



Order Paper for the Meeting of the

WANAKA COMMUNITY BOARD

Thursday, 27 September 2018

commencing at 10.00am

In the Lake Hawea Community Centre, Myra Street,

Hawea

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.

Agenda for a meeting of the Wanaka Community Board to be held in the Lake Hawea Community Centre, Myra Street, Hawea on Thursday 27 September 2018 commencing at 10.00am.

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Wanaka Community Board
16 August 2018

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 16 August 2018 beginning at 10.00am

Present:

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

In attendance:

Dr Thunes Cloete (General Manager, Community Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Ms Diana Manson (Parks Officer, Parks and Reserves) and Ms Jane Robertson (Senior Governance Advisor); eight members of the public and two members of the media

Apologies

There were apologies from Ruth Harrison and Ed Taylor (both on approved leave of absence).

Councillor McRobie sought a leave of absence 1-3 October 2018 (inclusive).

Councillor MacLeod advised that he would be unavailable for much of September 2018 because of commitments with hearings for Stage 2 of the Proposed District Plan.

On the motion of Ms Battson and Councillor MacLeod and the Wanaka Community resolved to grant the request for a leave of absence.

Special Announcements

Councillor MacLeod paid tribute to the Road Crash Rescue team from Wanaka which had just achieved first place in the Australasian Challenge. They would now proceed to the World Games being held in Paris.

Confirmation of Agenda

On the motion of Ms Brown and Councillor McRobie the Wanaka Community Board resolved that the agenda be confirmed without amendment or addition.

Public Forum

1. Gerry Clemens, Wanaka Coastguard

Mr Clemens advised that after much discussion, Wanaka Coastguard's new building was included in the Eely Point Development Plan that would be considered later in the meeting. The Wanaka Coastguard currently leased premises at the

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A&P Showgrounds but it took too long to get to this location and launch the vessel at the height of summer. Discussions about a new site had been underway with the Board for 18 months and he was now hopeful of the project moving forward.

2. Kathy Dedo, Link Upper Clutha

Ms Dedo advised that she taught a community and citizenship course at Mt Aspiring College which sought to teach students how their community works, its future and their role in it. In a recent session students had been asked to provide their feedback on the Wanaka Lakefront Development and the town centre in particular. Four students were in attendance at the meeting to provide their feedback to the Board.

Reece

The lakefront is a fun, safe and comfortable place to hang out but it has changed and is now much more crowded. It is also starting to feel hazardous with a lot of traffic. Greater provision needed to be made for cyclists and pedestrians.

Fergus

He used the lakefront with friends and family and it offered the best views in the world. The area was wasted with car parking and it would be good to make it a greener area and more family friendly, including the addition of BBQs. There were not enough places in Wanaka in which young people could hang out in the summer.

Lucas

Although he might not stay in Wanaka when he left school he did not want the Council to destroy this 'wonderland'. He was concerned that big population growth would make the area too busy as Wanaka had only a small town centre and already too many people. He believed that the whole area should be pedestrianised.

Isabel

The Wanaka lakefront was a big part of youth culture in Wanaka and she had used it since childhood. The lakefront needed to include a shared bike system, pick up and drop off facilities, more toilets and changing rooms.

3. Simon Ellis

Mr Ellis advised that he was a resident in Eely Point and wanted development of the area to be constrained. He hoped that any trees removed would be from the inside he was particularly keen to ensure that the outer trees remained in place as they had been there for many years and provided protective barrier. It was a very good recreational area and he believed it would be better for the Coastguard not to be in Eely Point but instead close to the Yacht Club and away from swimmers and the recreational area. He believed that the only improvements needed were to tidy up the access and to get rid of the old yachts. He did not believe that sealing was a good idea because this would make the area become a race track.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Minutes

On the motion of Ms Battson and Councillor MacLeod the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 5 July 2018 be confirmed as a true and correct record.

Councillor MacLeod noted that the point he was making in the 5 July minutes in which he had suggested that the most expensive part of the Wanaka Lakefront Development project should be completed first was because of the risk of the cost rising if there was further delay.

1. Easement for 450A Wanaka-Mt Aspiring Road

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for an easement to convey lake water over the Damper Bay Recreation Reserve for irrigation purposes at 450A Wanaka – Mount Aspiring Road. The report recommended that the Board recommend to Council that the easement be approved because it would not affect the ability of people to use and enjoy the reserve, nor would it materially affect or damage the reserve.

The report was presented by Mr Burt and Mr Cruickshank.

Ms Brown asked for how long and to what extent constructing the trench for the pipeline would disrupt the traffic. Mr Burt suggested that only one day would be required and Mr Cruickshank observed that the disruption would be handled through a reserve permit. It was noted that the report dealt with the easement only and not the question of taking water from the lake.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council, subject to section 48(1) of the Reserves Act 1977, an easement to convey lake water over Section 12 BLK XIII Lower Wanaka SD and Section 18 BLK XIII Lower Wanaka SD (Recreation Reserve) in favour of A & P Todd on Lot 1 DP 395762, is endorsed subject to the following conditions:**
 - a. Any necessary resource consent is first granted for the proposed earthworks.**

- b. Approval is provided from LINZ for any authorisations necessary to convey and draw water over the bed of Lake Wanaka.
 - c. Notify and liaise with the QLDC Infrastructure Department in advance of any onsite works, so that they can oversee and provide input relating to any existing in-ground infrastructure (as appropriate);
 - d. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
 - e. A \$2000 bond payable to QLDC prior to any excavation and the installation of pipes commencing;
 - f. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the site during excavation and works associated with laying the pipeline, and make specific reference to signage along the Millennium Track;
 - g. Certificate of adequate public liability cover to be received; and
 - h. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Parks & Reserves Department.
 - i. Reinstatement of the track immediately following installation and associated works, to the satisfaction of the Upper Clutha Tracks Trust.
 - j. Council to retain the ability to vary any permitted water take through Recreation Reserve.
 - k. Easement approval to be valid for a period of up to 5 years from the date of full Council approval.
3. Recommend to Council that notification to grant the easement is not required, as the statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
 4. Recommend to Council that authority to approve final terms and conditions, and execution authority, is delegated to the General Manager Community Services; and
 5. Recommend to Council that the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of the easement to A & P Todd, Lot 1 DP 395762 over

Section 12 BLK XIII Lower Wanaka SD and Section 18 BLK XIII Lower Wanaka SD (Recreation Reserve) is supported.

2. Wanaka Lakefront Development Plan: Eely Point Recreational Reserve

A covering report from Diana Manson (Parks Officer, Parks and Reserves) introduced the Wanaka Lakefront Development Plan: Eely Point Recreational Reserve Landscape Analysis and Concept Design Report which was presented as a separate document for Board approval.

The report was presented by Ms Manson. She detailed the background to developing the plan and noted that all feedback had been taken into account and was included in the plan. This included an active tree management and succession planting plan, consideration of traffic effects and the safety of swimmers. Both native and exotic tree species had been included in the succession planting plan. Several trees would have to be removed but they were on the inside of the tree line and had been identified by the scouts for removal because they shaded their building. Plant pest species would be removed but the overall objective was to retain the natural feel of the reserve. The proposed location of the Wanaka Coastguard building did not impact upon the beach at all.

Councillor McRobie spoke in support of the plan. The Board had given the plan much thought and he believed that what was proposed would enhance the space as a recreational area.

Ms Battson noted that the board had considered many different options for the Coastguard building and had ultimately concluded that a site on the reserve was the best option, although it was recognised that buildings on reserves were not popular with some. Councillor Smith agreed that the Board had explored every possible site for the Coastguard building.

Ms Battson thanked Ms Manson for her thorough work on the plan. Ms Brown acknowledged Ms Manson's work with the community developing the plan.

Councillor MacLeod observed that some investment was also needed into controlling the stormwater that was expelled into this part of the lake.

The Chair stressed that funding was not in place to implement this plan except for improvements to the boat ramp, but the Board would be working with staff to develop a programme of works. The site of the proposed Coastguard building was an indicative location only and was still subject to a notified reserve lease application and resource consent.

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

- 1. Note the contents of this report in particular that funding for the implementation of this plan will have to be sought; and**

2. Adopt the 'Wanaka Lakefront Development Plan: Eely Point Recreational Reserve Landscape Analysis and Concept Design Plan.'

3. Chair's Report

A report from the Chair updated the Board on the following matters:

- Affected Party Approval for Upper Clutha Tracks Trust
- Update on Wanaka Masterplan
- Activities at the Wanaka Recreation Centre/Wanaka Community Pool
- Update Ballantyne Road business case.

Members noted the high numbers using the new swimming pool and asked how the patronage compared with two months' use of the old pool.

The Board noted that Ballantyne Road business case had proceeded to the next stage. They asked staff to ensure in this stage that provision was made in the project plan for an e-way, as in future Ballantyne Road would become a major pathway into town from the airport. The pathway needed to be wide enough for two bikes to pass each other.

The Chair noted that since publication of the agenda the Board had received confirmation from staff that a kerbside rubbish collection would be introduced for all Hawea residents from 6 September, with the Hawea Waste Collection Point closing on 30 August.

The Chair advised that the new playground at Allenby Park had recently opened and he thanked Ms Manson for her hard work on this project. Consideration would be given to holding an official opening.

Ms Battson reported that building was shortly to start on the Wanaka Community House, with all funding now in place.

It was noted that the Hawea Community Association in partnership with NZTA and the Friends of Lake Hawea were funding the installation of a portoloo at the Isthmus Peak carpark. Dr Cloete noted that the various initiative to improve freedom camping in Queenstown had been funded by the Tourism Facilities Development Grants Fund. Ms Brown noted that a new toilet at the Gladstone Gap was being funded by Contact Energy.

Use of a portocabin from Canterbury University would provide a temporary solution in Luggate whilst the Luggate Hall redevelopment was occurring. This would be funded separately from the hall funding.

Councillor MacLeod noted that the Lake Wanaka Trust was now called the Upper Clutha Lakes Trust.

Ms Brown advised that she been liaising with the various groups involved in the management of freedom camping about the upcoming summer camping season. She noted that Council was not alone in having to address this issue and it was important for it to work in coordination with these other organisations.

Ms Brown noted that there was considerable disaffection in the Hawea community with the recent decisions of Council, especially in relation to the Special Housing Area where the community did not believe that its views had been acknowledged or heard. She considered that use of the word 'delighted' in the letter drop introducing the new waste collection service and the closure of the Hawea Waste Collection Point was a poor choice of words. The community now wanted to establish some sort of transfer station in Hawea.

It was agreed that one of the proposed dog refuse bins in Albert Town needed to be placed at the end of Lagoon Avenue. There was discussion about the use of the Albert Town Camping Ground and the criticisms of it being a 'shanty town'. The Board also expressed some concern about the negative publicity as not all people residing in the camping ground were staying there by choice.

The Chair questioned whether Ms Brown as a Trustee on the Upper Clutha Tracks Trust had a conflict of interest in relation to the Affected Party Approval for the Trust's accessibility ramp project. Ms Brown stated that she did not consider she had a conflict, as the Trust document required a member of the Wanaka Community Board to be a member of the Upper Clutha Tracks Trust and she was simply fulfilling her role as a Board member.

**On the motion of Ms Battson and Councillor McRobie
it was resolved that the Wanaka Community Board:**

- 1. Note the contents of this report; and**
- 2. Agree to give the Upper Clutha Tracks trust Affected Party Approval for the construction of an accessible ramp to the suspension bridge over the Hawea River at Albert Town.**

The meeting concluded at 11.13am.

Confirmed as a true and correct record:

Chairperson

D A T E

**Wanaka Community Board
27 September 2018****Report for Agenda Item: 1****Department: Community Services****Title: Wanaka Tennis Club Incorporated – Notification of New Lease****Purpose**

To consider notifying the intention to grant a new lease to the Wanaka Tennis Club Incorporated, for the site they occupy between Upton and Warren streets.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** notification under section 119 of the Reserves Act 1977, of an intention to grant a new lease to the Wanaka Tennis Club Incorporated, under sections 54(1)(b) and (c) of the Reserves Act. The proposed lease is upon land legally described as Sections 1, 2, 5, 6 and 7 Block XXXV Town of Wanaka, and Section 1 SO 24567. The proposed lease is subject to the following conditions:

Commencement	1 February 2019
Term	3 Years
Renewal	Two further terms of 3 years by agreement of both parties
Rent	Pursuant to Community Facility Funding Policy (\$1 per annum at commencement)
Reviews	5 yearly, or when the Funding Policy is reviewed
Use	Tennis and activities directly related to tennis club activity
Operational costs	All rates and charges associated with the land to be paid for by lessee
Assignment/Sublease	With Council approval
Liability Insurance	\$2 million

Expiry Conditions	Lessee can elect to remove improvements and make good, or improvements to revert to Council ownership with no compensation payable
Break Clause	Council can give a one-year cancellation notice, if the land is required for the 'provision of core infrastructure services'
Maintenance	All maintenance of the building and property, including gardening to be paid for by lessee

3. **Appoint** three board members (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.

