

Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday 4 November 2021 commencing at 10.00am

Present

Mr Barry Bruce (Chair), Ms Jude Battson, Mr Chris Hadfield, Councillor Calum MacLeod, Councillor Niamh Shaw, Councillor Quentin Smith and Mr Ed Taylor

In Attendance

Mr Pete Hansby (General Manager, Property & Infrastructure), Mr David Wallace (Manager, Resource Management Engineering), Ms Jessica Mannix (Assistant Project Manager – Property), Mr Quintin Howard (Property Director), Mr Aaron Burt (Senior Parks and Reserves Planner Governance & Stakeholder Services Manager), Ms Charlie Evans (Senior Planning Support), Ms Jo Dobb (Governance Advisor) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and one member of the public

Apologies/ Leave of Absence Applications

An apology for lateness was received from Councillor Shaw.

Ms Battson advised that she would have to leave the meeting briefly at 10.30am.

On the motion of Councillor Smith and Mr Taylor it was resolved that the Wānaka Community Board accept the apologies.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. Ms Anja O'Connor

Ms O'Connor noted that she had been supported by the Mayoral Discretionary Fund to attend the Women Revolutionising Housing retreat held in Taupo earlier in 2021 and she described some of the issues discussed at the retreat and her own views about housing. She spoke about the development of tiny houses/houses on wheels and the option of co-housing, pocket developments, modular homes and tiny house villages.

Councillor Shaw entered the meeting at 10.06am.

Most people just wanted to have a home and it was timely to start discussing other ways of providing accommodation and to understand better the community's wants. Another important factor was to understand what was permitted under legislation and Council regulations.

2. Dr Ian Hall, Chair, Mt Aspiring College Board of Trustees

Dr Hall addressed the Board about the proposed disposal of the land occupied by the former Wānaka Community Swimming Pool.

Dr Hall noted there were major new building developments currently in train at Mt Aspiring College that were due to be complete by the end of 2022. Mt Aspiring College was now the largest high school in Otago with a future role of 1,800 projected. It had a pressing need for a new gymnasium and more recreation facilities and funding to develop these facilities was available from the Ministry of Education. The Wānaka Community Pool site was ideal for the school's new gymnasium because it was immediately adjacent to the existing one. Accordingly, he strongly supported option 1 in the report which was to revoke the land's reserve status and dispose of the site to the Ministry of Education. Dr Hall considered that this proposed new community use of the land was in line with its original purpose and he urged the Board to support option 1. He added that this decision was time critical because there were great advantages in keeping the current contractors on site, but this was only for another 12 months.

Confirmation of Agenda

On the motion of Ms Battson and Councillor MacLeod the Wānaka Community Board resolved that the agenda be confirmed with item four moving to become item one.

Confirmation of Minutes

On the motion of Ms Battson and Councillor Shaw the Wānaka Community Board resolved that the minutes of the meeting held on 23 September 2021 be confirmed as a true and correct record.

4. **Universal Developments Limited application to name one vested road – 'Longview Drive'**

A report from Charlie Evans (Senior Planning Support) assessed an application from Universal Developments to name one new road as 'Longview Drive'. The report noted that the proposed name was outside the provisions of the Council's Road Naming Policy but observed that other subdivisions in the area also had a main road

named after the subdivision. Further, it reflected the prevailing topography (a 'long view') and was easy to spell and pronounce.

Ms Evans and Mr Wallace presented the report.

Councillor Smith suggested that the Council enlist the help of Mt Aspiring College to identify new road names for the road naming list and this could be an appropriate task for the 'civics' class.

On the motion of Ms Battson and Councillor Shaw it was resolved that the Wānaka Community Board:

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

- 2. Approve the application for the following road name: 'Longview Drive'.**

The Board returned to the original order of the agenda items.

1. Approval to proceed with maintenance/upgrades at five Elderly Housing units in Wānaka

A report from Jess Mannix (Assistant Project Manager – Property) described proposed upgrades at five Wānaka Elderly Persons' Housing Units and sought the Board's approval for the upgrades to proceed.

Ms Mannix and Mr Howard presented the report.

