



Order Paper for the Meeting of the

WANAKA COMMUNITY BOARD

Thursday, 30 November 2017

commencing at 10.00am

In the Armstrong Room, Lake Wanaka Centre,

Wanaka

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 Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 30 November 2017 commencing at 10.00am.

Item	Page Number	Report/ Item Title
		<p>Karakia</p> <p>Kia tau nga manaakitanga o te Kaihanga Ki runga i a tatau katoa Arahina mai matau kia u Ki te tika ki te tonu</p> <p>May the blessings of our creator Be bestowed upon us all May we be lead towards That which is true and correct</p>
		Apologies/Leave of Absence Requests
	4	Declaration of Member of Wanaka Community Board
		Public Forum
		Declarations of Conflict of Interest
		Matters Lying on the Table
		Confirmation of Agenda
	5	Confirmation of Minutes 25 October 2017
1	15	Wanaka Swimming Pool Funding
2	25	Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves
3	39	Proposal to Vest Land in Peninsula Bay North as Reserve and to Offset Reserve Land Contributions as per the Development Contributions Policy
4	45	Proposal to Vest Lands between Mt Iron Drive and Mercury Place, Wanaka, as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy
5	53	Lessor's Approval and Affected Person's Approval for Proposed Extension to the Upper Clutha Rugby Clubrooms
6	69	Temporary Road Closure - Challenge Wanaka 2018
7	82	Chair's Report



**DECLARATION BY MEMBER OF THE
WANAKA COMMUNITY BOARD**

I, **Judith Audrey Battson**, declare that I will faithfully and impartially, and according to the best of my skill and judgement, execute and perform, in the best interests of the Wanaka Ward of the Queenstown Lakes District, the powers, authorities, and duties vested in or imposed upon me as member of the Wanaka Community Board by virtue of the Local Government Act 2002, the Local Government Official Information and Meetings Act 1987, or any other Act.

Dated at Wanaka this 30th day of November 2017.

Signature

Signed in the Presence of

**Wanaka Community Board
25 October 2017**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 25 October 2017 beginning at 10am

Present:

Ms Rachel Brown (Chair), Ms Ruth Harrison, Councillor Ross McRobie, Councillor Quentin Smith and Mr Ed Taylor

In attendance:

Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Ms Jane Robertson (Senior Governance Advisor); three members of the public and three members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

Councillor MacLeod (on approved Leave of Absence).

Ms Harrison requested Leave of Absence for the period 15 May - 31 May 2018.

**On the motion of Mr Taylor and Councillor McRobie
the Wanaka Community Board resolved that the
request for leave of absence be granted.**

Public Forum

1. Paul Deavoll, (Head of South Island, Spark New Zealand)

Mr Deavoll addressed the item contained in the Chief Executive's report about Spark NZ's application for a temporary right of way and underground services easement over reserve in order to install a power supply for a temporary mobile networking facility. This was so that Spark could install mobile infrastructure to meet the high demand for service in the Upper Clutha area during the summer holiday period. These services supported people spending time in the region and connectivity was increasingly needed for health and safety purposes. He acknowledged that the service had performed poorly in Wanaka over Christmas 2016/17 and Spark did not want similar problems in 2017/18. However, Spark would not be able to deliver a satisfactory service over this high use period without the temporary facility proposed and he asked the Council to approve the application.

Suz Kuru (Acquisitions Manager, Spark New Zealand)

Ms Kuru advised that this installation would only be temporary. A permanent site had not yet been chosen but Spark was working to select a site in the next two years. The temporary site was needed to cope with the visitor influx in Wanaka over the summer holiday period and Spark needed it to be in place before Christmas. The site at the edge of Sticky Forest was well concealed and an easement over the reserve was the only way of getting electricity to the site. A very low impact construction method would be used so reinstatement of the reserve to its original appearance would be minimal. Spark was also open to discussing installation methods with the Council if it wanted an alternative. The installation should not take more than 1-3 days so any disruption would be minor and the pole would be coloured to match the surrounding environment.

2. Lynne Christie and Mike Johnson

Ms Christie stated that she was part of Lake Wanaka SouNZ and she had run the Rippon music festival since 1998. The event had put \$118,000 into the area for musical education and in 2018 she wanted to shift the venue from the vineyard to Glendhu Bay, across the road from the camping ground. It would be a slightly smaller event than Rippon with about 3,500 attendees and having a family feel was a priority. The plan was to run the event every two years.

Mr Johnson noted that a new venue had new challenges including health and safety considerations.

Mr Taylor expressed concern that on 10 February the camping ground and lakeside would be very busy. Ms Christie noted that the Harbour Master and Coastguard had been advised of plans for the event and had suggested practical ways of setting up. This would include a section for commercial taxis and a safe swimming (prohibition) area.

Councillor McRobie congratulated Lake Wanaka SouNZ for persisting with the venture and for getting another venue.

Declarations of Conflicts of Interest

Mr Taylor declared a conflict in respect of item 1 ('Affected Person's Approval – Warbirds Over Wanaka Community Trust') as he was Chief Executive of Warbirds. He advised that he would sit back from the table for the item and take no part in the discussion or decision.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Ms Harrison and Councillor McRobie the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 14 September 2017 be confirmed as a true and correct record.

Mr Taylor left the table at this point.

1. Affected Person's Approval – Warbirds Over Wanaka Community Trust

A report from Chris Green (Property Advisor, APL Property Ltd) assessed the Board providing Affected Person's Approval on behalf of the Council as land owner to an application from the Warbirds Over Wanaka Community Trust to use Roys Bay Recreation Reserve as a base area for the 2018 airshow. The report recommended that Affected Person's Approval be granted.

This report and items 2-5 were presented by Mr Cruickshank and Mr Burt.

In reply to a question, Mr Cruickshank noted that there was little change from previous applications. He added that although the resource consent application was for five years, the applicant would have to get Council's agreement to use the reserve area on each occasion. This would provide the opportunity for any changes to conditions to be made.

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

- 1. Note the contents of this report;**
- 2. Execute affected person's approval for resource consent application RM170871 for the purpose of operating the lake side portion of the Warbirds Over Wanaka Airshow.**
- 3. Delegate execution of the affected person's approval to the General Manager of Property and Infrastructure.**

Mr Taylor returned to the table.

2. Paddle Wanaka – New Licence Notification and Affected Person's Approval

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed the Board providing Affected Person's Approval and approval to notify a new licence to use recreation reserve at Albert Town as a pick up/drop off point for guided and instructional kayak or stand-up paddle boarding trips. The report recommended that approval to notify be given and that the Board form a hearings panel to hear any submissions and make a recommendation to Council.

Mr Cruickshank noted that although the application included Eely Point, it would be left until preparation of the Eely Point Reserve Master Plan.

Ms Brown noted that there was no public toilet near the Albert Town ramp for customers to use. Mr Cruickshank advised that he would raise this point with the operator and seek further detail on how this could be managed.

Councillor Smith asked how the proposal would fit within the master plan. Mr Cruickshank noted that it would be helpful for the master plan to be subject to a full public process so that licences could also be considered. Councillor Smith suggested that this proposal could be included in the notification now. Mr Burns stated that this was not good practice and therefore inadvisable.

Ms Brown noted that there needed to be future discussion about congestion on the water and managing different types of activities. It was noted that this had already been recognised and the fact that a Waterways Management Plan was needed.

On the motion of Ms Harrison and Councillor Smith it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Approve notification of the intention to grant a licence to Paddle Wanaka Ltd over recreation reserve at Albert Town, with legal description Lot 2, DP 375247, subject to the following terms and conditions:**

Commencement	TBC
Term	5 years
Rent	The greater of \$500.00 plus GST or 7.5% of gross revenue
Reviews	At renewal
Renewals	1 of a further 5 years by agreement of both parties
Assignment /Sublease	With Council's approval
Use	Hire, lessons, guided and unguided tours with stand-up paddle boards and kayak
Insurance	Requirement to have public liability insurance of \$2 million
Safety/Suspension	Council to retain ability to suspend the licence for safety purposes or to avoid large public events. Health and Safety plan to be provided to Council, and be approved by the Harbourmasters office prior to commencing the activity
Other	Licensee must ensure they hold a valid resource consent

for the purpose of kayak and stand-up paddle board hire, lessons, guided and self-guided tours.

The licensee to obtain a Commercial Activity Permit in accordance with the Waterways and Ramp Fees Bylaws (if required) or successors to this policy.

3. **Appoint Rachel Brown, Ruth Harrison and Ross McRobie (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.**
4. **Delegate signing of Affected Person's Approval to the applicant's Resource Consent application, to the General Manager Property and Infrastructure. Any material changes to the application shall be first discussed with a nominated representative of the Wanaka Community Board, and guidance sought prior to any exercise of APA. This is to acknowledge that a degree of flexibility could be necessary in this circumstance.**

3. Affected Person's Approval – Tuki Festival

A report from Chris Green (Property Advisor, APL Property Ltd) assessed the Board providing Affected Person's Approval (APA) on behalf of the Council as land owner to an application from Lake Wanaka SouNZ to use the Glendhu Bay Motor Camp for part of the Tuki Festival and agree to the anticipated volume levels of the festival. The report noted that the resource application was for a total of ten years, allowing the applicant to operate the festival 5 times on a bi-annual basis, starting with the first festival on 10 February 2018. It was recommended that Affected Person's Approval be granted.

Questions were raised about the proposed prohibition area. Mr Cruickshank noted that provision was made for this under the Navigation Safety Bylaw. He noted that it did not impact the whole bay, notwithstanding that the application under consideration was for the land based activities only. It was noted that the group had a good relationship with the camping ground operators and it was expected that their APA would be forthcoming.

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

1. Note the contents of this report;

1. Approve the provision of Affected Person's Approval for resource consent application

RM170926 for the purpose of operating the Tuki Festival.

- 1. Delegate signing authority for Affected Person's Approval to the General Manager of Property and Infrastructure.**

4. Proposed new Easements – Aurora Energy Ltd

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed the Board granting approval for an easement in relation to the proposed new Aurora substation on the corner of Riverbank and Ballantyne Roads. The report recommended that the easement be granted and that no easement fee be payable in this instance.

Mr Cruickshank noted that work was on-going with Aurora to establish the various easements required. Whilst the current proposal could be an interim step it allowed Aurora to begin construction works.

On the motion of Councillors Smith and McRobie it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Approve the following easement in relation to the proposed substation:**
 - i) In-ground electricity easement over Lot 1 DP 306149 [as shown in pink on the scheme plan in attachment A]; subject to the following conditions:**
 - a) Aurora to notify and liaise with QLDC in advance of any onsite works so that they can oversee and provide input relating to the existing in ground infrastructure, and ensure access to the dog pound is maintained;**
 - b) The work site to be evidenced by before and after photographs or video to be provided by the applicant;**
 - c) A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;**
 - d) Certificate of public liability insurance to be provided;**
 - e) Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property and**

Infrastructure Department. Reinstatement to include any fencing.

f) Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.

3. Approve that no easement fee be paid by Aurora.

4. Delegate authority to approve final terms and conditions of the electrical easements, including location, and execution authority to the General Manager – Property & Infrastructure.

5. Agreement to Grant a Temporary Right of Way & Underground Services Easement – Spark New Zealand Limited, Platinum Ridge Recreation Reserve

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed the Board recommending to Council that it approve an Agreement to Grant a Temporary Right of Way and Underground Service Easement over Recreation Reserve for the purposes of providing power supply to a temporary networking facility to be located at Beacon Point, Sticky Forest. The report recommended that the easement be granted subject to a number of conditions. It also recommended that public notification of the intention to grant the easements was not required as it would not affect the ability of people to use and enjoy the reserve nor would it create any long-term permanent effect on the reserve.

It was noted that although 'temporary', the licence was for a period of two years, plus a further two at Council's discretion. Councillor Smith noted that there had been complaints about the site on Mt Iron and the Board needed to be mindful of the location Spark sought for a permanent facility. He also sought comfort that the reserve would be reinstated properly and suggested that it should more appropriately sit with parks and reserves staff. It was agreed to amend the recommendation, delegating the Community Services Department the authority to sign off the reinstatement, as this was reflective of the current staffing structure.

On the motion of Mr Taylor and Ms Harrison it was resolved that the Wanaka Community Board:

1. Note the contents of this report;

Recommend to full Council:

2. To approve an Agreement to Grant a Temporary Right of Way and Underground Service Easement over Recreation Reserve Lot 726 DP 399076 in accordance with section 48 (1)(d) of the Reserves Act 1977 in favour Spark New Zealand Limited subject to the following conditions:

- a. Spark New Zealand Limited to notify and liaise with QLDC's Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
 - b. The work site to be evidenced by before and after photographs, video or similar to be provided by Spark New Zealand Limited;
 - c. A comprehensive safety plan must be prepared and implemented, at Spark New Zealand Limited's cost, to ensure a safe environment is maintained around the subject site;
 - d. Certificate of adequate public liability cover to be received;
 - e. Method of installation of power supply and location to be confirmed with Council Engineers before commencement of works;
 - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Community Services. Reinstatement to include any roading, fencing or other structures.
 - g. The term of the Agreement shall be for a period of 2 years with a further term of 2 years at Council's sole discretion.
3. That notification of the intention to grant the easements is not required as the statutory test in section 48(3) of Reserves Act 1977 is met for the reasons set out in this report; and
 4. That authority to approve final terms and conditions of the Agreement to Grant an Easement, including location, and execution authority be delegated to the General Manager – Property & Infrastructure; and
 5. That it exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of easements to Spark New Zealand Limited over Lot 726 DP 399076.
6. Direct that the above actions be included in the Chief Executive Officer's report to Council on 26 October 2017 for action by Council.

6. Chair's Report

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

- LINK Community Forum
- 10-Year Plan

- Wanaka Community Pool
- Projects Summary: Property and Infrastructure (including minor improvements projects); Parks and Reserves

The Chair commented on the great turn out at the Community Forum. She also expressed specific thanks to Marie Day (Community & Events Facilitator) and Ulrich Glasner (Chief Engineer) for their efforts to inform the community about the 10-Year Plan (Long Term Plan) through the various public meetings held. Councillor Smith noted that he had attended one of these meetings and whilst of value, he would have preferred to see a more detailed plan to which a response could be made rather than an open book.

Mr Burns commented on the Wanaka pool development. He acknowledged that there were some budgetary and time pressures and it would be realistic to expect a small budgetary over-run. There was however, a firm commitment to meet the amended timeframe of completion by the end of May 2018. Some minor errors in the report template for the pool development were corrected.

Mr Darby joined the table and responded to questions about the Property and Infrastructure project report. He confirmed that work continued on the Business Case for the Mt Aspiring Road widening.

Members acknowledged that following a question raised at the previous meeting, the Crown Range road markings had been refreshed.

Concern was expressed that the project report showed an estimated cost range of \$100,000 to \$500,000 which was too wide. Mr Darby advised that this was because such projects were only in their early planning stage and a more accurate costing would be prepared if the Council committed to undertaking the project.

