITY BOARD TO CONSIDER

ALLAN	William Allan – storekeeper, second proprietor Commercial Hotel 1885, built ss.Makarora in 1895.
BAUMANN	Edward & Frederick Baumann, German miners in Cardrona 1860s.
BLANC	Dr Albert BLANC of Wanaka 1945
CAMERON	Charles Cameron first European to go over Haast pass before J. Haast. Euan Cameron-Proprietor Glenfinnan Station and Cattle Flat Stations 1880s
CAMPBELL	Henry Campbell-owner of Wanaka Station. 1860s.
COTTER	P Cotter owner of Cardrona Station 1865-1875. Cotter family also present in Hawea area
DEWAR	James Dewar – built first Wanaka Station homestead and stone yards 1860s
DICKEY	Joe Dickey – roadman for several decades d.1955
ELLACOTT	William Ellacott-goldminer later partner of George Hassing including ferrying & storekeeping. 1860s-1870s.
EUREKA	Sailing boat built on Pigeon Island by G.Hassing & A.Pinn 1868
FENTON	Father John Brian FENTON donated land to QEII Trust. Roman Catholic priest in Wanaka 1953-2014. Died 2014.
HASSING	George HASSING, Pioneer sawmiller, punt owner Albert Town then punt owner & store owner at Sandys Point, school teacher at Cardrona 1878. Reliable Historian. 1860s-1870s.
HEAD	Bernard HEAD, first European recorded to climb Mt Aspiring. Name on War Memorial 1909
ISELL	James ISBELL – early pioneer 1860s-1870s.
LAFRANCI	Gioachimo LaFranchi a Swiss-Italian miner of Cardrona. Hotel keeper and leading citizen of Cardrona. 1860s.
MAAS	Johan Maas, Danish gold miner in Cardrona 1860s.
MAIDMAN	Henry Maidman of Cardrona and Mt Barker built Luggate Hotel and store 1869.
MCKERROW	James, surveyor – named several places in the Upper Clutha 1850s
MUK KUM	Chinese gold miner Cardrona 1860s.
MUNGO	Mungo Allison several of that name starting early days. First teacher of Hawea Flat school 1882.
NATHANIEL	Nathaniel Chalmers – the explorer of Upper Clutha in 1853.
NUN	Sailing boat built in 1878 by Alfred Pinn. Later named the Saucy Kate
O'CALLAGHAN	Edward O'Callaghan of Cardrona fought in Boer War and well known family in Cardrona. Deceased. Ray O'Callaghan (descendant) wrote the history of Cardrona.
PINN	Alfred Pinn, Boat builder of "Nun" 1874
PINN or BLACK TOM	Alfred Pinn also known as Black Tom – boat builder of Eureka 1868.
PIPSON	Caleb Pipson and family – earliest family in Makarora. Mrs Pipson first woman settler in 1865.
POOLE	a shepherd Edward (Ned) brought first sheep to the Upper Clutha and worked on Wanaka Station 1860s.
REKO	Maori chief who led Nathaniel into the Upper Clutha 1853
RILEY	RILEY, Melville and family last owners of Timaru Creek Station displaced by the raising of the Hawea Dam in 1958.
ROWLEY	ROWLEY, John Cotton first owner of Lake Hawea Station d.1942
SCHAW	Resident warden at Cardrona in early days 1860s.
STEWART	Robert Stewart-Manager of Wanaka Station 1887

STREET NAME SUGGESTIONS FOR WANAKA COMMUNITY BOARD TO CONSIDER

THEODORE	The first paddle steamer on Lake Wanaka 1881-1890
THOMSON	H S Thomson- Manager of West Wanaka Station 1861
TITITEA	Means - Glistening peak (Mt Aspiring)
TORRIE	James and Andrew Torrie early family of Cardrona 1860s onwards
TRUMPP	Johan Trumpp, Dutch gold miner in Cardrona 1860s.
TUOHY	Thomas Touhy miner and settler 1860s.
WADDELL	R Waddell 1905 first known doctor in the region
YORKIE	Early bullock driver Cardrona 1860s
SARGINSON	Johnny owned Mt Albert Station drowned 1998., Ian owned Dingleburn Station d.1989. Ian constructed the road to the Dingleburn himself.
WATER LILY	Cutter yacht offered excursions on Lake Wanaka 1868
MITCHELL	Rev A.D Mitchell first Vicar of Pembroke parish 1900.

Albert Town possible street names

Monteith	William Monteith Chairman of Wanaka School at Albert Town and later in Wanaka. From around 1887 to the turn of the century he had a store at Albert Town and was the postmaster. (a road has now been named after William Monteith)
Cowan	Mr Cowan a teacher at the Wanaka School at Albert Town circa 1907
Norman	Henry Norman was the proprietor of the Albert Hotel until he sold out in 1879. He was the First man to bring a wife and family to Wanaka. (real name Abel Ferris Domini) (Street in Wanaka named Norman Terrace) Other names could be used Abel, Domini, and Ferris to recognise his importance to Albert Town.
Howjohns	William Howjohns puntman at Albert Town 1900-1904
Jack Lange	Puntman who succeeded James Templeton s puntman at Albert Town
Jack Powley	Jack Powley long term employee at Templeton’s workshop at Albert Town
McCallum Goldie Rennie	Oswald McCallum, John Goldie and George Rennie original shepherds on Wanaka Station at Albert Town
Smitham	Bill Smitham ran the mail coach from Cromwell to Albert Town
Hassing	George Hassing started the first whale boat crossing the Clutha at Albert Town (circa 1862-1863)
Gilbert	John Gilbert first person killed in Albert Town, died while crossing the river at Albert’s Crossing (near the Ellis Property and Dean’s Bank)
Kidd	Robert Kidd started the first hotel at Albert Town on the South bank in 1863 (shifted to as the Albert Town side of the river in 1864)
Henry Campbell	Second owner of Wanaka Station at Albert Town in 1866
Wardell	Norman Wardell an unusual character that spent periods of time in Albert Town from the 1950’s until his death in the late 1980’s. He owned a one acre section which is now surrounded by the Riverside development.
Raffills	The Raffills family a strong presence in Albert Town firstly a holiday home in Arklow Street later three family members have had residences in lower Albert Town.
Whitefield	June Whitefield an early teacher at the Wanaka School at Albert Town
Albert’s crossing or Albert Crossing	Name given to the ford on the Clutha at Albert Town (the only safe ford on the Clutha River) A significant name if it could be used somewhere in Albert Town.
Beloe	The Beloe family (Scotty and Gwen nee Gray)were long-time residents of the Upper Clutha and lived for many years in Albert Town until their deaths'

Suggested by Upper Clutha Historical Society	
NAME	BACKGROUND INFORMATION
COLLIE	James Bruce COLLIE and Arthur GRAY were well known fishing guides For 15 plus years 1980s--2000. Deceased
FOWLER	Cecil, surveyor. Died 21.7.2014 aged 93.
GILLESPIE	Bill, Maungawera farmer d.1995. Other Gillespie family in area
GRANNY JENKS	Jessie JENKINS, Formerly ROWLEY, very well known resident Hawea d.1976 aged 86.
McCAW	Jim, WWII pilot supporter if Fighter Pilot Museum for many year (alive in 2019 , father of Richie)
McCRAE	Ian and Maise, owned Glendhu Station. Ian died 2000, Maise d.2002.
MOCKFORD	Tom and Ruth. He was a long term bus driver of school bus taking pupils from Wanaka to high school in Cromwell 1950s-1960s.
BARNETT	Jeffery, long term resident of Warren Street (of Arthur Barnett store). Deceased.
BAIN	Jack, retired master butcher of Albert Town. Deceased.
BARTON	Bob, Lake County and Domain Board member for many years died 2002
BEAGLE	Les and Mary, supermarket owners in Helwick Street 1960s 1970s
BRADSHAW	Ella, Albert Town resident d.1983 aged 77
QUAIFE	John, owner of Mt Albert Station
COTTONWOOD	A tree
LOMBARDY	A poplar tree
NOLAN	Colin NOLAN, sawmiller at the base Yougall St. burnt out bef 1974. Deceased.
PEARSON	Jim (James William PEARSON) d. 1976 and Grace d. 1964, farmers at Grandview
RIVERS	Cuth and Hilda, Cuth d. 2004 school teacher & Hilda d. 2012 a leading Artist, founder Art Society.
STAPP	Sybil, pianist d. 1995, played the Wanaka Hotel most days for many years
VLIESTRA	Miners Luggate area in early days
WEST	Olive dec., and William Graham (Gray), d. 1995 harbourmaster and tourist boat operator, benefactors of West Trust.
BAUMANN	Edward & Frederick Baumann, German miners in Cardrona 1860s
DICKEY	Joe Dickey – roadman for several decades d.1955
ELLACOTT	William Ellacott-goldminer later partner of George Hassing including ferrying & storekeeping. 1860s-1870s.
EUREKA	Sailing boat built on Pigeon Island by G.Hassing & A.Pinn 1868
FENTON	Father John Brian FENTON donated land to QEII Trust. Roman Catholic priest in Wanaka 1953-2014. Died 2014.
HEAD	Bernard HEAD, first European recorded to climb Mt Aspiring. Name on War Memorial 1909
ISBELL	James ISBELL – early pioneer 1860s 1870s
LAFRANCI	Geochimo LaFranchi a Swiss-Italian miner of Cardrona. Hotel keeper and leading citizen of Cardrona. 1860s
MAAS	Johan Maas, Danish gold miner in Cardrona 1860s
MAIDMAN	Henry Maidman of Cardrona and Mt Barker built Luggate Hotel and store. 1869
Muk KUM	Chinese gold miner Cardrona 1860s
MUNGO	Mungo Allison several of that name starting early days. First teacher of Hawea Flat school 1882.
NATHANIEL	Nathaniel Chalmers – the explorer of upper clutha in 1853.
NUN	Sailing boat built in 1878 by Alfred Pinn. Later named the Saucy Kate
PINN	Alfred Pinn, Boat builder of "Nun" 1874
PIPSON	Caleb Pipson and family – earliest family in Makarora. Mrs Pipson first woman settler in 1865.
RILEY	RILEY, Melville and family last owners of Timaru Creek Station displaced by the raising of the Hawea Dam in 1958
ROWLEY	ROWLEY, John first owner of Lake Hawea Station d.1942
THEODORE	The first paddle steamer on Lake Wanaka 1881-1890
TORRIE	James and Andrew Torrie early family of Cardrona 1860s onwards
TRUMPP	Johan Trumpp, Dutch gold miner in Cardrona 1860s
WADDELL	R Waddell 1905 first known doctor in the region
YORKIE	Early bullock driver Cardrona 1860s
SARGINSON	Johnny owned Mt Albert Station drowned 1998., Ian owned Dingleburn Station d.1989. Ian constructed the road to the Dingleburn himself.
MATTHEWS or DRY FLY	Dave (also known as Dry Fly), a patient and renowned master fisherman. Deceased.
WATER LILY	Cutter yacht offered excursions on Lake Wanaka 1868
MITCHELL	Rev A.D Mitchell first Vicar of Pembroke parish 1900.