Prepared by:

Reviewed and Authorised by:



Dan Cruickshank
Property Advisor - APL

3/09/2018



Aaron Burt
Senior Planner:
Parks & Reserves
5/09/2018



Thunes Cloete
Community Services
General Manager
13/09/2018

Background

- 1 The Wanaka Tennis Club Incorporated (the Tennis Club) have a lease from Council, for the land they occupy between Upton and Warren Streets. That lease is for a term of 19 years, from 1 February 2000, and will therefore expire on 31 January 2019. The new lease now proposed is to allow the Tennis Club to continue their occupation and use of the land.
- 2 The land is recreation reserve legally described as Sections 1, 2, 5, 6 and 7 Block XXXV, Town of Wanaka, and Section 1 SO 24567. The Wanaka Croquet Club also occupies the majority Sections 2 and 5 Block XXXV TN of Wanaka, and the Tennis Club is seeking a continued occupation by lease over a comparatively small area of those sections. In 2016 the Tennis Club agreed to surrender a part of their lease area so that the Croquet Club could construct a new garage building upon it. The Tennis Club lease area is approximately 6,850 square metres.
- 3 The facility includes clubrooms, tennis courts, car parks and other improvements on the site that belong to the Club.

Comment

- 4 The Tennis Club provides a convenient and low-cost public facility that can be enjoyed by residents and visitors of all ages. They currently have 148 adult

members, 75 holiday members and 72 Junior members. They also host around 500 non-member visits each year. They have approximately one million dollars of assets on the site, including seven tennis courts.

- 5 The Tennis Club is recognised to be a valued community asset. The Council is not aware of any reason to decline notifying the intention to grant a new lease on the reserve, to the club.
- 6 The process of granting a new lease is pursuant to section 54(1)(b) and (c) of the Reserves Act 1977, which requires that an intention to grant a lease be publicly notified calling for submissions.
- 7 An initial term of three years is proposed, with two renewals by agreement of both parties, being consistent with Council's community lease terms guidance.

Options

- 8 Option 1 To approve notification of the intention to grant a lease to the Wanaka Tennis Club.

Advantages:

- 9 Enables a popular and well used recreational activity to continue on the Council reserve land.
- 10 Will provide certainty of tenure to the Wanaka Tennis Club and its users.
- 11 Reduces Council's operational maintenance costs, which will be paid for by the lessee.

Disadvantages:

- 12 The reserve would not be available for other types of recreation without the approval of the club.
- 13 Option 2 Decline the notification of the new lease meaning the lease cannot proceed.

Advantages:

- 14 The reserve would be available for other types of recreation.

Disadvantages:

- 18 Would not enable a popular and well used recreational activity to continue on the Council reserve land.
- 19 Would not provide certainty of tenure to the Wanaka Tennis Club and its users.
- 20 Will not reduce Council's operational maintenance costs, which would otherwise be paid for by the lessee.

21 This report recommends Option 1 for addressing the matter as it will enable the Tennis Club to continue to operate benefiting members and non-member players.

Significance and Engagement

22 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it relates to a reserve but is not a strategic Council asset.

Risk

23 This matter relates to the operational risk OR011A Decision Making, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because the Board is required to make a considered decision in a timely way. The risk is mitigated by the need to publicly notify the lease and consider any submissions received.

Financial Implications

24 Council will not receive any income from the proposed lease under the current Community Facility Funding Policy, however the Tennis Club will pay the costs associated with drafting a new lease document and cover ongoing operational and maintenance costs for the site.

Council Policies, Strategies and Bylaws

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

- Significance and Engagement Policy
- Community Facility Funding Policy

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

27 This matter is not included in the 10-Year Plan/Annual Plan but has no impact upon it.

Local Government Act 2002 Purpose Provisions

28 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 granting a lease to enable a popular recreational activity to continue;
- Can be implemented through current funding under the 10-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.

Consultation: Community Views and Preferences

29 The persons who are affected by or interested in this matter are predominantly the users of the reserve and the residents and ratepayers of the Queenstown Lakes District community.

30 The Council will provide a mechanism for community consultation through the public notification of the intention to grant a lease required by the Reserves Act 1977.

Attachments

A Plan of lease area



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

**Wanaka Community Board
27 September 2018**

Report for Agenda Item: 2

Department: Community Services

Title: Proposal to Vest Land in Wanaka as Two Local Purpose Reserves and to Offset Reserve Improvement Contributions as per the Development Contributions Policy

Purpose

To consider recommending to Council, an approval for two proposed Local Purpose reserves, and to offset reserve improvement development contributions as applicable.

Recommendation

That the Wanaka Community Board:

- 1 **Recommend to Council** that the vesting of the two proposed Local Purpose reserves be approved:

Orchard Road Holdings Ltd – RM171177

- a. Lot 997 (0.936 hectares): Local Purpose (Stormwater) Reserve, Ballantyne Road.
- b. Lot 998 (2.162 hectares): Local Purpose (Connection) Reserve, Ballantyne Road.

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

- i. Consent being granted (and subject to any variations to RM171177) for the subdivision required to formally create the reserves and to level out topography (if advised necessary by the Parks & Reserves Planning Manager);
- ii. Presentation of the reserve in accordance with Council's standards for reserves;
- iii. Areas of reserve shall exclude areas of road;
- iv. 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 certification of such a plan shall be by the Parks & Reserves Planning Manager.
- v. All areas of mounding shall be mowable, and not have a gradient steeper than 1:5;
- vi. Final locations of all specimen tree planting and the tree planting methodology should be determined on site with the QLDC Arborist Officer prior to planting;
- vii. The formation of sealed pathways within Lot 998 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). Pathways

shall connect Ballantyne Road with Lot 1 DP 477622, and Road 2 via pathway linkages between lots 37/38 and 45/46;

- viii. Confirmation that the pathways on Lot 998 will connect and align with any corresponding pathways proposed in association with the potential Special Housing Area on Lot 1 DP 477622. The Parks & Reserves Planning Manager shall approve the location of such connections.
- ix. A potable water supply point to be provided at the boundary of the reserve lots;
- x. 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 vested in or administered by the Council and any adjoining land;
- xi. The registration of a Consent Notice on any land (being Lots created by RM171177) adjoining the reserves, to ensure any fences on land adjoining, or boundaries along the reserve, shall be 50% visually permeable;
- xii. A three year maintenance period by the current landowner commencing from vesting of the reserves;
- xiii. A maintenance agreement being prepared specifying how the reserves will be maintained during the maintenance period; and
- xiv. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

2 **Recommend to Council** that reserve improvement contributions for the Local Purpose (Connection) Reserve (Lot 998) 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 Parks & Reserves Planning Manager.
- b. Final approval of reserve improvement costs to be delegated to the Parks & Reserves 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
12/09/2018



Jeannie Galavazi
Parks & Reserves
Planning Manager
(Acting)
12/09/2018



Thunes Cloete
General Manager
Community Services
13/09/2018

Background

- 1 Two proposed Local Purpose reserves within one subdivision development are addressed by this report. The reserves are identified as Lot 997 and Lot 998 in the plans included in **ATTACHMENT A**.
- 2 The developer associated with the proposed reserves is Orchard Road Holdings Ltd (ORHL).
- 3 Resource Consent RM171177 was granted to ORHL on 12 March 2018 (re-issued on 16 April 2018) for the subdivision development that includes the Local Purpose reserves identified as lots 997 and 998. That consent is for subdivision to create 44 lots within the Industrial B zone, in the Ballantyne Road Precinct. Whilst not approved by RM171177, it is anticipated that the area of land between lots 997 and 998 will ultimately be a road. The creation of such a road will be subject to a future application for resource consent to address the balance land identified as Lot 999.
- 4 Included in this report is **ATTACHMENT B**, which is a landscape plan for the site approved under resource consent RM181017, to enable changes to earthworks and landscaping. This plan is helpful to demonstrate the likely outcome of the reserves, although the final result will be subject to discussions and input from the Parks & Reserves Planning Manager.
- 5 The Local Purpose (Stormwater) Reserve identified as Lot 997, will have an area of approximately 0.936 hectares. The reserve will contain a stormwater detention area. The requirement for a Landscape Plan to be certified by the Parks & Reserves Planning Manager can ensure that the reserve is appropriately landscaped, so that there will not be an unnecessary maintenance burden upon Council.
- 6 The Local Purpose (Connection) Reserve identified as Lot 998 will have an area of approximately 2.162 hectares. Note, whilst not included in the Attachments, the Resource Consent plans for the RM171177 decision refer to the Lot 998 reserve as a 'Recreation Reserve'. However, it is the position of Council Officers that the reserve should instead be considered as being a Local Purpose (Connection) Reserve, given that the reserve does not fulfil the requirements for a Recreation Reserve under the Parks and Open Space Strategy 2017.
- 7 The Lot 998 reserve will contain pedestrian/cycle pathways that will connect areas of surrounding road and open space. It is a recommendation of any acceptance that all such pathways are formed to Council's Grade 2 standard. It is also identified that a Special Housing Area (Bright Sky) is suggested on adjoining Lot 1 DP 477622 to the north of Lot 998. It is a recommendation of this report that any pathway on Lot 998 connects with the corresponding pathway on Lot 1 DP 477622 in the same location. It is noted that the Wanaka Community Board considered the Bright Sky Local Purpose (access) Reserve that may adjoin with Lot 998, on 24 May 2018. To demonstrate such a location, a plan associated with the Bright Sky proposal is included as **ATTACHMENT C**.

- 8 The requirement for a Landscape Plan to be certified by the Parks Planning Manager can ensure that the reserve is appropriately landscaped. It is suggested that the Lot 998 pathways will provide useful connections and the formation of those pathways might be considered for reserve improvement offsets.
- 9 It is a recommendation that fences adjoining the reserves are 50% visually permeable. This is to ensure that the reserves are not 'walled in' and so that there might be passive surveillance from adjacent land to assist with the safety of reserve users.

Comment

- 10 The potential Local Purpose (Connection) Reserve will provide linkages that will assist with pedestrian and cycle movement. The proposed reserve is consistent with the 'connections' parks and open space typology as identified in the Parks and Open Space Strategy 2017. It is appropriate to consider the formed pathways when determining the value of any reserve improvement contributions.
- 11 The potential Lot 997 Local Purpose (Stormwater) Reserve will not have any material recreational use, and will only fulfil the purpose of stormwater detention and drainage. No reserve improvement offsets are determined to be applicable to Lot 997.
- 12 Reserve improvement contributions will 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 Reserves 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.

Options

- 13 Option 1 Accept the proposal for the vesting of the reserves and to offset reserve improvement contributions as per the Development Contributions Policy.

Advantages:

- 14 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.

Disadvantages:

- 15 Council will have to maintain or manage the reserve 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 that are being offered at no cost.

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

Significance and Engagement

20 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

21 This matter related to the operational risk OR002 and OR010b. OR002 relates to an increase in expenditure and OR010b relates to damage or loss to third party asset or property as documented in the Council's risk register. The risks are classed as moderate.

22 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. 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

23 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 they will be maintained to.

Council Policies, Strategies and Bylaws

24 The following Council policies were considered:

- Significance and Engagement Policy
- Parks and Open Space Strategy 2017
- Development Contributions Policy
- Vesting of Roads and Reserves Policy

Local Government Act 2002 Purpose Provisions

25 In relation to section 10(1)(b) of the Local Government Act 2002 the proposed activity involves meeting the current and future needs of the community for good quality local public services in a way that is most cost effective for households and businesses.

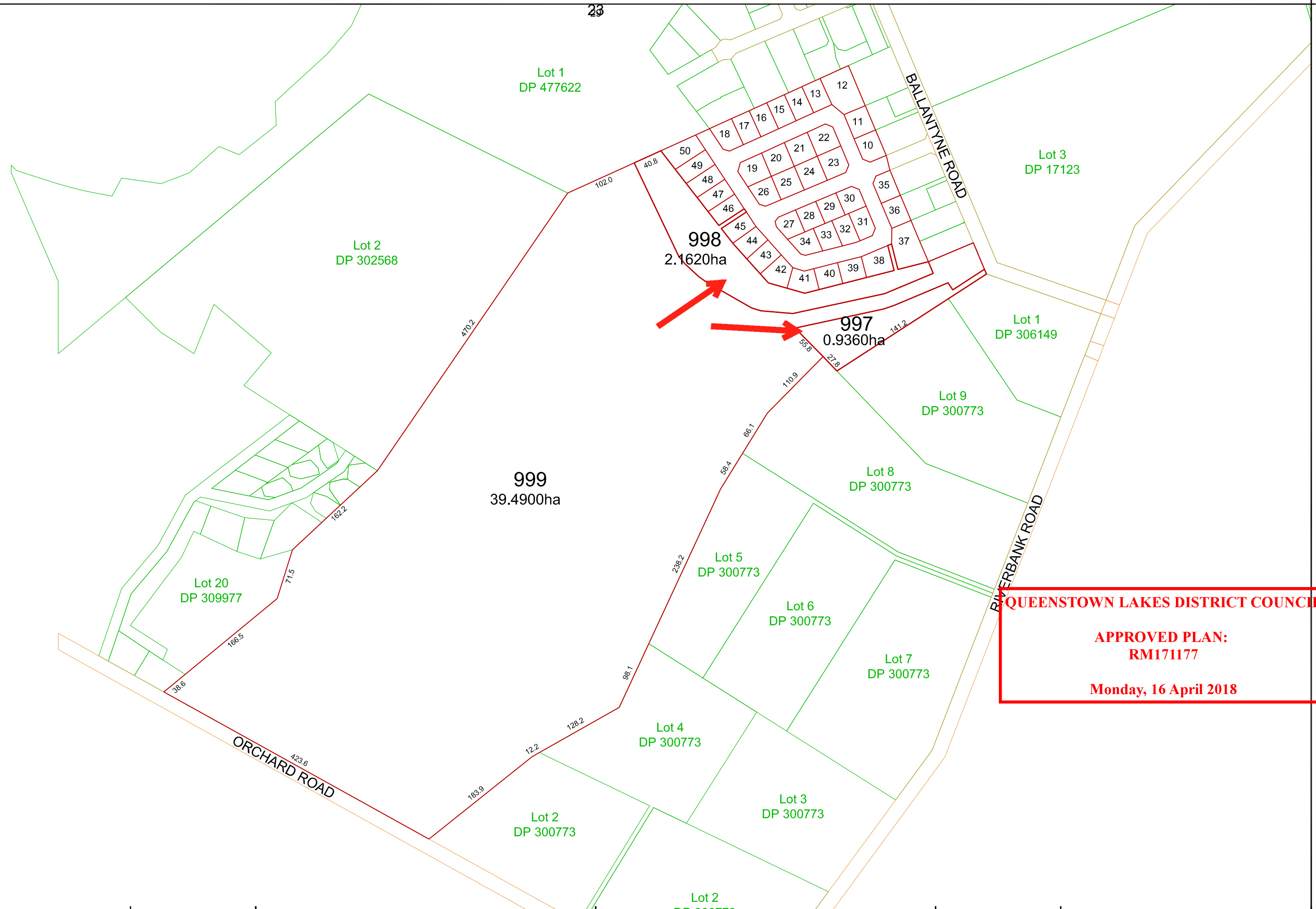
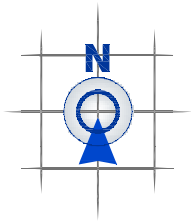
Consultation: Community Views and Preferences

26 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.

