

**Wanaka Community Board
21 October 2015**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 19 August 2015 beginning at 10am

Present:

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

In attendance:

Mr Peter Hansby (General Manager, Infrastructure and Property), Mr Denis Mander (Principal Planner, Infrastructure), Ms Melanie Heather (Environmental Consents Officer), Mr Rob Darby (Project Manager) and Ms Jane Robertson (Governance Advisor); 10 members of the public and 5 members of the media

Karakia/Prayer

The meeting commenced with a karakia spoken by Ms Brown.

Apologies

There were no apologies.

Councillor MacLeod sought a leave of absence from 9 to 23 November 2015.

**On the motion of Councillor Lawton and Mr Lloyd the
Wanaka Community Board resolved that the request
for leave of absence be approved.**

Public Forum**1. Dame Sukhi Turner, Mrs Devon Hotop and Mrs Yeverley McArthy**

Dame Sukhi provided an update on the Wanaka Community House, reminding the Board of its 2014 resolution to support the project. She noted that it was becoming evident that the facility was desperately and there were a large number of potential users. The project had attracted the help of a number of funding agencies keen to help and funding the development should not be a problem. She noted that assistance recently received from the Ministry of Social Development for capability building had come at the right time in the development as this would enable the Trust to procure professional assistance to develop a business plan and suite of governance policies. Consultants would also help with operational management issues including advertising available space, executing lease agreements, developing policies and procedures for using the facilities and bedding down the organisational culture. It was intended to be an affordable place for community groups to use and it was hoped that it would become a hub for the community.

Councillor Lawton asked if the Community House Trust would be seeking on-going financial support from the Council. Dame Sukhi stated that the Trust

had twice approached the Council for a grant of \$50,000 which she considered was a token amount. She noted that it was hoped to keep the project debt-free, which would help to keep rents affordable. She believed that the Council could contribute funding for a facility manager and rates relief would be another way of helping the Trust.

Councillor Cocks suggested that information about the Council's rates relief policy be provided for the Trust.

2. Graeme Todd

Mr Todd advised that he appeared for Jim Cooper, owner of the Devon Dairies Farm and a party to the agenda item 'Hawea Unformed Legal Roads'. He noted that since the development of the farm, issues had arisen about public access to the Hawea and Clutha Rivers. The Coopers had offered to address access to the Clutha River by providing land which would become new unformed legal roads accessing the river, whilst two other easements and a corridor for services would facilitate the draining of sewage. Mr Todd stated that the Cooper family remained committed to this project and to facilitating access and the proposed solution as set out in the officer report would also provide access to an area which would be reserved for conservation purposes. Overall, it was a win-win situation for the community and the owners.

Ms Brown conveyed the Community Board's thanks to the Coopers for their part in the successful resolution of the access issues.

3. Dan Ray and Ian Cole, Clutha Fisheries Trust;

John Barlow, Otago Fish and Game Council and self

Mr Ray and Mr Cole expressed support for the Kane Road land swap on a like-for-like basis. They acknowledged the length of time taken to get to this point, but observing that with the projected growth of Wanaka in the future it would be a magnificent recreational resource for the community for many generations to come.

Mr Ray also acknowledged in particular the major part played by Denis Mander in bringing about resolution between the parties.

Mr John Barlow addressed the Board on his own behalf and also as a representative of the Otago Fish and Game Council. He supported the previous speakers in their praise of the outcomes, noting that the result highlighted the value of unformed legal roads, as opposed to the use of easements for gaining access. He believed that the principle of swapping a legal but unformed road for the same thing was a sound one, acknowledging that easements had their place but swapping like-for-like was a better option.

Councillor Cocks expressed thanks to the Clutha Fisheries Trust and the Otago Fish and Game Council for their own contribution to this process.

4. Paul Cunningham, Chair, Hawea Community Association

Mr Cunningham endorsed the proposal for the Hawea unformed legal roads and congratulated all parties in bringing the matter to a successful conclusion.