There is history on grandfather Jim McCaw online. Not from Wanaka though? Died 1996. Jim and Cathy eventually retired to Wanaka where Jim was actively involved with the Fighter Pilots Museum.

Sarges Way already exists but this is for their cousin? Date of death incorrect for John?

Already in use	
JENKINS	Colin, Wanaka Community Board for many year
MATTHEWS	Dave, master fisherman
PATERSON	James, proprietor of Cardrona Hotel
PATERSON	Ken—surveyor developed Bremner Park Estate
WILLOW	A Tree
TUI	Native bird
ROSS	Sutherland Ross, & son Don WWII decorated Soldier, home in Chalmers St
ENRIGHT	Tim Enright miner owned Knuckle Peak Station cardrona
WILLSON	Jack & Betty, Queensberry Hills Station
ALLAN	William Allan – storekeeper, second proprietor Commercial Hotel, built ss.Makarora
CAMERON	Charles Cameron first European to go over Haast pass before J. Haast. Euan Cameron-Proprietor Glennfinnan Station and Cattle Flat Stations 1880s
CAMPBELL	Henry Campbell-owner of Wanaka Station
COTTER	P Cotter owner of Cardrona Station 1865-1875. Cotter family also present in Hawea area
DEWAR	James Dewar – built first Wanaka Station homestead and stone yards
McKERRROW	James, surveyor – named several places in the Upper Clutha
O'CALLAGHAN	Edward O'Callaghan of Cardrona fought in Boer War and well known family in Cardrona. Ray O'Callaghan (descendant) wrote the history of Cardrona.
POOLE	a shepherd Edward (Ned) brought first sheep to the Upper Clutha and worked on Wanaka Station
STEWART	Robert Stewart-Manager of Wanaka Station 1887
SCHAW	Resident warden at Cardrona in early days
THOMSON	H S Thomson- Manager of West Wanaka Station 1861
TUOHY	Thomas Touhy miner and settler
REKO	Maori chief who led Nathaniel into the Upper Clutha
Monteith	William Monteith Chairman of Wanaka School at Albert Town and later in Wanaka. From around 1887 to the turn of the century he had a store at Albert Town and was the postmaster. (a road has now been named after William Monteith)
Norman	Henry Norman was the proprietor of the Albert Hotel until he sold out in 1879. He was the first man to bring a wife and family to Wanaka. (real name Abel Ferris Domini)(Street in Wanaka named Norman Terrace)Other names could be used Abel, Domini, and Ferris to recognise his importance to Albert Town.
Henry Campbell	Second owner of Wanaka Station at Albert Town in 1866
Manson	As per letter

Maori names which need Iwi approval (to be gained at a later date)	
PIWAKAWAKA	Native bird (fantail)
TITITEA	Means - Glistening peak (Mt Aspiring)

Likely to cause offence	
BLACK TOM	Alfred Pinn also known as black Tom – boat builder of Eureka

Already on the approved names list	
GILLIES	William (Bill) a retired engineer d.1993 and Belinda, ran Senior Citizens for many years.
BURDON	George, Owned Mt Burke Station d.1995 aged 94. Family in area continues.
BLANC	Dr Albert BLANC of Wanaka 1945
HASSING	George HASSING, Pioneer sawmiller, punt owner Albert Town then punt owner & store owner at Sandys Point, school teacher at Cardrona 1878. Reliable Historian. 1860s-1870s.
RAFFILLS	The Raffills family a strong presence in Albert Town firstly a holiday home in Arklow Street later three family members have had residences in lower Albert Town.

Not deceased	
WILKINSON	Rev Bernard (alive in 2019) vicar.

Suggested by Bruce Hebbard - ATCA	
Cowan	Mr Cowan a teacher at the Wanaka School at Albert Town circa 1907
Howjohns	William Howjohns puntman at Albert Town 1900-1904
Jack Lange	Puntman who succeeded James Templeton s puntman at Albert Town
Jack Powley	Jack Powley long term employee at Templeton's workshop at Albert Town
McCallum	Oswald McCallum, John Goldie and George Rennie original shepherds on Wanaka Station at Albert Town
Goldie	
Rennie	
Smitham	Bill Smitham ran the mail coach from Cromwell to Albert Town
Gilbert	John Gilbert first person killed in Albert Town, died while crossing the river at Albert's Crossing (near the Ellis Property and Dean's Bank)
Kidd	Robert Kidd started the first hotel at Albert Town on the South bank in 1863 (shifted to as the Albert Town side of the river in 1864)
Wardell	Norman Wardell an unusual character that spent periods of time in Albert Town from the 1950's until his death in the late 1980's. He owned a one acre section which is now surrounded by the Riverside development.
Whitefield	June Whitefield an early teacher at the Wanaka School at Albert Town
Albert's crossing or Albert Crossing	Name given to the ford on the Clutha at Albert Town (the only safe ford on the Clutha River) A significant name if it could be used somewhere in Albert Town.
Beloe	The Beloe family (Scotty and Gwen nee Gray)were long-time residents of the Upper Clutha and lived for many years in Albert Town until their deaths'



Attachment D

QUEENSTOWN LAKES DISTRICT COUNCIL

ROAD NAMING POLICY

1 AUGUST 2016

1. Policy and Objectives

The objective of this policy is to provide a consistent and comprehensive approach to the naming of roads in the District

The Queenstown Lakes District Council (QLDC) is responsible for naming roads within its boundaries. Roads are named to reflect the identity of the local area and to ensure ease of identification for the Council, the public and key services such as emergency, postal and courier services. The procedures under which the Council wishes to achieve these objectives are set out below. The Council is empowered to name roads under Section 319 A of the Local Government Act 1974.

2. Scope

The Council's policy will apply to new or unnamed roads including roads with existing names that are not officially recognised, changes in road names, and it also includes areas that require an official address for identification purposes such as private rights of way, service lanes and pedestrian access ways.

3. Procedure for Naming a Legal Road

1. When a new road is formed the applicant will submit a written application on the approved form to the Council requesting the Council's formal approval for the name of the road. Each written application shall be accompanied by:-
 - a) Preferred name plus two alternatives listed in order of preference.
 - b) Legal description of the road and a copy of the subdivision plan highlighting the road
 - c) A location map.
 - d) A background to the names, their origins and their link with the area with confirmation that the same name does not exist within the Queenstown Lakes District or within 30km of the Queenstown Lakes District boundary.
 - e) The applicants address and contact phone number.
 - f) Road naming application deposit fee. Note charges incurred will be charged at a pro rata basis and will therefore reflect the complexity of the application and information provided
 - g) Signed copies of the APA (Affected Parties Approval) form, from each party affected by the proposed road name change, in cases where the subject road to be named has inhabited properties along it at the time of the application.
 - h) If APA is not received from all parties submissions from those parties will be provided with the application or evidence will be provided of written communication with or from the parties identifying that they are either not in support or are indifferent to the proposal and do not wish to comment.



2. The Council receives the application and checks the suitability of the preferred and alternative names against its Policy.
3. If in accordance with policy it is approved by a Council officer. If not in accordance with the policy it will go to Property Sub Committee, Wanaka Community Board or full Council for approval.
4. The Council approves, declines or amends the name for the road by way of a formal resolution of the appropriate Council committee or Council Officer.
5. The Council advises the applicant in writing of the Council's decision.
6. If the Council approves the name of the road, the Council will require the applicant to erect street signs showing the name of the road. All costs associated with the creation and erection of such signs are borne by the applicant, and such signs shall be erected as soon as practicable after the date of the Council's decision. The sign must conform to Council's street sign specification.
7. Immediately after the Council approves the name of any road, the Council will advise the Electoral Office, Land Information NZ, Valuation NZ, Quotable Value, NZ Post, Council's rating and GIS departments and all emergency services in the area of the name of the road.
8. Council's subdivision engineers will ensure that the road naming process is completed and the signs installed before the Section 224C certificate is prepared for issue. Performance bonds are not acceptable.

4. Procedure for Naming of Private Roads and Rights of Ways

Names for private roads and rights of way must be submitted for consideration on the approved form and will go through the same process as for legal roads. The approved name will then be recorded in Council's GIS system and flagged as a private road or right of way. The street sign must have the word "Private" under the street name and the applicant is required to pay for the signage. (Refer to the Signs Bylaw for exact specifications).

Rights of Ways

Where more than five allotments are served by a private right of way the council requires the ROW be named, and numbered accordingly. The name of the right of way must be submitted to Council for approval following the process set out above.

Where five or less allotments are served by a private right of way the ROW may be officially named following the procedures set out in this policy.

5. Guidelines for the selection of new road names.

1. There must not be another street named the same in the Queenstown Lakes District emergency services area or within 30km of the QLDC district boundary.
2. Identical names or homophones in the District or within 30km of the District boundary, will not be accepted. If the road name consists of more than one word (excluding the suffix) then the significant part of the word must not be the same as the significant part of any other road name i.e. Coronet Peak Road and Peak View Ridge are fine, but Coronet Peak Road and Coronet Drive would not be accepted



3. The name has significant local content or meaning. The name should reflect one of the following:

a) Common or established theme

Where more than one road is being created in a subdivision, a common theme is recommended for the names. If a naming theme is already established in a suburb, the names for that suburb should remain consistent with that theme.

b) Historical Person or Event

The name of a notable person or event from early history should ideally have a local association with the area.

c) Significant feature

It is appropriate to name a road after a significant feature in the area (for example, geographical feature, landscape, flora, or fauna). Naming after features which do not exist in the area should be avoided (for example, naming after native trees or plants that are not evident in the area or views that cannot be identified).

d) Traditional or appropriate Maori name

If the name suggested is a Maori name, then the name will have to be checked by the applicant with Southern and Otago Runanga to ensure that it is not offensive to manawhenua and Maori and is appropriate, spelt correctly and interpreted correctly. There is no formal requirement to check a Maori name, however a Maori road or street name will not be considered unless the following have been consulted with:

1. Kai Tahu ki Otago Ltd (KTKO Ltd) (Otago Iwi)
2. Te Ao Marama Incorporated (Southern Iwi)

It is also a courtesy to consult with local whanau.

e) Personal name for special service

This can be for conservation, sport, community service or other sphere of activity with local association which can be duly recognised. Naming after persons living or recently deceased should generally be avoided and will not be considered unless that person has made a noteworthy contribution to that locality.

4. Names should be easy to spell and pronounce and have an appropriate meaning.
5. The name should not be considered to be in poor taste or likely to cause offence.
6. Full names may only be used where the name is of a reasonable length and the first name needs to be used to correctly identify the individual being commemorated. Full names that are longer than 15 letters (including the space between the names, but not including the "road type") will not usually be considered.
7. The end name for the roadway should be the one that most accurately reflects the type of roadway that it is. A list of accepted end names and meanings for these names is included with Council's list of available street end names.
8. A name can also be taken off Council's list of street names if it is appropriate for that area. This list will be given out with application forms.