It was reported that sound progress was being made on Cardrona wastewater with on-going meetings taking place between the Chief Engineer and developers in the Cardrona area.

Some concern was expressed that the work of the Upper Clutha Water Group may be disrupted with the change in Chief Executive of the Otago Regional Council.

Councillor Smith acknowledged help given by Allan Dippie with recent tree removal work. He also thanked the Council and sponsors for the support given which had ensured the success of the recent Festival of Sport,

Ms Brown advised that the Hawea Community Association had formed a working group to examine the future delivery of drinking water. She also detailed work being undertaken by the Upper Clutha Track Trust and the recently rebranded Friends of Wanaka Library.

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

The meeting concluded at 11.16am.

Confirmed as a true and correct record:

Chairperson

30 November 2017

**Wanaka Community Board
30 November 2017**

Report for Agenda Item: 1

Department: Finance and Regulatory

Wanaka Swimming Pool Funding

Purpose

The purpose of this report is to agree on a recommendation to the Council regarding the proposed funding allocation from the Wanaka Asset Sale Reserve to the Wanaka Swimming Pool in the draft 10 Year Plan 2018-28 (LTP) budgets.

Recommendation

That the Wanaka Community Board:

1. **Notes** the content of the report; and
2. **Recommends to Council** that a sum of \$6m be allocated in 2018/19 from the Wanaka Asset Sale Reserve to repay Wanaka Swimming Pool debt in the draft 10 Year Plan 2018-28 (LTP) budgets.

Prepared by:



Stewart Burns
GM Finance and Regulatory

16/11/2017

Reviewed and Authorised by:



Mike Theelen
Chief Executive Officer

16/11/2017

Background

- 1 The Wanaka Swimming Pool project was the subject of community consultation in November 2014 and again as part of the 2015-25 LTP.
- 2 As part of the consultation exercise, indicative forecast capital and operating costs were developed. In short, the November 2014 information referred to \$11.8m of capital cost (\$9.0 debt) and an annual rates impact of \$184 per residential ratepayer.

- 3 The outcome of the consultation was to agree to the project proceeding at 3 Parks with a commencement date in the 2016/17 year. An extract from the 2015-25 LTP is attached as Attachment A which summarises the position taken.
- 4 The following quotation from Attachment A shows that Council clearly expected that further fundraising or asset sale proceeds would be undertaken to offset the capital and operating costs: *“Council has agreed to include funding for the pool in 2017 but continues to have a level of discomfort over the rate impact of \$184 per annum. Council expects that significant fundraising will be undertaken to offset this cost and will do further work to consider potential offset from Council-owned Wanaka land sales.”*
- 5 In May 2016, Council agreed to accept the cash unconditional tender from Universal Developments Limited to purchase the Scurr Heights land for \$15,650,000 plus GST.
- 6 In June 2016, Council resolved the following:
 - a. ***Confirm that the net sale proceeds from the recent sale of the Scurr Heights Land be credited to the Wanaka Asset Sale Reserve in line with previous practice, and***
 - b. ***Confirm the following guiding principles relating to future distributions from the Wanaka Asset Sale Reserve:***
 - ***Distributions may be used to fund qualifying capital expenditure approved in the LTP or Annual Plan which benefits the residents of the Wanaka ward.***
 - ***Distributions may not be used to fund operating expenditure.***
 - ***Qualifying capital expenditure refers to capex which funds an increase in level of service for the Wanaka ward. This excludes capex required because of growth (otherwise funded from development contributions) and renewal capex (otherwise funded by depreciation).***
 - ***Qualifying capital expenditure may include repayment of debt incurred on capex which has funded an increase in level of service for the Wanaka ward.***
 - ***It excludes purchase of assets which are primarily acquired for speculative purposes.***

Current Status

- 7 The Wanaka Swimming Pool project is expected to be completed in May 2018 at a cost of around \$12.4m. This represents a relatively minor overspend against the approved revised budget of \$12.3m.
- 8 A detailed operating budget has been developed as part of the 2018-28 LTP process. A summarised copy is attached as Attachment B. This shows that the operating deficit to fund is \$1.55m which results in an annual rate of \$220 per residential ratepayer. This rate is \$36 higher than signalled in the 2014/15 consultation.

- 9 The reason for the movement is partly explained by inflationary movements in both the capital and operating budgets, but the majority of the difference comes from the impact of the recent detailed operating budget based on the known features of the new facility compared to the 2014 budget estimates based on a generic design.
- 10 The main areas of difference are energy costs \$192k; overhead allocation \$150k; cleaning/security \$110k and maintenance \$30k. Revenue assumptions have also been downgraded by \$51k.
- 11 These negative variances can be offset if debt servicing costs can be reduced. The forecast debt on the facility for the end of the 2018/19 year is \$9.14m. The projected interest cost for 2018/19 is \$438k. This cost element can be reduced by \$300k per annum if a debt repayment of \$6m is made on 1 July 2018. This would reduce the annual rate of \$220 to around \$178 per residential ratepayer. The revised detailed operating budget is attached as Attachment C.
- 12 The proposed funding source for such a debt repayment would be the Wanaka Asset Sale Reserve. The current balance of this reserve is \$15.05m and this proposed allocation is in line with the purpose and guidelines for the use of funds from this reserve. Recommending such a transfer would also be consistent with the Council's expectations espoused in the 2015 LTP to reduce the annual rates impact.
- 13 The following table shows the impact of a range of possible debt repayments:

		Debt		Reduction
	Debt	Servicing	Rates	in Annual rates
Per Consultation	9,030,000	656,020	\$184.05	
Per Latest	9,100,000	437,959	\$220.49	
Additional \$2m debt repaid	7,100,000	337,959	\$206.30	\$14.19
Additional \$4m debt repaid	5,100,000	237,959	\$192.10	\$28.39
Additional \$6m debt repaid	3,100,000	137,959	\$177.91	\$42.58
Additional \$8m debt repaid	1,100,000	37,959	\$163.71	\$56.78
Additional \$9.1m debt repaid	0	0	\$158.32	\$62.17

- 14 The highlighted line represents the recommended position, which indicates an annual rate of \$178, which is slightly lower than the \$184 consulted on in 2014.

Options

- 15 Option 1 WCB recommend that Council approves the \$6m funding allocation from the Wanaka Asset Sale Reserve to the Wanaka Swimming Pool in the draft 10 Year Plan 2018-28 (LTP) budgets:
- Advantages: Allows the debt servicing costs to be reduced by \$300k which enables a reduction to the annual rate by \$43 to \$178; an amount much closer to the \$184 per annum used in the 2014 consultation.
 - Disadvantages: This funding allocation depletes the current balance of the Wanaka Asset Sale Reserve to \$9.05m

16 Option 2 WCB does not recommend that Council approves the \$6m funding allocation from the Wanaka Asset Sale Reserve to the Wanaka Swimming Pool in the draft 10 Year Plan 2018-28 (LTP) budgets:

- Advantages: The current balance of the Wanaka Asset Sale Reserve is preserved at \$15.05m.
- Disadvantages: The annual rate for the Wanaka Swimming Pool is set at \$220 per annum, which is \$36 more than the \$184 per annum used in the 2014 consultation. Some members of the Upper Clutha community will find this increase difficult to afford and inconsistent with the 2014 consultation material. Council may decide to allocate the funding
- This report recommends **Option 1** for addressing the matter.

Significance and Engagement

17 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because the recommendation involves a funding allocation recommendation of \$6m. The proposed recommendation is in line with the previous outcome of the 2014/15 consultation process, and the 2018 LTP will in itself be subject to statutory consultation.

18 This matter relates to the strategic risk SR1 (Current and future development needs of the community), as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because it provides for the affordability of the new aquatic facility to the Wanaka community, which has been developed to meet the community's needs.

Financial Implications

19 The Wanaka Asset Sale Reserve has an uncommitted balance of \$15.05m which will reduce to \$9.05m after the proposed funding allocation.

Council Policies, Strategies and Bylaws

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

- 10 Year Plan 2015-25,

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

Local Government Act 2002 Purpose Provisions

22 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 providing for the delivery of a new aquatic facility to the Wanaka community;

- 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

23 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes district community, particularly those of the Wanaka ward.

Attachments

- A. An extract from the 2015-25 LTP
- B. Operating budget for Wanaka Swimming Pool (2018/19 year)
- C. Revised Operating budget for Wanaka Swimming Pool (2018/19 year)

KEY ISSUE: Wanaka Pool

Construction of Wanaka's new sports facility will begin shortly, with siteworks already underway at Three Parks and the complex due to be open in July 2016. Last year following community consultation and the discovery that the existing Wanaka Community Pool has engineering and structural issues, the Council resolved to build an 8 lane lap pool and learners pool alongside indoor courts to achieve efficiencies of co-location. There will be a shared foyer and administration, carparking and integrated services.

The condition of the existing pool (Plantation Road) precludes it being upgraded without significant costs of \$370,000 (this option is a cost per household per annum of \$3.06 to 2023 and does not include a learners pool). If we deferred the new pool and start building in eight years' time (2023) the cost would be \$184 per household per annum plus 26% to factor in inflation.

Alternative locations, timing and pool configurations were canvassed with the community during the consultation in November 2014. The outcomes of submissions and an independent survey were that the majority (that responded) supported an eight lane pool and learners pool at Three Parks.

The Council is not revisiting the issues of location or pool size. Those decisions have been made. Based on the results of previous consultation we have allocated \$12.3m. The pool will include an eight lane lap pool and learners pool at Three Parks.

The proposed timetable is for the pools to be designed in 2015-16 with construction in 2016-17. That means that new swimming facilities would be open by the middle of 2017. Council sought further guidance on whether the project should commence in year 2016-17 or be deferred until year 2023. Please refer to the 2014 Consultation Material on our website for more information about the impact of deferring construction.

The pools will be paid for by the Wanaka Ward, in the same way that Wakatipu Ward ratepayers pay for Alpine Aqualand at Frankton. The Council's policy is to recover the cost of swimming facilities from the ward where they are located, to reflect the direct benefit to that community.

CAPITAL FUNDING SPLIT

Debt	Potential land sales/grants
85%	15%

The Council received 260 submissions on the pool with 75.4% agreeing to funding the pool in 2017 and 24.6% wanting to fund it at the later date of 2023.

Council has agreed to include funding for the pool in 2017 but continues to have a level of discomfort over the rate impact of \$184 per annum. Council expects that significant fundraising will be undertaken to offset this cost and will do further work to consider potential offset from Council-owned Wanaka land sales.

24.6%
WANT TO
FUND AT
LATER DATE
OF 2023



75.4%
AGREE TO
FUNDING
IN 2017

B

WANAKA POOL OPERATING COST**Option 1A - 3 Parks (8 Lane)**

DC's Not Available

Ward Funded

	Draft LTP 18/19 Wanaka Pool	Draft LTP 18/19 Swim School
<u>Revenue</u>		
Direct Revenue	285,000	269,500 (assumes QLDC run with \$11.50 per lesson)
<u>Expenditure</u>		
staff	513,653	186,695
chemicals	31,200	0
power/gas	396,640	0
cleaning/security	140,000	0
R&M	65,000	9,575
insurance	18,101	0
marketing	7,500	0
admin/sports consumables	12,130	0
Ohead allocation	150,292	84,901
Direct Operating Costs	<u>1,334,516</u>	<u>281,171</u>
Depreciation Funded	54,082	0
Annual Debt Servicing - Interest Only	437,959	0 Assumes \$0m repayment
Operating Deficit	-1,541,557	-11,671

Rate Funding of Deficit

Funding by way new targeted Annual Charge (Ward based)

	<u>Ward based</u>
Estimated Deficit From above	-1,553,228
Wanaka ward chargeable properties:	8,101
Additional Amount to Charge (excl GST)	\$191.73
Additional Amount to Charge (incl GST)	\$220.49



WANAKA POOL OPERATING COST

Option 1A - 3 Parks (8 Lane)

DC's Not Available

Ward Funded

Draft LTP 18/19 Draft LTP 18/19
Wanaka Pool Swim School

Revenue

Direct Revenue	285,000	269,500 (assumes QLDC run with \$11.50 per lesson)
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Expenditure

staff	513,653	186,695
chemicals	31,200	0
power/gas	396,640	0
cleaning/security	140,000	0
R&M	65,000	9,575
insurance	18,101	0
marketing	7,500	0
admin/sports consumables	12,130	0
Overhead allocation	150,292	84,901
Direct Operating Costs	<u>1,334,516</u>	<u>281,171</u>
Depreciation Funded	54,082	0
Annual Debt Servicing - Interest Only	137,959	0 Assumes \$6m repayment
Operating Deficit	-1,241,557	-11,671

Rate Funding of Deficit

Funding by way new targeted Annual Charge (Ward based)

	<u>Ward based</u>
Estimated Deficit From above	-1,253,228
Wanaka ward chargeable properties:	8,101
Additional Amount to Charge (excl GST)	\$154.70
Additional Amount to Charge (incl GST)	\$177.91

**Wanaka Community Board
30 November 2017**

Report for Agenda Item: 2

Department: Community Services

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

Purpose

This report presents the Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves to the Wanaka Community Board with the request that it recommends that Council notifies the draft plan for public consultation.

Recommendation

That the Wanaka Community Board:

1. **Recommend** to Council that the Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace Domini Park and Kennedy Crescent Recreation Reserves is notified.

Prepared by:



Aaron Burt
Senior Planner: Parks and
Reserves

15/11/2017

Reviewed and Authorised by:



Thunes Cloete
GM, Community Services

16/11/2017

Background

- 1 Under Section 41 of the Reserves Act 1977 all recreation reserves under Council's administration are required to have Reserve Management Plans.
- 2 This Draft Reserve Management Plan has been compiled and influenced by feedback from the community and stakeholders.
- 3 At this stage of the process, it is necessary for the Wanaka Community Board to (if in agreement) recommend to Council that the Draft Reserve Management Plan is notified so that public submissions may then be sought. It is suggested that this recommendation is included in the Chair's report to Council at the 14 December 2017 meeting.

Comment

- 4 The notification of the Draft Reserve Management Plan will allow the public to provide submissions to Council in relation to how the reserves should be managed.

Options

- 5 Option 1 Recommend to Council that the Draft Reserve Management Plan be notified.

Advantages:

- 6 This will support Council's obligation under the Reserves Act 1977 to prepare and review reserve management plans for the Recreation Reserves.
- 7 The subsequent notification of the Draft Reserve Management Plan will enable the public to provide submissions.

Disadvantages:

- 8 No disadvantages have been identified.
- 9 Option 2 Do not recommend that the Draft Reserve Management Plan should be notified.

Advantages:

- 10 Further refinements to the Draft Reserve Management Plan can be undertaken.

Disadvantages:

- 11 This will not support Council's obligation under the Reserves Act 1977 to prepare and review reserve management plans for Recreation Reserves.
- 12 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

- 13 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because the report does not relate to a significant asset as defined by the Significance and Engagement policy however the future management of the centrally located well used reserve may be of interest to the Wanaka Community.

