

Minutes of a meeting of the Wanaka Community Board held on Tuesday 20 August 2013 in the Armstrong Room, Lake Wanaka Centre, Ardmore Street, Wanaka beginning at 9.30am.

### **Present**

Councillor Lyal Cocks (Chairperson); Mr Dick Kane, Mr Bryan Lloyd, Mr Mike O'Connor; Councillor Jude Battson and Councillor Leigh Overton

### **In attendance**

Mayor Vanessa van Uden, Gordon Bailey (Parks Technical Officer), Maddy Jones (Parks and Reserves Officer), Vanessa Rees-Francis (Technical Officer), Rob Darby (Project Manager), Nichola Evans (3 Waters Engineer) and Jane Robertson (Governance Advisor); one member of the media and one member of the public

### **In remembrance**

The members stood and observed a moment's silence in memory of Ken Copland.

### **Apologies**

There were no apologies.

### **Declarations of Conflict of Interest**

No declarations were made.

### **Confirmation of minutes**

**On the motion Councillor Battson and Mr Lloyd it was resolved that the minutes of the Wanaka Community Board meeting held on 9 July 2013 be confirmed as a true and correct record subject to the word 'process' (part 2 of resolution, item 2) being changed to 'progress'.**

### **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. Bill Brooker**

Mr Brooker noted that boats stored at Waterfall Creek could be polluting the water. This was a concern as it was upstream of Wanaka's water intake and he sought the Board's assistance to improve the security of the site.

He noted that there were several Douglas Firs which needed to be removed from Eely Point Park.

He also commented about traffic flows around the Wanaka CBD.

## 1. Chairman's report

A report from the Chairman detailed the following:

- Meetings attended since the last report;
- Proposed development timeline for Local Alcohol Policy;
- Wanaka Rotary taking over the development of the Glendhu Bay Reserve; and
- Summary of projects completed in the Wanaka ward in recent years.

A request was made for Lee Webster to brief the Board about the development of the Local Alcohol Policy.

It was suggested that the Board maintain a list of projects achieved going forward. Councillor Battson asked that Hawea Flat be identified as a separate entity from the area described as 'Lake Hawea'.

It was noted that the Otago Regional Council had indicated at a recent Lagarosiphon workshop that it could provide practical and funding support to assist with a project to clear Lagarosiphon from Bullock Creek. It was suggested this be considered further at a Board workshop.

Mr Lloyd advised of a recent Albert Town Community Association meeting and expressed concern about the poor standard of the clean-up of the lagoon and the improvements to the pathway to it. The Chairman noted that Mr Bailey was in attendance and would investigate these concerns.

**On the motion of Councillor Cocks and Councillor Overton the Board resolved that the report be noted.**

## 2. Extraordinary vacancy

A report from Jane Robertson (Electoral Officer) advised of the legal situation with respect to the extraordinary vacancy created on the Wanaka Community Board as a result of Ken Copland's tragic death. The report noted that the statutory options available for an 'extraordinary vacancy' were either to appoint a person to fill the vacancy or to leave the vacancy unfilled until the next triennial election. In light of the proximity to the next election, the report recommended that the Board resolve not to fill the extraordinary vacancy.

**On the motion of Councillor Battson and Mr O'Connor, the Wanaka Community Board resolved in accordance with Section 117(3)(b) of the Local Electoral Act 2001 not to fill the extraordinary vacancy on the Wanaka Community Board.**

## 3. Road Naming Application – Off Aubrey Road, Wanaka

A report from Vanessa Rees-Francis (Technical Officer) assessed an application for six new road names for proposed roads within the 'Northlake' subdivision off Aubrey Road, Wanaka. The report noted that the proposed new road names did not comply strictly with the Council's Road Naming Policy but they did follow a consistent theme, that being the names of high country stations in Otago and Southland. This reflected the rural residential nature of the subdivision. The report therefore recommended that

the proposed names be approved subject to consultation with local iwi in respect of use of the name 'Nokomai'.

Mrs Rees-Francis joined the table. Some concern was expressed that the name 'Glenfellen' was too similar to existing road names in the district and that it should therefore not be used. The alternative 'Moutere' was suggested.

Councillor Cocks advised that he had discussed this change with the developer who was supportive of using the name Moutere. It was noted that use of this name would be subject to consultation with local iwi.

Councillor Battson stated that she did not consider any of the proposed names were significant for the local community. For this reason she intended to vote against the motion.