6. Councils List of Street Names

There is a list of names which have been accepted by Council that the applicant can utilise if it falls within the policy. These names have come from:

- war memorials in the district.
- nominations from individuals or societies.
- surveyed and named streets which have never been formed.

7. Costs / Fees for Road Naming Applications

The cost of processing different types of road naming applications will be set by Council from time to time. The rate charged will be for administration support as outlined in the QLDC Fees and Charges schedule found by following the link below.

<http://www.qldc.govt.nz/assets/Uploads/Forms/Resource-Consents/Resource-Consent-Engineering-Initial-Fees-and-Other-Charges.pdf>



Council's list of accepted end names

Alley	A narrow street or passage, usually enclosed on either side.
Arcade	Covered walkway with shops along the sides.
Avenue	A roadway with trees or other objects at regular intervals.
Boulevard	A broad main street with rows of trees along it.
Circle	A street surrounding a circular or oval shaped space.
Close	A short enclosed roadway ie a cul-de-sac.
Court	A short enclosed roadway ie a cul-de-sac.
Crescent	A street of houses in a crescent shape.
Drive	An especially scenic road or street.
Esplanade	Level piece of ground especially one used for public promenade.
Glade	Roadway usually in a valley of trees.
Green	As for Common, but not necessarily bounded by a reserve.
Grove	A roadway which often features a group of trees standing together.
Highway	Main thoroughfare between major destinations.
Lane	A narrow street or road, may be single passage only.
Loop	Roadway that diverges from and rejoins the main thoroughfare.
Mall	Wide walkway, usually with shops along the sides.
Mews	A roadway having houses grouped around the end.
Parade	A public promenade or roadway.
Place	A short sometimes narrow enclosed roadway.
Promenade	Wide flat walkway, usually along the water's edge.
Quay	Roadway alongside or projecting into water.
Rise	A roadway going to a higher place of position.
Road	A roadway forming a means of communication between one place and another.
Square	A street surrounding a square or rectangular shaped space.
Steps	Walkway consisting mainly of steps.
Street	A township carriageway that has houses on both sides.
Terrace	A roadway usually with houses on either side raised above the road level.
Track	A narrow country street that may end in pedestrian access.
Walk	Thoroughfare for pedestrians.
Way	A track or path for passing along.
Wharf	A roadway on a wharf or pier.

**Wānaka Community Board
26 September 2019**

Report for Agenda Item | Rīpoata moto e Rāraki take 2

Department: Planning & Development

Title | Taitara Road Naming Application – Exclusive Developments Ltd application to name roads 1 and 6 within the “Hikuwai” subdivision on Aubrey Road, Wanaka

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider an application from Exclusive Developments Limited to name two new road within the “Hikuwai” Development located off Aubrey Road, Wanaka.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note** the contents of this report;
2. Either approve, approve in part or decline the application for the following new road names:
 - a. Road 1 – Joe Brown Drive or its alternatives; Browns Drive or Little Hikuwai Drive or make a new suggestion.
 - b. Road 2 – Radiata Avenue or its alternatives; Pine Avenue or Oregon Avenue or make a new suggestion.
 - c. Road 3 – Rua Street or its alternatives; Boulder Avenue or Pear Avenue or make a new suggestion.
 - d. Road 4 – Tahi Street or its alternatives; Fern Avenue or Hebe Avenue or make a new suggestion.
 - e. Road 5 – Toru Street or its alternatives; Oak Drive or Cottonwood Drive or make a new suggestion.
 - f. Road 6 – Jasmine Drive or its alternatives; Mint Drive or Blackberry Drive or make a new suggestion.
 - g. ROW 1 – Pounamu Lane or its alternatives; Greenstone Lane or Kea Lane or make a new suggestion.
 - h. ROW 2 – Quartz Lane or its alternatives; Granite Lane or Tui Lane or make a new suggestion.

Prepared by:



Rachael Buckingham
Planning & Development
Support

11/09/2019

Reviewed and Authorised by:



David Wallace
Manager, Resource
Management Engineering

11/09/2019

CONTEXT | HOROPAKI

- 1 An application (Attachment A) has been received to name several new roads associated with 'Hikuwai' subdivision (RM170797) located off Aubrey Road, Wanaka. The site is located at land legally described as Part Lot 1 DP 27290 SO 374455, Wanaka.
- 2 Attachment B contains the location of the subdivision and a plan of the proposed road to be named.
- 3 The options put forward for by the applicant, six roads and two ROWs, are outside the provisions of the Council's Road Naming Policy (see Attachment C). This report puts the road names to the Wanaka Community Board for a decision.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 4 The applicant has put forward the following choices:
 - Road 1: Joe Brown Drive
Alternative Choices: Browns Drive and Little Hikuwai Drive
 - Road 2: Radiata Avenue
Alternative Choices: Pine Avenue and Oregon Avenue
 - Road 3: Rua Street
Alternative Choices: Boulder Avenue and Pear Avenue
 - Road 4: Tahi Street
Alternative Choices: Fern Avenue and Hebe Avenue
 - Road 5: Toru Street
Alternative Choices: Oak Drive and Cottonwood Drive
 - Road 6: Jasmine Drive
Alternative Choices: Mint Drive and Blackberry Drive
 - ROW 1: Pounamu Lane

Alternative Choices: Greenstone Lane and Kea Lane

ROW 2: Quartz Lane

Alternative Choices: Granite Lane and Tui Lane

Road Naming Policy

- 5 We have considered these names against the road naming Policy and note the following:
- 6 In relation to road 1: First and second name choices; Joe Brown and Browns do not meet with policy section. Although Joe Brown made a significant contribution to society, there does not appear to be direct link to the Wanaka district.
- 7 Third name choice, Little Hikuwai does not meet with section 3 of the policy: The name does not have 'significant local content or meaning' except for that it is named after the subdivision itself. It is also noted a similar name exists – Hikuwai Drive in Albert Town.
- 8 In relation to road 2: First name choice, Radiata may meet road naming policy as a significant feature of the area and particularly the subdivision site, as do the second and third name choices. Names not used elsewhere in the district.
- 9 In relation to roads 3, 4 and 5: First names choices Rua, Tahi and Toru do not necessarily meet the policy as it is not clear they have significant local content or meaning. Local Iwi have confirmed they have no issue with the use of these as road names. (See attachment D)
- 10 In relation to road 6: First name choice, Jasmine does not meet with section 3 of the policy as it is not clear if Jasmine is significant to the area as it has not been on the site for many years (is not yet planted) nor is it clear if this is a native species to the area.
- 11 Second and third name choices, Mint and Blackberry do not meet with section 3 of the policy: *'The name has significant local content or meaning.'* There was no evidence provided to support that these plant varieties have significant local content or meaning.
- 12 In relation to ROWs 1 and 2: First name choices, Pounamu and Quartz appear to be significant features of the area. As do the second name choices for both ROWs, Granite and Greenstone. Local Iwi has no issue with the use of the word Pounamu for road naming. Third names choices, Tui and Kea are already in use in this district.

Option 1 – Do Nothing.

Disadvantages:

- 13 The road needs to be named before the applicant can apply for 223 and 224c and have the titles issued for the subdivision. This is a resource consent condition that the applicant must comply with by way of application to Council.
- 14 Roads need to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.

- 15 There are no advantages to doing nothing and the disadvantage is that the new road names cannot be finalised.

Option 2 – Approve or partially approve the application.

Advantages:

- 16 The road names, which are approved, can be formalised immediately post meeting and staff can proceed with updating the Council records and other outside parties with new addressing.

Disadvantages:

- 17 A partial approval will require the applicant to return to either staff or the Community Board with new names, prolonging the processing of the application.

Option 3 – Decline road name suggestions deemed not suitable by the Wanaka Community Board and approve suitable road names. If no names are suitable, Wanaka Community Board to make road name suggestion.

Advantages:

- 18 Any name that does not meet the road naming policy and that may cause confusion will not be in use.
- 19 A more appropriate name can be used.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 20 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because
- a. The naming of these new roads will not have a large impact on the environment, culture and people of the district.
 - b. The background offered for the road names is outside existing policy and the application has been brought to the Wanaka Community Board for consideration.
 - c. There is no impact on the Council's capability and capacity in respect to the objectives set out in the Financial Strategy, Ten Year Plan and the Annual Plan.
 - d. The decision does not relate to the sale or transfer of shareholding of any of the Council's strategic assets.
- 21 The persons who are affected by or interested in this matter are the applicants, the public and the Queenstown Lakes District Council.
- 22 No community consultation has been undertaken in association with this request.

> MĀORI CONSULTATION | IWI RŪNANGA

23 The Council has not consulted with local Iwi on this matter. However, the applicant has consulted with local Iwi with regards to this road naming application. (Attachment D)

24 RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

25 This matter related to the operational risk OR011A, as documented in the [QLDC Risk Register](#). This matter relates to this risk as it refers to the Council's need to deal with Land Information Memorandum and requests for service using Council records. These rely on location address information being available on our system, TechOne, which is also used for reporting and performance monitoring of our contractors and for dealing with requests from ratepayers. This risk has been assessed as having a moderate inherent risk rating.

26 The approval of the recommended option will support the Council by allowing implementation of additional controls for this risk. This shall be achieved by treating the risk - putting measures in place which directly impact the risk.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

27 There are no operational and capital expenditure requirements or other budget or cost implications resulting from the decision.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

28 The following Council policies, strategies and bylaws were considered:

- The Council's Road Naming Policy 2016 was considered in association with this application. The Policy objective notes that:
"The Queenstown Lakes District Council is responsible for naming roads within its boundaries. Roads are named to reflect the identity of the local area and to ensure ease of identification for the Council, the public and key services such as emergency, postal and courier services."
- Road name applications in the Wanaka Area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.

29 The recommended option is consistent with the principles set out in the named policy/policies.

30 This matter is included in the 10-Year Plan/Annual Plan. Road naming is a regulatory function which relates to Section 319 A of the Local Government Act.

LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE

31 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing the Council to allocate site addresses to development occurring in this area;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is outside the Road Naming Policy but within the terms of reference for the Wanaka Community Board; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

32 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing the Council to allocate site addresses to development occurring in this area;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Road Naming Application
B	Location and subdivision plans
C	QLDC Road Naming Policy dated 1 August 2016 (NOTE: Attached as Attachment D, item 1)
D	Consultation with local Iwi - correspondence



APPLICATION FOR ROAD NAME/S



Application Guide and Form

GENERAL INFORMATION

An applicant requesting to use Maori names for roads will be directed to consult with the IWI prior to seeking Council approval (refer to [Road Naming Policy](#)). Upon receipt of the application, staff will consult with the IWI to ensure consultation has occurred.

A list of road name suggestions is available from QLDC. This list has been compiled by local historic groups and the Council believes they are appropriate names.