5. Mike O'Connor

Mr O'Connor addressed the Board as a member of the Upper Clutha Rugby Club Committee about proposed changes to the club building. He noted that the club was experiencing major growth and the current building facilities were not now adequate. Although a sporting centre, the building was also a social hub of the community and the club wanted to develop a new building to fulfil its future needs. The club had a 30 year lease to occupy the land and sought the Board's support for the project, which would assist with funding applications planned. Formation of the 'Showgrounds/Community Sports Centre Charitable Trust' to run the building would bring another 3-4 members into the project, and it was intended that these new recruits would also bring professional skills (lawyer, accountant) to the group.

It was noted that use of the rugby club grounds for soccer would eventually cease when new sportsfields were available at Three Parks but the Rugby Club intended to stay in its present location.

Mr O'Connor advised that the rugby club had discussed its plans with the camping ground, showgrounds and the Council about the best possible location for the new building and he believed that remaining in the area adjacent to the rugby ground was the best option.

A question was raised about possible collaboration with the A&P Society and whether the availability of the rugby club rooms for private functions conflicted with the facilities to be provided by the Wanaka Community House. In response, Mr O'Connor stated that the rugby club and community house buildings fulfilled different functions. In relation to the A&P Society's building plans, he agreed that there could be some options for collaborating but pointed out that the A&P Society proposal was specifically to develop its own offices.

On the motion of Councillor Lawton and Mr McRobie the Wanaka Community Board resolved to suspend Standing Orders to extend the Public Forum beyond 30 minutes.

6. Heather Thorne

Ms Thorne addressed the Board about public access over Mead Road, pointing out that it was now very close to Christmas and she hoped that a solution would be in place by that time. She also hoped that the Board continued to seek a permanent solution that provided year-round access.

Ms Brown advised that agreement had been reached to open the roadway from 18 November until Easter 2016 and she hoped a permanent solution could be secured over this time.

On the motion of Councillor Lawton and Mr McRobie the Wanaka Community Board resolved that Standing Orders be reinstated.

Declarations of Conflicts of Interest

No declarations were made.

Confirmation of Agenda

On the motion of Mr McRobie and Mr Lloyd the Wanaka Community Board resolved that the agenda be confirmed without addition or alteration.

Confirmation of Minutes

A correction was made to the name of a speaker in the Public Forum: 'Jamie Hutter'.

On the motion of Mr O'Connor and Councillor Lawton the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 19 August 2015 as amended be confirmed as a true and correct record.

Councillor MacLeod abstained from voting because he was not present at the meeting.

1. **Hawea Unformed Legal Roads**

A report from Denis Mander (Principal Planner, Infrastructure) presented a proposal for the stopping and vesting of unformed legal roads in Hawea. The proposal was the basis of an agreement between the Council, Clutha Fisheries Trust, Upper Clutha Tracks Trust and Mr JW Cooper of Devon Dairies Ltd and would deliver significantly improved public access to the Clutha River as well as enhancing the Upper Clutha track network.

Mr Mander joined the table. On behalf of the Board, the Chair reaffirmed the appreciation expressed in the Public Forum for Mr Mander's work on the project. She also commended the way in which he had kept the Board informed all the way through the process. Mr Mander acknowledged the good will of all the parties involved in such a prolonged negotiation process and the way in which they had brought the matter to a successful conclusion.

There were further questions and discussion about locations for carparking, responsibility for funding new track development, the purpose of the planned underpass/overpass and the recommended new bylaw to restrict general vehicles from using unformed legal roads. Mr Mander detailed the next steps in the process, noting that once approved by Council, the Chief Executive would be delegated authority to sign the agreement and this should occur by early December. The legal process of landswaps and vesting of roads could take up to three months and it may be early 2016 before fencing could be undertaken. He added that there may be the need for a resource consent for the Kane Road link because of the earthworks involved and this was currently being explored with consultants. He stressed however that the ultimate purpose was to improve access and he anticipated that there would eventually be greater use of the networks in the area as a result.