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

- 1. That approval be granted pursuant to Section 319 of the Local Government Act 1974 for the names of Mount Ida Place, Northburn Road, Glenaray Crescent and Mount Linton Avenue; and**
- 2. That approval be granted pursuant to Section 319 of the Local Government Act 1974 for Nokomai Street and Moutere Place provided that the applicant supply confirmation of iwi consultation and approval as outlined in the Council's Road Naming Policy.**

*Motion carried with Councillor Battson recording her vote against the motion.*

**4. Reserve Naming – Cleugh Park and Bullock Creek Pathway**

A report from Maddy Jones (Parks and Reserves Officer) assessed recommendations that Cleugh Park be renamed 'Laurie Cleugh Park' in memory of Laurie Cleugh who recently passed away and that the freehold land along Bullock Creek, adjacent to the Lake Wanaka Centre on Ardmore Street through to Brownston Street be named 'West Path' in honour of the West family of Wanaka.

**On the motion of Councillors Battson and Overton the Wanaka Community Board resolved that:**

- 1. It be recommended to Council that the area of land legally known as Cleugh Park, Lot 107 DP387169 be formally known as 'Laurie Cleugh Park'; and**
- 2. It be recommended to Council that the two sections of land legally known as Lot 2 DP25900 and Section 25 Blk XII TN of Wanaka be formally named after the West Family, and be known as 'West Path'.**

**5. Sale of Land in Anderson Road to Adjoining Property Owner**

A report from Paul Wilson (Acting Manager Parks and Operations) considered the revocation of the reserve classification on a public utility reserve at the rear of 16 Anderson Road, Wanaka. The land was previously the site of a public well but it was no longer required for that purpose and had no legal access (ie, was landlocked). The owner of 16 Anderson Road had expressed an interest in purchasing the land and incorporating it into the current certificate of title. The owner of 18 Anderson Road did not wish to purchase all or any of the land. The report recommended revoking the reserve classification and disposing of the property.

**On the motion of Mr Lloyd and Mr O'Connor the Wanaka Community Board resolved:**

- 1. That the public be notified of the intention to revoke the reserve classification of Lot 9 DP 13035 and dispose of the property;**
- 2. That a hearings panel be appointed comprising Councillor Battson and Mr Kane to hear any submissions received in regard to the proposal and make a recommendation to Queenstown Lakes District Council; and**
- 3. That if the reserve classification is revoked, it be recommended to Council that it dispose of Lot 9 DP 13035 subject to terms and conditions agreed by the Property Subcommittee.**

**6. Sale of Land at Link Way to St John**

A report from Paul Wilson (Acting Manager Parks and Operations) considered the revocation of the reserve classification on land at 30 Link Way which housed a pump station no longer in use. No other purpose was identified for the land which was adjacent to the St John Ambulance Station. The Order of St John had expressed an interest in acquiring the land as this would assist them in a proposed extension of the station building. The report recommended revoking the reserve classification and disposing of the property.

**On the motion of Councillors Battson and Overton the Wanaka Community Board resolved:**

- 1. That the public be notified of the intention to revoke the reserve classification of Part Section 8 Block XIV Lower Wanaka Survey District and dispose of the property;**
- 2. That a hearings panel be appointed comprising Councillor Battson and Mr Kane to hear any submissions received in regard to the proposal and make a recommendation to Queenstown Lakes District Council; and**

3. That if the reserve classification is revoked, it be recommended to Council that it dispose of Part Section 8 Block XIV Lower Wanaka Survey District to the Order of St John South Island Region subject to terms and conditions agreed by the Property Subcommittee.

**7. Proposal to Vest Land, Stoney Creek, Wanaka**

A report from Gordon Bailey (Parks Technical Officer) assessed the acceptance of two lots totalling an area of 3910m<sup>2</sup> as recreation reserve in lieu of reserve land contributions payable for the Stoney Creek subdivision. The minimum reserve land to be vested for the 18 lot residential subdivision would be 495m<sup>2</sup>. The report recommended that the Council accept the vesting of the two reserves.

**On the motion of Mr Kane and Councillor Overton the Wanaka Community Board resolved that it be recommended to Council that:**

1. Subject to consent being granted for the subdivision of Stoney Creek the Council accept the vesting of the proposed Lots 19 and 20 being 3910 m<sup>2</sup> as recreation reserve in lieu of the reserve land contributions payable for the proposed subdivision subject to the following works at the applicant's expense:
  - i. presentation of the reserve in accordance with Councils standards for reserves and any planting plan approved by Council's Parks Technical Officer prior to its implementation.
  - ii. a potable water supply point provided at the boundary of each reserve lot.
  - iii. 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.
  - iv. a twelve month maintenance period commencing from practical completion of the reserve improvements.
2. That there be no credit approved from the Reserve Improvement Contributions for the actual cost of the reserve development.