Have you enclosed:



A copy of the subdivision plan highlighting the road/s



A location map



Application fee of \$56.25 per road name (Please give three suggestions for each Road)

APPLICANT DETAILS

Name of Applicant: Exclusive Developments Ltd		
Postal Address: PO BOX 707 Wanaka	Post code: 9343	
Phone Numbers: Work:	Home:	Mobile: 021676443
Email Address: hello@hikuwai.com		

ROAD NAME DETAILS // The Council has requested you must provide three choices for each name

First Choice	Second Choice	Third Choice
Road 1: Joe Brown Drive	Browns Drive	Little Hikuwai Drive
Road 2. Radiata Avenue	Pine Avenue	Oregon Avenue
Road 3. Rua Street	Boulder Avenue	Pear Avenue
Road 4. Tahi Street	Fern Avenue	Hebe Avenue
Road 5 . Toru Street	Oak Drive	Cottonwood Drive
Road 6. Jasmine Drive	Mint Drive	Blackberry Drive
ROW1. Pounamu Lane	Greenstone Lane	Kea Lane
ROW2. Quartz Lane	Granite Lane	Tui Lane



LEGAL DESCRIPTION OF ROAD/S // please state if it is Private or to Vest in QLDC

Legal Description of Road/s

Proposed Subdivision of Part lot 1 DP 2790. QLDC Reference RM170797. Roads 1-6 are to Vest in QLDC. ROW 1 and 2 are Private.

Site is located at junction of Aubrey and Outlet Roads, Wanaka.

Background details explaining the reasons for the preferred name/s:

ROAD 1 . The first two choices of name submitted for consideration relate to Joe Brown to whom the developer has a personal connection, being his grandson. Although Joe ' s links were with Naseby originally and then Dunedin, he is recognised as having a close central Otago connection particularly being from a community of goldminers – his father George Bernard Brown was a goldminer in central Otago and goldminers then mined in Criffel Range, Matakanui, St Bathans and Gabriel ' s Gully. Many of Wanaka ' s residents, particularly those living/moving there in the 1940s and 1950s probably met their spouse at one of Joe Brown ' s Town Hall Dances which ran for 30 years in Dunedin from the late 1930s. Evelyn Hutchins (dubbed the Gracie Fields of NZ) was born in Wanaka and was one of the long running entertainers and opera singers at Joe Brown ' s town hall dances during the war. Mr Joe Brown was awarded the British Empire medal in 1970 for services to the community as an entertainment promoter and also was recognised with a ' southern man ' award. Aside from services to the entertainment industry, Joe Brown was also a land developer himself and as such was influential on the developer Lee Brown ' s interests in property development.

Little Hikuwai Drive is put forward as an alternative, obviously being named after the subdivision itself.

ROAD 2. Radiata is submitted for consideration as a street name due to the large number of radiata pine trees on the Hikuwai site. Similarly for Pine and Oregon.

ROADS 3,4,5 The developer ' s first choice is that Roads 3, 4 and 5 (being the first, second and third exits off the main street running through the Hikuwai subdivision) should be named First, Second and Third streets in Maori, Tahiti obviously being the first street off the main thoroughfare. The second and third choices are drawn from Trees and Plants and Boulder references large rocks found on the property.

ROAD 6. Jasmine is submitted for consideration because the developer would like to plant jasmine bushes in parts of the subdivision. The second and third are drawn from plant names.

ROW1. Pounamu and greenstone are selected for consideration as being reflective of rocks from the Wanaka region and the fact that pounamu is only sourced in the South Island. Kea recognises the Native Parrot

ROW 2. Quartz and Granite are selected for consideration as being reflective of rocks. Tui is self explanatory.

SIGNATURE

Signature:

Date:

09/09/19





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Notes
Warning
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CAD and Production by

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 SURVEYING | PLANNING | LAND DEVELOPMENT
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 **CSNZ** THE CONSULTING SURVEYORS OF NEW ZEALAND
 A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

APPLICANT
Exclusive Developments

COMPRISED IN
 OT19A/448

TERRITORIAL AUTHORITY
 QLDC

LAND DISTRICT
 Otago

TOTAL AREA
 38.7 Ha

DATE
 28/05/2018

Drawing Title
 Scheme Plan
 Lots 1-4, 6-10, 13-14, 16-70,
 Lots 180-200, 303-304, 400-405,
 Lots 500-503, 600-605, 999
 Being a Proposed Subdivision of
 Pt Lot 1 DP 27290

Prepared for
Resource Consent

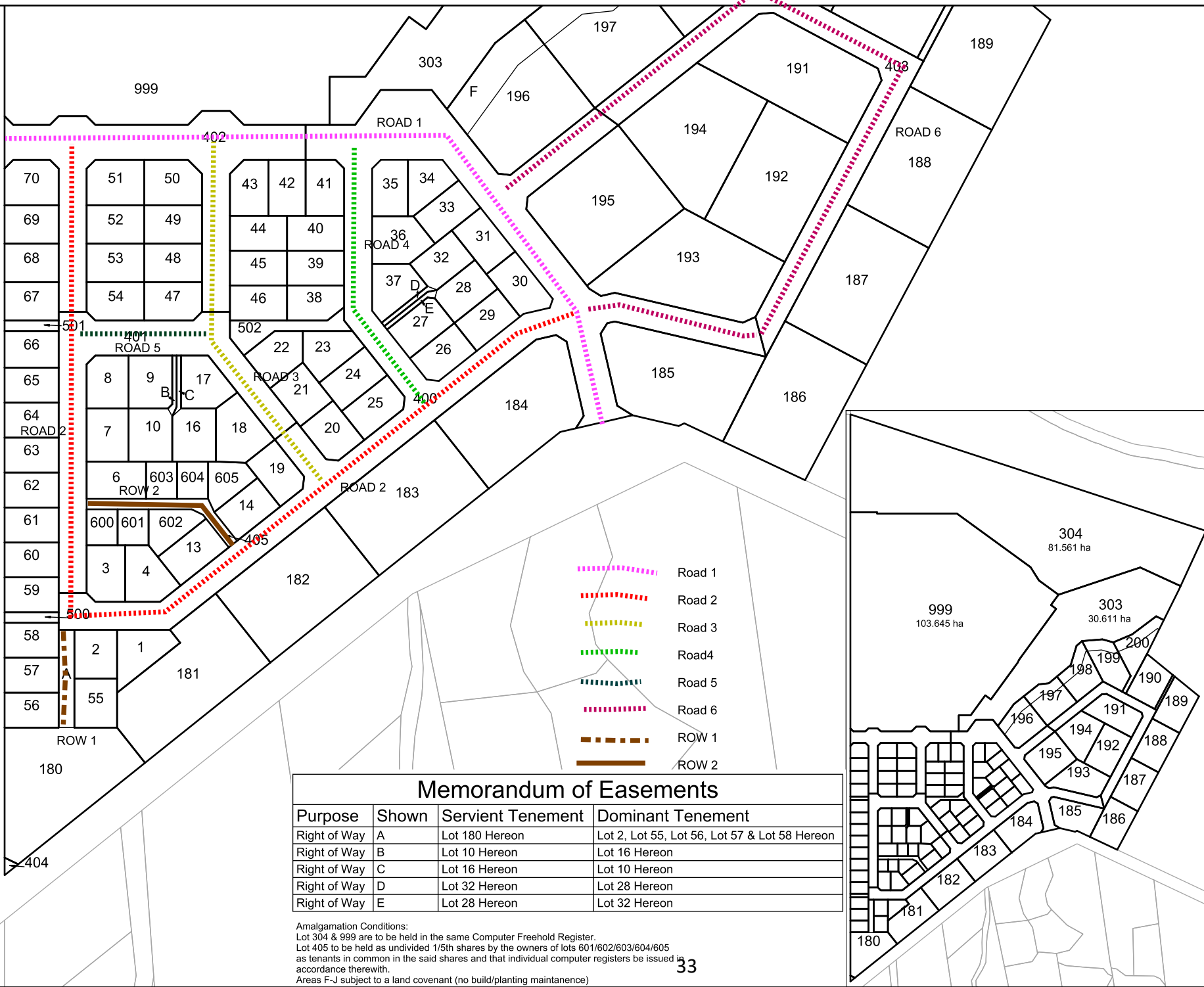
Plan Revisions

REV	DESCRIPTION	DATE
A	Issued For Approval	21/03/2018
B	Corner Splays Added	04/04/2018
C	Lots Added	09/04/2018
D	AC & Title Updated	02/05/2018
E	Text Update	28/05/2018

SCALE
 1:2000 @ A3

DATUM & LEVEL
 Lindis Peak 2000
 LEVEL IN TERMS OF QUARTERLY MEAN DATUM 1958
 ORIGIN: IS 1 DP XXX RL=327.42m

DRAWING REFERENCE		SHEET	REVISION
U4001		S1	E
SURVEYED	DRAWN	CHECKED	APPROVED
GW	VW	LW	VW
			DATE
			28/05/2018



Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way A		Lot 180 Hereon	Lot 2, Lot 55, Lot 56, Lot 57 & Lot 58 Hereon
Right of Way B		Lot 10 Hereon	Lot 16 Hereon
Right of Way C		Lot 16 Hereon	Lot 10 Hereon
Right of Way D		Lot 32 Hereon	Lot 28 Hereon
Right of Way E		Lot 28 Hereon	Lot 32 Hereon

Amalgamation Conditions:
 Lot 304 & 999 are to be held in the same Computer Freehold Register.
 Lot 405 to be held as undivided 1/5th shares by the owners of lots 601/602/603/604/605 as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
 Areas F-J subject to a land covenant (no build/planting maintenance)

Hikuwai Site Plan



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this site is accurate, current and otherwise adequate in all respects. Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this site and data held within.



Rach Buckingham

From: Tania Richardson <vania@aukaha.co.nz>
Sent: Monday, 2 September 2019 4:10 PM
To: Charlie Grant
Subject: Aukaha email-Exclusive Developments-Hikuwai Subdivision

Kia ora Charlie
Trust all is well with you for a Monday☺

RE: Exclusive Developments – Hikuwai Subdivision – Wanaka

Ngā Rūnanga understands that Exclusive Developments Ltd are seeking advice on Māori archaeological and cultural values to:

- Name 6 x Roads; AND Name 2 x ROW – within the Hikuwai subdivision, intersection of Aubrey Road and Outlet Road, Wanaka (as specified in the information provided)

Please treat this email as reply on the above proposal on behalf of Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou.

Ngā Rūnanga have the following comment regarding Road 1 within the subdivision:-

Road 1

Joe Brown Boulevard or Brown Boulevard or Hikuwai Boulevard

- Ngā Rūnanga have no concerns on any of the proposed road names, but have a preference for Joe Brown Boulevard.

The Aukaha letter dated 20 August 2019 should also be referred to as Rūnanga comments on all the proposed road names within the Hikuwai subdivision.

This reply is specific to the above proposal. Any changes to the application will require further consultation.

