

**Wanaka Community Board
18 November 2014**

Minutes of a meeting of the Wanaka Community Board held on Tuesday 18 November 2014 in the Armstrong Room, Lake Wanaka Centre, Ardmore Street, Wanaka commencing at 10.00am

Present

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

In Attendance

Mrs Joanne Conroy (Property Manager, APL Property Ltd), Mr Mike Weaver (Manager, Parks Operations), Ms Trish Wrigley (Parks and Reserves Officer), Mr Rob Darby (Team Leader, Infrastructure Asset Performance) and Ms Jane Robertson (Governance Advisor); three members of the media and four members of the public

Karakia/Prayer

The meeting commenced with a karakia spoken by Ms Brown.

Apologies

There were no apologies.

Councillor MacLeod requested a leave of absence from 7 to 17 December 2014.

Declaration of Conflicts of Interest

There were no conflicts noted.

Public Forum

1. Grant Fyfe

Mr Fyfe advised that he was speaking on behalf of Skip Johnson who was the owner/operator of Wanaka Fire Wood Ltd. Mr Johnson's application to lease Council land on Riverbank Road for a firewood yard was an item on the Board's agenda. The proposal was to process firewood off site and deliver it to the site for collection by customers. The site had no services and none were required although Mr Johnson intended to install a Portaloo on the site.

Mr Fyfe observed that the application had sought a five year lease with three rights of renewal of five years, but the recommendation was only for a single five year term. He asked that the Board reconsider this as there would be some expense involved in Mr Johnson establishing the operation, including obtaining resource consent, and it would be disappointing for the

lease to be terminated after 5 years if he had built up a successful business.

Members noted that two tenders to use the land had been received and Mr Johnson was asked if he would be prepared to accommodate the other activity on the site. He indicated his wish to have overall control of the site, but stated that he might be amenable to others using the space if there was sufficient room. Members observed that the other activity would only require a very small area.

2. Grant Ruddenklau

Mr Ruddenklau advised that he represented the Upper Clutha A&P Society and wished to address the Board about the society's application for a new lease to accommodate a new building on the showgrounds. He noted that the Wanaka A&P Show was a very important event in the local calendar and it provided major economic and other benefits to the town. Following the demise of the original building in 2006, a replacement had been built hastily so that there would be a facility in time for the 2007 show. This second building was smaller than the original and it was now too small for the society's purposes. They sought to replicate the footprint of the original pavilion and proposed to do so by extending both ends of the present building. This would allow equipment that was currently stored outside to be accommodated indoors. A 33 year lease was sought to provide future certainty for the society.

In reply to questions from the Board, Mr Ruddenklau confirmed the following:

- The building needed to be extended at both ends to provide for a workable access point for loading equipment into the building.
- The proposed building was no larger than the original building and was the same height as the current building.
- The proposal would allow the society to consolidate four existing buildings on the site.
- The building would also house equipment belonging to the Coastguard and Wanaka Rowing Club.
- One key aim of the proposal was to store all the society's equipment inside, some of which was currently outside.
- Two of the other buildings on the site did not belong to the society and he did not know who owned them or what they housed.

3. John Wellington

Mr Wellington expressed concern about the Council's decision to discontinue proceedings with Hunter Valley Station over public access across Meads Road. He noted that the road had been originally constructed when the lake level had risen and its purpose was to provide access to Kidds Bush. At the time of construction, a small section of the roadway had not been gazetted or regularised and this section remained under dispute today. He observed however, that the road had been built and maintained with public funds for 50 years and the landowner was now using public access over it as leverage on a dispute with other public bodies.

Mr Wellington asserted that the Council had been representing the community's interest in seeking to secure public access over the road, but a change of staff had resulted in a loss of institutional knowledge and the decision to walk away to save money. He stated that the Council's decision was ultimately a concession that Meads Road was a private road which the landowner could close at any time. He believed that this was fundamentally wrong because it was a public road and set a terrible precedent for other roadways within the district. He considered that walking away was not an option and it was a point of principle that the Council should defend the case. He asked the Board to give further consideration to his points.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

A correction was made to the spelling of 'Ayre.'

On the motion of Mr O'Connor and Mr McRobie it was resolved that the minutes as amended of the Wanaka Community Board meeting held on 13 October 2014 be confirmed as a true and correct record.

Councillor Lawton abstained from voting as she was not present at the meeting.

Members noted that representatives of official groups speaking at the Public Forum needed to state their position within the organisation and to indicate if they were its official spokesperson.

1. New Ground Lease – Riverbank Road – Wanaka Firewood Ltd (WCB14/11/01)

A report from Dan Cruickshank (Senior Property Manager, APL Property Ltd) assessed an application for a lease over Council land in Riverbank Road from Wanaka Firewood Ltd to use the site as a firewood yard. The proposal had been one of two responses received and had been assessed as being the more appropriate use. The report recommended that a lease be granted for five years for a cost of \$5,200 + GST per annum.

Mrs Conroy joined the table to speak to this report and the item following. She confirmed that the other tenderer had only wanted a small area of the total site but she believed that the lease should be awarded to Wanaka Firewood Ltd in the first instance, with the option to sublease to the other party at some stage in the future. She noted that

the lease term of five years with no right of renewal had been recommended because there was uncertainty about whether the Council may need the site for its own purposes in coming years. However, she acknowledged the concern expressed in the Public Forum about the cost of getting the business running with no certainty of tenure, and she suggested that the recommendation be amended to include a right of renewal for a further five years, with the agreement of both parties. This course of action was supported by the Board.