**8. Proposal to Vest Land, West Meadow Stage 5, Wanaka**

A report from Gordon Bailey (Parks Technical Officer) assessed the desirability of accepting the vesting of a reserve as part of the West Meadows – Stage 5 subdivision. The applicant was offering reserve land with an area of 975<sup>2</sup> in lieu of reserve land contributions payable for the Stoney Creek subdivision. The minimum reserve land to be vested for the 27 lot residential subdivision would be 742.5m<sup>2</sup>. The report recommended that the Council accept the vesting of the reserve.

**On the motion of Mr O'Connor and Mr Lloyd the Wanaka Community Board resolved that it be recommended to Council that:**

- 1. Subject to consent being granted for the subdivision of West Meadows – Stage 5 the Council accept the vesting of the proposed Lot 999, being 975 m<sup>2</sup> as recreation reserve in lieu of the reserve land contributions payable for the proposed subdivision subject to the following works at the applicant's expense:**
  - i. presentation of the reserve in accordance with Council's standards for reserves and any planting plan shall be approved by Council's Parks Technical Officer prior to its implementation.**
  - ii. a potable water supply point provided at the boundary of each reserve lot.**
  - iii. 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.**
  - iv. a twelve month maintenance period commencing from practical completion of the reserve improvements.**
- 2. That there be no credit approved from the Reserve Improvement Contributions for the actual cost of the reserve development.**

**9. Draft Wanaka Foreshore Reserve Management Plan**

A report from Gordon Bailey (Parks Technical Officer) proposed that a draft Reserve Management Plan be prepared for all of the Recreation or Local Purpose Reserve areas adjoining Lake Wanaka from Glendhu Bay to the Outlet Camp.

Questions were asked about the timeframe for preparing the plan. Mr Bailey advised that because the process included firstly a suggestions stage, it was likely that the draft plan would not be published for submission until late September. He agreed that it would not be concluded in this term of Council.

Members questioned the recommendation. It was noted that whilst the Board could not approve a Management Plan, it had delegated authority to publicly notify the intention to prepare a Management Plan. The recommendation was amended accordingly.

The recommendation to form a hearings panel was deleted from the resolution as the process would not be completed until after the election.

**On the motion of Councillor Cocks and Mr Kane the Wanaka Community Board resolved that in accordance with section 41(5) (c) of the Reserves Act 1977 the Council gives public notice of its intention to seek suggestions and prepare a Management Plan for the following reserve areas:**

Reserve	Valuation No.	Legal Description	Area (ha)	Classification	GN
Roys Bay	2905400100	Section 45 Blk III Lower Wanaka Parcel ID 3115890	1.9161	Recreation Reserve	1984 Pg. 4074
Roys Bay	2905400100	Section 31 Blk III, Lower Wanaka Parcel ID: 3059991	2.0866	Recreation Reserve	1984 Pg. 4074
Roys Bay to Marina	2905323300	Section 5 Blk XV TN of Wanaka Parcel ID 3021722	1.0823	Recreation Reserve	624441 1997 Pg. 3791
Roys Bay to Marina	2905323300	Pt Section 7 Blk XV TN of Wanaka Parcel ID 3107448	0.4407	Recreation Reserve	1983 Pg. 2499
Roys Bay to Marina	2905323300	Section 11 Blk XV TN of Wanaka Parcel ID 3167990	4.1933	Recreation Reserve	1984 Pg. 4074
Roys Bay to Marina	2905323300	Section 13 Blk XV TN of Wanaka Parcel ID 3107283	0.0213	Recreation Reserve	624441 1997 Pg. 3791
Roys Bay to Marina	2905323300	Section 11 and Part Section 7 Blk XV TN of Wanaka	4.6363	Recreation	624441
Wanaka Marina	2905207000	Section 6 Blk XV TN of Wanaka Parcel ID 3079297	0.6636	Recreation Reserve	1983 Pg. 2499
Wanaka Marina	2905207000	Section 9 Blk XV TN of Wanaka Parcel ID 3110966	.01230	Recreation Reserve	1983 Pg. 2499
Wanaka Marina	2905207000	Section 14 Blk XV TN of Wanaka Parcel ID 3077150	.01472	Recreation Reserve	1986 Pg. 4858
Wanaka Station Park	2905401400	Lot 1 Deposited plan 16152	3.3106	Recreation Reserve	
Wanaka Station Park	2905401400	Lot 14 DP 26147 Parcel ID 3602639	0.3843	Recreation Reserve	