27 No specific media statement or public communication is considered necessary.

Attachments

- A Subdivision Plan
- B Indicative Landscape Plan
- C Bright Sky Connection



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM171177**

Monday, 16 April 2018

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0800 PPGROUP

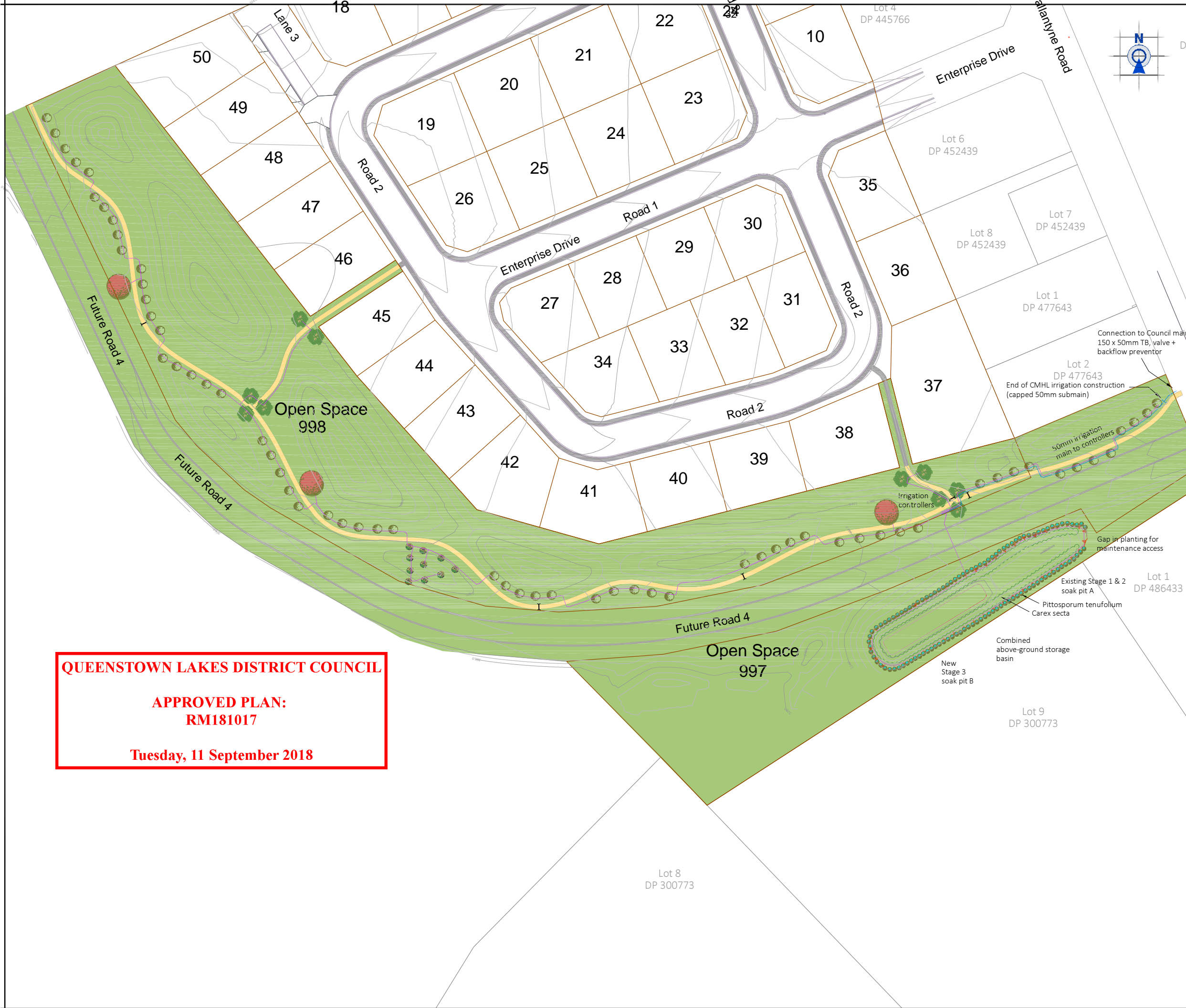
WANAKA BRANCH
19 Reece Crescent
or P.O. Box 283
Wanaka 9343
T 03 443 0110
E wanaka@ppgroup.co.nz

Client & Location:
**Orchard Road Holdings Ltd.
Ballantyne Ridge Stage 3
Wanaka**

Purpose & Drawing Title:
**Scheme Plan
Lots 10-50 & 996 - 999
Being Subdivision of
Lot 99 DP 445766 & Lot 3 DP374697**

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Surveyed by:	xxx	Original Size:	Scale:
Designed by:	xxx	A3	1:5000 @ A3
Drawn by:	SJD		DO NOT SCALE
Checked by:	xxx		
Approved by:	xxx		
Job No:	W4400	Sheet No:	Revision No:
		100	G
			Date Created:
			21/02/2018



- NOTES**
- The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
 - Levels are in terms of Dunedin Vertical Datum 1958
 - All works are to be installed as per QLDC Land Development and Subdivision Code of Practice. Standard drawings are available from the Engineer
 - All pipe dimensions are MINIMUM INTERNAL diameter unless otherwise stated

- Landscaping Key**
- Existing lots
 - Stage 3 lots
 - Design Contour Major (2.0m)
 - Design Contour Minor (0.5m)
 - Footpaths - 2m width (AP20)
 - Open space grassed areas
 - Quercus robor 'Fastigata' x 62 (English Oak) Up to 30m
 - Quercus Coccinea (Scarlet Oak)
 - Ulmus x Hollandica lobel (hybrid elm)
 - Carpinus betulus fastigiata (upright hornbeam)
 - Pittosporum tenuifolium @ 2m spacing (top of basin batter)
 - Carex Secta on basin batters @ 600mm spacing
 - Mounds grassed. Gradient suitable for ride-on mowing (Max 1 in 5)
 - Irrigation lines (32mm)
 - 50mm irrigation main to controllers
 - Culvert

Revisions:
 D: 1 x irrigation take-off removed & controllers shifted
 D1: Road 4 alignment altered. Minor path realignment
 D4: Soak pit redesign. (Required changes to landscape planting)

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Client & Location:
 Orchard Road Holdings Ltd
 Ballantyne Ridge Stage 3
 Enterprise Drive
 Wanaka

Purpose & Drawing Title:
 Engineering Drawings
 Open Space Zone
 Landscape & Irrigation Layout

Surveyed by:	lida	Original Size:	Scale:
Designed by:	jke/bm	A1	1:1500 @ A3
Drawn by:	bm		
Checked by:	sjd		
Approved by:	sjd		
Job No:	W4400	Sheet No:	700
		Revision No:	D4
		Date Created:	16/07/2018

QUEENSTOWN LAKES DISTRICT COUNCIL

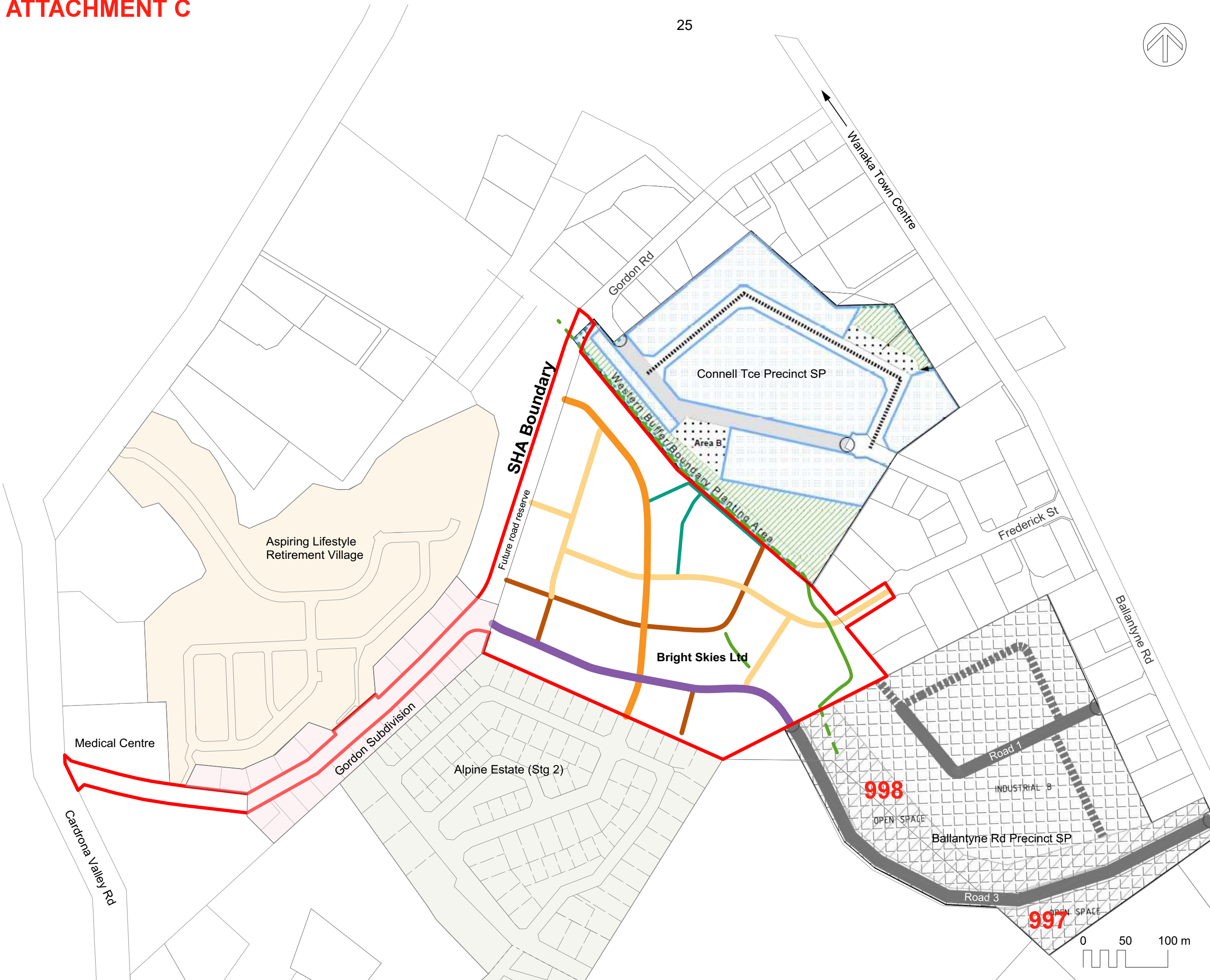
**APPROVED PLAN:
RM181017**

Tuesday, 11 September 2018

FOR RESOURCE CONSENT



Notes:



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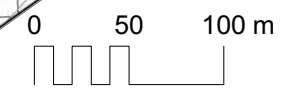
Disclaimer:
This plan has been prepared on behalf of and for the client. Common Ground Studio accepts no liability or responsibility in respect upon this plan by any third party.

file	BRIGHT SKIES.vwx		
print date	9/5/18		
rev	date	details	by
1	22/9/17	Block concept - 1st cut	tk
2	8/5/18	Block 11 revision	tk

scale: 1:4000 @ A3

Plan # **CO 1c** Page

SHA Subdivision Context



**Wanaka Community Board
27 September 2018**

Report for Agenda Item: 3

Department: Property & Infrastructure

Title: Licence to Occupy Road Reserve – 22 Lismore Street, Wanaka

Purpose

The purpose of this report is to consider granting a Licence to Occupy Road Reserve to enable the owners of 22 Lismore Street to install concrete block retaining walls and a concrete driveway with retained fill and a walkway with timber decking.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Grant** a Licence to Occupy to enable the owners of 22 Lismore Street to install concrete block retaining walls, a concrete driveway with retained fill and a walkway with timber decking subject to the following conditions;
 - a. Building and Resource Consent to be obtained prior to works commencing if required.
 - b. Approval of a Traffic Management Plan (TMP) and Connection to Council Services (CCS) by Council Engineers before work commences.
 - c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
 - d. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
 - e. 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.
 - f. The existing walkway / footpath along Lismore Street not to be compromised.
 - g. Structures must not compromise roading or services maintenance activities.
 - h. Ongoing maintenance of the structures are to be the responsibility of the Licensee.