Members asked that the conditions of the proposed lease as set out in paragraph 7 be included in the resolution.

Mrs Conroy confirmed that maintenance of the site to an acceptable standard would be addressed in the lease terms. She added that site access would be clarified in the resource consent and it was possible that this would result in the existing gates being moved.

On the motion of Councillors Lawton and MacLeod the Wanaka Community Board resolved to recommend to the Queenstown Lakes District Council that the intention to grant a new licence to Wanaka Firewood Limited over approximately 5000 square metres of section 37 Block III Lower Wanaka SD, to operate a firewood yard be notified subject to the following conditions:

Commencement: Tbc, once resource consent is obtained (but no later than 30 June 2015):

Rent \$5,200 per annum plus GST:

Term 5 years, with a right of renewal of another 5 years on the agreement of both parties;

Rent reviews 1 and ½ yearly;

Use Loading and unloading firewood, sale of firewood;

Limitations Firewood not to be processed on site;

Insurance Lessee to provide public liability insurance and approved health and safety plan prior to occupying the site.

2. New Ground Lease and New Building – Upper Clutha A & P Society (WCB14/11/02)

A report from Dan Cruickshank (Senior Property Manager, APL Property Ltd) assessed an application from the Upper Clutha A&P Society for a new lease to accommodate a new building on the showgrounds site. The report recommended that the lease be granted for a term of 33 years.

Mrs Conroy advised that the decision to extend the building at both ends was a compromise that the A&P Society had reached after

considering various other options. She added that efforts were in train to identify the owners of the two unidentified sheds on the site. She noted however that basic checks had been undertaken to ensure there was no risk of fire from deteriorated electrical connections.

Councillor Lawton advised of a concern conveyed to her from a member of the public about the increased size of the building on the site, which took up more of the green space. This person had also questioned whether having the A&P Show and Society administration on the site was the best use of the land. It was noted however, that the proposed new building had a footprint very similar to the original building.

Councillor Cocks corrected a detail in the report, stating that the formal name of the area was the Wanaka Recreation Reserve and the name 'Wanaka Showgrounds' was only an informal title.

Members observed that a condition of being permitted use of the reserve was that the building should also be available for use by other community groups. Mrs Conroy confirmed that arrangements were already in place with the Wanaka Coastguard and Wanaka Rowing Club and arrangements with other groups were being investigated.

It was noted that a hearings panel for this application and the previous item would be appointed at the next Council meeting.

On the motion of Mr Lloyd and Mr O'Connor the Wanaka Community Board resolved to recommend to the Queenstown Lakes District Council that the intention to grant a new lease to the Upper Clutha A & P Society over approximately 930 square metres of part section 12 block XV Town of Wanaka to construct a building extension be notified subject to the following conditions:

Commencement: 1 April 2015;

Rent: Pursuant to the Community Pricing Policy

Term: 33 years;

Rent Reviews 2 yearly

Use: Other terms and conditions to reflect current lease;

**Limitations: Current lease to be surrendered;
Resource consent being granted.**

3. Chair's Report (WCB 14/11/03)

A report from the chair contained the following items

- Updates on draft Bylaws due for adoption
- Public meeting re Southern District Health Board Strategic Health Services Plan
- Wanaka Community Pool
- Meads Road

Councillor Cocks provided an update on the Glendhu Bay Boat Ramp and Councillor Lawton on the District Plan review. Councillor Cocks confirmed that work was due to commence on the ramp soon and it was still intended that it be completed before Christmas. Councillor Lawton detailed the chapters of the District Plan reviewed to date and those still to be undertaken, after which the whole would be notified for public consultation in May 2015.

The Chair noted that the Council's consultation on future Wanaka swimming facilities would close on Friday and asked members to encourage people to make submissions.

There was further discussion about the current stance taken on public access over Meads Road. It was noted that the Board had always supported maintaining public access. Councillor Cocks suggested that the matter be raised again with the General Manager, Legal and Regulatory.

Individual reports were given by each member on community meetings recently attended. As the final stage of the Gigatown competition approached, all were encouraged to register to vote and to disseminate this message to as many as possible. Some disappointment was expressed about the sudden closure of the upper section of the walking track at Albert Town and the need for it to be reopened as soon as possible. A request was made for staff to ensure the barbecue on the Albert Town domain was connected before the community Christmas Party and for a roof to be installed over it.

**On the motion of Councillor Lawton and Mr McRobie
it was resolved that the Wanaka Community Board
note the report.**

4. Monthly Report for Month ended 30 September 2014 (WCB 14/11/04)

Consideration was given to the Council monthly report for the month ended 30 September 2014.

Mr Weaver, Ms Wrigley and Mr Darby joined the table and responded to questions related to their areas of responsibility. There was general discussion about projects currently underway. Members expressed a desire to meeting with NZTA representatives to discuss the design of the intersection between the Wanaka Sports Facility and State Highway 6 as they believed that there could be problems with sun strike.

Mr Darby confirmed that there would be a delay in constructing the build-out on Ardmore Street adjacent to the Lake Bar and Trout because of the need to renew underground piping. He undertook to liaise with Councillor Cocks when he had more information about the expected timeframe for construction. He also undertook to provide an update for the Board's infrastructure workshop scheduled for 3 December on when the Brownston Street parking would be completed.

The meeting concluded at 12.00pm.

Confirmed as a true and correct record:

Chairperson

Date