Risk

- 14 This matter relates to the strategic risk SR3 – Working within legislation, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because Council has an obligation to comply with statutory requirements.

15 The risk is mitigated by Council following due process and commencing the process of the plan development in accordance with Section 41 of the Reserve Act 1977.

Financial Implications

16 Apart from general operational costs there are no financial implications for Council in making this decision.

Council Policies, Strategies and Bylaws

17 This matter is included in the 10-Year Plan.

Local Government Act 2002 Purpose Provisions

18 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;
- Can be implemented through current funding under the 10-Year 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

19 The persons who are affected by or interested in this matter are the community of the Queenstown Lakes District and particularly the Wanaka community.

20 This decision advances the process to prepare a reserve management plan for the reserve.

Attachment

A Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

Attachment A:

**PROPOSED RESERVE MANAGEMENT PLAN FOR THE
RECREATION RESERVES KNOWN AS:**

**LISMORE PARK, KELLY'S FLAT, ALLENBY PARK, FAULKS
TERRACE, DOMINI PARK & KENNEDY CRESCENT**

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NEXT STEPS

Action	Date
Notify	Dec 2017
Hearings of public submissions as required.	Jan 2018
Hearings Panel to make recommendation to Council for the adoption of the final version of the Reserve Management Plan.	Feb 2018
QLDC adopt the Reserve Management Plan via Council resolution.	Feb 2018

1. INTRODUCTION

This Reserve Management Plan (plan) provides a vision for the following Recreation Reserves (the reserves), subject to this plan:

1. Lismore Park
2. Allenby Park
3. Kelly's Flat
4. Faulks Terrace
5. Domini Park
6. Kennedy Crescent

At the time of writing this plan these reserves have been included as together they incorporate the most prominent or frequently used recreation reserves in Wanaka not covered by recent or current Reserve Management Plans, including the following plans:

- Pembroke Park and Bridgeman Green Reserve Management Plan
- Wanaka Lakefront Reserves Management Plan
- Wanaka Recreation Reserve (A&P Showgrounds) Management Plan

This Plan supersedes the Lismore Park, Kellys Flat and Allenby Park Reserve Management Plan 2008.

This Plan describes the general intentions for the use, maintenance, protection, preservation and development of the reserves, through a series of objectives and policies. The objectives and policies

assist with decision making regarding development and use of the Reserves.

The Reserves Act 1977 requires the Queenstown Lakes District Council (QLDC/Council) to prepare Reserve Management Plans for all land classified as 'Recreation Reserves' under Council management or control.

2. RESERVE DESCRIPTIONS

Lismore Park Recreation Reserve is upon land legally described as Part Section 90 Block IX TN of Wanaka, and comprises an area of approximately 18.5 hectares.

Its boundaries are clearly defined by Plantation Road, Beaumont Street, Lismore Street, Heddich Street and the boundaries of the Hill View Place houses.

Mount Aspiring College is located adjacent to Lismore Park on Plantation Road. The park is located a short walk from Ardmore Street and the Wanaka town centre.

The park contains a stand of Conifers, in addition to other tree species scattered throughout the reserve.

The eastern section of the reserve is the highest point, with the land falling away gently toward the lake. The glacial processes are obvious in the undulating landform, and such unmodified examples of glacial deposition are rare in an urban setting and provides a unique character.

The site is frequently used for casual recreation. A portion of the reserve is leased to Bike Wanaka for the establishment of bike jumps, trails and pump tracks which are actively managed by the biking community. A frisbee disc golf course of 18 holes is established on the lower half of the site and is well used.

Formal and informal tracks run through the reserve and are well used for through access associated with school travel and people walking from the urban areas to the town centre, and for recreational use.

Allenby Park Community Reserve is upon land legally described as Lot 23 DP 303952, and comprises approximately 1.6 hectares.

The reserve was established in the early 2000s by Allenby Farms through the developments of the surrounding subdivision and had the dual purpose of a sports field reserve and some stormwater detention purpose that is evident by some exposed concrete drain caps.

The surface of the park is well established for sports turf with the small banks around the perimeter established with a variety of exotic street trees.

The reserve has been well used by formal and informal sports training and actively. Junior soccer, cricket and other codes have used the reserve for training with goal posts often in place on the park

for soccer. The dimensions of the field are too small for senior soccer, rugby or cricket games.

The site is regularly used for informal fitness training and general recreation. It also is a regular route for walkers and runners accessing Mt Iron from the urban subdivisions.

The reserve is located adjacent to Allenby Place and Rob Roy Lane, at the foot of Mount Iron.

The site is predominately mown grass, with trees along the road verges and park edges.

Kelly's Flat Recreation Reserve is upon land legally described as Section 93 Block XIV Lower Wanaka SD, and comprises approximately 3.5 hectares.

It fronts on to Aubrey Road and Kings Drive. The Holy Family Catholic School is located on the opposite side of Aubrey Road and Wanaka primary school adjoins the reserve directly to the South.

The entire site is grassed and mown and established as sports fields predominately for soccer with line markings and goal post often present. A small toilet block is located in the north west corner of the reserve.

Angle parking was established on Aubrey Road to support the use of the site. Students accessing the schools often walk through the reserve.

The Council has approved a lease area for the Wanaka Junior Football Club to install a changing and storage facility in the north west corner of the reserve near the existing toilets.

Faulks Terrace Recreation Reserve is upon land legally described as Section 7 Block XLIX Town of Wanaka, and comprises an area of approximately 4.26 hectares. The site contains undulating terrain remnant of the terminal moraine and is established with mown grass and established trees. The site affords good views to the west over Lake Wanaka.

There is limited active recreation on the site but is used informally for casual walks and dog exercise. The community surrounding value the open space amenity the site offers.

Domini Park Recreation Reserve is upon land legally described as, Section 100 Block XIV Lower Wanaka SD, Section 106 Block XIV Lower Wanaka SD and Lot 111 DP 347413.

The reserve is the southern end of a linear parcel of reserve land that traverses the ridge line between Anderson Road and Scurr Heights. Mature conifers are established on part of the site and a walking track extends from Aubrey Road at the northern end to Domini Park at the southern end.

Domini Park has an established playground, toilets, BBQs and shelters that are well used by families for gatherings and children's parties. The playground includes a flying fox and in addition to

the formal playground there is a large open area of grass surrounded by extensive plantings, which is used for informal recreation.

Kennedy Crescent Recreation Reserve is upon land legally described as Lot 1 DP 9499, and comprises an area of 1.69 hectares.

The reserve is rectangular in shape and bordered to the south by Stone Street, and east by Cardrona Valley Road. The west and north boundaries adjoin a variety of residential properties. A pedestrian/cycle linkage at the northwest corner connects with Kennedy Crescent.

The land is reasonably flat mown grass, with a small number of mature trees.

The site has very limited activity, typically comprising informal recreation by the close residents.

3. DESCRIPTION OF PRIMARY USERS AND ACTIVITIES

The following descriptions are a general overview and are not exhaustive:

- 3.1 Lismore Park: Disc Golf, Mount Aspiring College, bike park, dog exercise, walking.
- 3.2 Allenby Park: Junior sport, exercise, dog exercise, running, soccer training

- 3.3 Kellys Flat: Wanaka Junior Football Club, touch rugby, running, athletics, through access.
- 3.4 Faulks Terrace: Walking, exercise, dog walking, picnics.
- 3.5 Domini Park: Playground, walking, dog exercise, petanque, social gatherings, BBQs, through access
- 3.6 Kennedy Crescent: Dog exercise, through access.

4. VISION, OBJECTIVES AND POLICIES

4.1 Vision

The Reserves are for the enjoyment and benefit of the community and visitors, to facilitate recreation, sport, community wellbeing and green belt amenity.

4.2 Objectives

The following objectives and policies will guide the management of the Reserves:

- 4.2.1 The reserves accommodate appropriate activities in defined areas that enhance the communities use, access and enjoyment of the Reserves.

- 4.2.2 The reserves are maintained and developed in a planned manner to achieve quality open space that provides enhanced opportunities for the use and enjoyment of the community and visitors.

- 4.2.3 The reserves positively contribute to the character and ecology of the green belt and include specimens to enhance the distinctive autumn colours of the Wanaka area.

- 4.2.4 Any buildings shall support the uses of the reserve and community use of the reserve, and positively contribute to the amenity of the area.

- 4.2.5 The reserves are Smokefree areas.

4.3 General Policies

4.3.1 Development Plan

- a) Prepare a Development Plan for each reserve, in consultation with the community that reflects the reserve specific policies set out in this management plan.

4.3.2 Signage

- a) Allow for signage on the reserves to identify the reserve, facilities available, and additional interpretive information.
- b) Allow for signage to convey a Smokefree message.

- c) Prohibit advertising billboards and other commercial signs (as defined in the District Plan), unless approved by Council in conjunction with a specific temporary event occurring on the same site.
- d) Support the establishment of a community Information hoarding associated with Kennedy Crescent Recreation Reserve.

4.3.3 Trees and Landscaping

- a) Ensure that trees are retained where they benefit the use and amenity of the reserves.
- b) Produce a tree management and succession plan for each reserve in conjunction with any Development Plan.
- c) Encourage the establishment of specimen trees to provide shelter (as necessary), structure and form to the reserves. Consideration can include trees that exhibit seasonal colour and flowers, or provide fruits and nuts for gathering.
- d) Only remove mature trees where they unduly impede the use of the reserve for recreation or sporting uses, create physical damage to infrastructure, or constitute an accepted hazard.
- e) Monitor and control as necessary, noxious and wilding species where the establishment and proliferation of such can have a materially detrimental effect on the use and enjoyment of the reserve or on the surrounding landscape.

- f) Ensure that reserves are mown and maintained to a level necessary to assure the health of the turf and the ability to support the recreational and sporting uses of the reserves.
- g) Encourage community engagement and involvement in selecting, planting and caring for reserve plantings.

4.3.4 Irrigation

- a) Allow for in-ground and/or external irrigation for the grassed areas of formal sports fields in the relevant reserves. Any irrigation shall be to support sports field use where there is a demonstrated need that irrigation is necessary to meet the sporting needs of the community and to support the establishment of and care of amenity and community planting.

4.3.5 Buildings

- a) Allow the development of buildings, as appropriate and necessary to provide for the function and support of formal sport and recreation activities undertaken upon the reserves. Any such buildings shall first be covered by a relevant lease.
- b) Encourage a collaborative and non-exclusive use of buildings, so that they are available for community and sporting groups.
- c) Encourage building designs, colours and materials that are of a high quality and do not

detract from the character or amenity of the reserve and surrounds. The input of the Wanaka Urban Design Panel will be required for any new building or redevelopment. Buildings shall be supported by landscaping to ensure that they enhance the character of the reserve.

- d) Where buildings are no longer being well utilised, an alternative use consistent with the objectives of the reserve should be found, or the building removed.
- e) Public toilets and shelters may be constructed on the reserves to meet the needs of reserve users.

4.3.6 Sports Fields

- a) Minimise the impact of organised sport and events on playing surfaces by defining and enforcing maintenance requirements and recovery periods.
- b) Maintain formalised sports fields to a premier level of service, equivalent to other comparably used sports fields in the District. This shall be incorporated into any Development Plan.
- c) Encourage a collaborative and non-exclusive use of sports fields, to ensure they are available for a variety of community and sporting groups. This is providing that no overuse occurs that might otherwise compromise the ground surface.

4.3.7 Lighting

- a) Provide adequate lighting of car parks, toilets and paths from streets to facilities to enable safe night time use where required.
- b) Ensure any lighting is installed in accordance with the Council's lighting policy, to reduce light glare and light spill beyond the reserve, improve the comfort and safety of reserve users, and limit night pollution of the night sky.

4.3.8 Events & Activities

- a) Permit the use of the reserves for sporting, cultural, community and recreational events and activities, including associated parking if ground conditions allow.
- b) Ensure that events and activities do not compromise the primary functions of the reserves to enable recreation and sporting opportunities, and those events and activities have contingency plans to relocate should ground conditions not be suitable.
- c) Prohibit the use of glass on reserve areas used for sporting activities.

4.3.9 Dogs

- a) Manage dogs in accordance with Council's current policy on dogs and dog control bylaws.

4.3.10 Model Aircraft and UAVs

- a) Prohibit the operation and take off/landing of UAV/Drones and model aircraft on (or from) the Reserves, unless otherwise specifically enabled by relevant Council policies and permissions.

4.3.11 Bookings

- a) Direct bookings for the reserves through the QLDC's Event Booking Coordinator.

4.3.12 Smokefree

- a) Ensure that the reserves are Smokefree, to encourage a Smokefree lifestyle, and send a positive message to the community.

4.3.13 Utility Services

- a) Permit utility services necessary for servicing the Reserve, its buildings and other buildings within it.
- b) Permit the placement of Council utility services where the reserve is not likely to be materially altered or permanently damaged, or the rights of the public using the reserve are permanently affected. Any areas of works will be reinstated.
- c) All utility services are to be placed underground unless it is impractical due to exceptional circumstances.

- d) Underground services shall be carefully sited with existing features, including trees, waterways and paved surfaces.

4.3.14 Furniture

- a) Provide park furniture such as seats, rubbish bins, barbeques, drinking fountains, fitness equipment and bicycle stands for the use, comfort and convenience of park users. The Wanaka Community Board shall be consulted and guidance sought, for any such establishment of new furniture.
- b) Promote park furniture that is of a localised consistent design and style within each reserve and is suitable for purpose.

4.3.15 Access

- a) Facilitate reasonable access to as many areas of the reserves as possible for persons with restricted mobility.
- b) All structures such as toilets, sports clubs and shelters shall be constructed to be accessible in accordance with the relevant New Zealand Standard.
- c) Any playgrounds, paths or fitness equipment shall give consideration to providing opportunities for people with limited mobility.

4.3.16 Encroachment

- a) Monitor and enforce reserve boundaries that adjoin residential properties, to ensure that adjacent residential properties are not encroaching into the reserve by extending their landscaping, lawn areas, structures, or using the reserve for the storage of property.

4.4 Reserve Specific Policies

4.4.1 Lismore Park

- a) Retain the open space and landscape character of Lismore Park, whilst enhancing the reserve's ecological values.
- b) Provide for the continued use and development of the bike park in the eastern area of the reserve. Input from Council's arborist will be necessary where potential effects on trees are likely.
- c) Support the development of the bike park in a manner that seeks to enhance the experience of users.
- d) Consider a family friendly bike loop around the perimeter of the park, and ensure that cycle use areas are located and designed so that landscaping, pathways and furniture can mitigate potential conflicts with pedestrians and other park users. This can be considered under the Development Plan.

