

**Wanaka Community Board
13 April 2016**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 13 April 2016 beginning at 10.00am

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive), Mr Stephen Quin (Parks and Reserves Planning Manager), Mr Rob Darby (Project Manager) and Ms Jane Robertson (Governance Advisor); 5 members of the public and 5 members of the media

Karakia/Prayer

The meeting commenced with a karakia spoken by Ms Brown.

Apologies

An apology was received from Mr Ross McRobie.

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

Public Forum

1. Graeme Perkins

Mr Perkins stated that he was Chair of the Luggate Community Association. He encouraged the board to support the proposed gifting of reserve land by Willowridge Developments Ltd as part of the Luggate Park subdivision, as the reserve would be a great asset to the area. He believed that it would remain largely rural, adding that only low levels of maintenance would be required to ensure retention of its semi-rural feel.

Mr Perkins asked whether the reserve would remain in perpetuity or whether the land status could be revoked and the site redeveloped. In reply, it was noted that reserve status was one of the strongest mechanisms available and was a very complex process to reverse. Accordingly, any change to the reserve status was unlikely to happen unless the community sought it.

2. Anna Van Riel

Ms Van Riel spoke of an initiative to make Wanaka plastic bag free by 2019, adding that a local committee was now in place to work towards this objective. She noted that each person used an average of 350 plastic bags each year and a plastic bag took 500 years to break down in the landfill. She observed that many major centres had managed to become plastic bag free and as a smaller town, this was a realistic objective for Wanaka.

3. Sarah Berger

Ms Berger advised that she was a member of the committee formed to make Wanaka free of plastic bags. She noted that Palmerston North City Council was putting a remit to the next Local Government New Zealand (LGNZ) conference for a levy to be placed on single use plastic bags and she asked the Queenstown Lakes District Council to support this remit. She advised of a design competition to encourage community involvement in the initiative, with the winning design to be printed on a reusable shopping bag.

Councillor MacLeod expressed support for this initiative. He advised that it was not yet determined who would attend the LGNZ conference but he was happy to support the remit where possible.

Ms Berger noted that it would be helpful to the project generally if the Board was a stated supporter and the committee was hopeful that the Council would be project champions. It was suggested that the design competition be publicised in 'Scuttlebutt'.

Declarations of Conflicts of Interest

No declarations were made.

Confirmation of Agenda

On the motion of Ms Brown and Councillor MacLeod it was resolved that the agenda be confirmed with item 5 ('Luggate Park: Proposal to vest reserve land for Stage 2B') becoming item 1.

Confirmation of Minutes

The draft minutes were amended as follows:

- Item 1, paragraph 3: 'It was suggested that to ensure this did not occur, something be placed around the base to ~~present~~ prevent access.'

On the motion of Mr Lloyd and Mr O'Connor the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 16 March 2016 as amended be confirmed as a true and correct record.

Councillor Cocks and Councillor Lawton abstained from voting because they were not at the meeting.

1. Luggate Park: Proposal to Vest Reserve Land for Stage 2B

A report from Stephen Quin (Parks and Reserves Planning Manager):

- a. Sought approval of the vesting of proposed Lot 300 created by the subdivision of Stage 2B of Luggate Park in lieu of reserve land contributions;

- b. Sought approval of the implementation of new tracks on this reserve land (to vest) in lieu of reserve improvement contributions payable for Stage 2B, and sought delegated authority to approve the cost of new tracks to offset reserve improvement contributions;

The report also noted that approving reserve land as part of subdivision consent RM060392 for Stage 2A of Luggate Park in lieu of reserve land contributions and any improvements on these reserves in lieu of reserve contributions would be the subject of a future report.

Mr Quin joined the table.

Councillor Lawton asked if a three year maintenance period was standard, questioning if this would be long enough to assess if the plantings would endure, particularly as the area was arid and therefore tough for plantings to establish. She expressed concern that this could leave the Council vulnerable to higher than expected maintenance costs. Mr Quin advised that the subdivision Code of Practice had a maintenance period of a minimum of two years but the period recommended for particular reserve was considered on a case by case basis. He was of the view that three years was adequate for this reserve, adding that a recommended condition required the developer to replace any plant that died within the maintenance period. A further condition requiring the formation of a Developer's Agreement at the time of vesting provided additional certainty that the reserve was planted to the Council's satisfaction when the reserve was vested.

It was noted that another financial implication was the fact that the escarpment was currently wild and ongoing management of wilding trees, broom and briar would be needed. Mr Quin agreed that there would be some cost to maintaining the reserve but he believed that this would be offset by the benefits of having it.

Mr Quin advised that although only one access point to the reserve was proposed at present, another would be part of the considerations for the next stage.

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

- 1. Approve the vesting of proposed Lot 300 as Recreation Reserve in lieu of reserve land contributions for Stage 2B, with the following conditions fulfilled, and works to be undertaken at the applicant's expense:**
 - a. Presentation of the reserve in accordance with Council's standards for reserves, with particular reference to (b), (c) and (d) below;**
 - b. Prior to 224c, the land shall be in accordance with standards in the Landscape section (Part 7) of the QLDC Land Development and Subdivision Code of Practice.**

- c. Prior to 224c, the land shall be planted in accordance with the Luggate Park Planting Plan Stage 2B – 30 March 2016.
 - d. Prior to 224c, tracks shall be implemented in accordance with track designs shown on the Luggate Park Stage 2B Roding and Stormwater Plan – 29 January 2016.
 - e. Prior to 224c, the applicant shall form a Developer's Agreement to maintain the reserve for a period of three years from the time of 224c in accordance with the Luggate Park Management Plan – 4 April 2016. The Developer's Agreement shall ensure that the reserve is in the standard required by the Management Plan prior to handover to QLDC.
 - f. A potable water supply point to be provided at the boundary of the reserve lot in a location to be endorsed as appropriate by the Parks and Reserves Planning Manager;
 - g. The registrations 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;
- 2. Approve the implementation of new tracks on Lot 300 in lieu of reserve improvement contributions payable for Stage 2B, and to delegate authority to the Parks and Reserves Planning Manager, to approve the cost of these new tracks to offset reserve improvement contributions.
 - 3. Note that the approval of reserve land as part of the subdivision consent RM060392 for Stage 2A in lieu of reserve land contributions and any improvements on these reserves in lieu of reserve contributions will be subject to a future report.