Thanks☺

Kā mihi

Tania Richardson
Consents Officer

Kia pai tō rā
(have a good day)

Telephone: (03) 477 0071
Mobile: 021 333 595
Email: tania@aukaha.co.nz
Website: www.aukaha.co.nz



AUKAHA

Level 1, 258 Stuart Street, P O Box 446, Dunedin 9054



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20 August 2019

Southernland

Attention: Charlie Grant

Resource Consent – Exclusive Development

Proposal

Ngā Rūnanga understands that Exclusive Developments Ltd are seeking advice on Māori archaeological and cultural values to:

- Name 6 x Roads; AND Name 2 x ROW – within the Hikuwai subdivision, intersection of Aubrey Road and Outlet Road, Wanaka (as specified in the information provided)

Situation

Aukaha writes this report on behalf of Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou, two of the kaitiaki Rūnanga whose takiwa includes the site the proposal relates to.

Decision

Rūnanga representatives have been informed of the proposal received 14 May 2019. Please be advised that Ngā Rūnanga have the following comments:-

Road 1

Joe Brown Boulevard or Brown Boulevard.

- Ngā Rūnanga have no concerns with either of the proposed road names.

Road 2

Takiana Drive, or Tangaroa Drive

- Ngā Rūnanga do not support the name Takiana or Tangaroa Drive.

The creation story of Aotearoa/New Zealand is a taonga (treasure) to Rūnanga and feel it is inappropriate to name a minor road after Tangaroa – God of the Sea.

Ngā Rūnanga are not familiar with the story of Takiana and feel it is inappropriate to use this name without the story being seen as appropriate and accurate.

It is recommended that one of the suggested names where Rūnanga have no concerns, be used for Road 2.

Road 3

Tahi Avenue or Ellie Avenue or Fern Avenue.

- Ngā Rūnanga have no concerns with either of the proposed road names.

Road 4

Rua Street, or Radiata Avenue, or Jasmine Street.

- Ngā Rūnanga have no concerns with either of the proposed road names.

Road 5

Toru Street, or Mata-Au Avenue, or Pinecone Avenue.

- Ngā Rūnanga do not support the name Mata-Au Avenue. Ngā Rūnanga have no concerns with either Toru Street or Pinecone Avenue.

The Mata-au/Clutha River is an awa tāpua (significant river) to Rūnanga. This is acknowledged by the Crown under the Ngāi Tahu Claims Settlement Act as a statutory acknowledgement area – Schedule 40, and it is felt inappropriate to name a minor road after the Mata-au/Clutha River.

Road 6

Kauri Place or Maui Place

- Ngā Rūnanga do not support the name use of Maui and Kauri as a Place name.

The creation story of Aotearoa/New Zealand is a taonga (treasure) to Rūnanga and feel it is inappropriate to name a minor road after Maui.

Ngā Rūnanga do not feel that native species that are not naturally found within this area should be used as a Place name.

ROW 1

Boulder Way, or Pounamu (Greenstone) Way, or Kawakawa Way

- Ngā Rūnanga have no concerns with either of the proposed ROW names.

ROW 2

Schist Lane, or Pounamu (Greenstone) Way, or Kawakawa Way

- Ngā Rūnanga have no concerns with either of the proposed ROW names.

This reply is specific to the above proposal. Any changes to the proposal will require further consultation

Nāku noa, nā



Tania Richardson
Consents Officer

cc Kāti Huirapa Rūnaka ki Puketeraki
Te Rūnanga o Ōtākou

**Wanaka Community Board
26 September 2019**

Report for Agenda Item | Rīpoata moto e Rāraki take 3

Department: Planning & Development

Title | Taitara Licence to Occupy Road Reserve – 12 & 18 Highfield Ridge, Wanaka

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider granting a Licence to Occupy Road Reserve to the property owners at 12 & 18 Highfield Ridge, Wanaka for landscaping and irrigation within road reserve.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Grant** a licence to occupy Highfield Ridge road reserve to the property owners of 12 & 18 Highfield Ridge, Wanaka for landscaping and irrigation subject to the following conditions;
 - a. The licence shall remain at Council's pleasure who reserves the right to remove or prune some or all of the trees should it be found that they are causing an undue nuisance or damaging infrastructure.
 - b. All services including 3-waters, phone, power and gas within the road reserve must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same. In particular, the wastewater line in the road reserve is to be identified and the 4m spacing of the trees is to be positioned such that the wastewater line is positioned in the middle i.e. 2m from each tree.
 - c. The trees are to be maintained in good order by the Licensee.
 - d. Council takes no responsibility for rectifying the landscaping in the event it requires access to its infrastructure.
 - e. The Licensees consents to a Covenant in Gross being recorded against the titles of Lots 36 & 37 DP 464291 to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.

Prepared by:



Blake Hoger
Property Advisor
APL Property

31/07/2019

Reviewed and Authorised by:



David Wallace
Manager for Resource
Management Engineering

11/09/2019

CONTEXT | HORPOAKI

- 1 The owners of 12 & 18 Highfield Ridge, Wanaka, legally described as Lots 36 & 37 DP 464291 (herein referred to as “the Applicants”), maintain a vineyard on their respective properties which front Highfield Ridge and are bordered at the rear by Hidden Hills Drive.
- 2 The Applicants have applied to QLDC for a Licence to Occupy the Road Reserve to plant a row of 20 olive trees in the berm of Hidden Hills Drive, adjacent to their properties.
- 3 The Applicants propose to plant the trees approximately 7m from the roadside curb channelling. The trees will be spaced 4m apart and serviced by a drip line irrigation system controlled by a timer.
- 4 The Applicants accept the responsibility for the acquisition, planting, irrigation and maintenance of the trees.
- 5 A water main runs through the berm, parallel to the proposed trees. The line of trees will be planted 3m from the water main. A wastewater line runs perpendicular to the line of trees.
- 6 In making their application, the Applicants note that; “the Hidden Hills Residents Assn have QLDC approval for the planting of Liquid Amber trees in the extensive roadside berms in Hidden Hills Drive. This is entirely appropriate for the sections on this street where there is no surrounding native vegetation however, the upper areas of Hidden Hills Drive are surrounded by Kanuka trees and our permitted and established vineyard. We are of the view, as are our neighbours in the area, that olive trees are more compatible and complementary to the surrounding vegetation, and particularly so adjacent to our vineyard, than Liquid Amber trees would be”.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 7 Council’s Engineers have been consulted in respect to the landscaping and have expressed no significant concern other than to request the following conditions for approval;
 - a. The Council reserves the right to remove or prune some or all of the trees should it be found that they are causing an undue nuisance or damaging infrastructure.

- b. The wastewater line in the road reserve is to be identified and the 4m spacing of the trees is to be positioned such that the wastewater line is positioned in the middle i.e. 2m from each tree.
- 8 Council's Urban Verge Mowing Policy 2007 assumes most verges are grassed and places the civic responsibility of maintaining grassed verges on the adjacent property owner.
- 9 The positioning of the trees does not affect sightlines for vehicles travelling along Hidden Hills Drive.
- 10 QLDC doesn't currently have a policy in place for Licences to Occupy Road Reserve. QLDC have however granted licences for landscaping in the past under similar conditions proposed in this report.
- 11 Option 1 Grant the Licence to Occupy Road Reserve application subject to the conditions proposed above.

Advantages:

- 12 The applicants will be able to install their landscaping as desired.

Disadvantages:

- 13 Council may need to expend resources in enforcing the terms and conditions of the licence if not adhered to.
- 14 An area of public road will be encumbered for private purposes.
- 15 Option 2 Decline the Licence to Occupy Road Reserve application.

Advantages:

- 16 Private use of the road reserve will be removed.
- 17 Council will not need to monitor the licence area to ensure adherence with the terms and conditions.

Disadvantages:

- 18 Council may be seen to be inconsistent in its decision making, given approval has been given to allow trees planted by the Hidden Hills Resident's Association.
- 19 This report recommends Option 1 for addressing the matter as approval can be granted under terms and conditions deemed appropriate by Council's roading engineers and it will avoid the expense of replacing the landscaping.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 20 This matter is of [medium] significance, as determined by reference to the Council's Significance and Engagement Policy as it relates to Council's roading network which is identified as a significant asset.
- 21 The level of significance determines the level of compliance necessary with the decision making requirements in sections 76-78 of the Local Government Act 2002. A higher level of compliance must be achieved for a significant decision.
- 22 There are no persons, other than the applicants, identified who are adversely affected by or would be significantly interested in this matter.
- 23 The Council has not consulted members of the public or any other groups on this matter.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 24 This matter relates to the Community & Wellbeing risk category. It is associated with RISK00009 within the QLDC Risk Register. This risk has been assessed as having a High inherent risk rating.
- 25 This matter relates to this risk because a property right contained in the road reserve does carry risk to Council for any future works. The risk has been mitigated by retaining the right to terminate the licence at short notice.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

- 26 The Applicants have paid a fee for their application to be processed which includes the preparation of the licence document if successful.
- 27 Should legal review of the licence be required, Council's legal costs will be recovered from the applicant.
- 28 Council's legal costs to have the Licence recorded against the applicant's title by a Covenant in Gross will be recovered from the applicant.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

- 29 The following Council policies, strategies and bylaws were considered:
- Significance and Engagement Policy 2014
 - Council's Urban Verge Mowing Policy 2007
- 30 The recommended option is consistent with the principles set out in the named policy/policies.
- 31 This matter is not included in the Ten Year Plan/Annual Plan as the cost of the licence will be met by the applicant

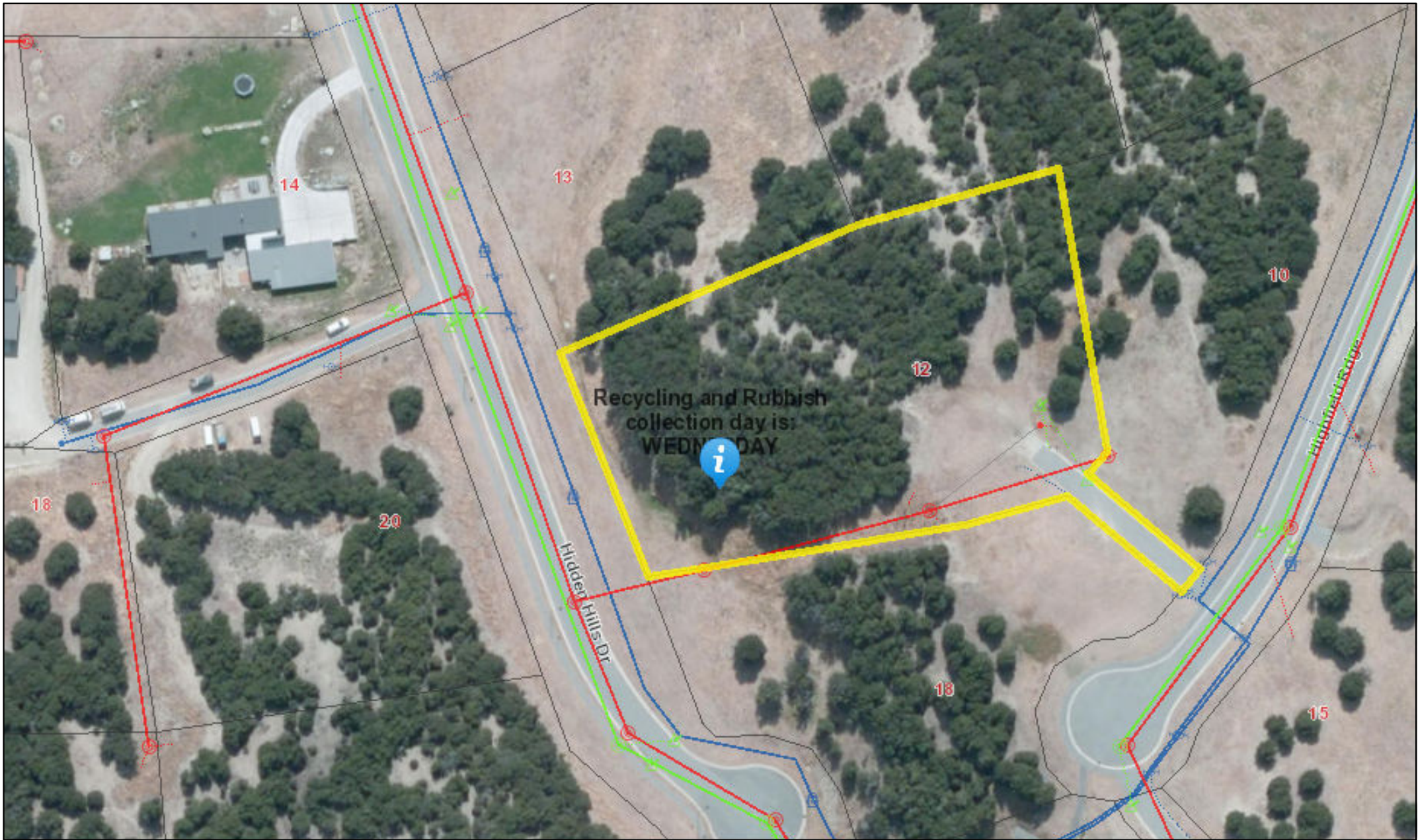
LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

