

**Wanaka Community Board
16 March 2016**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 16 March 2016 beginning at 10am

Present:

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

In attendance:

Mr Peter Hansby (General Manager, Property and Infrastructure), Mr Blake Hoger (Property Manager, APL Property Ltd) and Ms Jane Robertson (Governance Advisor); 2 members of the public and 6 members of the media

Karakia/Prayer

The meeting commenced with a karakia spoken by Ms Brown.

Apologies

Apologies were received from Councillor Ella Lawton (on approved leave of absence) and from Councillor Lyal Cocks.

**On the motion of Councillor MacLeod and Mr
O'Connor the Wanaka Community Board resolved that
the apologies be accepted.**

Public Forum

1. Gerald Harraway and Mike Williams

Mr Harraway and Mr Williams presented a proposal on behalf of the Wanaka Water-ski Club for a purpose-built Wanaka Water-ski Lake Facility. The club had been searching for a site for some time and had identified a parcel of Council reserve land neighbouring the proposed salmon farm north of State Highway 6, currently leased for grazing. The club had about 40 members and had a permanent area to use in Lake Wanaka but needed a dedicated water-ski facility because other boat traffic on the lake was making it unsafe for water-skiers, so much so that it was difficult to train even in the early morning or late evening. They asserted that it was simply not practical to train competitive skiers on a public lake.

The club possessed skiers of considerable talent and with access to suitable training and coaching and facilities there was the potential to develop internationally competitive skiers. Private lakes built for water-skiing were long and narrow and were very safe as only one boat at a time was permitted to be in use. The project would be self-funded by the club and there was local expertise available to assist with the build. It would be an asset to the town and would allow the club to host regional and national competitions and attract professional

coaches. The group now wished to initiate consultation with the Council about developing a lake at this site and discuss the options for using the land and the smooth running of the consenting process.

In reply to various questions, the speakers commented as follows:

- It was not anticipated that noise would be a major factor as the boats were built to create minimal noise and there would only ever be one boat in use at a time. Noise testing indicated that it was a lower level than the noise emitted by a car.
- Access to the site would be from just below the present sewer ponds (past the Albert Town Tavern). Access would not be directly off the state highway.
- The lake would only be about two metres deep.
- Water would come from ground water already present below the surface. Camerons Creek was also in the vicinity.
- It was a no-build zone and a permanent building was not anticipated; a small portable building may be considered for the site.
- The club had held no discussions to date with the current lessee of the land but some of it could still be used for grazing as the whole parcel would not be needed for the proposed lake.

The Chair observed that there were tracks planned for this area and the proposed lake would need to be considered alongside what was planned for the track network.

Declarations of Conflicts of Interest

No declarations were made.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

Mr Lloyd clarified that the area he had understood was the priority for Ballantyne Road seal extension was 'where Boundary Road met Ballantyne Road, at the area commonly known as Four Corners.'

A correction was made to the spelling of a speaker's name in the Public Forum: 'Chrissie Thomson'.

On the motion of Mr Lloyd and Mr McRobie the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 10 February 2016 as amended be confirmed as a true and correct record.

- Clarification was sought on whether the date for an open day for the public at the Wanaka Sports Facility site had been set.
- The Chair expressed the view that the position of the stand at the A&P Show had limited its value and there may be better ways of promoting the Board and Council activities at the show.

1. **New Licence for Fire Service Siren at Lismore Park**

A report from Joanne Conroy (Property Manager, APL Property Ltd) assessed an application from the New Zealand Fire Service to locate a fire siren on Lismore Park. A new site was needed because the Fire Service would soon occupy new premises in Ballantyne Road and the location did not give great coverage for the siren. Accordingly, an alternative site had been identified. The proposal had received resource consent to relocate the Wanaka fire/civil defence siren to this location and to breach noise standards following a publicly notified application. The report recommended that a licence be granted subject to several recommended conditions.

This and the following report was present by Mr Blake Hoger of APL Property Ltd.

Councillor MacLeod asked if the pole would be climbable. It was suggested that to ensure this did not occur, something be placed around the base to prevent access.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council that a new licence be granted to the Fire Service on Lismore Park for a new aerial and siren subject to the following conditions:**
 - a) Commencement 1 April 2016**
 - b) Term Five years**
 - c) Rent – Pursuant to the Community pricing Policy – initially \$1 per annum**
 - d) Reviews – Five-yearly**
 - e) Renewals – Three of five years each by agreement of both parties**
 - f) Termination – Council to give twelve months written notice of termination if the siren and/or pole have to be removed to facilitate Council's utilisation of the land for other purposes.**
 - g) Insurance – The Fire Service to provide \$2 million public liability insurance.**

2. **Right of Way Easement, 299 Dublin Bay Road**

A report from Blake Hoger (Property Manager, APL Property Ltd) assessed an application for a right-of-way easement to formalise an existing access way to 299 Dublin Bay Road. The report noted that Council had the opportunity to decline the easement and insist the land be returned to passive recreational use. Accordingly, if the Council was of a mind to grant the easement, the report recommended that the Council's intention to do so be publicly notified.

Mr Lloyd opposed the recommendation to publicly notify the application. Mr McRobie supported this view as he did not consider it would be of great interest to the general community. Mr Hoger stated that in the circumstances it had been considered valuable to provide the opportunity for the public to comment. Mr Hansby noted that the approach generally favoured was to consult where possible.