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

1. **Note the contents of this report; and**
2. **Recommend to Council that it approves the principles of an agreement as set out in Attachment A to these minutes for the implementation of the proposal for stopping and vesting of roads, and creation of easements in Hawea.**

2. **Wanaka Airport Water Safety Plan**

A covering report from Melanie Heather (Environmental Consents Officer) introduced the Wanaka Airport Water Safety Plan for endorsement prior to submitting it to Public Health South.

Melanie Heather and Rob Darby joined the table. Ms Heather confirmed that similar plans had already been prepared for Queenstown and Wanaka and were now due for renewal. The Board commended her for the comprehensive detail of the plan presented.

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

1. **Note the contents of this report; and**
2. **Authorise the Council to submit the Wanaka Airport Water Safety Plan to Public Health South.**

3. **Wanaka Parking Changes – Appointment of a Hearings Panel**

A report from Denis Mander (Principal Planner, Infrastructure) proposed the appointment of a panel of all members of the Wanaka Community Board:

- a. hear feedback on the parking changes roads and parking areas in and adjacent to the Wanaka town centre, and
- b. recommend parking changes to the November meeting of Council.

The report noted that having all members of the Board on the hearings panel would avoid the need for the matter to return to a Board meeting before Council consideration, thereby allowing the recommendation to be presented to the November Council meeting

Mr Mander advised that submissions had recently closed with 157 lodged on line and a further 12 submitted via letter/email. He noted that about 12 wished to be heard and considered that a morning hearing would be sufficient.

Members questioned the proximity of the proposed hearing date of 4 November and staff undertook to examine alternatives which would still allow the matter to be presented in the desired timeframe.

On the motion of Mr Lloyd and Councillor Lawton it was resolved that the Wanaka Community Board:

1. **Note the contents of this report; and**

- 2. Appoint all Board members, of which a minimum of four members are required, to hear feedback on the proposed parking changes and prepare a hearings panel report for Council consideration in November.**

4. Temporary Road Closure – Challenge Wanaka Event 2016

A report from Blake Hoger (Property Manager, APL Property Ltd) assessed an application for a series of temporary road closures for the Challenge Wanaka event scheduled for Thursday 18 February 2016 to Sunday 21 February 2016.

Mr Hansby presented the report on behalf of APL Property Ltd. Members particularly commended the report summary of changes to the proposed road closures in 2016 from those put in place for the 2015 event.

Councillor Lawton noted that despite the various publicity measures before the event, it still created a major disruption in the town and she believed that a way of addressing this was to encourage people not to drive to town. She considered that an event of this nature provided a great opportunity to promote cycling as an alternative transport option and that extra bicycle parking should be provided to support this. The Chair suggested that these ideas be discussed directly with the Challenge Wanaka event manager and she asked the Governance Advisor to arrange this for a future Board workshop.

On the motion of Councillor Cocks and Mr Lloyd it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Approve the temporary road closure application for the Challenge Wanaka 2016 event subject to the following conditions:**
 - a. Approval of the final Traffic Management Plan by QLDC Infrastructure prior to the event taking place.**
 - b. Local 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. A reminder notice advising of the duration and dates of the closure to be 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.**
 - e. 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.

- f. 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.
 - g. 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.
3. Authorise the following schedule of temporary road closures:

Infrastructure build up and breakdown

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

Period of Closure: 0800 Thursday 18 February
2016 to 1800 Sunday 21 February 2016

**Infrastructure build up and safe passage of
athletes including Junior Challenge**

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

Period of Closure: 1200 Friday 19 February
2016 to 0300 Sunday 21 February 2016

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

Period of Closure: 1200 Friday 19 February
2016 to 0300 Sunday 21 February 2016

**Infrastructure Build Up and safe passage of
athletes**

Roads to be Closed: Ardmore Street from Helwick
Street to Lakeside Road

Period of Closure: 0300 Saturday 20
February 2016 to 0300 Sunday 21 February 2016