32 The recommended option:

- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Location Plan
B	Site Aerials
C	Photograph vacant berm



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Approximate position of Olive Trees = ●

20

Lot 36.

Lot 37





**Wānaka Community Board
26 September 2019**

Report for Agenda Item | Rīpoata mot e Rāraki take 4

Department: Community Services

Title | Taitara Proposal to Vest Land in Wānaka, as one Recreation Reserve, and four Local Purpose Reserves, and to Offset Reserve Improvement Contributions as Appropriate, per the Development Contributions Policy.

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to consider recommending to Council, an approval for one Recreation Reserve, three Local Purpose (Connection) Reserves, and one Local Purpose (Stormwater/Drainage) Reserve, and to offset reserve improvement development contributions as applicable.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note** the contents of this report;
2. **Recommend to Council** that the vesting of the one Recreation Reserve, three Local Purpose (Connection) Reserves, and one Local Purpose (Stormwater/Drainage) Reserve, be approved;

Bright Sky Ltd Special Housing Area, Wānaka –SH190490

- a) Lot 2000 (3,769m²) as Recreation Reserve
- b) Lot 2001 (251m²) as Local Purpose (Connection) Reserve
- c) Lot 2002 (371m²) as Local Purpose (Connection) Reserve
- d) Lot 2003 (5,601m²) as Local Purpose (Stormwater/Drainage) Reserve.
- e) Lot 2004 (478m²) as Local Purpose (Connection) Reserve

subject to the following works being undertaken at the applicant's expense:

- i. Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography (if advised necessary by the Parks & Open Spaces Planning Manager);
- ii. Such a consent for any reserves shall ensure that in any staged development, the creation of any reserve is bound to the first stage to seek title, or subject to alternate timing requirements deemed necessary by the the Parks & Open

- Spaces Planning Manager. It is acknowledged that Lot 2000 is instead proposed in Stage 3, and provided that stage 3 is within the first three, of the four stages to seek title (and not the last), then this can be accommodated. Vesting of the Local Purpose reserves can also align with the respective stages, and the the Parks & Open Spaces Planning Manager can determine how such can be best achieved in discussion with the developer;
- iii. Presentation of the reserve in accordance with Council's standards for reserves;
 - iv. Any proposed easements within any reserve shall be first agreed and authorised by the the Parks & Open Spaces Planning Manager prior to any reserve being vested;
 - v. The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The plan as it relates to Lot 2004 shall identify low maintenance landscaping, dictated as appropriate by the the Parks & Open Spaces Planning Manager. The certification of such a plan shall be by the the Parks & Open Spaces Planning Manager.
 - vi. The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016), and unless otherwise agreed by the the Parks & Open Spaces Planning Manager as it relates to reserve Lot 2004;
 - vii. A potable water supply point to be provided at the boundary of the reserve lots;
 - viii. Any car parking on the stated reserve area must be for users of the reserve only, and not intended to provide parking to support surrounding residential units;
 - ix. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve (Lots 2000 to 2004 inclusive) vested in or administered by the Council and any adjoining land;
 - x. The registration of a Consent Notice on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall be no greater than 1.2m in height, and be 50% visually permeable;
 - xi. A three year maintenance period by the current landowner commencing from vesting of the reserves;
 - xii. A maintenance agreement being prepared and signed by the the Parks & Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
 - xiii. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

3. **Recommend to Council** that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the the Parks & Open Spaces Planning Manager.
 - b. Final approval of reserve improvement costs to be delegated to the the Parks & Open Spaces Planning Manager, and is subject to the applicant demonstrating the actual costs of the improvements.
 - c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

Prepared by:

Reviewed and Authorised by:



Aaron Burt
Senior Planner:
Parks & Reserves
10/09/2019



Thunes Cloete
General Manager
Community Services
12/09/2019

CONTEXT | HORPOAKI

1. This report addresses a number of reserves associated with the Bright Sky Ltd (BSH) Special Housing Area (SHA) development (resource consent reference SH190490), located near Frederick Street. It is noted that the Wānaka Community Board previously considered (and endorsed) reserves proposed by BSL for their SHA at the 24 May 2018 meeting. Since that time, BSL has redesigned their SHA development/subdivision, and the reserves now suggested are entirely new, as is the subdivision layout. It is the view of this report that the Recreation Reserve in particular, is more appropriate in comparison to that previously considered by the Board.
2. This report address one Recreation Reserve, three Local Purpose (Connection) Reserves, and one Local Purpose (Stormwater/Drainage) Reserve. The location of the development site is illustrated in **ATTACHMENT A**. Plans associated with the proposal are included as **ATTACHMENT B**.
3. Lot 2000 has an area of 3,769m², and is proposed by BSL to be a Recreation Reserve. It is located upon usable topography, and is consistent with the definition of a 'Local Park' as identified in the Parks and Open Space Strategy (2017). Such parks require a minimum of

0.3ha of open space in greenfield developments and should be of a configuration that provides a transition/buffer space from adjacent roads. Such parks should also accommodate a flat kick-around space of approximately 30x30m and be accessible to a residential catchment. The proposed reserve can meet these requirements. To ensure that the reserve can be fully utilised throughout its area, it is a common condition of approval that Council seeks to assure the land will be levelled and enhanced by the developer if Council deems such to be necessary, to the satisfaction of Council.

4. The three Local Purpose (connection) reserves proposed by BSL are referred to as Lot 2001 (251m²), Lot 2002 (371m²) and Lot 2004 (478m²). These reserves will facilitate pedestrian and cycle access within the proposed development, and to connections beyond via the road network (Refer to ATTACHMENT B plan 'Proposed Reserves and Pedestrian Linkages'). It is identified that Lot 2004 is likely to be steeper than Councils Grade 2 standards, but it nonetheless could provide a useful linkage or shortcut. It is recommended that any landscaping associated with Lot 2004 is low maintenance given the gradient, and that signage can direct users who might find the gradient too potentially challenging toward the end of Road G, as this will also connect to trails beyond the development site. Put simply, Lot 2004 can offer a connection choice/shortcut dependent upon the ability of the user. As with connection reserves, it should be a condition of the acceptance that sealed pathways shall be a minimum of 2 metres in width, and meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016), noting that this standard may not be entirely fulfilled for Lot 2004.
5. Lot 2003 (5,601m²) is intended as Local Purpose (Stormwater/Drainage) Reserve, and will not be eligible for any offsets for Development Contributions, or Reserve Improvements. Such reserves and their function are addressed through the subdivision process, and this will require landscaping and the fulfilment of engineering standards. The conditions of this reports recommendation will ensure that if vested, the reserve will be to an appropriate standard, and not constitute a burden on Council.
6. The expectation is that built form will not extend up to any reserve boundaries, and that all fencing along the reserves will not be greater than 1.2m in height, and will be at least 50% visually permeable. This is to ensure that the open space areas are open, visible and not walled in by adjacent development to the extent that they might otherwise become hidden from view and unsafe. This requirement is consistently applied to all new reserves.
7. An increasing concern is that proposed reserves in (potential) multiple staged developments need to be vested in the initial stage to seek title. This is because when reserves are included in the potentially last stage, a residential development might be mostly developed and then the final stage might be deferred indefinitely, or not transpire. This means that a reserve that might otherwise be expected or relied upon, might not eventuate. It is a typical recommendation that the creation of any reserves should be bound to the first stage of any development to seek title, unless otherwise agreed by the the Parks & Open Spaces Planning Manager. The proposed development is staged, with four stages being identified. The applicant informs that the staging is driven by the infrastructure build out, with the substantial pipes/stormwater etc. being put in first along the natural gully, and all other lots being serviced from that. This has driven the roughly anti-clockwise staging plan, which is shown in the ATTACHMENT C 'Staging Plan'. This

approach is understandable, and accepted. In recognition of this, and to ensure that the Recreation Reserve in particular is ultimately vested, it is suggested that the reserves be bound to their identified stages, but that Recreation Reserve Lot 2000 cannot be included in any of the identified stages that might be the last to seek 224(c) approval (being a penultimate requirement to seeking a Certificate of Title/Computer Freehold Register).

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

8. The Lot 2000 Recreation Reserve will fulfil the purpose of a Local Park and is of a suitable size and location, such that it will provide a useful reserve area to benefit the community.
9. The potential Local Purpose (Connection) Reserves will provide linkages that will assist with pedestrian and cycle movement. The proposed reserves are consistent with the 'connections' parks and open space typology as identified in the Parks and Open Space Strategy 2017. It is noted that Lot 2004 will be steeper than the Grade 2 standard, and is intended as an alternative or shortcut to the pedestrian/cycle trail to the north of the site.
10. The Local Purpose (Stormwater/drainage) reserve can be designed to meet the infrastructure requirements of the development, and this will be considered under the SH190490 process associated with the SHA.
11. Reserve land and reserve improvement contributions may be offset in accordance with the Development Contributions Policy current at the time of contributions payment. The recommended option ensures that reserve improvement contributions will only be offset against improvements agreed by the Parks and the Parks & Open Spaces Planning Manager, that the offsets will reflect the actual cost of the works and that Council will not meet any costs of work that exceed the value of contributions required.
12. Option 1 Accept the proposal for the vesting of the reserves and to offset reserve improvement contributions as per the Development Contributions Policy.