The Board asked staff to ensure that existing tenants were personally advised about the proposed renovations before they started and for upgrades to address accessibility (if not already addressed) and to smooth pathways.

On the motion of Councillor MacLeod and Mr Taylor it was resolved that the Wānaka Community Board:

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

- 2. Approve the required upgrades at the five Wānaka Elderly Housing units; and**

- 3. Authorise the works to continue under the financial delegation of the Property Director.**

Ms Battson left the meeting at 10.27am.

2. 121 Plantation Road, Wānaka: Proposed Disposal of Reserve

A report from Brendan Peet (General Counsel) noted that the land at 121 Plantation Road occupied by the former Wānaka Community Swimming Pool was a recreation reserve vested in the Council. The pool was no longer in use and the site was not needed for recreational purposes, so an option was to undertake the statutory process to revoke the reserve status and dispose of the site, potentially to the Ministry of Education. The report recommended that the Board recommend to Council that it begin the process to revoke the reserve status and dispose of the site. The Board's recommendation would be presented at the next Council meeting scheduled to take place on 16 December.

Mr Hansby presented the report. He noted a minor change to part (3) of the recommendation, noting that instead of what was printed in the agenda papers, it should read:

3. *Endorse the proposal for Council to delegate to the Chief Executive the authority to take such action and sign such documents as may be reasonably necessary to implement the above resolutions and matters ancillary to them.*

Mr Hansby confirmed that the proceeds of any land sale would go into Wānaka Reserve Fund. He advised that any revocation would be subject to public feedback and he undertook to provide details of the proposed consultation separately. He confirmed that there was no Council budget for demolishing the existing structure and removal of the asset would be part of the property valuation. He agreed that there were parallel processes that could be worked through with the Ministry of Education and he understood the critical time factor involved.

Ms Battson re-entered the meeting at 10.38am.

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

- 1. Note the contents of this report; and**
- 2. Endorse the proposal for Council to consider and, if it sees fit, to make the following resolutions in respect of the recreation reserve land at 121 Plantation Road Wānaka, vested in the Queenstown Lakes District Council, Record of Title OT14B/354 (the site):**
 - a. That the Council commence a process under the Reserves Act 1977 to determine whether:**
 - i. The site is no longer required for reserve purpose; and**
 - ii. the reserve status of the site should be revoked; and**

iii. Council should dispose of the site; and

b. If Council approves the disposal, and if agreement can be reached between Council and the Ministry of Education (MoE), that the site be transferred for value to the MoE for the purposes of Mount Aspiring College.

3. Endorse the proposal for the Council to delegate to the Chief Executive the authority to take such action and sign such documents as may be reasonably necessary to implement the above resolutions and matters ancillary to them.

3. Underground Electrical Services Easements over Council reserves adjoining 1 Frederick Street, and the Wānaka Recreation Reserve, off Brownston Street in Wānaka

A report from Aaron Burt (Senior Parks and Reserves Planner) assessed two applications from Aurora Energy Limited for underground easements over Council reserve adjoining 1 Frederick Street and the Wānaka Recreation Reserve of Brownston Street. The report recommended that the Board recommend to Council that the easements be approved.

Mr Burt presented the report.

On the motion of Ms Battson and Mr Hadfield it was resolved that the Wānaka Community Board:

- 1. Note the contents of this report; and**
- 2. Recommend to Council that subject to section 48(1) of the Reserves Act 1977, that approval is given for the following easements:**
- 3. Recommend to Council that approval for the easements is subject to the following conditions:**
- 4. Recommend to Council that notification to grant the easements is not required, as a statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;**
- 5. Recommend to Council that the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of the identified easements over Council Reserve Land, is approved;**

- 6. Recommend to Council that authority to approve final terms and conditions, and execution authority, is delegated to the General Manager Community Services.**

5. Chair's Report

A report from the Chair provided updates on:

- Representation Review;
- Wānaka Lakefront Development;
- Activities at the Wānaka Recreation Centre.

Members provided verbal reports on their special areas of interest.

On the motion of Mr Bruce and Mr Taylor it was resolved that the Wānaka Community Board:

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

The meeting concluded at 10.58am.

Confirmed as a true and correct record:

CHAIRPERSON

DATE