- i. The applicant consents to the Licence being encumbered against the title of Lot 3 DP 21105 to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.
- j. The licence shall remain at Council's pleasure

Prepared by:



Blake Hoger
Property Advisor
APL Property

31/08/2018

Reviewed and Authorised by:



David Wallace
Manager Resource
Management Engineering
QLDC

14/09/2018

Background

- 1 Ian Farrant, the owner of 22 Lismore Street, Wanaka, legally described as Lot 3 DP 21105 (herein referred to as "the applicant") intends to construct a new 3 storey dwelling on the property.
- 2 The site slopes steeply down from the road to a level platform approximately 3m below road level.
- 3 It is proposed to construct a dwelling consisting of three levels with the floor level of level 3 (second floor) to be a similar height to the road.
- 4 The garage on this level is proposed to be located within the road setback at the same level as Lismore Street. Direct vehicle access to the property at road level is to be provided via concrete driveway slab over retained fill the majority of which falls within the road reserve.
- 5 Proposed to be adjacent to the driveway is a timber decking walkway which will lead to the main entry to the dwelling. A portion of the walkway will be within road reserve.
- 6 It is proposed to retain the existing vehicle access across the frontage of the adjacent property at 20 Lismore Street to provide access to a separate single garage on the first floor under the main garage. The proposed access is a concrete driveway, part of which is across road reserve.
- 7 The driveway is to consist of a new cast in-situ concrete driveway backfilled with a pre-cast concrete retaining wall with appropriate waterproofing and sub-soil drainage all to Structural Engineer's design.

- 8 Producer Statements for retaining wall design will be completed at the detailed design stage and submitted as part of the building consent process. Specific engineering design will occur once the project moves from the feasibility phase through to the detailed design phase and onto building consent drawings. During this process the Council will still have control over the design and engineering aspects of the retaining walls.
- 9 An existing retaining wall in the road reserve will be removed as the new wall is installed.

Comment

- 10 Council's Engineers have been consulted and note that the impact on maintenance and operations within the transport network will be minimal.
- 11 The application is supported by Council on the condition that the existing footpath / walkway and existing services are not compromised.
- 12 It is noted that if the driveway exceeds 6 metres at the property boundary, being the maximum within the District Plan, resource consent will be required. The applicant has advised that the 6 metre maximum width would be one of the project components that would be assessed through the resource consent process and a Connection to Council Services will duly be applied for as part of that process.
- 13 It is recommended that the licence be encumbered upon the title of Lot 3 DP 21105 to ensure all conditions are adhered to in perpetuity should the land be sold in future.
- 14 It is further recommended that the licence remain at Council's pleasure, subject to termination should future road works require the removal of the private structures.
- 15 Council granted a licence to the owners of 26 Lismore Street in 2015 for a very similar application.

Options

- 16 Option 1 Council can grant a Licence to Occupy subject to the recommended conditions.

Advantages:

- 17 The applicants can proceed in their process of constructing a new dwelling.
- 18 Council will be consistent in their decision making.
- 19 An area of unmaintained road berm becomes the responsibility of an adjoining property owner.
- 20 The proposed driveway access will allow the owner and visitors to the site safe and practical access to the property.

Disadvantages:

21 Public road will be encumbered with private infrastructure.

22 Option 2 Council can decline a Licence to Occupy.

Advantages:

23 The public road will not be encumbered by private infrastructure.

Disadvantages:

24 The applicant will need to reassess their site access in the context of a new dwelling.

25 Council may be seen to inconsistent in their decision making.

26 This report recommends **Option 1** for addressing the matter as the applicant will be able to proceed with the construction of their new dwelling as proposed while the conditions will ensure there is no significant impact to either the public or Council.

Significance and Engagement

27 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.

Risk

28 This matter relates to the strategic risk SR3 Management Practice - working within legislation, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because a variety of operational risks (such as meeting levels of service, regulatory compliance and the health and safety risks associated with parties using roads) are triggered when the Council considers whether or not to grant the licence to occupy.

29 This matter also relates to strategic risk SR6a – assets critical to service delivery (infrastructure assets) with the risk classified as low. This is because the impact of the occupation is minimal for the public and does not have a significant permanent impact on Council's infrastructure.

30 This matter also relates to operational risk SR27 levels of service, as documented in the Council's risk register. This risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for a private activity.

31 The recommended option treats the risks by ensuring conditions of approval are established and included within the licence.

Financial Implications

32 The applicants have paid a fee for their application to be processed which includes the preparation of the licence document if successful.

33 Should legal review of the licence be required, Council's legal costs will be recovered from the applicant.

34 Council's legal costs to have the licence encumbered upon the applicant's title will be recovered from the applicant.

Council Policies, Strategies and Bylaws

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

- *Significance and Engagement Policy 2014* – providing clarity on Council's decision making processes and assessing the extent to which individuals, organisations, groups and sectors in the community are affected by the Council's decisions.
- *Long Term Plan* – the consideration to grant or otherwise a Licence to Occupy is considered part of the Council's 'Regulatory Services' outlined in the Plan.

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

37 This matter is not included in the 10-Year Plan/Annual Plan as the cost of the licence will be met by the applicant.

Local Government Act 2002 Purpose Provisions

38 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 enabling the applicant to gain access to their property; and
- 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.

Consultation: Community Views and Preferences

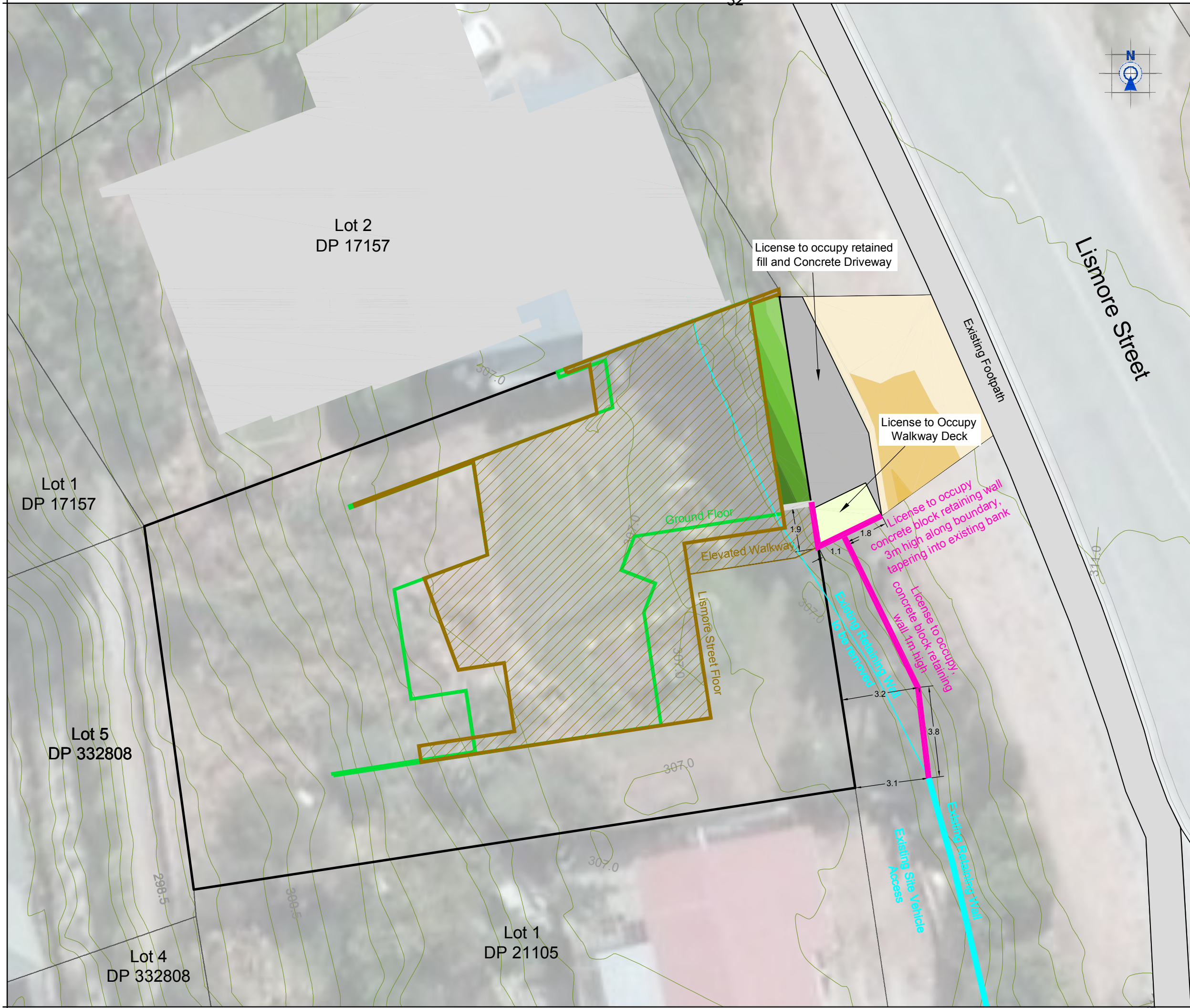
39 Council Engineers have been consulted about this application and their comments are contained within this report.

Attachments

- A Locality Plan
- B Site Survey Plan
- C Architectural Plans / Elevations



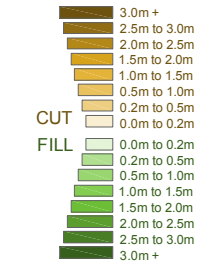
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NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of Dunedin vertical datum 1958.
3. All works are to be installed as per NZS 4404:2010 and QLDC amendments to those standards. Standard drawings are available from the Engineer.
4. Contours at 1.0m interval.

EARTHWORKS KEY



- Depth Contours (at 0.5m intervals)
- Section Views
- Lot Boundaries

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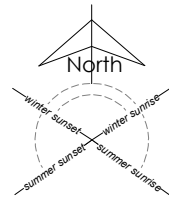
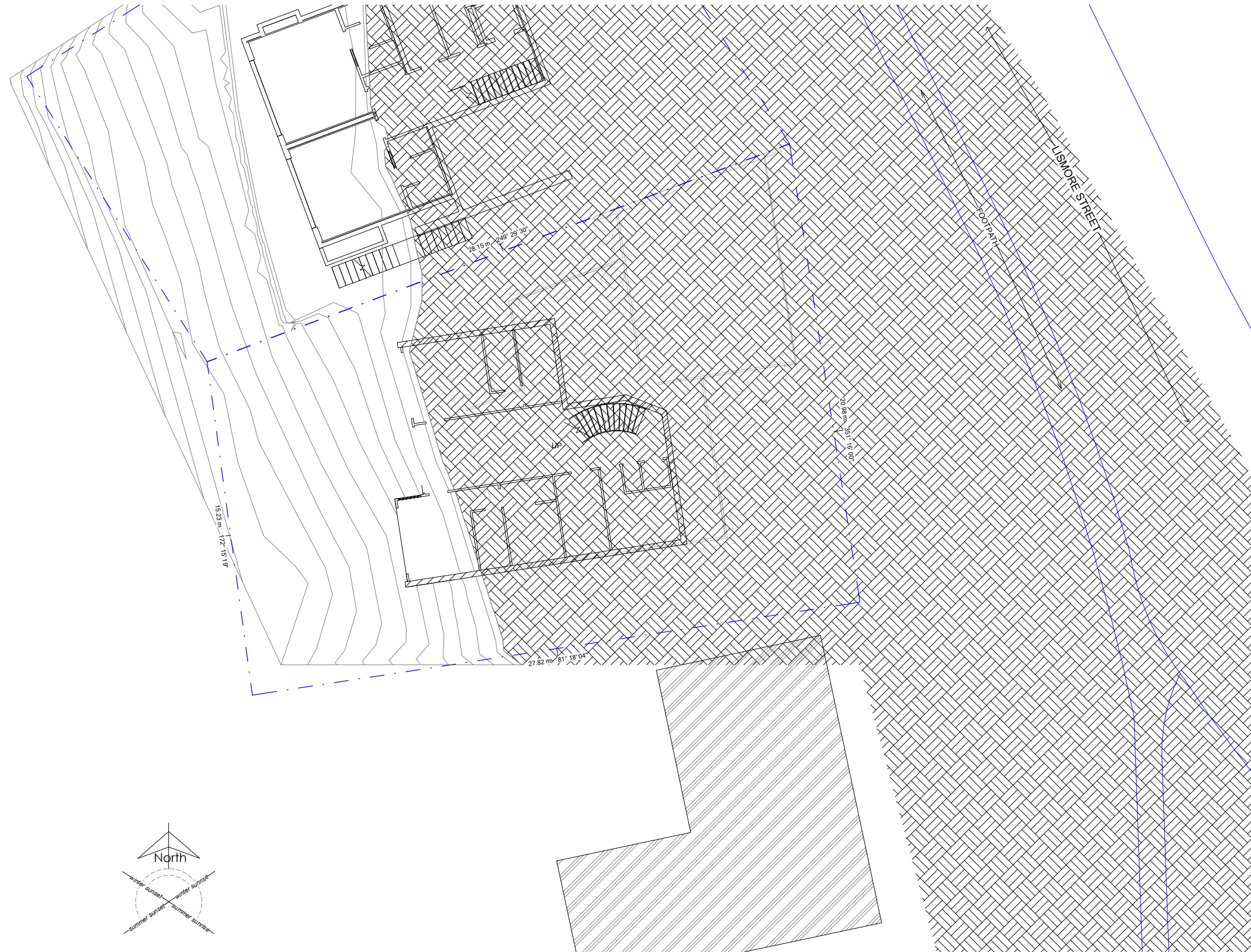
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Client & Location:
Taylor / Farrant House
 22 Lismore Street
 Wanaka

Purpose & Drawing Title:
Engineering Drawings
License to Occupy Diagram
Lismore Street

Designed by:	PHU	Original Size:	Scale:
Drawn by:	PHU		
Checked by:	MJB	A3	1:150 @ A3
Approved by:	MJB		DO NOT SCALE
Job No:	W4539	Sheet No:	203
Drawing No:	001	Revision No:	1
		Date Created:	03/08/2018



NZBC F5/AS1 - CONSTRUCTION & DEMOLITION HAZARDS

F5.3.3 states that:
Where a construction or demolition site contains any hazard which might be expected to attract the unauthorized entry of children, the hazard shall be enclosed to restrict access by children.