<b>Reserve</b>	<b>Valuation No.</b>	<b>Legal Description</b>	<b>Area (ha)</b>	<b>Classification</b>	<b>GN</b>
Waterfall Creek to Wanaka Station Park	2906122600	Section 46 Blk III Lower Wanaka SD Parcel ID 3020949	11.829 2	Recreation	1984 Pg. 4074
Outlet Reserve – In Camp	2905100100	Section 59 Blk XIV Lower Wanaka SD Parcel ID 3129915	43.911 4	Recreation Reserve	2000 Pg. 1082 5008059 .2
Beacon Point	2905102201	Section 71 Blk XIV Lower Wanaka SD Parcel ID 3063039	6.5000	Recreation Reserve	2000 Pg. 1082 5008059 .2
Damper Bay to Waterfall Creek	2906122501	Section 12 Blk XIII Lower Wanaka SD Parcel ID 3128331	34.979 1	Recreation Reserve	2000 Pg. 1082 5008059 .2
Damper Bay to Waterfall Creek	2906122501	Section 18 Blk XIII Lower Wanaka SD Parcel ID 3042831	43.208 9	Recreation Reserve	2000 Pg. 1082 5008059 .2
Glendhu Bay East	2906122501	Pt Section 4 BLK XV Lower Wanaka	53.705 2	Recreation	2009 Pg. 1231
Damper Bay	2906122501	Section 18 Blk XIII Lower Wanaka SD	53.705 2	Recreation	2000 p Pg. 1082
Beacon Point Wanaka	2905100601	Lot 118 DP 27003	.9283	Local Purpose Utility Reserve	
Beacon Point Wanaka	2905100604	Lot 2 DP 325889	.3186	Local Purpose Reserve (access) (pedestrian)	
Eely Point	2905155700	Section 29 Blk XIV Lower Wanaka SD Parcel ID 3031764	4.6987	Recreation Reserve	1983 Pg. 2499
Eely Point	2905155700	Section 1543R Blk XIV Lower Wanaka SD Parcel ID 3161083	4.0088	Recreation Reserve	1983 Pg. 2499
Glendhu Bay - above Camp Ground	2906122901	Pt Section 3 Blk XV SD Lower Wanaka Parcel ID 7075252	2.0993	Recreation Reserve	1985 Pg. 4323 348998
Glendhu Bay (West) Reserve	2906123004	SECTION 14 SO 347712	0.8100	Recreation	2008 Pg. 4098
Glendhu Bay Foreshore	2906122901	Section 2 Blk XV Lower Wanaka SD	12.535 7	Recreation	1985 Pg.4323
Glendhu Bay	2906122901	Section 1 Blk XV Lower Wanaka SD	12.535 7	Recreation	1985 Pg. 4323



Reserve	Valuation No.	Legal Description	Area (ha)	Classification	GN
Camping Ground					
Glendhu Bay	2906121403	Section 4 SO 332310	5.8901	Recreation	2009 Pg. 2428
Walkway					
Car park					
Damper Bay	2906121403	Section 6 SO 332310	5.8901	Recreation	2009 Pg. 2428
Waterfall Creek	2906122501	Section 12 Blk XIII Lower Wanaka SD	53.705 2	Recreation	2000 Pg. 1082
Track					
Waterfall Creek	2906122601	Section 17 Blk XIII Lower Wanaka SD	1.8500	Recreation	1988 Pg. 2176
Track					
Waterfall Creek	2906121701	Section 4 SO 24934 (Crown)	6.8275	Recreation	C/T OT19C/ 175
Track					

## 10. Infrastructure Services Monitoring Report

A report from members of the Infrastructure Services team updated the Board on the performance and key issues within the Council's infrastructure Services. Mr Darby and Ms Evans joined the table and commented on matters contained in the report.

Mayor van Uden expressed concern that there were unspent renewals of \$289,278.

There was further discussion about who should represent the Board/Council at the transportation review workshops.

**On the motion of Councillor Battson and Mr O'Connor the Wanaka Community Board resolved that the report be noted.**

*The meeting concluded at 10.21 am.*

**CONFIRMED AS A TRUE AND CORRECT RECORD**

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**CHAIRPERSON**

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**DATE**