- e) Provide for the use and enhancement of the Disc Golf course. This can include the upgrade and development of associated furniture, including signage, facilities, seating and landscaping.
- f) Consider improvements to the reserve that encourage recreational and sporting use by local schools, provided that the open space and character of the reserve is retained.
- g) Retain the largely passive nature of the park with the exception of biking activities, disc golf, and its use by local schools for low impact recreational use.
- h) Consider new recreational opportunities, permits and licenses where they don't conflict with existing uses and are consistent with the character of the site,
- i) Support the development of parking areas in road reserve areas and their connection with reserve areas i.e. fencing and accessible pathways.
- j) Support the presence and establishment of buildings associated with recreational and sporting uses if a community need is demonstrated to the satisfaction of the QLDC.
- k) Enable the ecological values of the reserve to be enhanced through native revegetation in

areas to be considered by the Development Plan.

4.4.2 Kelly's Flat

- a) Provide for organised sport to be played at Kelly's Flat, with preference given to junior soccer.
- b) Enable options to expand the availability of usable areas for sporting use, including earthworks necessary to modify the topography to create level playing areas.
- c) Enable training lighting for sports fields, if required to meet the sporting needs of the community. Lighting design should minimise light spill or glare on adjoining residential areas.
- d) Support the creation of parking areas if they are necessary to support users of the reserve and do not materially diminish the recreational opportunities available on the reserve.
- e) Enable the establishment of soccer training aids in appropriate areas.

4.4.3 Allenby Community Park

- a) Support the presence and establishment of playground equipment, fitness circuit, walking and biking paths and tracks, BBQ equipment and seating and picnic shelter.

- b) Support improvements to the park surface as necessary to facilitate sporting and recreation uses.

- c) Ensure that the Development Plan considers areas to contain a playscape, various bike training stations, half court, fitness stations, pedestrian and cycle paths.

4.4.4 Faulks Terrace

- a) Retain the open space and landscape character of the reserve.
- b) Seek improved facilities to encourage further use and enjoyment of the reserve, including seating, pathways, play areas and a community barbeque area.

4.4.5 Domini Park

- a) Consider options to incorporate a bike track into any Development Plan.

APPENDIX ONE – RECREATION RESERVES (NOT TO SCALE OR PROPORTION)



LISMORE PARK RECREATION RESERVE



KELLY'S FLAT RECREATION RESERVE



ALLENBY PARK RECREATION RESERVE



FAULKS TERRACE RECREATION RESERVE

**Wanaka Community Board
30 November 2017**

Report for Agenda Item: 3

Department: Community Services

Proposal to Vest Land in Peninsula Bay North as Reserve and to Offset Reserve Land Contributions as per the Development Contributions Policy

Purpose

To consider recommending to Council that it approve the vesting of land in Peninsula Bay North as reserve, and accept offsetting reserve land development contributions for that reserve land.

Recommendation

That the Wanaka Community Board:

- 1 **Recommend to Council** the vesting of the proposed reserve land (identified as Lot 925 comprising 12.23ha) be approved, subject to the following works being undertaken at the applicant's expense:
 - i. Consent being granted (as necessary) for any subdivision required to formally create the reserve land;
 - ii. The removal of the Existing Spoil from the land and the rehabilitation of any land disturbed as a consequence.
 - iii. Presentation of the reserve land in accordance with Council's standards for reserves;
 - iv. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of any landscape and planting plan if required by Plan Change 51.
 - v. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of a weed management and wilding tree removal plan;
 - vi. A potable water supply point to be provided at the boundary of the reserve lot;
 - vii. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve land 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;
 - viii. A three year maintenance period by the current landowner commencing from vesting of the reserve, to include weed control and the removal of wilding trees;
 - ix. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

- 2 **Recommend to Council** that any applicable reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment, subject to recommendation three above.

Prepared by:

Reviewed and Authorised by:



Aaron Burt
Senior Planner:
Parks & Reserves

15/11/2017



Jeannie Galavazi
Senior Planner: Parks
& Reserves

15/11/2017



Thunes Cloete
General Manager
Community Services

15/11/2017

Background

- 1 In 2004 the applicant sought to rezone land at Peninsula Bay to allow for residential development. This was rejected by the Environment Court for a variety of reasons, including the landscape and amenity effects.
- 2 The Council then notified an amended variation to the District Plan which zoned 13.8 hectares as open space (Open Space Zone Landscape Protection Chapter) and enabled more density within the balance of the zone. This plan change was approved by the Council and resulted in the zoning that exists today.
- 3 The 13.8 hectares were set aside the subject site is within an Outstanding Natural Landscape ("ONL"), and that the site contains a range of indigenous vegetation, including large areas of kanuka shrubland and tussock grassland. The subdivision consent at the time required this land parcel to be vested in Queenstown Lakes District Council (QLDC) as recreation reserve once the final stages of subdivision were complete. The land has remained in private ownership while the subdivision was created in stages.
- 4 Peninsula Bay Joint Venture (being Peninsula Village Ltd and Wanaka Bay Ltd) subsequently requested Plan Change 51 for the rezoning of 6.11 hectares of Open Space Zone land at Peninsula Bay, Wanaka, to provide for subdivision and the construction of 26 residential dwellings.
- 5 The Council accepted the request and notified Plan Change 51 under clause 26 of Schedule 1 of the RMA. After hearing from submitters, and considering amendments made by Peninsula Bay Joint Venture, the Council declined Plan Change 51 in full.
- 6 Peninsula Bay Joint Venture appealed the Council's decision on 13 February 2017.

- 7 Bike Wanaka Incorporated and Upper Clutha Environmental Protection Society Incorporated joined the Appeal as section 274 parties.
- 8 The parties have negotiated an agreement as to the settlement of the Appeal. The agreed outcome includes that Plan Change 51 will be granted to provide for the development of the Peninsula Bay North Subdivision subject to specific controls, and that Peninsula Bay Joint Venture will vest the Balance Open Space Land in the Council as reserve and first remove the Existing Spoil from the Balance Open Space Land and rehabilitate that site. That reserve land and the recommendation to vest such is the purpose of this report. The reserve land is identified as Lot 925 comprising 12.23ha and is identified in **Attachment A** of this report.
- 9 Plan Change 51 is operative as of 16 November 2017.

Comment

- 10 Reserve land contributions will be offset in accordance with the Development Contributions Policy current at the time of contributions payment.
- 11 It is appropriate that a weed management and wilding species removal plan is undertaken by the developer and that a three year maintenance period follows to ensure fulfilment of such a plan. This will ensure that the reserve land provided is not encumbered by noxious species, and that any consequent liability for removal of such does not become an unreasonable burden on Council.

Options

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

Advantages:

- 13 The land is proposed to be vested in Council at no cost.
- 14 The vesting of the reserve land will confirm what is envisaged and in accordance with the relevant Plan Change.

Disadvantages:

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

Advantages:

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

Disadvantages:

- 18 Council will refuse areas of land being offered at no cost.
- 19 The areas of reserve have been identified through Plan Change 51 and not vesting such could create conflicts with the conditions of Plan Change 51.
- 20 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

- 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

- 22 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.
- 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. 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

- 24 The applicants will be required to maintain the reserve land for the first three years, including undertaking a weed control and wilding species removal programme. 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

- 25 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

- 26 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 Queenstown community for good quality local public services in a way that is most cost effective for households and businesses.

Consultation: Community Views and Preferences

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

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

Attachments

A Proposed Reserve



PATERSONPITTSGROUP
 Your Land Professionals
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 19 Reece Crescent
 or P.O. Box 283
 Wanaka 9343
 T 03 443 0110
 E wanaka@ppgroup.co.nz

Client & Location:
**Peninsula Village Limited &
 Wanaka Bay Limited**

Purpose & Drawing Title:
**Scheme Plan
 Lots 343 - 346 & 925 Being
 Subdivision of Lot 924 RM160422**

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Job No:	W4667	Sheet No:	101	Revision No:	A
				Date Created:	30/10/2017

**Wanaka Community Board
30 November 2017**

Report for Agenda Item: 4

Department: Community Services

Proposal to Vest Lands between Mt Iron Drive and Mercury Place, Wanaka, as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

Purpose

To consider recommending to Council that it approve the vesting of two proposed walkway reserves identified within a development by Allenby Farms Ltd, and to accept the offset of reserve land and reserve improvement development contributions for those reserves.

Recommendation

That the Wanaka Community Board:

- 1 **Recommend to Council** the vesting of the two identified proposed Local Purpose Reserves (access) be approved;
 - a. Lots 97 and 99, Allenby Farms Limited, Mount Iron Drive, Wanaka.

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

 - i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;
 - ii. Presentation of the reserve in accordance with Council's standards for reserves;
 - iii. A continuous sealed path of minimum 2 meter width being provided;
 - iv. 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;
 - v. A three year maintenance period by the current landowner commencing from vesting of the reserve;
 - vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
- 2 **Recommend to Council** that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions

payment and the Parks and Open Space Strategy 2017, subject to recommendation three above.

- 3 **Recommend to Council** that reserve improvement contributions are offset against the cost of the paths within the reserves, 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 and Reserves Planning Manager.
 - b. Final approval of reserve improvement costs to be delegated to the Parks and 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:



Diana Manson
Parks and Reserves Officer:
Parks and Reserves

24/10/2017

Reviewed and Authorised by:



Stephen Quin
Parks and Reserves Planning
Manager

10/11/2017

Background

- 1 Two proposed reserves within the same development are addressed by this report.
- 2 The developer for the Mount Iron Drive development, Allenby Farms Limited, has resource consent RM170775 pending for subdivision to create six residential allotments, one access road, and two local purpose reserves. The location of the development is described as a 6,861m² back lot located along the west side of Mount Iron Drive, Wanaka. Proposed Lot 97 (390m²) Local Purpose Reserve (access) is to provide a pedestrian/cycle linkage between two roads. Lot 99 (230m²) is similarly proposed as a Local Purpose Reserve (access) to provide a pedestrian/cycle linkage between two roads. The reserves are illustrated in Attachment A. Both reserves have been identified in the pending resource consent.

Comment

- 3 The potential reserves in the Allenby Farms Limited development 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.

- 4 Reserve land and 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 the cost of the paths, 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

- 5 Option 1 Accept the proposal for the vesting of the reserves and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy and the Parks and Open Space Strategy 2017.

Advantages:

- 6 The land is proposed to be vested in Council at no cost.
- 7 The vesting of the reserves will confirm what is envisaged and in accordance with the Resource Consent application for the development.

Disadvantages:

- 8 Council will have to maintain or manage the reserves at a cost to the ratepayer after three years.
- 9 Option 2 Reject or modify the proposal for the vesting of the reserves and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy and the Parks and Open Space Strategy 2017.

Advantages:

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

Disadvantages:

- 11 Council will refuse areas of land being offered at no cost.
- 12 The areas of reserve have been identified through the resource consent application and not vesting them could create conflicts with any associated grant of Resource Consent.
- 13 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

- 14 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

- 15 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.

- 16 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

- 17 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.

Council Policies, Strategies and Bylaws

- 18 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

- 19 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 Queenstown community for good quality local public services in a way that is most cost effective for households and businesses.

Consultation: Community Views and Preferences

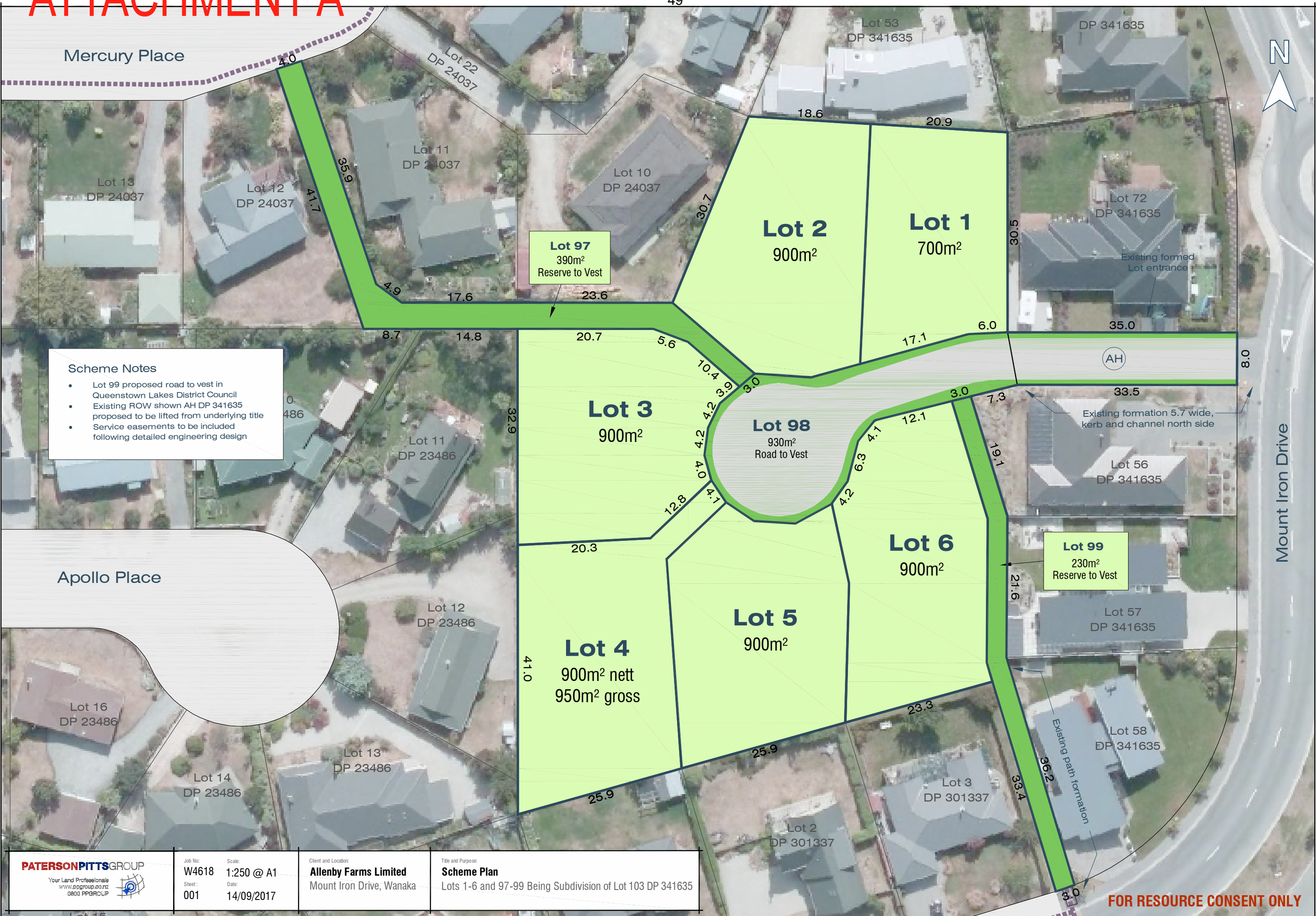
- 20 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.

- 21 No specific media statement or public communication is considered necessary.