Advantages:

13. The land is proposed to be vested to Council at no cost at the time of vesting, and it will be the developer's responsibility to meet the standards prescribed in the recommended conditions as a pre-requisite to vesting.
14. The reserves will facilitate recreational use, in addition to pedestrian and cycle access through the proposed development.

Disadvantages:

15. Council will have to maintain or manage the respective reserves at a cost to the ratepayer, after three years.
16. Option 2 Reject or modify the proposal for the vesting of the reserves and to offset reserve improvement contributions as per the Development Contributions Policy.

Advantages:

17. Council will not have to maintain/manage the reserves at a cost to the ratepayer.

Disadvantages:

18. Council will refuse areas of land being offered at no cost.

19. There will be no land identified for recreation use, or pedestrian and cycle access through the development.

20. This report recommends **Option 1** for addressing the matter.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

21. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because there will be little impact on Council's function if the recommended option is taken.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

22. This matter related to the operational risk 00009 Ineffective management of community assets, which is identified as a high risk.

23. This matter relates to this risk because accepting the land will increase Council's expenditure on maintenance after the initial land owner maintenance period. The recommended option ensures conditions are required to be met in terms of reserve specifications prior to handover to Council which should ensure expenditure on maintenance is at anticipated levels, and the land is managed effectively. The vesting is also in accordance with the Parks and Open Space Strategy 2017, further reducing risk of judicial review of any decision to accept the land.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

24. The applicants will be required to maintain the reserves for the first three years. Following this point provision will need to be made available within Council's maintenance budgets dependent on the facilities in the reserves and the level of service to which they will be maintained.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

25. The following Council policies, strategies and bylaws were considered:

- Significance and Engagement Policy
- Parks and Open Space Strategy 2017

- Development Contributions Policy
- Vesting of Roads and Reserves Policy

26. The recommended option is consistent with the principles set out in the named policies.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

27. The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by improving pedestrian connectivity;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	LOCATION PLAN
B	DEVELOPMENT PLANS

**Wānaka Community Board
26 September 2019**

Report for Agenda Item | Rīpoata moto e Rāraki take : 5

Title | Taitara: Chair's Report

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to provide the Board with an update on projects of interest and previous actions and to address other matters not listed elsewhere on the agenda.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note** the contents of this report; and
2. **Recommend** to Council the Wanaka Community Board Governance Protocol Statement with/without amendment.

Prepared by:



Quentin Smith

Chair, Wānaka Community Board

16/09/2019

CONTEXT | HOROPAKI

Wānaka Lakefront Development

- 1 Community feedback on a Concept Plan for Stage Three: Lakeside closed on Sunday 18 August, culminating in 73 largely positive submissions and over 86% support for the Concept Plan in general. All submissions are publicly available on QLDC's Let's Talk page: <https://letstalk.qldc.govt.nz>, including a number of Frequently Asked Questions about the Concept Plan and associated answers. Community feedback is now being used to help inform a draft design.

Wānaka Masterplan

- 2 The Programme Business Case is due to finalised by the end of the month and will be brought to the newly elected Board later in the year.

2019 Triennial Election Update

- 3 By the date of the Board meeting, voting papers to all people on the Electoral Roll will have been delivered, with voting papers being sent out from 20 September. Anyone who has not received a voting paper by 26 September and who believes they are eligible to vote should apply for a Special Vote at the Council office at 74 Ardmore Street, Wānaka. (Note that Special Voting is also available at the Council office at 10 Gorge Road, Queenstown).
- 4 The voting package also includes a reply-paid envelope for posting the vote back. Votes may also be delivered to the main Council offices in Wanaka and Queenstown.
- 5 Due to postal delivery times it is recommended that voters do not post votes back after 5 October. This is to ensure that votes reach the Electoral Officer before noon on Saturday 12 October. After 5 October, votes should be returned to the Council offices noted above.
- 6 A progress result of the election with approximately 98% of votes counted will be available by early afternoon on 12 October. Council staff will contact all candidates personally with this result, after which the information will be disseminated publicly via the QLDC website.
- 7 It is hoped to be in a position to publish an official result of the election by 17 October.

Governance Protocol Statement

- 8 A Governance Agreement between the Wanaka Community Board and the Council was established in 2004 to set out the terms of engagement between the Board and the Council. It remained largely in its original form until a more substantial update was prepared in 2016 which also involved it being renamed as the 'Governance Protocol Statement'.
- 9 In the document it states that the agreement should be placed on the agenda of the final meetings for the triennium of both parties, for the purpose of reviewing the agreement and recommending any changes to the incoming Council and Board. This has occurred at the end and beginning of every triennium since 2004.
- 10 The Board is asked to consider whether any amendments are necessary to the current agreement which is attached.

Wānaka Recreation Centre

- 11 The following is a general update on recent activities at the Wānaka Recreation Centre ('WRC'):
 - Wānaka Recreation Centre's sport-based holiday programme runs Monday to Thursday on both weeks of the school holidays.
 - New sport and fitness programmes will run in the pools during Term 4 after successful trials: 'Flippa Ball' (water polo for kids) and 'Float Fit' (a fun, yoga-inspired workout on newly-purchased aqua boards).

- WRC successfully hosted the Upper Clutha Festival of Sport and Recreation on Sunday 15 September with a record number of exhibitors and around 400 visitors.
- Local primary schools will be learning essential life skills at WRC from 16-27 September during their swimming and water safety programme.
- The next social sports league – Sport 10 – begins 14 October.

Action Items from Previous Meeting

12 Actions on items considered at the previous Board meeting have been progressed as detailed below.

Agenda item	Update
Item 2: Road Naming Application - Willowridge Developments Limited application to name road 16 within the 'Three Parks' Development	Complete: Decision issued to the applicant, LINZ and other relevant internal parties.
Item 3: Licence to Occupy Road Reserve – 1 Highfield Ridge, Wānaka	Underway: Licence completed. Arranging encumbrance on title.
Item 4: Licence to Occupy Road Reserve – 221 Lakeside Road, Wānaka	Underway: Licence prepared for signature. Once done encumbrance on title will be arranged.

Attachments

- A Governance Protocol Statement
- B Infrastructure Team Summary Report
- C Minor Improvement Works
- D Parks and Reserves capex programme

Wānaka Community Board

GOVERNANCE PROTOCOL STATEMENT

Purpose

This protocol statement aims to document best practice protocols to:

- Encourage communication, coordination and cooperation between the Queenstown Lakes District Council ("Council") and the Wānaka Community Board ("Board").
- Provide a mechanism for the Council and the Board to:
 - a. enable democratic local decision-making and action by, and on behalf of, communities; and
 - b. meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses

Protocols for Governance, Communication and Coordination

- c. The Council and Board have a joint responsibility for the good governance of the district and that the best interests of the communities of the district are served when the Council and Board work cooperatively.
- d. The Board will be consulted on significant policy and planning documents that impact on the Wānaka Ward before the policies or plans are adopted as draft documents and notified for public comment. It is acknowledged that in some special circumstances, urgency may limit the applicability of this protocol.
- e. The Board and the Council will agree on levels of service to be provided in the Wānaka Ward. Where the agreed service levels differ from the district-wide service level adopted by Council then a rate differential may be applied to the Wānaka Ward to equalise the different level of service.
- f. Board concerns regarding operational performance will be communicated to the relevant General Manager in the first instance and subsequently to the Council's Chief Executive if not resolved.
- g. The Council's Chief Executive will ensure that the Board is provided with complete, timely and robust information, support and advice to enable the Board to carry out its role as prescribed in the Local Government Act 2002 (as set out in the attached Appendix) and exercise its delegations. This includes the provision of adequate staff support for Board activities.

- h. Appropriately qualified members of the Board may be appointed to any Hearings Panel to consider resource consent applications. This will require that the Board maintain an impartial position on resource consent applications at all times.
- i. The Council and the Board will ensure that appropriate training and development is provided for Councillors and Board Members to ensure they have the necessary skills to undertake their governance and policy making responsibilities within local government.
- j. The Council and the Board acknowledge that good governance requires them to consider community views and provide a balance of the different views and the trade-offs necessary.
- k. As far as is practicable the Council will delegate powers to the Board over matters concerning the Wānaka ward that are necessary to enable the Board to fulfill its role as prescribed in the Local Government Act 2002. The Board will be consulted over any changes the Council proposes to make to delegations to the Board.
- l. Delegations to the Board underlie the spirit of partnership between the Council and the Board and any changes to delegations and this Governance Protocol Statement should be considered in tandem with each other.
- m. Where the Board is exercising its powers (either mandated or delegated) to make binding decisions where the Council considers there is a high degree of significance (as defined in Council's Significance and Engagement Policy) to the community it must follow the special consultative procedure under the Local Government Act 2002 in reaching its decision.
- n. The Council and the Board will act consistently with the Code of Conduct. Where the Board has been involved in reaching decisions made by the Council then it will not publicly criticise those decisions.

Process

The Mayor and Chief Executive may attend meetings of the Board to report on Council issues impacting on the Board. Members of the senior management team will regularly attend Board meetings for this purpose. The Chair of the Board may attend Council meetings and report on Board issues impacting on the Council.

Review of Protocol Statement

The Council and the Board may consider and review this protocol statement at any time. Any proposal for change must be presented for consideration at the next available meetings of the Council and the Board upon the request of either of them. The request must be made in writing to the Chief Executive at least two weeks before the next meeting date.

The Council and the Board must ratify any proposed changes to this protocol statement prior to them coming into effect.

This protocol statement will be placed on the agenda of the final meetings of the Council and the Board prior to the triennial election for the purpose of reviewing the document and recommending changes (if any) to the incoming Council and Board.

SIGNATURES

NAME (Mayor)

NAME
(Chair, Wānaka Community Board)

APPENDIX

10 Purpose of local government

- (1) The purpose of local government is—
- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
 - (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.
- (2) In this Act, **good-quality**, in relation to local infrastructure, local public services, and performance of regulatory functions, means infrastructure, services, and performance that are—
- (a) efficient; and
 - (b) effective; and
 - (c) appropriate to present and anticipated future circumstances.

Section 10(1)(b): replaced, on 5 December 2012, by [section 7\(1\)](#) of the Local Government Act 2002 Amendment Act 2012 (2012 No 93).

Section 10(2): inserted, on 5 December 2012, by [section 7\(2\)](#) of the Local Government Act 2002 Amendment Act 2012 (2012 No 93).

52 Role of community boards

The role of a community board is to—

- (a) represent, and act as an advocate for, the interests of its community; and
- (b) consider and report on all matters referred to it by the territorial authority, or any matter of interest or concern to the community board; and
- (c) maintain an overview of services provided by the territorial authority within the community; and
- (d) prepare an annual submission to the territorial authority for expenditure within the community; and
- (e) communicate with community organisations and special interest groups within the community; and
- (f) undertake any other responsibilities that are delegated to it by the territorial authority.

