

Minutes of a meeting of the Wanaka Community Board held on Tuesday 19 November 2013 in the Armstrong Room, Lake Wanaka Centre, Ardmore Street, Wanaka beginning at 9.30am.

Present

Ms Rachel Brown (Chairperson), Councillor Lyal Cocks, Mr Bryan Lloyd, Councillor Calum MacLeod, Mr Ross McRobie and Mr Mike O'Connor

In attendance

Mr Erik Barnes (General Manager, Infrastructure and Assets), Mrs Ruth Stokes (General Manager, Operations), Mrs Nichola Greaves (Infrastructure Engineer) and Ms Jane Robertson (Governance Advisor); 2 members of the media and 8 members of the public

Apologies

An apology was received from Councillor Lawton.

**On the motion of Mr McRobie and Councillor Cocks
it was resolved that the apology be accepted.**

It was noted that Councillor Lawton had joined the meeting via Skype. This meant that she could participate in the discussion but Standing Orders did not permit her to vote on any item.

Declarations of Conflict of Interest

No declarations were made.

Confirmation of minutes

**On the motion Ms Brown and Mr O'Connor it was
resolved that the minutes of the Wanaka Community
Board meeting held on 4 November 2013 be
confirmed as a true and correct record.**

Matters Lying on the Table

There were no items lying on the table.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Public Forum**1. Matthew Davidson**

Mr Davidson expressed concern about a proposed subdivision on land bordering his home on Studholme Road. His home had rural residential zoning and was surrounded by this on three sides with rural lifestyle zoning on the other side. He had bought in this zone thinking it would preserve the area's rural values and

amenity, but these qualities would be damaged by the proposal from Willowridge Developments to subdivide a 2.4ha block to the north into 27 residential lots for low density residential development. Mr Davidson noted that if approved, there was the potential for a 7 metre high building to be constructed 2 metres from his property boundary.

Mr Davidson asserted that this proposal should be considered a private Plan Change rather than a consent application. He believed that zoning changes of this scale should be considered from the perspective of affected property owners and Wanaka as a whole. He did not believe it was appropriate for one business person wishing to make as much money as possible to disregard the District Plan and the views of affected neighbours.

Mr Davidson advised that he had purchased his property deliberately to avoid this very thing happening and he sought the Board's assistance to stop the proposal and preserve the integrity of the District Plan.

2. Hugh Simmers

Mr Simmers stated that he was a long-time resident of Wanaka and did not wish to oppose development. However, he considered that the plans by Willowridge Developments to change the designation of this block of land from rural residential to low density residential was an ad hoc proposal which made a mockery of the District Plan. Furthermore, all existing rural residential owners would be adversely affected by the proposal as it would serve to remove the reason for them building in this area in the first place. He considered that the whole area west of Meadow Drive should remain rural residential and that this application be refused.

3. Maggie Lawton

Ms Lawton advised that she had purchased a rural residential section to the south of the site proposed for subdivision into low density residential sites in West Meadows. A clause in her sales agreement precluded her opposing any development in West Meadows but she maintained that she had been misled when purchasing the land about what was planned for the future. She had believed (erroneously) that the zoning in the District Plan and Structure Plan provided future certainty, as she would not have purchased the land if there had been any sense of doubt about its status. She believed that purchasers should be able to be confident that land purchased with a certain zoning would remain so.

4. Peter Gray

Mr Gray extended congratulations to members for their election/re-election. He observed that during the election campaign there had been public criticism that the weight of Queenstown voting defeated Wanaka initiatives and the solution was for Wanaka to secede from Queenstown. He believed that these comments showed little understanding of the financial and governance relationship between the Council and the Wanaka Community Board. This was set out in the Governance Agreement which alongside the Delegations Register detailed the principles of partnership and delegated authority between the Council and the Board. Apart from some statutory exceptions, the Council delegated much to the Board and where it could only make recommendations, the Council was bound to give utmost weight to a Board recommendation. Mr Gray noted that the present delegations had been established in the early 2000s to overcome the perceived bias against Wanaka and these principles were fundamental to the Council's obligations to the Wanaka community.