Attachments

- A Allenby Farms Limited, Mount Iron Drive Scheme 17091

ATTACHMENT A

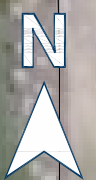


Scheme Notes

- Lot 99 proposed road to vest in Queenstown Lakes District Council
- Existing ROW shown AH DP 341635 proposed to be lifted from underlying title
- Service easements to be included following detailed engineering design

<p>Your Land Professionals www.ppgroup.co.nz 0800 PPGROUP</p>	Job No: W4618	Scale: 1:250 @ A1	Client and Location: Allenby Farms Limited Mount Iron Drive, Wanaka	Title and Purpose: Scheme Plan Lots 1-6 and 97-99 Being Subdivision of Lot 103 DP 341635
	Sheet: 001	Date: 14/09/2017		

FOR RESOURCE CONSENT ONLY



Earthworks Notes

Total Cut volume 135m³
 Total Fill Volume 35m³

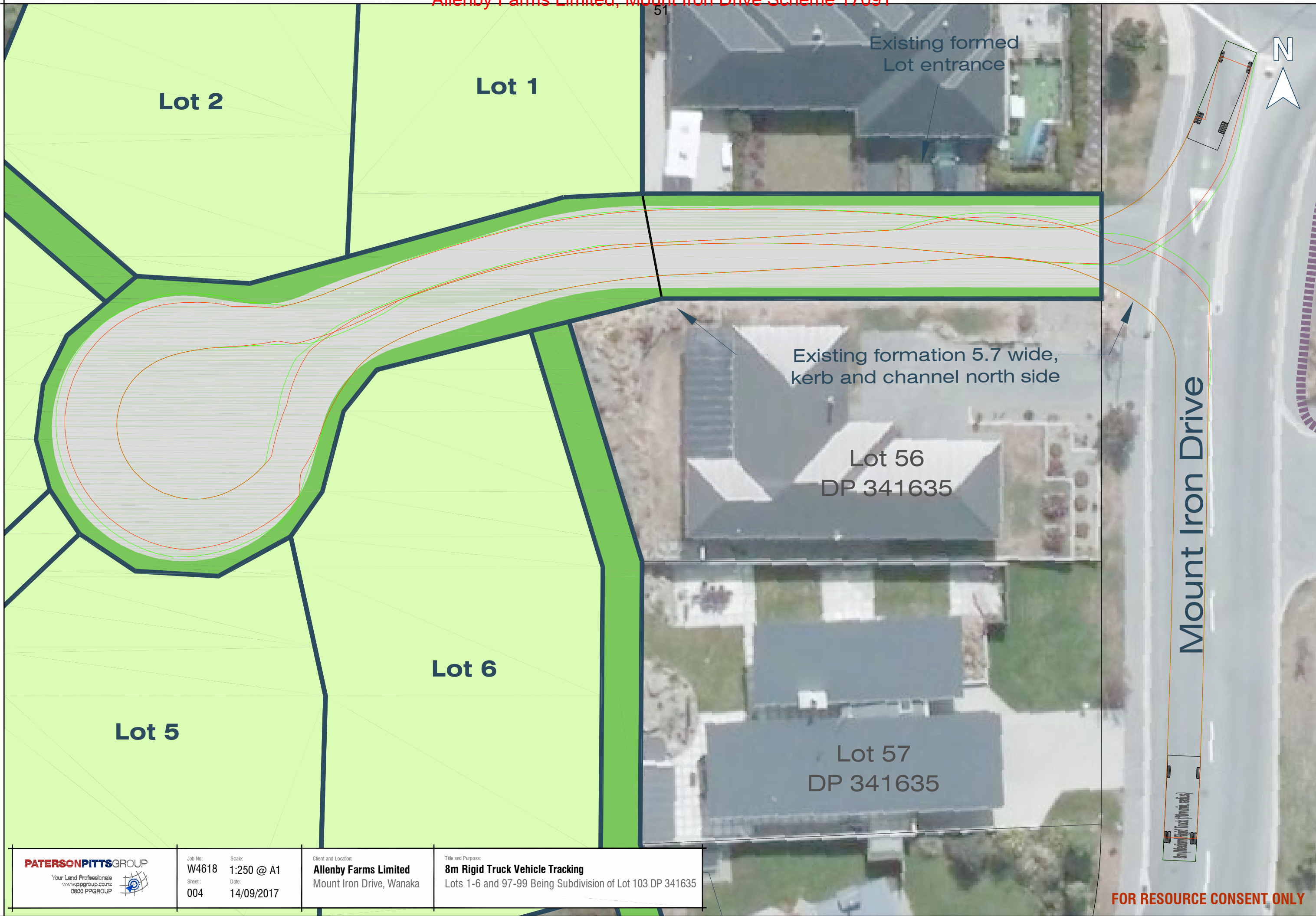


Job No: W4618
 Scale: 1:250 @ A3
 Sheet: 002
 Date: 14/09/2017

Client and Location:
Allenby Farms Limited
 Mount Iron Drive, Wanaka

Title and Purpose:
Earthworks Cut / Fill
 Lots 1-6 and 97-99 Being Subdivision of Lot 103 DP 341635

Lot 57
 DP 341635 **FOR RESOURCE CONSENT ONLY**



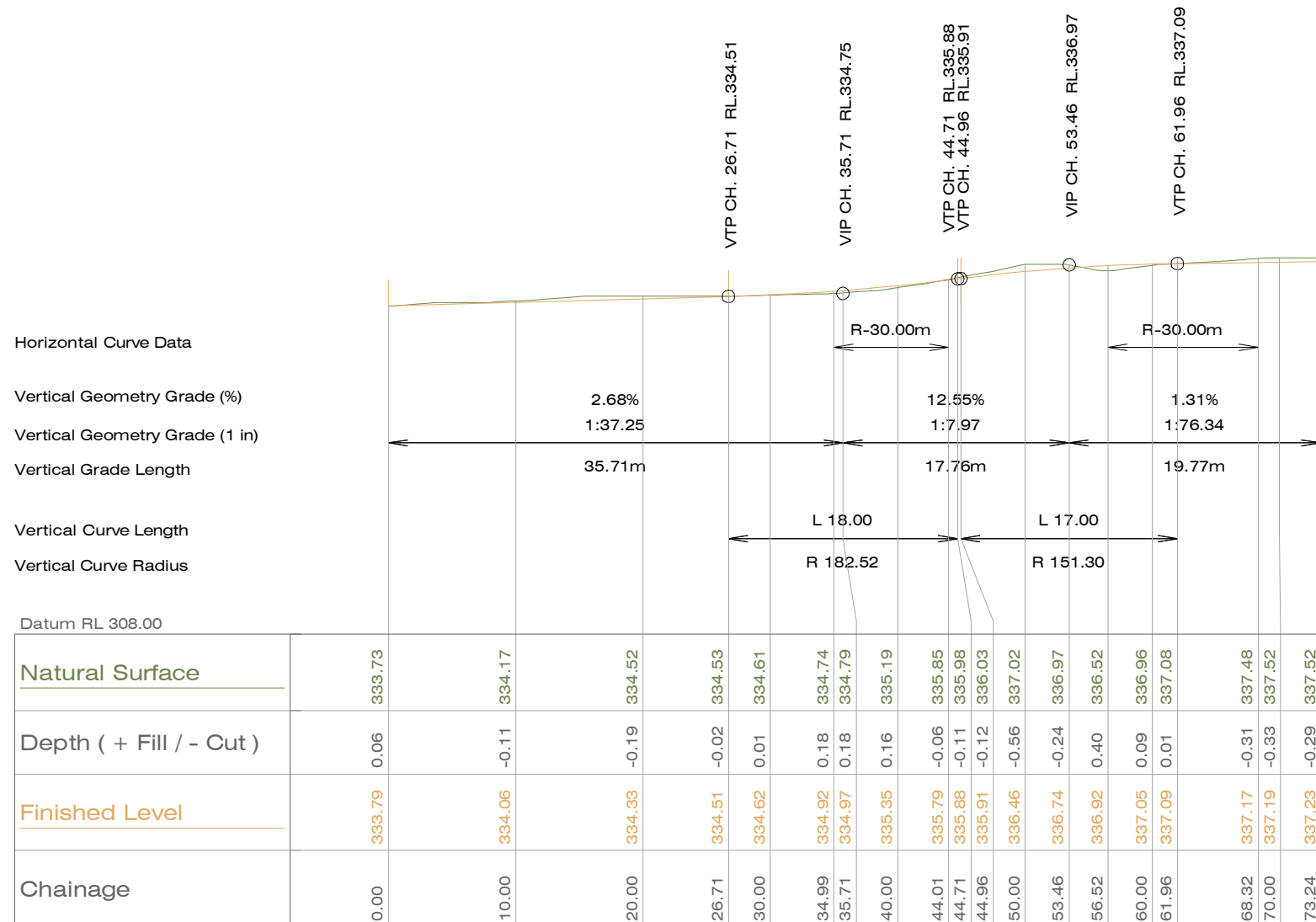
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Job No: W4618
 Scale: 1:250 @ A1
 Sheet: 004
 Date: 14/09/2017

Client and Location:
Allenby Farms Limited
 Mount Iron Drive, Wanaka

Title and Purpose:
8m Rigid Truck Vehicle Tracking
 Lots 1-6 and 97-99 Being Subdivision of Lot 103 DP 341635

FOR RESOURCE CONSENT ONLY



**Wanaka Community Board
30 November 2017**

Report for Agenda Item: 5

Department: Community Services

Lessor's Approval and Affected Person's Approval for Proposed Extension to the Upper Clutha Rugby Clubrooms

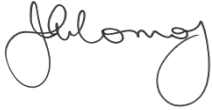
Purpose

To consider whether to grant Lessor's Approval and Affected Person's Approval for the proposed redevelopment of the Upper Clutha Rugby Clubrooms located on the Wanaka Recreation Reserve (A&P Showgrounds).

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the Affected Person's Approval for the redevelopment and extension of the Upper Clutha Rugby Clubrooms on the Wanaka Recreation Reserve, and delegate signing of that consent to the General Manager Community Services; and
3. **Approve** the redevelopment on behalf of Council as Lessor, subject to the following conditions:
 - a) The building redevelopment being granted resource consent.
 - b) The redevelopment being granted building consent.
 - c) Council approval of a site plan for the redevelopment that satisfies Council's requirements in respect of Health and Safety, and public access to and through the Wanaka Recreation Reserve.
 - d) Building materials or any other items not be stored onsite before and after construction without the approval of Council.
 - e) Lessee to be responsible for repairs to access road and grounds, as a result of construction traffic.
 - j) Any recommendations made by the Wanaka Design Panel to be incorporated into the design (if applicable) and endorsed by the General Manager Community Services.



Joanne Conroy
Property Advisor –
APL Property

2/11/2017



Aaron Burt
Senior Planner: Parks
& Reserves

13/11/2017



Thunes Cloete
General Manager
Community Services

16/11/2017

Background

- 1 The Upper Clutha Rugby Club (the Club) was granted a new lease on the Wanaka Showgrounds from 1 July 2012 after the previous lease expired. The club advised the Board and Council at the time that they were contemplating extending the building, and that the lease area needed to be adjusted to accommodate that extension. While it was understood that the extension was proposed, at the time no concrete plans were approved, as the club needed to undertake fundraising and further develop their plans.
- 2 The club is now seeking resource consent for the building extension and therefore will require Affected Person's Approval from Council. The lease also requires the Club to obtain approval of Council as Lessor prior to any building works.
- 3 The plans of the proposed extension are included as Attachment A.
- 4 The extension will include the following:
 - Two new changing rooms
 - Equipment storage
 - Extension of the social area from 155.4m² to 209.2m²
 - Replacement of the existing toilets and three additional toilets
 - Redevelopment of the kitchen
 - Enclosed service area for rubbish bins and gas bottles
 - Desk and barbeque area.
- 7 The extension will increase the total floor area of the building to 535m² to accommodate the club's current membership of over 450 people. The activities on the site will not change, and will mean the temporary container and changing rooms located outside of the current building can be removed. During the rugby season, the rooms are used almost continuously from after school until 9pm each day. The club currently has over 250 juniors.

- 8 The proposed extension will retain the original roofline and height of 3.5 metres, and will be clad in a mixture of schist stone and cedar cladding that will be coloured Smokey Ash. Access and service connections will not change. Earthworks will be limited to those required for the building foundations.

Comment

- 9 The extension of the rugby clubrooms has been contemplated for some years, with the area of the current lease being altered to accommodate the extension. It has taken since 2012 for the club to further develop their plans and source funding. Funding is still to be confirmed, but the Central Lakes Trust require the project to have resource consent prior to confirming any grants. If funding can be secured, the building project is scheduled to commence after the 2018 rugby season and be completed before the 2019 season.
- 10 The Club has consulted with the neighbouring property owners, the A & P Society and the Lessees of the Wanaka Holiday Park. The feedback has generally been supportive. The Holiday Park Lessee's were concerned that the new development would block lake views from the park, but were satisfied with some additional conditions agreed to by the Club.
- 11 The clubrooms have in the past been used for a wide range of sports, community, commercial, school and private events.
- 12 The Wanaka Recreation Reserve Management Plan contemplates the development of buildings to "provide for the function and support of the Wanaka A & P Show and the UCRFC, provided that they are covered by a relevant lease". It also has an objective of "collaborative and non-exclusive use of buildings, so that they are available for community and sporting groups". It requires that the input of the Wanaka Urban Design Panel be sought for any new building or redevelopment. The Club has sought that advice and it should be available to update the Board verbally at the meeting.
- 13 The resource consent process will deal with the appropriateness of the design, height, set-backs, services and other relevant issues. If the Board approves the Affected Person's Consent as landowner, no further conditions can be imposed. Council as the regulatory authority can impose appropriate conditions.

Options

- 14 Option 1 To approve Affected Person's Approval and Lessor's Consent, subject to the conditions above, for the proposed Upper Clutha Rugby Clubrooms redevelopment and extension.

Advantages:

- 15 Will enable a community/sports building to be upgraded and extended to better meet the needs of both the community and the club.
- 16 Will aid in the recreational use of the reserve land, but improving sporting facilities on the land.

Disadvantages:

- 17 Will increase the footprint of the building on the Showgrounds reserve.
- 18 Option 2 Not to approve Affected Person's Approval and Lessor's Approval for the proposed Upper Clutha Rugby Clubrooms redevelopment and extension.

Advantages:

- 19 Would result in less development on the showgrounds reserve.

Disadvantages:

- 20 Would not aid in the recreational use of the reserve land, or improving sporting facilities on the land.
- 21 Would prevent the building being upgraded and extended.
- 22 This report recommends **Option 1** for addressing the matter because the recreational use of the reserve will improve through better provision of facilities.

Significance and Engagement

- 23 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it relates to a reserve that is a strategic asset. The proposal is a fitting use of the reserve and is supported by the Reserve Management Plan.

Risk

- 24 This matter relates to the operational risk 11, Decision Making, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because a decision is required in a timely and considered manner.
- 25 The recommended option considered above mitigates the risk by facilitating a timely and well-informed decision.