Compare: 1974 No 66 s [101ZY](#)

3 WATER CAPEX PROGRAMME SUMMARY REPORT

REPORT ISSUED ON : 3 September 2019



Very Low		
Low		Under QS Review
Moderate	No Incidents	On Budget
High	Near Miss	At Risk
Very High	Reportable	Over Budget

		○	Strategic Business Case / Programme Business Case
		◐	Indicative Business Case
Fully Realised	On Track	◑	Detailed Business Case
Partially Realised	At Risk	◒	Implementation Phase
Not Realised	Overdue	◓	Project Close Out

Bundle #	Project #	Project Name	RISK PROFILE (RP)	H&S STATUS FOR PERIOD (HS)	FINANCIAL STATUS (FS)	PRACTICAL COMPLETION DATE	Expected to Realised benefits from BBC	OVERALL PROJECT STATUS (OPS)	COMMENT
108	108	Luggate new WWPS & Cxn to Project Pure	Low	Green	Green	27 September 2019	Fully Realised	◑	Construction complete
109	109	Hawea WTP minor upgrades	Low	Green	Green	23 July 2019	Fully Realised	◑	O&M Projects
111	111	Capell Ave Hawea Watermain extension	Low	Green	Green	29 November 2019	Fully Realised	◑	Construction underway
1	1.1	Beacon Point new Reservoir - Design	High	Green	Grey	14 January 2020	Fully Realised	◑	OPS: ECI contractor on board. Concept design complete. RP: Land acquisition discussions ongoing.
2	2.1	Beacon Point new Reservoir	High	Green	Grey	31 August 2020	Fully Realised	◑	
3	3.1	Hawea WW Cxn to Project Pure WWTP - Design	Moderate	Green	Green	14 February 2020	Fully Realised	◑	Route not finalised
3	3.2	North Wanaka new WW conveyance scheme - Design	High	Green	Green	13 March 2020	Fully Realised	◑	Awaiting Concept Design approval
4	4	WANAKA TRANSMISSION PIPELINE DESIGN	Low	Green	Green	26 October 2020	Fully Realised	◑	
4	4.1	Wanaka Water Trunk Main stage 1 - Design	Low	Green	Green	23 March 2020	Fully Realised	◑	Detailed Design underway
4	4.2	Wanaka Water Trunk Main stage 2 - Design	Low	Green	Green	26 October 2020	Fully Realised	◑	Detailed Design underway
5	5	WANAKA WWPS AND PIPELINES CONSTRUCT	Low	Green	Green	24 January 2022	Fully Realised	◑	
5	5.1	Hawea WW Cxn to Project Pure WWTP	Low	Green	Green	7 January 2021	Fully Realised	◑	OPS: Design Contract Awarded
5	5.2	North Wanaka new WW conveyance scheme	Low	Green	Green	22 September 2021	Fully Realised	◑	
5	5.3	Wanaka Water Trunk Main stage 1	Low	Green	Green	9 November 2020	Fully Realised	◑	
5	5.4	Wanaka Water Trunk Main stage 2	Low	Green	Green	24 January 2022	Fully Realised	◑	Construction dependant on demand (still being evaluated through masterplanning requirements).
6	6.1	Beacon Point new Water Treatment Plant - Design & Build	High	Green	Grey	N/A	Fully Realised	○	Business Case in progress (end Sept 2019)
9	9.1	Bremner Park Rd - Lake new SW outlet - Design	Low	Green	Grey	10 August 2020	Fully Realised	○	Waiting for Business Case
9	9.2	Wiley Rd - Beacon Pt new SW outlet - Design	Low	Green	Grey	10 August 2020	Fully Realised	○	Waiting for Business Case
9	9.3	Mt Aspiring College SW drainage upgrade - Design	Low	Green	Grey	10 August 2020	Fully Realised	○	Waiting for Business Case
9	9.4	Bills Way SW pipeline replacement - Design	Low	Green	Grey	10 August 2020	Fully Realised	○	Waiting for Business Case
9	9.5	Aubrey Rd Rec Reserve SW detention pond - Design	Low	Green	Grey	10 August 2020	Fully Realised	○	Waiting for Business Case
9	9.6	Three Parks catchment new SW outlet - Design	Low	Green	Grey	10 August 2020	Fully Realised	○	Waiting for Business Case
9	9.7	Luggate WW reticulation extension - Design	Moderate	Green	Grey	17 August 2020	Fully Realised	○	Waiting for Business Case
9	9.8	Luggate New WTP,PS & pipeline to airport - Design	Moderate	Green	Grey	2 October 2020	Fully Realised	○	Waiting for Business Case
10	10.1	Bremner Park Rd - Lake new SW outlet	Low	Green	Grey	2 February 2021	Fully Realised	○	
10	10.2	Wiley Rd - Beacon Pt new SW outlet	Low	Green	Grey	2 February 2021	Fully Realised	○	
10	10.3	Mt Aspiring College SW drainage upgrade	Low	Green	Grey	2 February 2021	Fully Realised	○	
10	10.4	Bills Way SW pipeline replacement	Low	Green	Grey	2 February 2021	Fully Realised	○	
10	10.5	Aubrey Rd Rec Reserve SW detention pond	Low	Green	Grey	2 February 2021	Fully Realised	○	
10	10.6	Three Parks catchment new SW outlet	Low	Green	Grey	2 February 2021	Fully Realised	○	
10	10.7	Luggate WW reticulation extension	Low	Green	Grey	21 May 2021	Fully Realised	○	
10	10.8	Luggate New WTP,PS & pipeline to airport	Low	Green	Grey	16 August 2021	Fully Realised	◐	
11	11.1	Project Pure FOG Treatment facility - Design	Low	Green	Grey	N/A	Fully Realised	◐	O & M team reviewing FOG Strategy
11	11.2	Project Pure WWTP upgrade - Design	Moderate	Green	Grey	1 September 2020	Fully Realised	◐	IBC complete. PCG end Sept-2019 for IBC approval
12	12.1	Project Pure FOG Treatment facility	Low	Green	Grey	N/A	Fully Realised	◐	
12	12.2	Project Pure WWTP upgrade	Low	Green	Grey	9 May 2022	Fully Realised	◐	

Project Name	Problem / Opportunity	Estimated Cost	Proposed solution	Notes
Brownston St raising drainage grates	Drain grates into sumps are very low compared to the road level and can catch out drivers and are dangerous for cyclists.	\$8,000.00	Investigate drainage requirements and raise grates.	Works completed
Beacon Pt-Penrith Park speed advisories	Crashes in northerly direction at curve. Crash report recommends speed advisories and associated signs for both directions.	\$10,000.00	Curve advisory analysis including speed test. Curve signs must also show intersecting road. Chevron boards to be included, and edge lining to match solid center line length.	Design in progress
Beacon Pt-Penrith Park Rds intersection light	Crash report identified lack of lighting at this intersection	\$10,000.00	Intersection flag light subject	With lighting contractor
Crown Range summit car park entrance upgrade	Pull over area is not wide enough and area deteriorating	\$22,500.00	Formalise entrance to car park, widening where necessary. Improve drainage to ensure seal/unseal joint is protected.	Design in progress
Stone St flag light	Street light needed Check new intersection design for new side road	\$3,000.00	Install new Street light Check new intersection design for new side road	Subject to lux survey
Cardona Valley Rd at medical center footpath connections	See attached email. The Wanaka medical center has identified that there are poor pedestrian connections outside the medical center. This applies to both sides of the road and includes the crossing of Stone St	\$20,000.00	Review of pedestrian paths and crossing points.	Not started
Wanaka general signs and Lines	Bucket of money to do minor signs and lines	\$40,000.00	Install signs and lines	
Lighting Lagoon Ave path south of Bernard	New footpath has been put in which goes around mailboxes and power pole, but at night it is too dark to see and pedestrians are effectively directed to walk into the mailboxes. Also SL19/0171	\$10,000.00	Investigate extra lighting after the LED upgrade. .	Subject to lux survey
Footpath upgrade near medical centre 19/20	A request to upgrade the gravel footpaths around the medical centre and the retirement home also down McDougall St.	\$230,000.00	AC or chip seal existing gravel footpath. widen to a 2.5m wide.	Seal to be applied when warmer weather allows
Old Wanaka Lighting Upgrade	Poor Street lighting in general old Wanaka	\$20,000.00	Street lighting improvements	Subject to lux survey
Aubrey Rd cycle/walkway sealing - Part 1	Track is currently unsealed and not wide enough for cyclists and pedestrians	\$200,000.00	Existing track sealed to 2.5m width based on land Dev Guide widths.	Public consultation (along with Anderson Rd) in progress and to close 19/9. Detailed design underway. Scheduling with 3Waters Work is a key consideration.
Rodeo Dr flag light	Flag street light needed. possibly look at lighting all of Golf Course Rd.	\$3,000.00	Install new street light	Subject to lux survey
Hawea Dam control structure/Capell Ave barrier upgrade	Recent crashes into the wire fence have highlighted safety concerns with this corner. Old wire rope barrier needs upgrading.	\$180,000.00	Replace wire rope fence with guardrail, with appropriate access points to the dam.	Design completed - quote for works received and subject to review.
Ballantyne Rd - New Streetlight	Safety of Pedestrians walking along road reserve.	\$10,000.00	Install street light. Take into account any planned works associated with a new 3 Parks entrance at this location.	Subject to lux survey
Old Wanaka Firestation kerb upgrade	The old Wanaka Firestation is now retail and car parking is being reinstated. The dish channel to allow vehicles to cross the footpath is no longer required, and wheel stops are needed instead until new kerbing can be installed.	\$2,500.00	Replace the dish channel with vertical faced kerb and channel (matching profile further down Ardmore St). Also upgrade the kerb and channel to standard vehicle crossing form for the entrance to the QLDC carpark.	Not started
Nook Rd and Hawea Back Rd intersection upgrade	Current design has created a sweeping, narrow, blind corner from Hawea Back Rd into Nook Rd	\$160,000.00	Realigning of the intersection to ensure vehicles slow down turning into and out of Nook Rd.	Detailed design completed. Quote for works received. Work to be scheduled.

Wanaka Parks and Reserves Capital Programme and Renewals		
<i>Monthly WCB Update – September 2019</i>		
Project	Detail/Description	Current status
TIF Toilets	Red Bridge, Gunn Road, Hawea to be confirmed	Project will begin Oct/Nov
Playground renewals	Rotary Playground lakefront reserve being considered – extension of play activities	Planning for renewal timeframe is underway
Stage 3 Lakefront Development plan,	Detailed design stage	Stage 3 is in preliminary design; hope to have out to tender early in 2020
Eely Point Reserve	Rotary considering a draft plan for a natural play and junior bike area; this will be discussed with the Board once we have a commitment from Rotary that they are keen to proceed with the project.	
Responsible Camping	Day Hub at Ballantyne Road	Opening again in November
Skate park repairs	Opus are making some changes to the tender documents	The plan is to get the tender for design and build out by October; this is combined with the Arrowtown project.
Walkway improvements	Hawea School Track to be repaired and resurfaced to alleviate flooding issues	Work is starting on the planning on the project; it should be finished by the end of January 2020 at the latest