**For Challenge Wanaka for safe passage for
athletes and motorists**

Roads to be Closed: Single lane closure of Mount
Aspiring Road from Meadowstone Drive to
Hospital Flat

Period of Closure: 0645 to 1200 Saturday 20
February 2016

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

Period of Closure: 0645 to 1730 Saturday 20 February 2016

Roads to be Closed: Single lane closure of McDougall Street from Faulks Terrace to Ardmore Street (traffic flow as usual out of town)

Period of Closure: 0830 to 1730 Saturday 20 February 2016

Closure to allow safe transition of Cyclists at Aid Station

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

Period of Closure: 0830 to 1700 Saturday 20 February 2016

5. Chair's report

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

- Cardrona Water Wastewater
- Project Groundswell
- Mead Road
- Wanaka Sports Facility
- Wanaka Community Pool Development
- Wanaka Recreational Reserve: Reserve Management Plan
- Wanaka Lakefront Development Plan
- Proposed District Plan
- Mt Burke
- Lease for Wanaka Watersports Facility Trust
- Proposal to vest reserve land: Contact Energy Ltd

Mr Darby joined the table and commented further on the Cardrona water/wastewater development. There was further discussion about the funding implications. Mr Darby noted that costs had not been defined at this stage and one of the key factors in determining this was the funding model that would be employed.

Mr O'Connor left the meeting at 11.12am.

It was noted that a report was expected within coming weeks about the type of end product Project Groundswell would discharge and how this would be disposed of.

In relation to Mead Road, the Chair acknowledged the regular updates that she had received from the Council's Senior Solicitor, Michael Walker. She stated that recent agreement to open the roadway to the public after lambing until Easter 2016 was positive and she hoped that this interlude would provide an opportunity to conclude negotiations about long-term public access.

A question was raised about future maintenance responsibility for Mead Road.

Councillor Cocks suggested that the Board undertake a site visit to the Wanaka Sports Facility construction site. Members agreed that this would be valuable and it was agreed that such a visit should be arranged.

Mr O'Connor re-entered the meeting at 11.17am.

Councillor Cocks updated the Board on fundraising strategies for the new Wanaka Community Pool.

Members questioned staff plans to seek public feedback on the Wanaka Lakefront Development Plan over February-March 2016, suggesting instead that consultation should commence over Christmas/New Year to encourage comment from non-residents who were only in Wanaka over the holiday period. Members commended staff efforts earlier in the year to engage with people outside the Wanaka New World and suggested that this could be employed again. Other ideas such as having Council representatives at boat-ramps and playgrounds over the summer holiday period were raised, as this would encourage specific comment about how lakefront facilities functioned at this critical time of year.

Members provided verbal reports on community activities in which they had been involved in recent weeks. The following action points were noted:

- It was noted that the centenary of the Red Bridge at Luggate would be celebrated over Labour Weekend. Members observed the major contribution made by Graham Taylor to the preservation of this amenity and the celebrations.
- Councillor Lawton asked for affected parties to be updated on the land slip at Albert Town. She undertook to liaise with Mr Hansby to discuss who should be contacted on this matter.
- Mr O'Connor stated that an RFS had been raised to address the poor condition of Boundary Road/Mt Barker Road but this had been ineffective and a longer term solution such as Otta seal was needed. The Chair suggested that the Board consider priorities for minor safety works at the next infrastructure workshop.
- It was noted that there had been various changes to the staffing structure of the Council and it was suggested that the provision of an updated organisational structure chart would be helpful.
- Mr O'Connor suggested that the Board support the programme for a smoke detector to be installed in every rental property. He believed that this could be extended to Board support for minimum standards for rental properties.
- Information was sought on when the Pembroke Park redevelopment project would commence.

Mr O'Connor left the meeting at 12.23pm.

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

The meeting concluded at 12.28pm.

Confirmed as a true and correct record:

Chairperson

16 December 2015