1. Chairman's report (WCB131001)

A report from the Chairman contained the following:

- Updates on revoking the water ski lane outside Edgewater and the licence for new Lake Hawea BMX Park;
- The appointment of Board members to local community groups;
- A request for the Board to second Councillor Cocks' nomination as Zone 6 representative on the New Zealand Community Boards' Executive Committee; and
- Comments from Acton Smith on the success of the speed uplifting rule on the Hunter River.

Consideration was given to Board appointments to various community groups in the Wanaka ward. The following appointments were made:

Organisation	Appointee
Albert Town Community Association	Ella Lawton
Alpine Community Development Trust and Interagency meetings	Ella Lawton
Armstrong Trust	Rachel Brown [<i>Note (a)</i>]
Aspiring Arts and Culture Trust	Bryan Lloyd [<i>Note (b)</i>]
Cardrona Community Association	Mike O'Connor
Elmslie House	Bryan Lloyd
Events	Ross McRobie
Friends of Pembroke Park	Bryan Lloyd
Hawea Community Association	Rachel Brown
Guardians of Lake Wanaka	Calum MacLeod
Kahu Youth Trust	Rachel Brown
Lagarosiphon Management Team	Calum MacLeod
Landcare Group	Rachel Brown
Luggate Community Association	Calum MacLeod
Makarora Valley Community Inc	Lyal Cocks
Mt Barker Residents Association	Bryan Lloyd
Ruby Island Management Committee	Ella Lawton
Upper Clutha A & P Society	Bryan Lloyd
Upper Clutha Historical Records Society	Mike O'Connor
Upper Clutha Tracks Trust	Rachel Brown
Upper Clutha Vegetation Control	Lyal Cocks
Wanaka Residents' Association	Ross McRobie
Wanaka Arts Centre Trust	Bryan Lloyd
Wanaka Community House Trust	Bryan Lloyd [<i>Note (c)</i>]
Wanaka Public Library Association	Rachel Brown
G and O West Charitable Trust	Lyal Cocks [<i>Note (d)</i>]

Note (a)

The Trust Deed for the Armstrong Trust specifies that the appointee is the Board Chair, however Lyal Cocks will cover the position until a handover to Rachel Brown has taken place.

Note (b)

The Governance Advisor is to clarify whether the Trust Deed provides for membership by both a Councillor *and* a Wanaka Community Board member.

Note (c)

Clarification is to be obtained on whether this is a liaison role or as a member of the Trust.

Note (d)

Clarification is needed on whether the appointee has to be the Board Chair.

Ms Brown thanked members for their willingness to work with these community groups. She advised that that there would be a standing item on every Board agenda for verbal reports on the activities of community organisations.

The Governance Advisor was asked to write to each group advising of the Board member appointed to them, after which Ms Brown asked members to make personal contact with each of the groups to which they had been appointed.

**On the motion of Ms Brown and Mr Lloyd the
Wanaka Community Board resolved:**

- 1. That the report be noted;**
- 2. That the Board approve the appointment of members to community groups in the Wanaka ward subject to clarification with respect to the appointments to the:
(a) Aspiring Arts and Culture Trust,
(b) Wanaka Community House Trust,
(c) G and O West Charitable Trust; and**
- 3. That the Board second Councillor Lyal Cocks' nomination as a candidate for election to the office of Zone 6 Representative on the New Zealand Community Boards' Executive Committee.**

2. Adoption of Meeting Schedule

Consideration was given to a report from the Governance Advisor which recommended that the Board adopt for the period until December 2014 a six-weekly cycle of Board meetings to be held in Wanaka beginning at 10am.