Financial Implications

- 26 There are no financial implications associated with this matter.

Council Policies, Strategies and Bylaws

- 27 The following Council policies, strategies and bylaws were considered:

- Wanaka Recreation Reserve Management Plan.

- 28 The recommended option is consistent with the principles set out in the named policy/policies.
- 29 This matter is included in the 10-Year Plan/Annual Plan through existing property operating budgets.

Local Government Act 2002 Purpose Provisions

30 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 ensuring that a community/sports building is redeveloped to better address the needs of the community;
- 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

31 The persons who are affected by or interested in this matter are the immediate neighbours of the Clubrooms.

32 The Club has consulted directly with the neighbours using a letter drop and held a public meeting. The feedback is as follows:

a) Wanaka A & P Society has signed an Affected Persons Approval

b) CCR Ltd (Wanaka Lakeview Holiday Park) – have some concerns about loss of views. A compromise has been reached between CCR and the Club about some mitigation including planting, no storing outside of the building, no bright lights after 11pm, being informed at least a week prior to any parties that might continue after 11pm and no noise after midnight. These matters are between the UCRFC and CCR Ltd, and it is noted that the UCRFC lease does not allow for functions after 12am.

c) Adjoining neighbours – No objections raised.

Attachments

A Proposed Plans



Section 12
Blk XV

Gravel Formation

50.00

35.00

Upper Clutha
Rugby Clubhouse

Shipping
Container

Temporary
changing
rooms

Power Pole
with Light

Gravel Formation

35.00

50.00

Lease Boundary

Section 10
Blk XV

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

Client & Location
Wanaka Rugby Club

Purpose & Drawing Title
Lease Boundary Location

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		Date Created: 19/11/2015



Section 12
Blk XV

Gravel Formation

50.00

35.00

Existing Clubrooms
Footprint

Proposed Roofline Extents

Shipping
Container

Temporary
changing
rooms

Power Pole
with Light

Gravel Formation

35.00

50.00

Section 10
Blk XV

Lease Boundary

NOTE.
Temporary changing rooms and
shipping container to be removed as
part of proposed works

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E wanaka@ppgroup.co.nz

Client & Location:
Upper Clutha Rugby Club

Purpose & Drawing Title:
Current Building Footprint & Proposed Roofline Extents

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**Wanaka Community Board
30 November 2017**

Report for Agenda Item: 6

Department: Property & Infrastructure

Temporary Road Closure - Challenge Wanaka 2018

Purpose

The purpose of this report is to consider an application for temporary road closures associated with the 2018 Challenge Wanaka Triathlon event scheduled for Wednesday 14 February to Sunday 18 February 2018.

Executive Summary

Challenge Wanaka have applied to Council for a set of temporary road closures for their annual event scheduled to take place in February 2018. The event has a high number of competitors, spectators and associated infrastructure. The road closure areas are used to facilitate the construction of this infrastructure and to manage the safety of athletes and spectators by restricting access to vehicular traffic.

Challenge Wanaka undertake a schedule of notifications for affected businesses and residents prior to the road closures taking place and advertise widely. They will be required to obtain a number of other Council approvals prior to the event taking place and an approved Traffic Management plan must be in place before the event occurs. The event has been run successfully in the past and no formal complaints or concerns have been raised in association with the 2018 event. The recommendation is for approval of the temporary road closure application subject to conditions as per previous years.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the road closure application for the Challenge Wanaka 2018 event subject to the following conditions:
 - a. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.
 - b. Radio advertising two days prior and on the morning of the event.
 - c. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.
 - d. The event organisers ensure access is available for emergency services and maintenance contractors if required;

- e. A reminder notice advising of the duration and dates of the closure being distributed to all residential and business properties located along the closure route at least ten working days prior to the event. A copy of this notice is to be supplied to APL Property Limited.
- f. Where safe and practical, vehicles delivering to businesses within the closure area, should be permitted by traffic management crew to undertake their deliveries and if applicable, they should be directed to appropriate detour routes.
- g. Clear signage is to be placed around the closure areas within the CBD advising the public that businesses in the affected area are still operating.
- h. Parks are not to be coned off except where required for traffic management. In those instances, cones are to be removed as soon as practical.
- i. The applicant providing APL Property Limited a copy of New Zealand Transport Agency's approval for the one way closure of Red Bridge.

3. **Authorise** the following schedule of road closures:

Infrastructure build up and breakdown

Roads to be Closed: Ardmore Street from Dungarvon Street to McDougall Street

Period of Closure: 0800 Wednesday 14 February 2018 to 1800 Sunday 18 February 2018

Infrastructure build up and dismantle at end of event

Roads to be Closed: Dungarvon Street from Dunmore Street to Ardmore Street

Period of Closure: 0300 Saturday 17 February 2018 to 0300 Sunday 18 February 2018

Infrastructure build up and safe passage of athletes and dismantle at end of event

Roads to be Closed Ardmore Street from Dungarvon Street to Lakeside Road

Period of Closure: 0300 Saturday 17 February 2018 to 0300 Sunday 18 February 2018

For safe passage of athletes and motorists

Roads to be Closed: Single Lane closure of Mount Aspiring Road from Old Station Road to Hospital Flat

Period of Closure: 0615 to 1200 Saturday 17 February 2018

For safe passage of athletes

Roads to be Closed: Ardmore Street from McDougall Street to Meadowstone Drive

Period of Closure: 0615 to 1730 Saturday 17 February 2018

Roads to be Closed: Mt Aspiring Road from Old Station Road to Meadowstone Drive

Period of Closure: 0615 to 1730 Saturday 17 February 2018

Roads to be Closed: McDougall Street from Brownston Street to Ardmore Street

Period of Closure: 0600 to 1200 Saturday 17 February 2018

For safe transition of cyclists at aid station

Roads to be Closed: Kane Road between Camphill Road and St Ninians Way

Period of Closure: 0815 to 1700 Saturday 17 February 2018

Prepared by:



Sarah Mitchell
APL Property
Property Consultant

31/10/2017

Reviewed and Authorised by:



David Wallace
Manager – Resource Management
Engineering
QLDC
2/11/2017

Background

- 1 Challenge Wanaka is an annual triathlon event held in Wanaka. Traffic Management New Zealand on behalf of the Challenge Wanaka Sports Trust have applied to temporarily close a set of roads in and around Wanaka CBD in order to set up associated infrastructure and run the event safely. A schedule of closures and a map outlining the road closures to accompany it are appended in Attachment A. This also includes suggested alternative routes around the township during the event.

- 2 In February 2018 Challenge Wanaka will celebrate its 12th event. Voted as one of the world's most scenic triathlon events at the US based Triathlon Business International Awards, the event has grown from less than 100 participants to over 2,500 and has injected over \$28 million into the local economy.
- 3 In 2018 the Triathlon New Zealand Middle Distance National Championships are moving to the South Island for the first time in 20 years and will take place on the iconic Challenge Wanaka half distance course. The Challenge Half for the first time will feature the pro race rather than the traditional full distance Challenge Wanaka and it is anticipated this event will attract the 'creme de la creme' of international triathlon. The traditional full distance Challenge Wanaka will continue to run as normal as an age group race.
- 4 2018 marks the 10th anniversary of the Puzzling World Junior Challenge Wanaka an event which now attracts over 900 children aged 5-11 and has become an integral part of the local schools' sporting curriculum and will be held on Friday 16 February.
- 5 A new Secondary Schools event will be included in 2018 which will take place on Thursday 15 February with the Otago Secondary School Tri Champs and races which will include a junior and senior category. A further new event has been added to the schedule being the AquaBike, a 3 kilometre swim and 120 kilometre bike ride amongst the alpine scenery of Lakes Wanaka and Hawea.
- 6 The main Challenge Wanaka race day is on Saturday 17 February 2018 and commences at 0530 when athletes are checked and body numbered. The swim leg takes part in Lake Wanaka followed by a two lap cycle leg from Wanaka – Glendhu Bay – Wanaka – Hawea – Luggate – Wanaka being a fast route with many flat sections and a few hill climbs.
- 7 The final leg on the race the run is over two laps from Wanaka – Outlet Track – Albert Town – Wanaka with athletes running along the lakeside and river track to a finish line in Pembroke Park welcoming the athletes into the night.
- 8 The Lake Wanaka Half runs concurrently with Challenge Wanaka with the pro athletes starting the course 0815 with one lap of the swim, bike and run course. Following the pro athletes, individuals and teams in the aged groups will commence the swim leg of the race.
- 9 The event involves the erection of infrastructure associated with the race and, with the large number of athletes, volunteers and spectators it attracts, the road closures are used to facilitate the construction of the infrastructure and manage spectator, volunteer and athlete safety.
- 10 The Council can close roads to vehicular traffic for events by using provisions of the Local Government Act 1974. The Wanaka Community Board is delegated to consider applications to temporarily close roads under this legislation.

Comment

- 11 Challenge Wanaka is a successful annual event attracting a large number of competitors and spectators. A large number of volunteers are also required for

the event and maintaining the safety of the public, athletes and volunteers is imperative for this event to continue to run successfully. In order to achieve this temporary road closures are required to restrict vehicular traffic in the race areas.

- 12 There is, as expected for an event of this scale, infrastructure involved in running the event successfully and Council land is used to facilitate the erection of this infrastructure as part of the event.
- 13 The road closures applied differ slightly from those applied for and approved for the 2017 event due to the inclusion of the Secondary Schools race on the Thursday. It is proposed to close Ardmore Street from Dungarvon Street to MacDougall Street a day earlier from 0800 Wednesday 14 February 2018 to allow for infrastructure build up including the over bridge which will be used for all the events.
- 14 In the past the closure of Ardmore Street from Dungarvon Street to Lakeside Road and Dungarvon Street from Dunmore Street to Ardmore Street has occurred on the Friday however this closure is not required for the Junior Challenge Wanaka in 2018 and therefore the closure of this portion of road commences at 0300 on Saturday 17 February 2018 rather than on the Friday as was the case in 2017.
- 15 The single lane closure of Mount Aspiring Road from Old Station Road to Hospital Flat from 0615 to 1200 on Saturday 17 February 2018 was shown in the schedule provided by the applicant and attached to this report as being from Meadowstone Road to Hospital Flat however the applicant has confirmed that it is to be from Old Station Road.
- 16 In the past there has been a single lane closure of McDougall Street between Faulks Terrace and Ardmore Street however this has been replaced for the 2018 event with a closure of McDougall Street from Brownston to Ardmore Streets from 0600 to 1200 Saturday 17 February 2018. The applicant has advised that after midday this area will be opened and a bike lane created with a stop/go at Meadowstone Drive intersection.
- 17 The road closure for the Red Bridge included on the attached schedule is on a State Highway so requires New Zealand Transport Agency's (NZTA) approval. The applicant will be dealing with Aspiring Highways regarding this closure.
- 18 As in the past for this event Challenge Wanaka want to encourage spectators from out of town to travel to the event as it increases the economic footprint for the town and they will again encourage spectators to cycle or walk to the event through their newsletter, web site, social media, radio advertising and athlete communication.
- 19 In 2017 the Wanaka Community Board expressed some concerns that the event would shut off access to Mt Aspiring National Park at a time of the year when many people were trying to go there and requested that the issue be addressed at the time the Traffic Management Plan was prepared. They also requested that the event organisers provide a Health and Safety Plan and consider accessibility for people with disabilities such as the provision of ramps to ensure universal accessibility.

- 20 The applicant has advised that in 2017 they contacted all commercial operators and arranged timing for them to go through any of the road closures. There were also a number of weddings on and arrangements were made in advance for set up crews and caterers to get through. They advise that they will place notifications in hotels, motels etc to advise people of the time they need to get through the road closure by to get to the national park.
- 21 The applicant also advises that they have never had any feedback on the event not being accessible for people with disabilities and have had a number of competitors in wheelchairs in recent years. They advise that their main crossing points are in the town centre and these areas have permanent ramps for people to cross the road to the lakeside however they are happy to supply additional ramps and will have some available if they are needed. If there are any specific examples that are required they are keen to have details of these. They have supplied the Health & Safety Plan and Risk Assessment Management System for the 2018 event which is Attachment B. Because of its size it is not appended but is available upon request.
- 22 Council Engineers have been consulted and they comment that the Traffic Management Plan will be addressed when it is received and the organisers must ensure the affected businesses are kept up to speed with the proposed closures. They further comment that their understanding is that in the interests of safety with the number of competitors using Wanaka – Mt Aspiring Road the one way closure for a few hours in the morning is a good compromise and that if there were any specifics with regards to the WCB's concerns could these be provided and they will be addressed when looking at the Traffic Management Plan.
- 23 A standard requirement of all temporary road closure approvals is that a Traffic Management Plan is approved before the roads are closed. This will ensure that all traffic and pedestrian flows are managed with appropriate signage, barriers and wardens. The plan also considers how all Council car parks are to be managed during the closure times.
- 24 In association with the event, Challenge Wanaka undertake a schedule of notification for adjoining businesses and residents prior to the road closures taking place. They also advertise widely and will be required to obtain a number of other Council approvals.
- 25 The intent to close the road has been advertised in the Wanaka Sun and no concerns have been received following this notification.
- 26 The recommendation is for approval of the application, subject to the same conditions which have been applied in previous years.

Options

- 27 Option 1 The Wanaka Community Board approve the application for temporary road closure.

Advantages:

- 28 Council will remain consistent with previous years road closures approved for the event.
- 29 The event will be able to be continue to run as proposed.
- 30 The road closure will enable safe set up of the event, safety for athletes and spectators during the event and safety during the dismantling of the event.
- 31 Alternative routes are available allowing traffic to still move freely around the surrounding area.

Disadvantages:

- 32 Road closures affect the normal flow of traffic which can affect businesses and can inconvenience the public.

Option 2 The Wanaka Community Board can decline the application for temporary road closure.

Advantages:

- 33 There would be less inconvenience for the public that use the road with it remaining open to normal vehicular traffic.

Disadvantages:

- 34 Council would be inconsistent with road closures approved for this event in past years.
 - 35 It may mean the event will not be able to be run as planned or not at all.
 - 36 It could create an unsafe environment for the set up and dismantling of the event and for the athletes, spectators and general public during the event.
- 37 Option 3 The Wanaka Community Board approve the application for temporary road closure with additional conditions to those recommended in the application.
- 38 There are no specific advantages or disadvantages to this option but the Wanaka Community Board may recommend additional conditions to the closure should it wish.

This report recommends **Option 1** for addressing the matter as it allows the events associated with Challenge Wanaka 2018 to proceed as planned in a safe managed environment.

Significance and Engagement

- 39 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.
- 40 The proposal for closure temporarily and on conditions to minimise the impact on traffic and pedestrian flows is in line with the Policy's recommendations.