1.0 Work Site Barriers:
1.01 The necessity for barriers will depend mainly on the site location. The need will be greater in areas with high levels of pedestrian traffic (i.e. Central Business Districts) than in industrial or rural areas. Barriers are not necessary for domestic dwellings up to 2 storeys above ground level unless specific hazards exist.
1.02 If a worksite is not completely enclosed, and unauthorised entry by children is likely, it is acceptable for specific hazards to be fenced off only when workers are absent from the immediate vicinity.

- The contractor shall perform a work site evaluation taking into account:
- Pedestrian counts adjacent to the site
 - Car parking adjacent to the site
 - Location of neighbouring buildings
 - Presence of neighbouring work-sites or recreation areas
 - Proximity to schools or early childcare centres
 - Proximity to housing
 - Depth of any water hazard
 - Period of time for which any standing water will be present
 - The accessibility and visibility of the site

Having performed this evaluation the contractor shall, where deemed necessary, provide a barrier compliant with the requirements of **F5/AS1 1.1** (eg a 2m high temporary fence of 50 x 50mm chainlink netting on posts at 2.5m max centres with the bottom of the netting no more than 100mm above ground)

Site Coverage:
Existing Buildings: xxxm²
Existing concrete driveway: xxxm²
Proposed Additions: xxxm²
Total: xxxm²
(x% coverage)

Project Information:
Lot 3
DP21105
Area: 501 m²
Val'n No. 2905210900

Wind Zone: High
Region A/Open/Exposed/T1
Earthquake Zone: 3
Exposure Zone: B
Snow Zone: N5
Snow Load: 2.0kPa
District Plan Zone:
LOW DENSITY RESIDENTIAL

REVISIONS:
1 03.08.18 ISSUE TO PP FOR LTO APPLICATION

NOTES

PROJECT
NEW 3 STOREY DWELLING

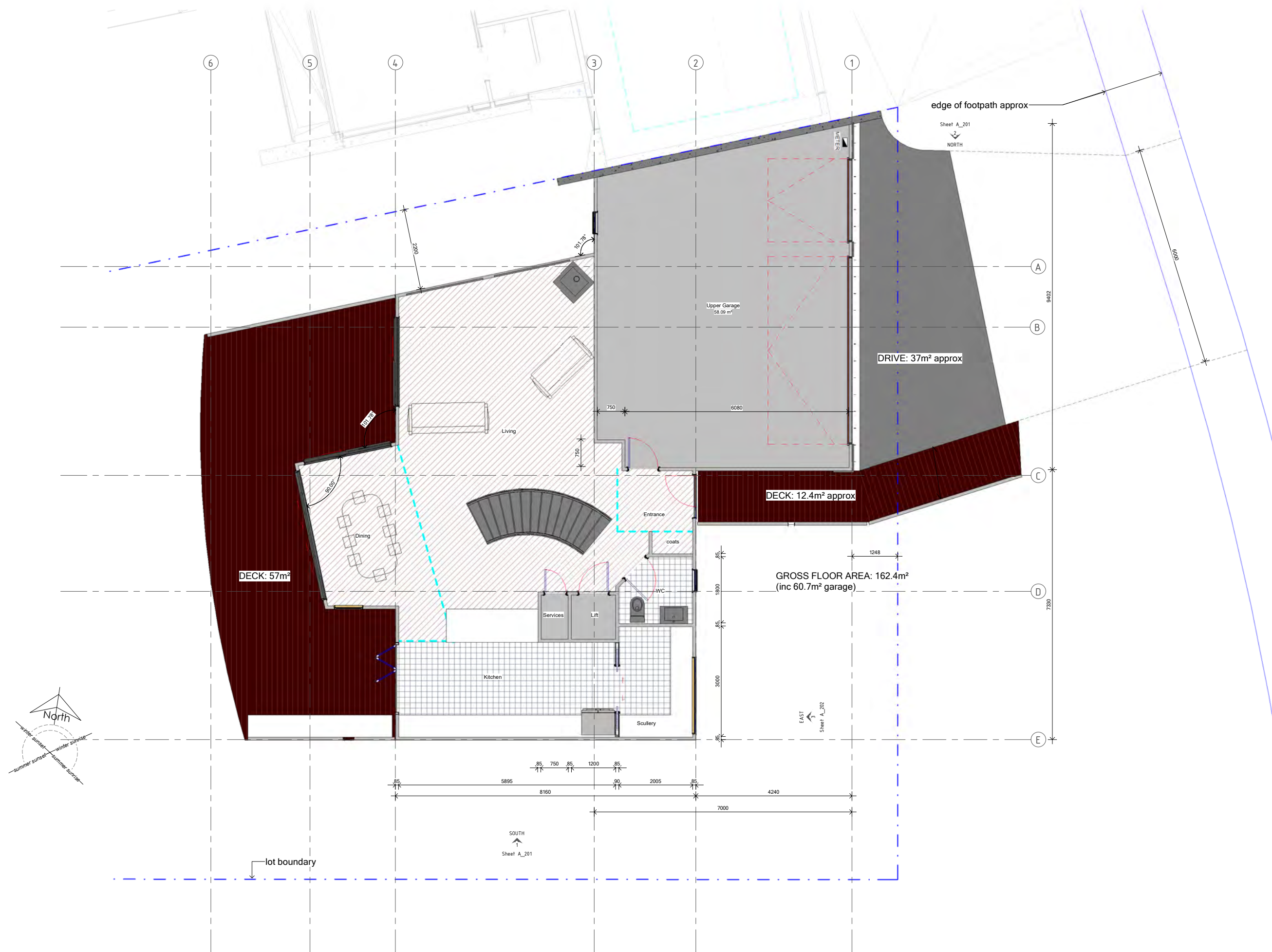
ADDRESS
22 LISMORE STREET, WANAKA

CLIENT
IAN FARRANT

DRAWING
SITE PLAN



m: 021 184 2285 LBP #: BP108944
PROJECT # DWG STATUS
DWG DATE **AGREED CONCEPT**
PLOT DATE DWG # REVISION
ORIGINAL SHEET SIZE **A1**
SCALE @A1 As indicated **A_101**
HALF SIZE @A3



REVISIONS:
1 03.08.18 ISSUE TO PP FOR LTO APPLICATION

NOTES

PROJECT
NEW 3 STOREY DWELLING

ADDRESS
22 LISMORE STREET, WANAKA

CLIENT
IAN FARRANT

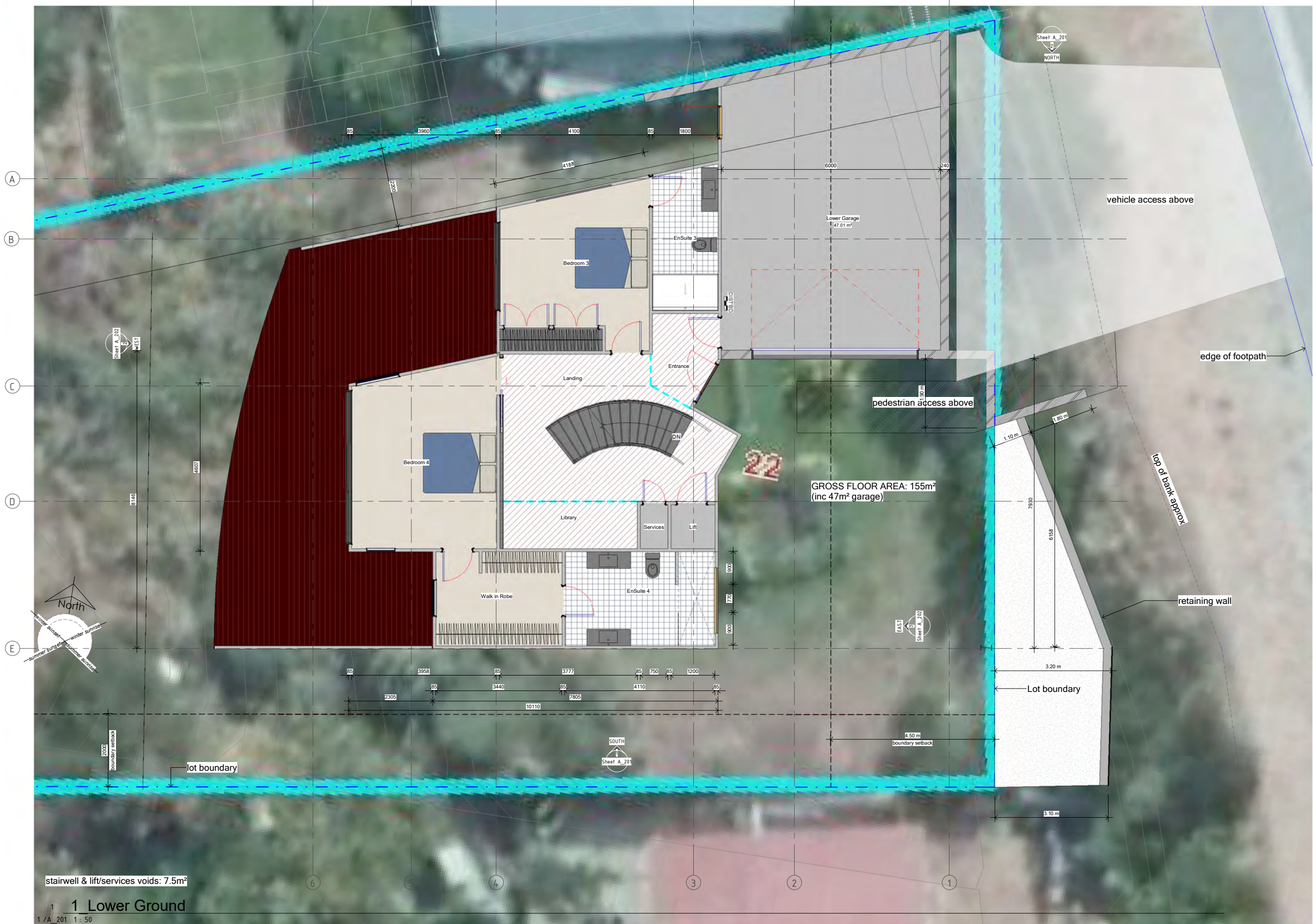
DRAWING
UPPER GROUND FLOOR PLAN

Cadence
Architectural
design

ARNZ
Professional
Member

m: 021 184 2285 LBP #: BP108944

PROJECT #	DWG STATUS
DWG DATE	AGREED CONCEPT
PLOT DATE	DWG # REVISION
ORIGINAL SHEET SIZE A1	
SCALE @A1 1:50	A_102 1
HALF SIZE @A3	