Ms Brown acknowledged that other options for meeting times and locations had been discussed at the previous meeting but these had not ultimately been recommended. Whilst she understood the reasons for varying the locations and times of meetings, she considered there were equally good reasons for retaining the current practice of the Board holding a daytime meeting in Wanaka. Notwithstanding this, she believed that members' liaison roles with Community Associations and other community groups would fulfill the desire for improved engagement with local decision-making. Furthermore, adoption of the proposed meeting schedule would not preclude holding meetings in other centres, particularly if an agenda item merited the meeting being held in a specific area.

Mr McRobie advised that he was concerned about low levels of public understanding of the Board's activities outside the immediate Wanaka area and for this reason had favoured the Board holding meetings in different areas of the Wanaka Ward. However, he accepted Ms Brown's view and would support the report recommendation.

On the motion of Councillor Cocks and Mr Lloyd the Wanaka Community Board resolved that the following schedule of Board meetings until December 2014 be adopted:

Meeting Day/Date	Venue	Time
Tuesday, 17 December 2013	Armstrong Room, Wanaka	10.00am
Tuesday, 28 January 2014	Armstrong Room, Wanaka	10.00am
Tuesday, 11 March 2014	Armstrong Room, Wanaka	10.00am
Tuesday, 22 April 2014	Armstrong Room, Wanaka	10.00am
Tuesday, 3 June 2014	Armstrong Room, Wanaka	10.00am
Tuesday, 15 July 2014	Faulks Room, Wanaka	10.00am
Tuesday, 26 August 2014	Armstrong Room, Wanaka	10.00am
Tuesday, 7 October 2014	Armstrong Room, Wanaka	10.00am
Tuesday, 18 November 2014	Armstrong Room, Wanaka	10.00am
Tuesday, 16 December 2014	Armstrong Room, Wanaka	10.00am

3 Future of the McKay Jetty on Lake Wanaka

A report from Myles Lind (Commercial Manager) introduced a report from APL Property which advised that the McKay Jetty on Lake Wanaka was now a health and safety risk and a decision on either retaining or demolishing it was needed. If the decision was to retain the structure, a further decision was then required on whether it remained in Council ownership or sold on the condition that the new owner rebuilt it to the necessary standard within a stated timeframe. If retained as a Council asset, it would need to be rebuilt and a decision was needed on how to fund the project. The report recommended that the Property Subcommittee be asked to reallocate funding of \$40,000 from existing budgets, meaning that the rebuild could occur in the current financial year.

It was noted that another alternative for funding the project was for the Board to recommend to Council that \$40,000 be included in the 2014/15 Annual Plan for the necessary improvements to the McKay Jetty. There was also discussion about potential involvement of the Wanaka Yacht Club as a funding partner in the project. It was noted that the Yacht Club was due to meet on 13 December and their views on this subject could then be discussed at the Board meeting on 17 December. Potential resolutions reflecting these directions were considered.

Advice was then sought from Mrs Stokes on how the review of the Foreshore Management Plan could impact upon the McKay Jetty.

On the motion of Mr MacLeod and Mr Lloyd it was resolved that the Wanaka Community Board endorse retention of the McKay Jetty and ask that its future be covered within the review of the

Foreshore Management Plan, noting that discussions on its future will include engagement with community stakeholders including the Wanaka Yacht Club on potential funding options.

4 Infrastructure and Assets Monitoring Report

A report from Ulrich Glasner (Chief Engineer) detailed key performance results for September 2013 and advised of current Infrastructure and Assets activities and projects being undertaken in the area of the Wanaka Ward.

Mrs Greaves joined the table. She responded to questions about various projects and technical terms contained in the report. A contact was sought for the Challenge Wanaka event so that organisers could be made aware of upcoming road works.

On the motion of Ms Brown and Mr O'Connor the Wanaka Community Board resolved that the report be noted.

The meeting concluded at 10.49 am.

CONFIRMED AS A TRUE AND CORRECT RECORD

CHAIRPERSON

DATE