On the motion of Councillor MacLeod and Mr O'Connor it was resolved that the Wanaka Community Board:

- 1. Note the contents of the report;**
- 2. Approve notification of the intention to grant a Right of Way Easement over Council Reserve Land (Part Section 28 Blk V Lower Wanaka SD) in favour of the proprietors of 299 Dublin Bay Road (Lot 1 DP 24442).**

Mr Lloyd abstained from voting.

3. **Chair's Report**

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

- Cardrona Water and Wastewater
- Ballantyne Road: proposed community meeting on 30 March
- Wanaka Golf Club: underpass connecting holes 9 and 10
- Wanaka Civic Centre concept
- E-coli Contamination of Lake Hawea Township's Water Supply – update on community meeting held on 15 March 2016
- Wanaka Sports Facility and Pool
- Wanaka Lakefront Development Plan
- Lease for Watersports Facility Trust

a) Ballantyne Road

Ms Brown stated that she had asked for the Council's roading engineers to prepare some different options for further discussion at the meeting planned for 30 March. These included:

- Retention as a residential road
- Change to a collector route
- Improve Riverbank Road intersection
- Closure to heavy traffic
- Assessment of traffic volumes if it was upgraded

She noted that all had funding implications and it was important to convey that the solution was not a simple 'yes/no' decision.

Members observed that the 50 km/h speed restriction had reduced the reported accident rate and altered the dynamics of the road. It was noted in any case that it was unsafe to exceed this speed on the gravel section because of the severe corrugations and a request was made for grading to be undertaken urgently. Mr Hansby reported that grading of Ballantyne Road was scheduled to happen that day.

Ms Brown noted that she would organise a mail drop over the area in liaison with the Chief Engineer prior to the public meeting.

b) Wanaka Golf Club: Underpass between holes 9 and 10

Ms Brown noted that the Wanaka Golf Club was seeking Board support for this initiative. The view generally was that support could be offered if it was dual use and was consistent with the traffic strategy for the area.

c) Letter from Alpine Community Development Trust re Wanaka Civic Centre concept

Councillor MacLeod noted that the Chair's report favoured referring the letter for a staff report about the feasibility of and a timeline for a combined Council office, library, town hall and community house, but asked that the suggestion not be progressed further until the outcome of the Community House project, currently going through the consenting process, was known.

d) Lake Hawea Water Meeting

Ms Brown reported that 68 people had attended the meeting held the previous evening to discuss the Hawea water supply and the recent E-coli contamination. Ms Brown noted that all at the meeting had opposed the Council using any level of chlorine dosage in the water, even if this occasionally necessitated 'boil water' notices. This had generated discussion about the best way to disseminate such notices and a request had been made by the Hawea Community Association to view the Veolia water test reports. A request had also been made for the community to be notified when the Scotts Beach Borefield was commissioned as this would ensure long-term delivery of safe water on the network.

It was noted that any decision to dose the Hawea water supply with chlorine permanently would require Board approval.

e) Fundraising for Wanaka Community Pool

A request was made to include this item on each Board agenda going forward as there was general agreement that this initiative needed to be progressed and regularly reported to the board.

f) Community Liaison Reports

- Mr O'Connor highlighted various issues at Cardrona including on-going concerns about when the street lighting would be finished, especially all the way to the hall, and concerns about water quality.

- Mr O'Connor urged the Council to show leadership in requiring minimum standards for rental properties especially in relation to mandatory smoke alarms, safe emergency egress and vegetation control (for fire safety).
- There was discussion about measures being undertaken by the Council's regulatory department to manage freedom camping at the Red Bridge.
- Councillor MacLeod highlighted a government consultation document 'Next Steps for Fresh Water' currently open for public submission. He encouraged the Board to consider making a submission and suggested it as a possible item for an upcoming workshop. He noted that submissions would close on 22 April.
- A request was made for the report recommending the preferred option for the Cardrona water and wastewater scheme to be presented to the Board before it went to the full Council.
- Ms Brown noted that the Wanaka Alcohol Group had requested a workshop with the Board to discuss an alcohol-free proposal for the Wanaka Sports Facility.
- Ms Brown advised that a library users' survey had undertaken at the Lake Hawea Library and she had asked for the results to be brought to the Board.
- Ms Brown questioned whether the establishment of two short-term parks at the water springs, raised during consideration of the Wanaka parking strategy had been implemented.

g) Annual Plan Projects Spreadsheet

Councillor MacLeod noted that despite the update there were a lot of question marks still in spreadsheet which he did not believe was helpful for discussion at the Board meeting. Ms Brown suggested that the spreadsheet be considered further at the next Board workshop with appropriate Property and Infrastructure staff in attendance.

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

Councillor MacLeod abstained from voting.

2. Right of Way Easement, 299 Dublin Bay Road

The Board returned to this item to address part (3) of the recommendation which required the appointment of a hearings panel.

On the motion of Ms Brown and Mr O'Connor it was resolved that the Wanaka Community Board appoint a committee comprising Ms Brown, Councillor MacLeod and Mr McRobie (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.

The meeting concluded at 11.42am.

Confirmed as a true and correct record:

Chairperson

13 April 2016