GROSS FLOOR AREA: 155m²
(inc 47m² garage)

stairwell & lift/services voids: 7.5m²

1 Lower Ground

1 / A_201 1 : 50

REVISIONS:
1 03.08.18 ISSUE TO PP FOR LTO APPLICATION

NOTES

PROJECT
NEW 3 STOREY DWELLING

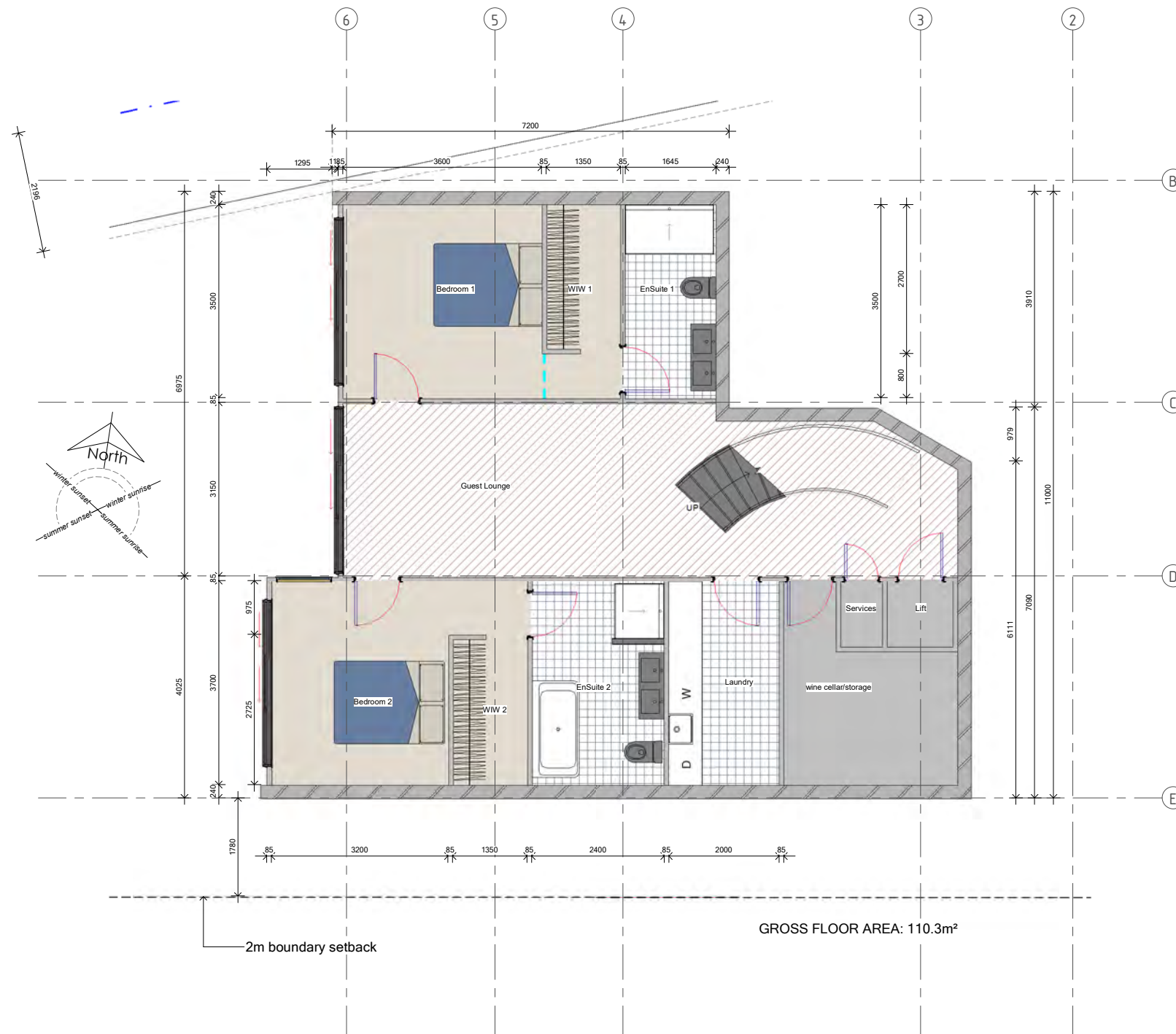
ADDRESS
22 LISMORE STREET, WANAKA

CLIENT
IAN FARRANT

DRAWING
LOWER GROUND FLOOR PLAN

Cadence Architectural design
AR NZ Professional Member
m: 021 184 2285 LBP #: BP108944

PROJECT #	DWG STATUS
DWG DATE	AGREED CONCEPT
PLOT DATE	DWG #
ORIGINAL SHEET SIZE A1	REVISION
SCALE @A1 1 : 50	A_103 1
HALF SIZE @A3	



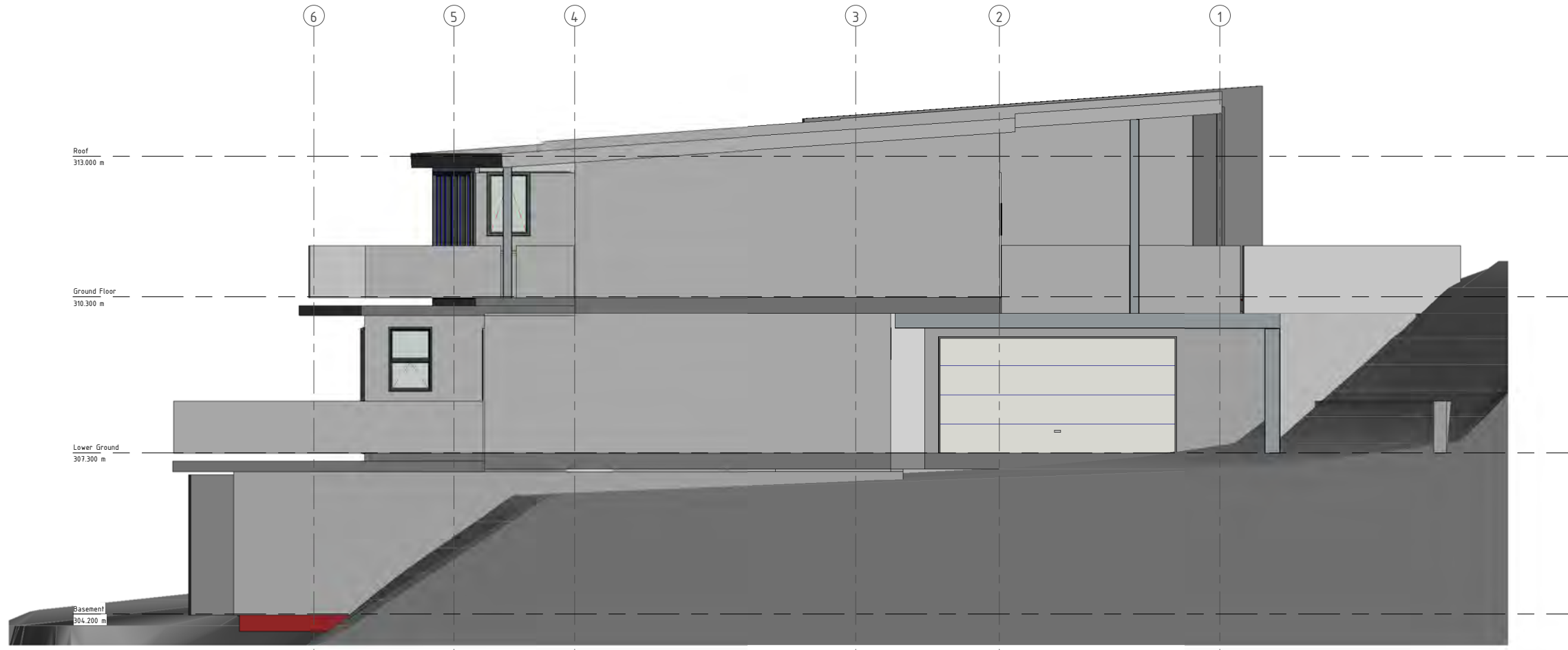
REVISIONS:
1 03.08.18 ISSUE TO PP FOR LTO APPLICATION

NOTES

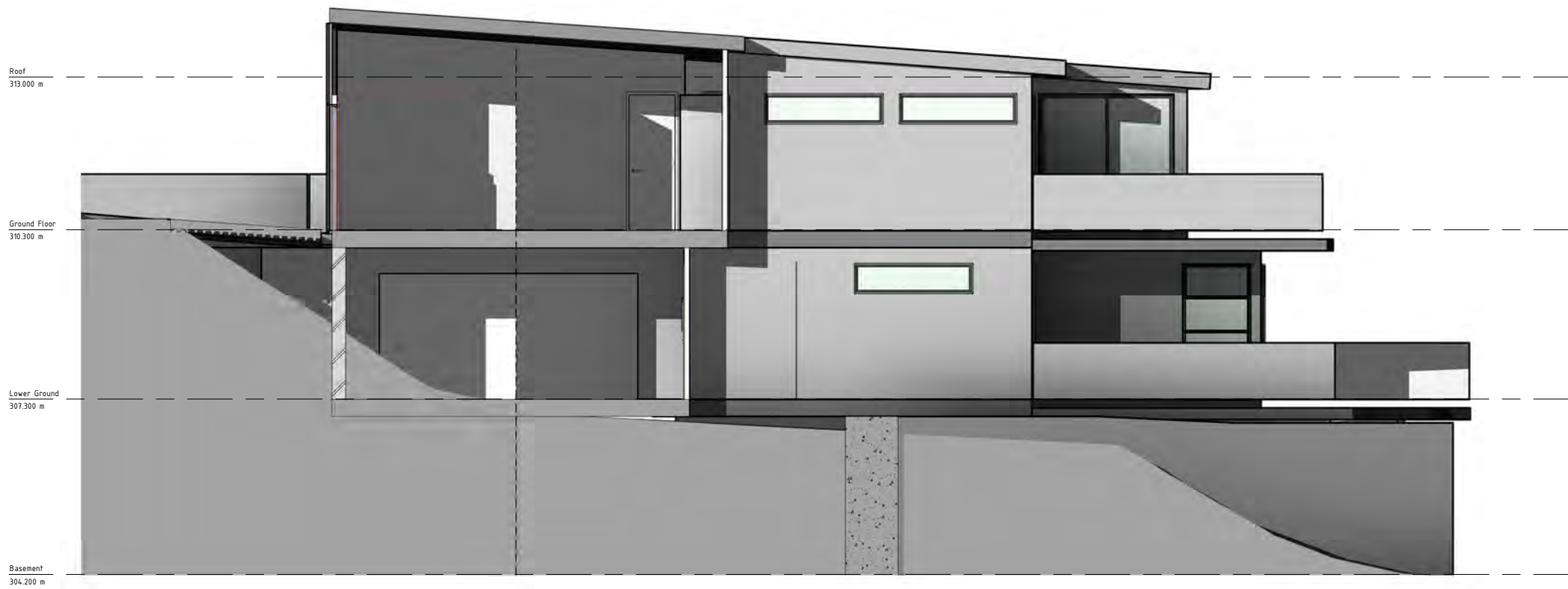
PROJECT
NEW 3 STOREY DWELLING
ADDRESS
22 LISMORE STREET, WANAKA
CLIENT
IAN FARRANT
DRAWING
BASEMENT PLAN



PROJECT # 021 184 2285 DWG STATUS LBP #: BP108944
DWG DATE AGREED CONCEPT
PLOT DATE DWG # REVISION
ORIGINAL SHEET SIZE A1
SCALE @A1 1 : 50 **A_104**¹
HALF SIZE @A3



1 SOUTH Elevation
1 : 50



2 NORTH Elevation & Part Section
1 : 50

REVISIONS:
1 03.08.18 ISSUE TO PP FOR LTO APPLICATION



NOTES

PROJECT
NEW 3 STOREY DWELLING

ADDRESS
22 LISMORE STREET, WANAKA

CLIENT
IAN FARRANT

DRAWING
ELEVATIONS

m: 021 184 2285 LBP #: BP108944

PROJECT # DWG STATUS
DWG DATE AGREED CONCEPT

PLOT DATE DWG # REVISION

ORIGINAL SHEET SIZE A1
SCALE @A1 1 : 50 A_201 1
HALF SIZE @A3



3 EAST Lismore Street Elevation
1 : 50



2 WEST Lake Elevation
1 : 50

REVISIONS:
1 03.08.18 ISSUE TO PP FOR LTO APPLICATION

NOTES

PROJECT
NEW 3 STOREY DWELLING
ADDRESS
22 LISMORE STREET, WANAKA
CLIENT
IAN FARRANT
DRAWING
ELEVATIONS



PROJECT # DWG STATUS
DWG DATE AGREED CONCEPT
PLOT DATE DWG # REVISION
ORIGINAL SHEET SIZE A1
SCALE @A1 1 : 50 A_202 1
HALF SIZE @A3

Wanaka Community Board**27 September 2018****Report for Agenda Item: 4****Chair's Report****Purpose**

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.

Recommendations

That the Wanaka Community Board:

1. **Note** the contents of this report; and
2. **Rescind** the following resolution from the Wanaka Community Board meeting held on 10 August 2016:
 1. *Note the contents of this report;*
 2. *Approve an affected person's approval for resource consent application RM160608 dated 7 July 2016 at Sec 1-3 Block XV Lower Wanaka SD for the purpose of constructing 14 buildings.*
 3. *Delegate execution of the affected person's approval to the QLDC Property Manager.*
3. **Delegate authority** to the Chair to seek feedback on the CCR Ltd Affected Persons Approval request at Glendhu Bay Motor Camp for a revised development plan at the Park, and confirm acceptance or refusal of signing authority to the General Manager, Community Services;
4. **Support** in principle the Wanaka Skate Park Stage 3 Design Concept, subject to confirmation of full funding; and
5. **Agree** to write a letter of support for the Wanaka Skate Park Stage 3 development, if required.

Prepared by:



Quentin Smith, Wanaka Community Board Chair
18 September 2018

Affected Persons' Approval – CCR Limited, Glendhu Bay

1. CCR Ltd has a lease from Council to manage the Glendhu Bay Motor Camp for a period of 21 years.
2. The lessee requested and received approval from the Wanaka Community Board on 10 August 2016 to a redevelopment plan at the Motor Park. This included replacing a number of existing cabins and facilities buildings at the Park.
3. The lessee has now sought approval from Council to vary this redevelopment, as they have secured a number of relocatable buildings which could be installed at the park this summer. Officers consider that the updated request is generally consistent with the previous approval from 2016, but simply amends the number and style of buildings to be installed within the park. Officers further advise that the full scope of the proposal should be established, and that any APA should only be for a confirmed proposal moving forward. Accordingly, any previous APA associated with the 2016 proposal should be rescinded to avoid confusion.
4. Due to the timing of the Board's meetings, and in order to assist with trying to get the buildings installed before the busy summer season, it is recommended that delegation be made to the Chair to confirm with the other members of the Community Board, and consequently to confirm acceptance or refusal to signing ability to the General Manager, Community Services.