Risk

- 41 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 the options highlighted require the Council to follow a regulatory process in order to notify the temporary closure of parts of the roading network. 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 temporary road closure.
- 42 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.
- 43 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.
- 44 The recommended option treats the risks by ensuring conditions are included in any road closure approval which address the risks.

Financial Implications

- 45 There are no cost implications resulting from the decision. The applicant has paid a fee for the road closure application and will pay for any advertising that is required as part of the process.

Council Policies, Strategies and Bylaws

- 46 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.
 - *Criteria for Closing Significant Road Policy* - Ardmore and McDougall Streets are listed in this policy as significant roads however routes in and out of Wanaka are not disrupted by the road closures with alternative detours available.
- 47 The recommended option is consistent with the principles set out in the named policies.
- 48 This matter is not included in the 10-Year Plan/Annual Plan as the costs associated with the proposed road closures will be met by the applicant.

Local Government Act 2002 Purpose Provisions

49 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 ensuring that Challenge Wanaka 2018 can continue in the preferred format;
- 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

50 The temporary road closure has been advertised in The Wanaka Sun inviting comment and will be advertised again before the closure takes place. This is a statutory requirement of the Local Government Act 1974. No issues or concerns have arisen from this notification.

51 Council Engineers have been consulted in the preparation of this report and they concur with the recommendations and conditions proposed.

52 We have publicly notified the intent to close the road, advised Emergency Services, NZ Police, Ritchies Connectabus, InterCity, Council contractors and Council staff who would have an interest in the road closures and followed the statutory administrative requirements of the Local Government Act 1974.

53 A standard condition of any temporary road closure application is that the applicant provide an affected party notification to any businesses and residences within the road closure area prior to closing the road. The applicant will provide a letter to affected homeowners and businesses that will provide notification of the closure for the event to all affected parties.

Legal Considerations and Statutory Responsibilities

54 Temporary road closures are controlled by Schedule 10 Section 11(e) of the Local Government Act 1974. As authority for approval of road closures is delegated to the Chief Executive and considering Section 10 (2) of the Local Government Act 2002 the advice recommends a decision that is efficient, effective and appropriate to present and anticipated future circumstances.

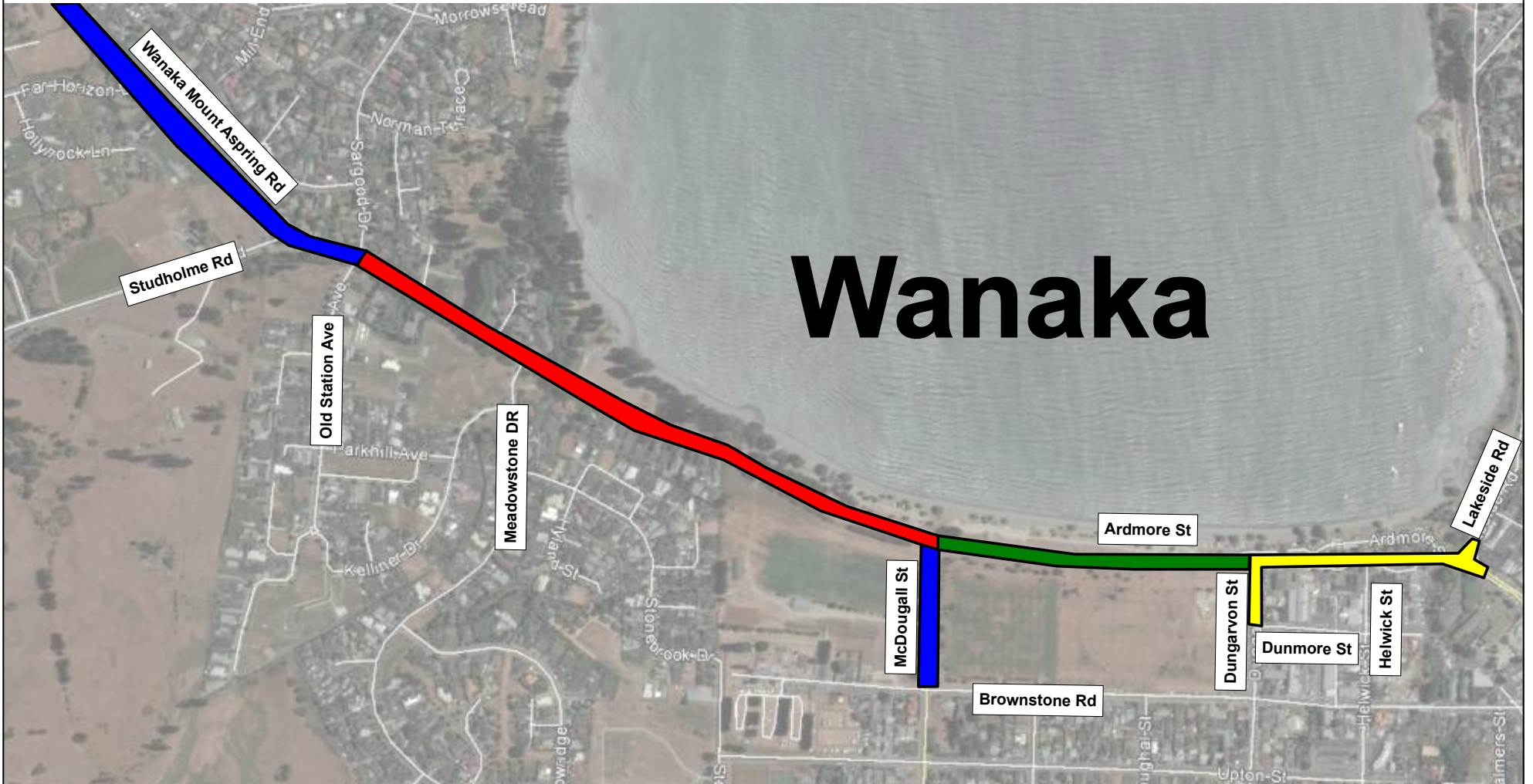
Attachments

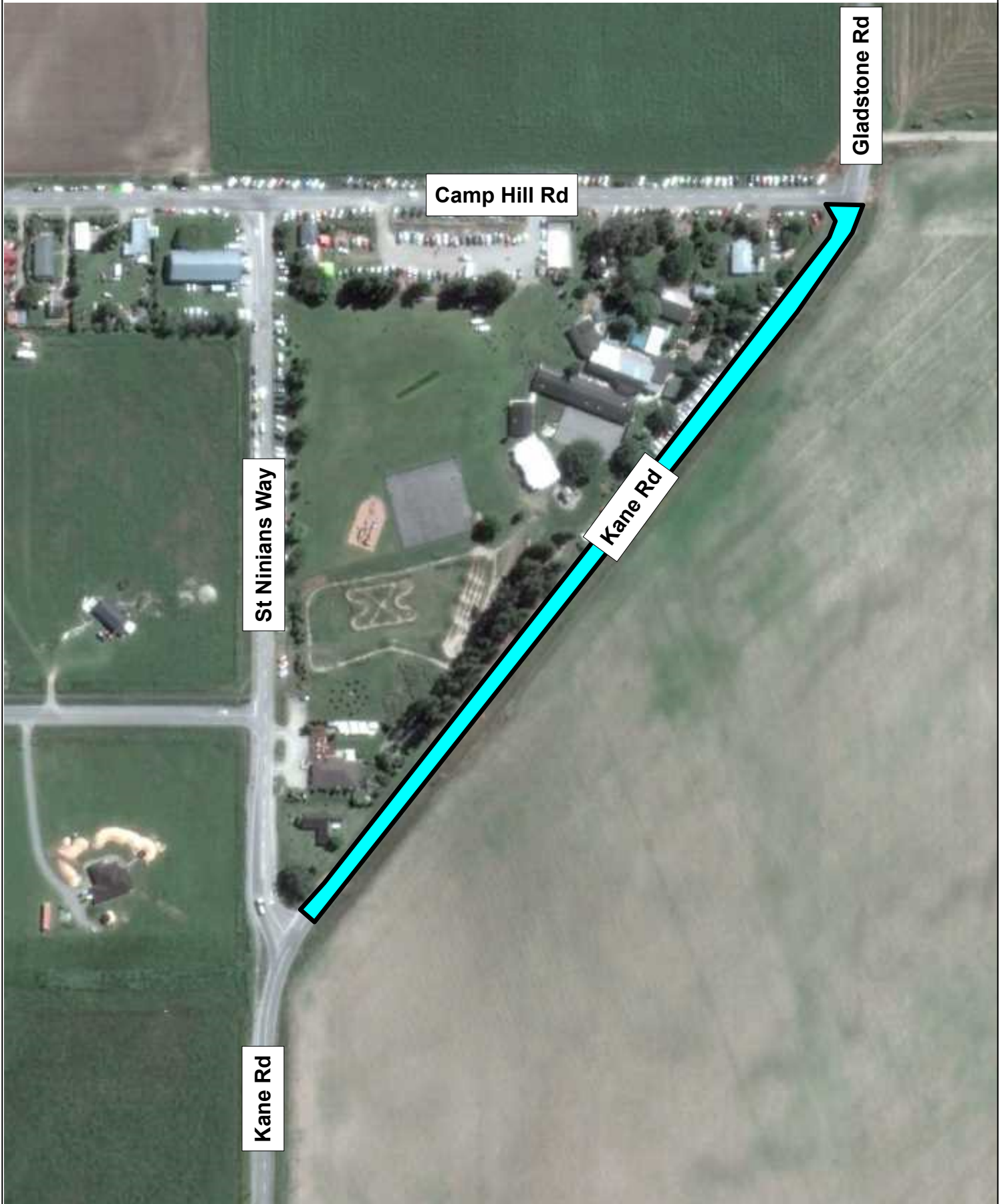
- A Schedule and Maps of Road Closures
- B Health & Safety Plan and Risk Assessment Management System 2018 (*available upon request*)

Challenge Wanaka 2018 Road Closure

Road Closure	Date and Time	Purpose	Alternative Route
Ardmore Street from Dungarvon Street to MacDougall Street	Wednesday 14 February 2018 from 0800hrs to Sunday 18 February 2018 at 1800hrs	Infrastructure Build up and breakdown	Via Brownston Street
Dungarvon Street from Dunmore Street to Ardmore Street	Saturday 17 February 2018 from 0300hrs to Sunday 18 February 2018 at 0300hrs	Infrastructure build up and dismantle at end of event	Via Helwick Street or Brownston Street
Ardmore Street from Dungarvon Street to Lakeside Road	Saturday 17 February 2018 from 0300hrs to Sunday 18 February 2018 at 0300hrs	Infrastructure build up and safe passage of athletes plus dismantle at end of event	Via Brownston Street
Single Lane closure of Mt Aspiring Road from Meadowstone Drive to Hospital Flat	Saturday 17 February 2018 from 0615hrs to 1200hrs	Challenge Wanaka to allow safe passage for both athletes and motorists	Via Old Station Road to return to Town until road opens. Access to residents and tourism operators will be permitted
Ardmore Street from MacDougall Street to Meadowstone Drive	Saturday 17 February 2018 from 0615hrs to 1730hrs	To allow safe passage of athletes	Via Faulks Terrace and Meadowstone Drive. Access to residents permitted
Wanaka- Mt Aspiring Road from Old Station Ave to Meadowstone Drive	Saturday 17 February 2018 from 0615hrs to 1730hrs	To allow safe passage of athletes	Via Old Station Road to return to Town until road opens

MacDougall Street from Brownstone Road to Ardmore Street.	Saturday 17 February 2018 from 0600hrs to 1200hrs	To allow safe passage of athletes travelling back along Ardmore Street / Mt Aspiring Road	Via Faulks Terrace and Meadowstone Drive or Golf Course Road.
Kane Road between Camphill Road and St Ninians Way	Saturday 17 February 2018 from 0815hrs to 1700hrs	To allow safe transition of cyclists at Aid Station B3	Via Camphill road and St Ninians Way
One way closure of Red Bridge, Closed to North Bound Traffic	Saturday 17 February 2018 from 0815hrs to 1700hrs	Challenge Wanaka Event, to prevent long traffic delays to northbound traffic (a detour will be quicker)	Via Shortcut Road, Wanaka Luggate Highway (SH6), Lake Hawera Albert Town Road (SH6), Camphill Road, St Ninians Way and Kane Road





Wanaka Community Board**30 November 2017****Report for Agenda Item: 7****Chair's Report****Purpose**

To present a report from the Wanaka Community Board Chair.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Agree** to affected person's approval for resource consent application RM171203 to hold a beer festival at the Wanaka Recreation Reserve (A&P Showgrounds) on Saturday 9 December 2017.
3. **Delegate** execution of the affected person's approval to the General Manager Community Services.

Prepared by: Rachel Brown



Chair, Wanaka Community Board
21/11/2017

Wanaka Beer Festival

1. An application for resource consent has very recently been submitted by the 'Wanaka Beer Festival' organisers, to hold a beer festival at the Wanaka Recreation Reserve (A&P Showgrounds) on Saturday 9 December 2017. The application number is RM171203. The application initially sought a term of several years for 2,000+ persons, although only a one year term can be considered because of the limited amount of time available to potentially process this application, and the standard of information provided. The activity has been revised on the advice of Council officers, and will now only be considered for a maximum of 600 people. The activity will include the sale of alcohol, and it seems likely that consent will be needed to breach noise limits. If noise limits are to be breached, the applicant has been informed that Affected Person's Approval from residential neighbours will be necessary. Alternatively, it is likely that there can be no amplified music, or effective controls put in place to ensure noise limits are not breached.

2. The proposed festival would run from 12pm until 7pm, although the serving of alcohol will stop at 6:30pm, along with any music.
3. In addition to any resource consent, the applicant will require an alcohol licence and a relevant hirer's agreement from Council to use the Recreation Reserve.
4. It is recommended that the Board provided affected person's approval on behalf of the Council.

Active Transport Wanaka

5. For some time the Wanaka Community Board has been working towards a transport strategy that prioritises active travel. An Active Transport Wanaka working party including three members of the Board has produced a draft master plan for cycling and walking in the urban Wanaka area, to be presented at a public meeting on 30 November. The WCB supports the inclusion of this project in the Council's Ten Year Plan to enable implementation.

Actions from previous meeting

6. Actions on the items considered at the last meeting have been progressed as detailed below:

ITEM	ACTION
1. Affected Person's Approval – Warbirds Over Wanaka Community Trust	APA completed and signed
2. Paddle Wanaka – New Licence Notification and Affected Person's Approval	Notified in Wanaka Noticeboard on 1 November 2017 with submissions closing on 1 December 2017.
3. Affected Person's Approval – Tuki Festival	APA completed and signed
4. Proposed new Easements – Aurora Energy Ltd	Drafting of easement agreement is underway
5. Agreement to Grant a Temporary Right of Way & Underground Services Easement – Spark New Zealand Limited, Platinum Ridge Recreation Reserve	Approved at Council meeting on 26 October 2017. Drafting of easement agreement is underway.