Wanaka Masterplan

5. The Strategic Case was approved by NZTA on 21 August 2018.
6. The procurement process for the Masterplan and Integrated Transport Programme Business Case consultant team (which includes a single tender for both the Wanaka and Frankton projects) is underway and tender submissions are due on 21 September 2018. It is anticipated that the contract will be awarded in mid-October 2018.
7. The "Community Early Insights" engagement period has commenced with activities scheduled during the month of September 2018. The outputs from this engagement will help inform the Vision Workshop to be undertaken with Council in late October 2018.
8. A Communications and Engagement Plan will be prepared by the successful consultant team which will confirm stakeholders and engagement activities to be undertaken during the business case phase.

Wanaka Skate Park

9. The Wanaka Skate Park Stage 3 Design Concept is attached (**Attachment A**) for the Board's information. The full cost of the development is estimated to be \$640,000 and \$203,000 has been included in 2019/20 in the 10-Year Plan for this project.
10. The Board is asked to note its support for the project in principle, noting that full funding is yet to be secured and also to agree to write a letter in support of the Wanaka Skate Club to assist in their fundraising.

Wanaka Recreation Centre

The following is a general update on recent activities at the Wanaka Recreation Centre.

11. Grandparents and Grandkids Activity Morning is scheduled for 10am-12pm on Wednesday 10 October (during the school holidays),
12. Pool Party activities are planned for every day of the school holidays as well as a school holiday Swim School programme
13. The Festival of Sport and Recreation took place on 16 September. It was organised by Upper Clutha Sports Community with support from QLDC and there were more than 500 attendees, which was more than last year. Those attending included lots of children and young families finding out more about local clubs and groups. Activities included a variety of demonstrations in the pool such as synchronised swimming, and kayaking (both activities occurring in the pool for the first time), as well as lots of other demonstrations, from karate to rock 'n roll dancing. There was also the chance to meet some of Wanaka's young sports stars including Zoi Sadowski-Synnott (snowboarding), Holly Wigg (karate), Phoebe Young (cycling), and Meg Harraway (waterskiing)
14. Sport 10 mixed social league is returning in November by popular demand.

Gladstone Proposed Name Change

15. Submissions closed on 24 August with the New Zealand Geographic Board (hereafter 'NZGB') on the proposal to change the name of Gladstone (adjacent to Lake Hawea) to John Creek and to change Johns Creek to John Creek.
16. During public notification from 24 May to 24 August, the NZGB received submissions from **18 submitters**, including one group submission:

Support (village)	14
Support (stream)	3
Object (village)	3
Object (stream)	3

17. All 14 supporting submitters except one either a): live in the Wanaka area, including three submissions from those identifying themselves as permanent residents of the proposed John Creek b): advised they are former residents or c): advise they regularly holiday at the village.
18. Two of the objecting submitters are from Wanaka, one is from Christchurch, and another did not identify their address.
19. The submissions will be considered at the NZGB's next meeting on 27 September 2018. As objections were received, the NZGB must decide whether to uphold those objections or reject them. If the NZGB rejects the objections, it will be required to report to the Minister for Land Information with its recommendations

on the proposals. The Minister may then make the final determinations on the proposals by confirming, rejecting, or modifying the NZGB's recommendations.

Representation Review Update

20. The Council adopted its initial proposal as its final proposal at the Council meeting held on 6 September. The final proposal is:

- a. *All Councillors shall be elected in three wards;*
- b. *The names of the wards shall be: Queenstown-Wakatipu, Arrowtown and Wanaka;*
- c. *The boundaries of each ward will be as at present except that Queenstown-Wakatipu Ward will lose meshblocks 4001187, 4011665, 401188, 401189, 4011666 and 3039806 which will become part of the Arrowtown Ward with boundaries that will now take in MacDonnell Road and the area of Millbrook and its environs;*
- d. *Six Councillors will be elected by the voters in the Queenstown-Wakatipu Ward; one Councillor will be elected by the voters in the Arrowtown Ward; and three Councillors will be elected by the voters in the Wanaka Ward;*
- e. *There shall be a Wanaka Community and a Wanaka Community Board comprising four members elected directly by voters in the Wanaka Ward as a whole and the three Wanaka Ward Councillors appointed by Council.*

21. The Council's final proposal involved a boundary change to the Arrowtown Ward but the meshblock pattern and identification numbers changed from the initial proposal (2013 data) and the final proposal (2018 data). Accordingly, the Council's proposal was deemed to have altered between its initial and final stages meaning that in addition to the right of appeal belonging to all submitters, there is also a right of objection by any 'interested party' which essentially extends to any member of the public.

22. The appeal/objection period is open until 6 October.

Actions from previous meetings

23. Actions on items considered at previous meetings of the Board have been progressed as detailed below.

Agenda item	Update
1. Easement for 450A Wanaka-Mt Aspiring Road (from WCB 16/08/2018)	<u>Underway</u> : Council approved the easement on 6 September 2018. Documentation is now with the applicant to progress registration and installation.
2. Wanaka Lakefront Development Plan: Eely Point Recreational Reserve (from WCB 16/08/2018)	<u>Ongoing</u> : Funding will be sought through the Annual Plan and Ten Year Plan for implementation of aspects of the plan.

Agenda item	Update
3. Affected Party Approval for Upper Clutha Tracks Trust (from WCB 16/08/2018)	<u>Complete:</u> APA has been signed by GM Community Services and sent to the Upper Clutha Tracks Trust.
1. Affected Person's Approval - CCR Ltd, New Wanaka Reception Building (from WCB 5/07/2018)	<u>Complete:</u> APA has been provided to CCR Ltd for the building.

Liaison positions, community associations, and Council meeting updates

24. Members are invited to report on the Board-related activities they have been involved in since the previous meeting, and Councillors are asked to comment on any matters of interest from recent Council meetings.

Regular project reports

25. The following project updates are attached for the information of the Board:

- Minor Improvement Projects (**Attachment B**)
- Parks and Reserves Capital Programme and Renewals (**Attachment C**)



**WANAKA SKATE PARK
STAGE 3
DESIGN CONCEPT
August 23, 2018**



STAGE 3
 915M2
 • ESTIMATED BUILD COST
 AT CURRENT MARKET VALUE
 \$640,000

WANAKA SKATE PARK
 PEMBROKE PARK, WANAKA

TITLE
 SKATE PARK CONCEPT

DRAWING No.
 1

DATE
 August 23, 2018

SCALE
 N/A

JOB No.
 0000



JASON PARKES
 Ph. +64 21 535 292





WANAKA SKATE PARK
PEMBROKE PARK, WANAKA

TITLE

SKATE PARK CONCEPT

DRAWING No.

2

DATE

August 23, 2018

SCALE

N/A

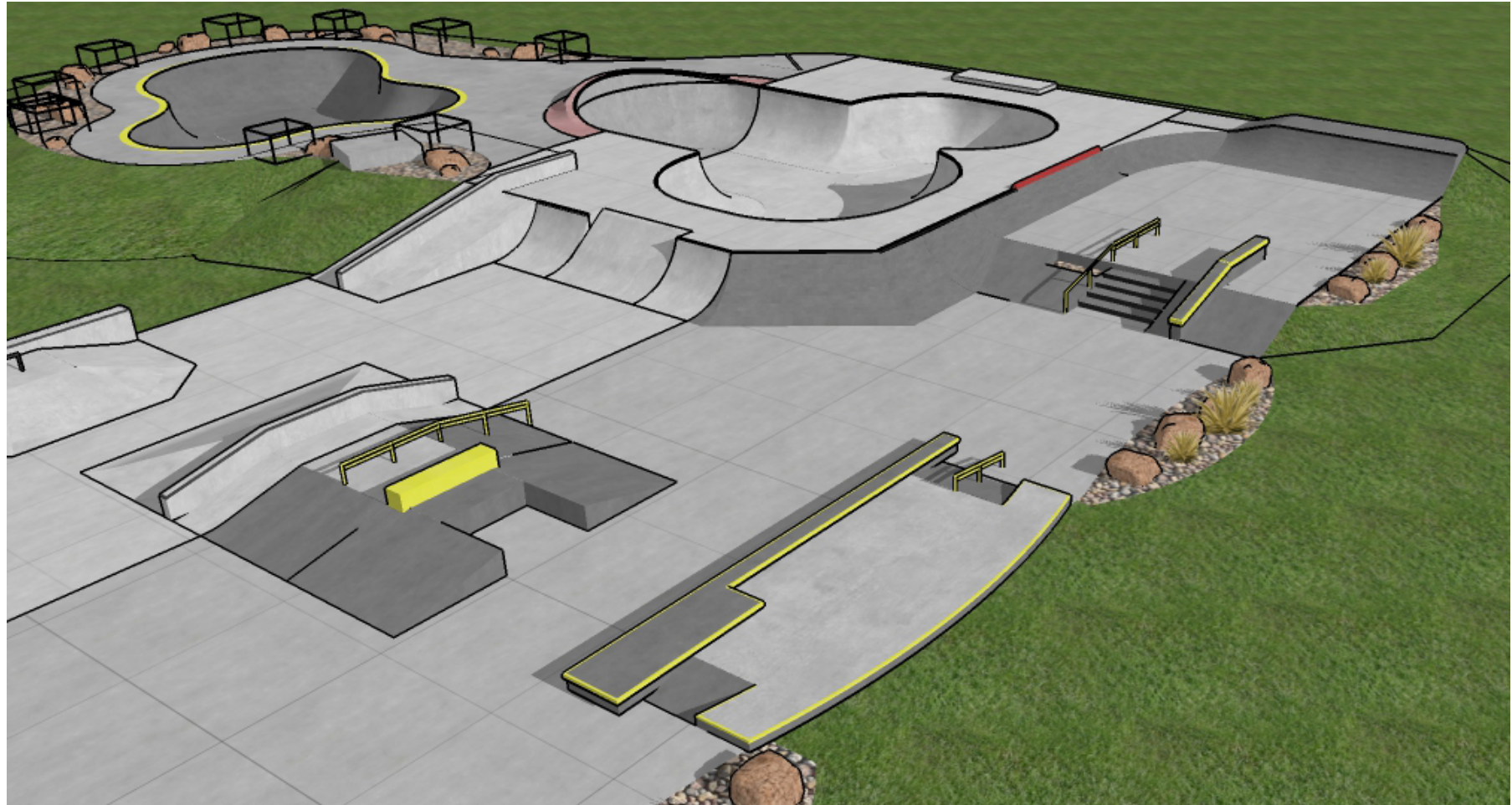
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WANAKA SKATE PARK
PEMBROKE PARK, WANAKA



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TITLE
SKATE PARK CONCEPT

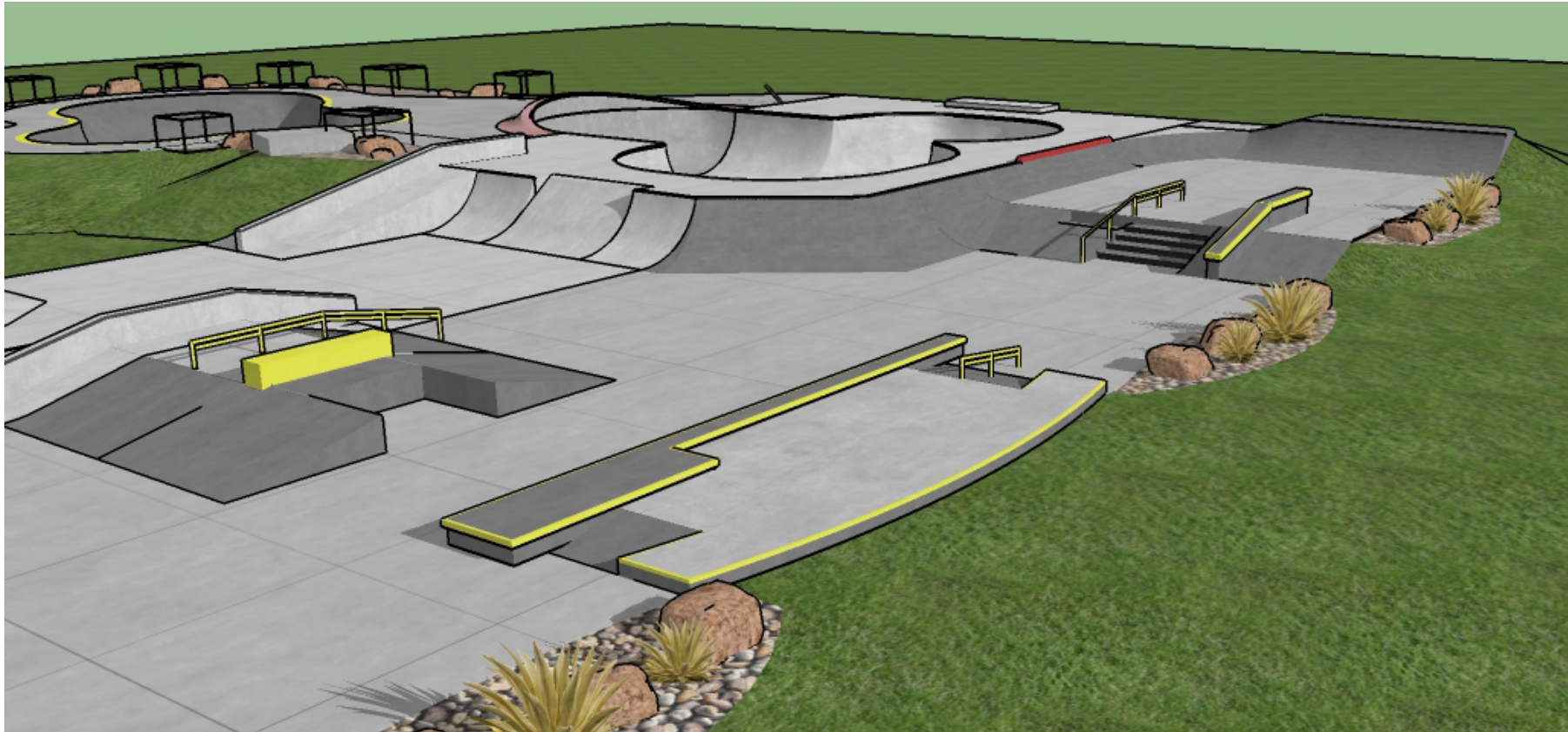
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August 23, 2018