Wanaka Community Pool

7. A separate project report is attached [Attachment A].

Reports from Liaison Positions, Community Associations and recent Council meetings

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

Attachments

- A Wanaka Community Pool project report
- B(a) Property and Infrastructure: Team Project Summary Report
- B(b) Property and Infrastructure: Minor Improvement projects
- C Parks and Reserves: Team Project Summary Report

Wanaka Community Pool - November



Project Cost (Traditional build)	\$12.28M	Project Delivery	QLDC/RCP
Project Funding QLDC	N/A	Project Delivery Date	May 2018
Project Funding Otago Community Trust	\$500k	Project Governance/Ownership	QLDC
Project Funding Central Lakes Trust	\$1M	Current Phase	Construction
Olive West Trust	\$100K		

Scope

- On July 30th 2015 Council resolved to direct officers to progress the design of the Wanaka Pool and negotiate a construction contract with Cook Brothers with the Chief Executive delegated authority to appoint the contractor to the value of \$12.28M.
- The pool scope includes a ramped 25m 8 lane pool, 20x10m learn to swim pool and toddlers area, spa pool, change rooms and ancillary facilities.

Performance/Critical messages

- Good progress has been made in the last month to bring the project up to speed.
- The next major milestone has been completed with the Pool Hall roof structure and wall structure being completed and roof cladding in place.
- Wall cladding is underway to enclose the entire pool hall.
- The pool hall concourse slabs have been poured (all concrete slabs poured) and internal services works will begin over the next few months.
- The Air Handling Units have been installed on the plant room roof.
- Budget continues to be under pressure with constructions variations being identified and monitored.

TIMELINE										
	We are here									
APPROVAL	[Timeline bar for Approval: July 2015 to August 2015]									
DESIGN	[Timeline bar for Design: July 2015 to February 2016]									
CONSTRUCTION	[Timeline bar for Construction: February 2016 to May 2018]									
YEAR	2015	2016				2017				2018
QUARTER	JULY	1	2	3	4	1	2	3	4	1



SUMMARY OVERVIEW REPORT

REPORT ISSUED ON:

Very Low							<input type="radio"/>	Strategic Case / Programme Case
Low							<input type="radio"/>	Indicative Business Case
Moderate	No Incidents	On Budget	On Track	Fully Realised	On Track		<input type="radio"/>	Detailed Business Case
High	Near Miss	Within Tolerances	Within Tolerances	Partially Realised	Within Tolerances		<input type="radio"/>	Implementation (Design / Construction)
Very High	Reportable	At Risk	Overdue	Not Realised	Overdue		<input type="radio"/>	Post Implementation

PROJECT	PROJECT MANAGER	RISK PROFILE*	HRS STATUS FOR PERIOD	FINANCIAL STATUS	PRACTICAL COMPLETION DATE	BENEFITS REALISED	OVERALL PROJECT STATUS	COMMENT
Ardmore St/Lakefront Streetscape	Tony P				30/06/18		<input type="radio"/>	Partially allocated to Stephen Quins team and RD is to agree allocation of the remaining budget
Wanaka Transport Strategy Implementation	Tony P				28/02/19		<input type="radio"/>	Wanaka Transport Strategy BC - Active travel network - Road network review - parking - Town Centre/Lakefront
Riverbank Road/Ballantyne Road intersection BBC	Tony P				30/06/19		<input type="radio"/>	Wanaka Transport Strategy BC - Active travel network - Road network review - parking - Town Centre/Lakefront
SH6/SH84/Riverbank Road BBC	Tony P				30/06/19		<input type="radio"/>	Wanaka Transport Strategy BC - Active travel network - Road network review - parking - Town Centre/Lakefront
Ballantyne Road design	Tony P				28/02/19		<input type="radio"/>	DBC due w/e 10/11/17
Mt Aspiring Rd Widening	Tony P				30/04/18		<input type="radio"/>	GHD reviewing Strategic Case . Hold point for NZTA input.
Hawea Water Supply Upgrades - Caples Ave and Cemetery Road Reticulation Upgrades	Stuart P				26/11/18		<input type="radio"/>	Modelling and proposed development to be checked
Cardrona New Wastewater Scheme	Deborah L				30/06/19		<input type="radio"/>	Discussions with developers ongoing
Luggate Reticulation - extension into unserved area.	Stuart P				27/05/19		<input type="radio"/>	Luggate Township Network BC
Wastewater Treatment Plan Screenings Facility Upgrade (Project Pure) *	Rob D				30/04/18		<input type="radio"/>	Supply & install by Veolia.
Project Pure (Treatment Upgrades) Stage 2	Stuart P				30/04/18		<input type="radio"/>	Project Pure BC
Connect Luggate & Hawea to Project Pure	Simon L				26/01/19		<input type="radio"/>	Detailed design underway.
Kelleher Drive Extension	Stuart P				TBD		<input type="radio"/>	To be reassigned to bulk water metering
CAMP HILL ROAD - Sealed Road Pavement Rehab - RP: 1510 to 3200 *	Rob D				30/07/17		<input type="radio"/>	Works complete, minor defects and works arising from PCRSato be completed in defect liability period.
WANAKA - Sealed road pavement rehabilitation *	John O				30/06/18		<input type="radio"/>	Projects to be confirmed and agreed with Alison T
Resilience - Crown Range Road Land Instability Construction	Andy T				30/12/17		<input type="radio"/>	Tender is with QLDC Legal for review. Awaiting lodgement of resource consent
Wanaka Wastewater - Golf Course Rd	Rob D				1/06/17		<input type="radio"/>	Project Practically complete. Veolia will have on-going private work with property owners installing WWPSs. Easements to be registered once Veolia's private works finalised.
Edgewater Gravity Sewer Upgrade - Seperable Portion 3 and 4	Rob D				1/06/17		<input type="radio"/>	PC will be back dated to 11 August. Minor items only on defects list. No material issue for Council.
Cardrona New Water Supply Scheme	Deborah L				30/06/18		<input type="radio"/>	Agenda item for Infrastrucutre Committee approved by IC. Acquisition of water schemes now sitting with Peter and Ulrich.
Wanaka Water Supply, Anderson Road Extension	Rob D				1/06/17		<input type="radio"/>	No Issues arising
Beacon Point Road - Project	Andy T				1/06/17		<input type="radio"/>	
Cardrona Wastewater Upgrades	Rob D				1/06/17		<input type="radio"/>	Project practically complete and now in DL period.
Ardmore St/Lakefront Streetscape	Rob D				30/06/18		<input type="radio"/>	Agreed with G Noble that budget can be used for Street Furniture as well as facilitation of of EV project as approved by WCB. Guidance needs to be given to contractors before quotations for street furniture can be provided. Ardmore St Plantings are no longer as option as Council has now filled the planting holes with concrete.
Upper Mount Iron Reservoir	Stuart P				TBD		<input type="radio"/>	Wanaka Masterplan BC
Aubrey Road Lakeside No1 Wastewater Rising Main Upgrade	Stuart P				1/07/19		<input type="radio"/>	Greater Wanaka Master Plan BC

Attachment B(b) Minor Improvement projects

NZTA subsidised projects

Project Name	Road	Status	Estimated Cost	Ranking
Brownston grating raising	BROWNSTON STREET (EAST)	In Planning	\$10k-\$50k	360
Aubrey Road Bus Bay	AUBREY ROAD	Completed	\$10k-\$50k	350
Holy Family Kea Crossing	AUBREY ROAD	Draft	\$1k - \$5k	345
Kane Road Seal Widening Stage	KANE ROAD	In Planning	\$500k-\$1m	345
Tourist Driver Project	ARDMORE STREET	In Planning	\$5k - \$10k	340
Hidden Hills Drv intersection street light	HIDDEN HILLS DRIVE	In Planning	\$5k - \$10k	325
Mt Barker Rd at Boundary Rd Notta seal	MOUNT BARKER ROAD	In Planning	\$50k-\$100k	330
Anderson Rd cycle lane	ANDERSON ROAD	In Planning	\$5k - \$10k	330
Stone St flag light	CARDRONA VALLEY ROAD	Draft	\$1k - \$5k	320
Capell Ave - Bodkin to toilets footpath	CAPELL AVENUE	In Planning	\$1k - \$5k	320
Gray Rd school bus route sign	GRAY ROAD	In Planning	<\$1k	310
Hawea Back Rd school bus route sign	HAWEA BACK ROAD	In Planning	<\$1k	310
Footpath upgrade near medical centre	GOLF COURSE ROAD	In Planning	\$10k-\$50k	310
Nook Rd T-intersection sign	HAWEA BACK ROAD	In Planning	<\$1k	300
Aubrey Rd cycle lanes	AUBREY ROAD	In Planning	\$1k - \$5k	295
Moraine footpath connection	MORAINÉ PLACE	In Planning	\$10k-\$50k	290
Hedditch to Little footpath	HEDDITCH STREET	In Planning	\$10k-\$50k	285
Rodeo Dr flag light	GOLF COURSE ROAD	Draft	\$1k - \$5k	280
Lismore to Little footpath	HEDDITCH STREET	In Planning	\$10k-\$50k	275
Tidy up of Hawea shops area.	CAPELL AVENUE	In Planning	\$50k-\$100k	275
Wilkin Rd New Footpath	WILKIN ROAD (WANAKA)	In Planning	\$10k-\$50k	270
Sign to Tenby St Presbyt Church	TENBY STREET(WEST)	In Planning	<\$1k	260
Bodkin St street light upgrade to LED	BODKIN STREET	In Construction	\$1k - \$5k	260
Myra St street light upgrade	MYRA STREET	In Construction	\$1k - \$5k	260
Tidy up road edge Hawea tennis courts	CAPELL AVENUE	In Planning	\$10k-\$50k	255
Nook Rd and Hawea Back Rd intersection	NOOK ROAD	Draft	\$50k-\$100k	220
Aubrey Rd footpath - nth side	AUBREY ROAD	In Planning	\$100k-\$500k	210
Alison Ave/Gunn Rd roundabout	GUNN ROAD	In Planning	\$100k-\$500k	200

100% QLDC funded projects

Project Name	Road	Status	Estimated Cost	Ranking
Brownston St pedestrian fence	BROWNSTON STREET (EAST)	In Planning	\$1k - \$5k	345
Mt Barker Notta seal east of Smith Rd	MOUNT BARKER ROAD	In Planning	Other funding	305
Ardmore BP forecourt/footpath	ARDMORE STREET	In Planning	\$1k - \$5k	290
Aubrey Rd footpath connection	AUBREY ROAD	In Planning	\$10k-\$50k	285
Kingston St footpath surface	KINGSTON STREET	In Planning	\$10k-\$50k	285
Bernard Rd footpath	BERNARD ROAD	In Planning	\$50k-\$100k	280
Peter Fraser Park car park twin head street light	PETER FRASER PARK	In		
Path-Golf Course Rd to 3 Parks	PETER FRASER PARK	Construction	\$10k-\$50k	275
	BALLANTYNE ROAD	In Planning	\$100k-\$500k	265
	BROWNSTON STREET			
Ambulance station car parking reallocation	CARPARK	In Planning	\$1k - \$5k	230
Hawea Back Rd at Gray Rd bus stop	HAWEA BACK ROAD	Draft	Other funding	230
Bill poster for sales/events	HELWICK STREET	In Planning	\$1k - \$5k	225
Camphill path Lachlan to river	CAMP HILL ROAD	Draft	\$100k-\$500k	175

Wanaka Parks & Reserves Capital Programme + Renewals				
<i>Monthly WCB Update -- NOVEMBER 2017</i>				
Project	Details/Description	Projected start date	Projected completion date	
Aspiring Rd - replace permaloo with exeloo *	toilet arrived 5/9/2017. Chasing quotes for power/services connections. Options for power to toilet being explored. Installation Subject to contractor availability.		1/03/2018	
Makarora Toilet *	Location to be confirmed, toilet to be delivered within the next two weeks.30/11/2017 APL working on services for the toilet.		1/06/2018	
Allenby Park new path	Waiting results of funding applications, quotes received for all work indicated in concept plan. Final planning and procurement.	1/12/2017	1/06/2018	
Minor Renewal Reserve Works - Wanaka Ward	See details below		1/06/2018	
Mt Burke/Devon Dairy Trail Formati	UCTT - project ready to proceed as soon as changes signed off by LTNZ		1/06/2018	
Playground Renewals	Playground Renewal under review and works to take place during the second half of financial year.	1/02/2018	1/06/2018	
Street Tree Replacement program - 2-3 streets a year Wanaka	Programme underway	1/08/2017	1/06/2018	
Seating Wanaka Recreation Reserve	installation of 6 seats around fence perimeter with funding carried over from 16/17 project to fence show ring.		Completed	
New Signage	New Parks signage budget shared with Queenstown		1/06/2018	
	Pembroke Park Slacklining sign	10/10/2017	Completed	
	Podium Signs Lake Hawea Foreshore	1/08/2017	1/12/2017	
	Pembroke Cemetery Information plinth	1/07/2017	1/02/2018	
	Lismore Park information plinth	1/10/2017	1/02/2018	
Walkways	Albert Town Bridge cycle link - waiting for stability assessment of site, contractors quote received for construction of asphalted path.			
Minor Renewal Reserve Works - Wanaka Ward				
Wanaka Fencing and Entrances				
	Scotts Beach Lake Hawea 2 sections post and rail fence	30/10/2017	30/12/2017	
	Lake Hawea Esplanade 85 m post and rail fence replacement	30/10/2017	30/12/2017	
	Peter Fraser Park post and rail fence replacement	30/10/2017	30/12/2017	
	Dungarvon St retention wall		Completed	
	Fence at Penrith Point to protect endangered plant	22/11/2017		
	Installation of bollards on Lakefront to protect path	30/11/2017	20/12/2017	
Wanaka Park garden enhancements/plants				
	Plants for Wanaka gardens	1/07/2017	1/06/2018	
	Remove and replace plants Anderson Rd	1/10/2017	Completed	
	Albert Town Lagoon planting		Completed	
	Landscape concept Cemetery entrance	1/08/2017	1/11/2017	
	Water connection to Albert Town lagoon		Completed	
Wanaka furniture				
	Reserve renewal signs Wanaka Station Park, Peter Fraser park	28/08/2017	Completed	
	Sign installation	10/10/2017	Completed	
	Cherry Court Playground new seat	1/11/2017	Completed	
	Achilles Pl Playground new seat	1/11/2017	Completed	
	Lake Hawea Foreshore picnic table		completed	
	Albert Town Lagoon picnic table		completed	
	Drinking fountains Library, Dinosaur Park	27/11/2017	20/12/2017	
Wanaka Park improvements (Skate bowls, sports facilities, turf				
	Eely Point Masterplan consultation underway	1/08/2017	1/12/2017	
	Walkway Mt Aspiring Rd to Stone St	1/01/2017	1/06/2018	
Wanaka Roding Parks and Reserves Maintenance				
	Snow Clearing Carparks		1/06/2018	
	Bullock Creek safety fence	30/11/2017	30/12/2017	