SCALE
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JOB No.
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WANAKA SKATE PARK
PEMBROKE PARK, WANAKA



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TITLE
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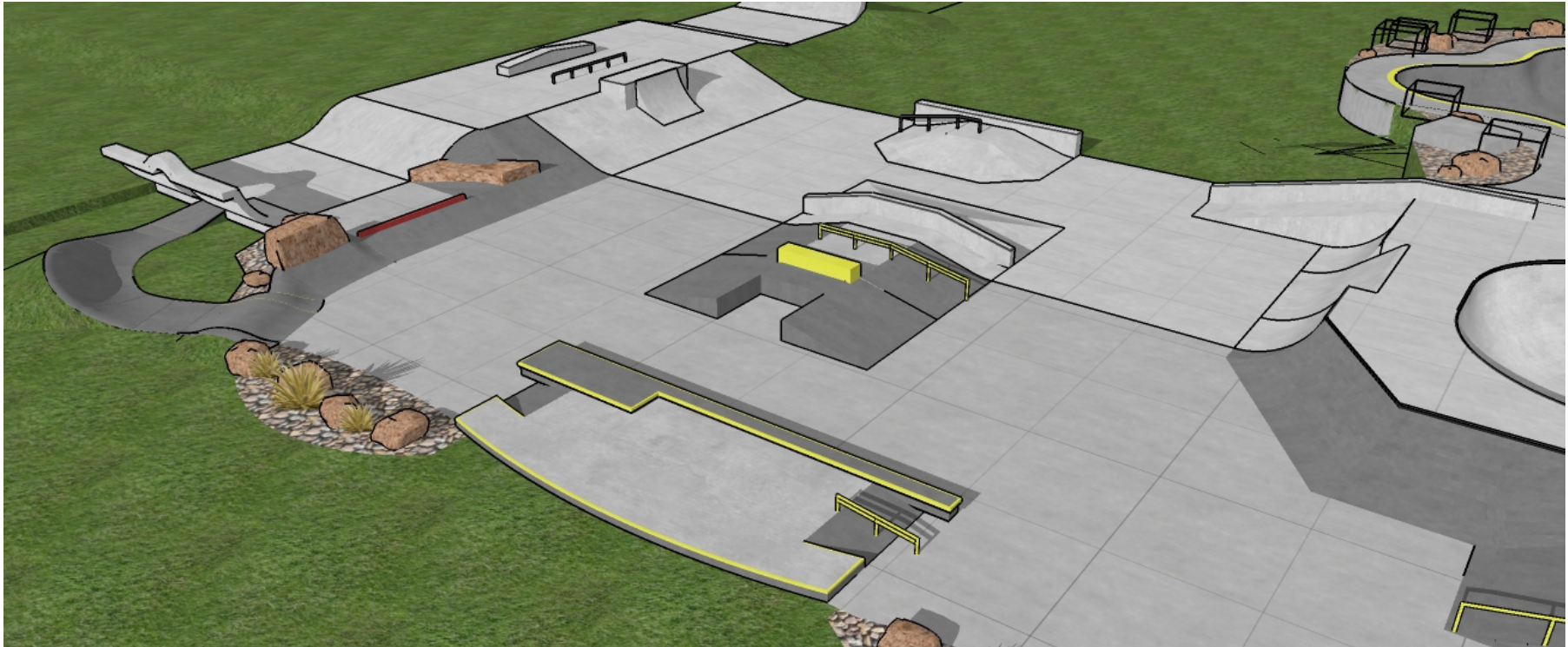
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August 23, 2018

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PEMBROKE PARK, WANAKA



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TITLE
SKATE PARK CONCEPT

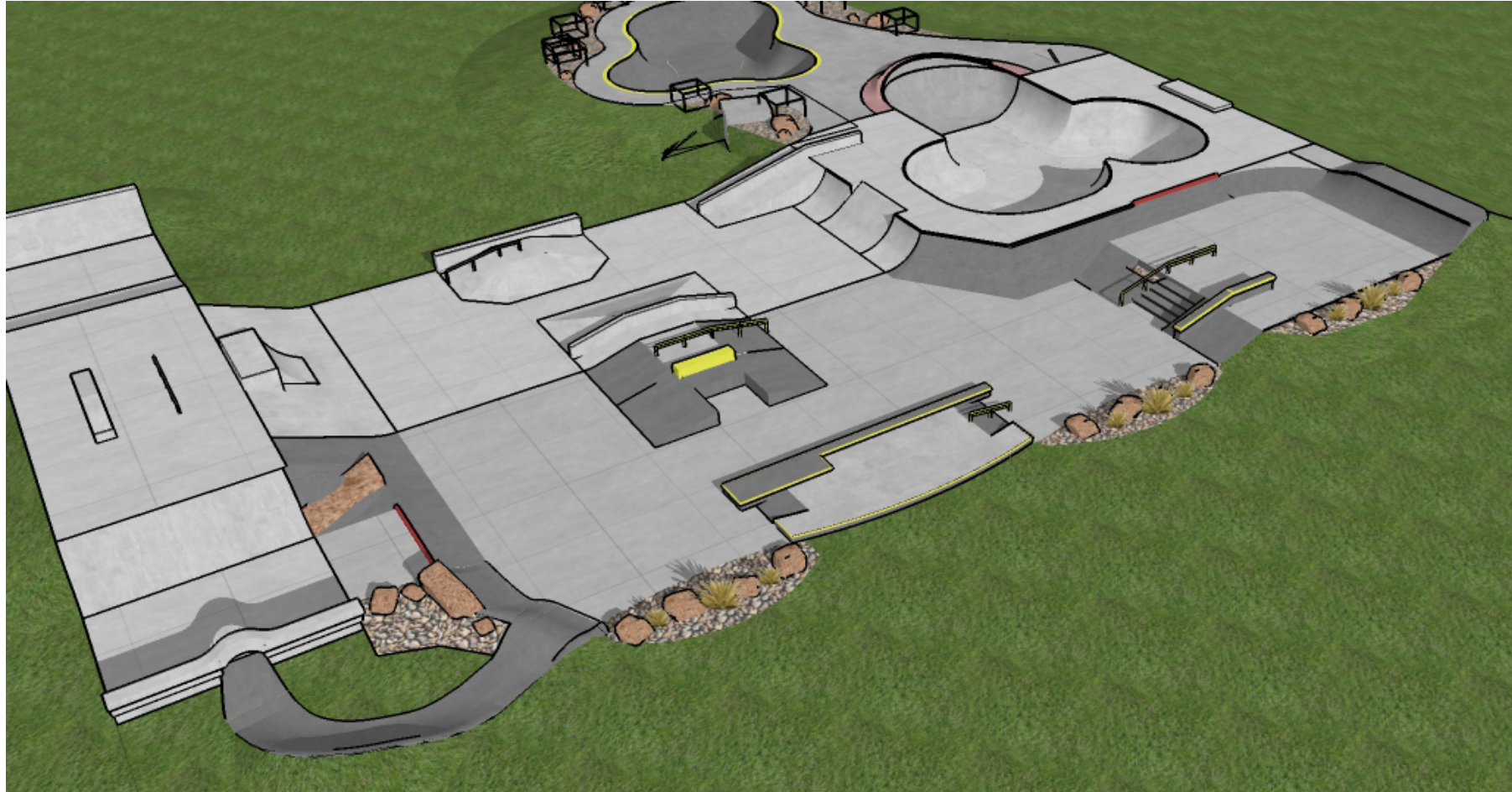
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August 23, 2018

SCALE
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WANAKA SKATE PARK
PEMBROKE PARK, WANAKA

TITLE
SKATE PARK CONCEPT

DRAWING No.
6

DATE
August 23, 2018

SCALE
N/A

JOB No.
0000



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NZTA subsidised projects

Project Name	Road	Status	Estimated Cost
Bernard Rd footpath	BERNARD ROAD	In Construction	\$100k-\$200k
Aubrey Road Cycle Lane Stage 2	AUBREY ROAD	In Construction	\$50k-\$100k
Hidden Hills Drive Safety Investigation	HIDDEN HILLS DRIVE	Not started	\$10k-\$50k
Aubrey Road Unsealed Cycle Path Seal Investigation and design	AUBREY ROAD	Not started	\$10k-\$50k
Anderson Rd Corridor Upgrades	ANDERSON ROAD	Designed	\$50k-\$100k
Cardrona Valley Rd Safety Investigation	Cardrona Valley Rd	Not started	\$10k-\$50k
Kane Road Seal Widening Stage 2	KANE ROAD	In Construction	\$100k-\$200k
Tourist Driver Project	ARDMORE STREET	Not started	\$5k - \$10k
Holy Family Kea Crossing	AUBREY ROAD	Not started	\$5k - \$10k
Capell Ave - Bodkin to toilets footpath	CAPELL AVENUE	Ready to Construct	\$50k-\$100k
Stone St flag light	CARDRONA VALLEY ROAD	Not started	\$1k - \$5k
Footpath upgrade around Wanaka medical centre	GOLF COURSE ROAD	In Design	\$10k-\$50k
Moraine footpath connection	MORAINE PLACE	Designed	\$10k-\$50k
Tidy up of entrance to Capell Av Shopping Area	CAPELL AVENUE	Designed	\$50k-\$100k
Slippery gravel surface sign Gladston Rd	GLADSTONE ROAD	Not started	<\$1k
Construct new AC Footpath Anderson Rd to Raglan	WILKIN ROAD	Not started	\$50k-\$100k
Capell Av Road edge tidy up –at toilets/tennis courts	CAPELL AV	Ready to Construct	\$10k-\$50k
Nook Rd and Hawea Back Rd intersection Safety Investigation	NOOK ROAD	Not started	\$10k-\$50k
Alison Ave/Gunn Rd roundabout Safety Investigation	GUNN ROAD	Not started	\$10k-\$50k
Safety barrier on approach to bridge	MOTATAPU ROAD	Not started	\$10k-\$50k
Lakeview Terrace - Slow sign	LAKEVIEW TERRACE	Not started	<\$1k
Ruby Island Rd - Signage 200m to Ruby Island Rd	RUBY ISLAND ROAD	Not started	<\$1k
Ardmore Street Loading Zone	ARDMORE STREET	Not started	<\$1k
Dungarvon Street Pedestrian Crossing	DUNGARVON STREET	In Design	\$10k-\$50k
Elderly crossing signage outside Aspiring Lifestyle Village	GOLF COURSE ROAD	Not started	<\$1k
Brownston Street sump grate raising	Brownston Street	In Design	<\$1k

Wanaka Parks & Reserves Capital Programme + Renewals			
<i>Monthly WCB Update -- September 2018</i>			
Project	Details/Description	Projected start date	Projected completion date
Aspiring Rd - replace permaloo with exeloo *	Toilet to be installed with in conjunction new car park. Design has been amended to include cycle hub. Tender awarded. Finalising design for the Active Transport Promenade.	Early October	1/12/2018
Allenby Park new path	Project completed.	1/03/2018	20/08/2018
Minor Renewal Reserve Works - Wanaka Ward	See details below		1/06/2018
Playground Renewals	Playgrounds to be audited August/ September renewal programme set to commence September/October.	1/08/2018	1/06/2019
Street Tree Replacement program - 2-3 streets a year Wanaka	Programme underway.	1/08/2018	1/07/2019
Walkways	New temporary walkway agreed with developer at Alpine Estate development.		
Minor Renewal Reserve Works - Wanaka Ward			
Wanaka Fencing and Entrances			
Scotts Beach Lake Hawea 2 sections post and rail fence to be completed in spring		19/02/2018	1/11/2018
Wanaka Park garden enhancements/plants			
Dinosaur slide mural in conjunction with UC Arts Council. Work has commenced, but due to weather conditions unsuitable for painting over winter this project will be completed in spring.		1/04/2018	1/12/2018
Wanaka furniture			
Wanaka Park improvements (Skate bowls, sports facilities, turf			
Geotechnical assessment of Wanaka Skate Park to be undertaken prior to repair work			
Wanaka Roding Parks and Reserves Maintenance			