2. Cardrona Water/Wastewater Treatment Preferred Option

A report from Rob Darby (Project Manager) advised that Council needed to continue with upgrading the treatment capacity of the Cardrona Wastewater Treatment Plant, doubling the disposal field size to provide sufficient capacity for existing development plans. In addition, the report recommended that funding be allocated to allow assessments of the Cardrona Valley Pipeline to continue in order to establish the practicality of the pipeline and estimate the cost to compare with on-site treatment at the Cardrona Wastewater Treatment

Plant site or at the previously proposed Snow Farm Wastewater Treatment Plant site.

Mr Darby joined the table for this and the following two items. He confirmed that copies of his report had been provided to the Cardrona Hotel and to the Benbrae Report and he intended to attend the community meeting in Cardrona scheduled for the evening.

In reply to a question, Mr Darby confirmed that the reticulation design would allow for a number of future outcomes but further work was needed on detailed design to finalise the best option.

Members expressed concern at the 30% margin of error in the engineer's estimate. Mr Darby advised that this was based on the concept design and the margin of error would reduce further following detailed design and then again once work had commenced.

Mr Darby advised that final approval from Otago Regional Council was still awaited but he did not foresee any problems.

It was noted that wastewater from skifields in the vicinity were not currently included in planning but discussions continued with them.

Councillor Cocks suggested that Mr Darby be prepared to respond to questions at the community meeting about another use of the additional land purchased at the disposal site.

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

- 1. Note the contents of this report;**
- 2. Recommend that Council proceed with the proposed upgrades to the Cardrona Wastewater Treatment Plant (subject to ORC's response) to meet the requirements of current development with the exception of Benbrae Resort.**
- 3. Recommend that Council proceed with delivery of the Cardrona Township's wastewater reticulation. The detailed design contemplates a staged delivery of the reticulation to meet the needs of development.**
- 4. Recommend that Council proceed with modelling of the Cardrona Valley Pipeline and, subject to the outcomes of modelling and negotiations with key stakeholders, ongoing detailed design of the Cardrona Valley Pipeline.**

3. **Wanaka Yacht Club Borefield – Approval of Notice of Requirement**

A report from Rob Darby (Project Manager) advised of an application made for Notice of Requirement to create a designation upon which the Wanaka Yacht Club borefield would be sited. The report noted that a designated area would address Council's consenting requirements for this project and recommended that the Board recommend to Council that it proceed with a Notice of Requirement to ensure the Wanaka Yacht Club Borefield and associated facilities would be adequately protected.

In reply to questions about the difference between a designation and a resource consent, Mr Darby confirmed that the costs were largely comparable but a designation was preferable because it provided a higher degree of flexibility.

Ms Brown invited Mr Quin to provide a parks and reserves perspective on the proposal to construct a building on lakefront reserve. Mr Quin advised that the building design was good at mitigating any adverse visual effects and did not impact on the usability of reserve as the building would be tucked into the embankment.

Ms Brown suggested that there be publicity emphasising the economic value of establishing a borefield as such a project was considerably less expensive than other schemes proposed locally for new water sources.

Mr Darby provided an explanation how the borefield would serve to reduce the amount of algae introduced into the system.

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

- 1. Note the contents of the report;**
- 2. Recommend that Council proceed with the Notice of Requirement for creation of a designation area to adequately protect the Wanaka Yacht Club Borefield and associated facilities.**

4. **Mt Aspiring Road Booster Designation – Approval of Notice of Requirement**

A report from Rob Darby (Project Manager) advised of an application made for Notice of Requirement to create a designation upon which the Mt Aspiring Road Booster Pump Station would be sited. The report noted that a designated area would address Council's consenting requirements for this project and recommended that the Board recommend to Council that it proceed with a Notice of Requirement to ensure the Mt Aspiring Road Booster Pump Station and associated facilities are adequately protected.

Members noted that the building design was similar to that presented in the previous item and commended Mr Darby for ensuring that utilitarian buildings of the types presented had high design values.

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

- 1. Note the contents of the report;**
 - 2. Recommend that Council proceed with the Notice of Requirement for creation of a Designation area to adequately protect the Mt Aspiring Road Booster Pump Station asset and associated facilities.**
- 5. Proposal to Offset Reserve Improvement Contributions for a New Track at Kirimoko Crescent upon a proposed Recreation Reserve**

A report from Aaron Burt (Parks and Reserves Planner) advised that the Kirimoko structure plan required the creation of a walkway and sought approval to offset reserve improvement development contributions on the development of a new track upon a proposed Recreation Reserve created from the subdivision of Lot 5 DP 300734 at Kirimoko Crescent. The report recommended that the Board recommend to the Council that the offset be approved, subject to conditions.

Mr Quin joined the table. He advised that the track gradient was slightly greater than the recently adopted standards, noting however that the consent had been approved before the standards were adopted. He stated that the situation could be mitigated by sealing that section of the track, but this would have to be undertaken at Council's cost as it was not required of the developer under the consent issued.

Councillor Lawton expressed some disappointment that a less than ideal track would be developed, as the gradient meant that some sectors of the community would not be able to use it.

Mr Quin confirmed that the developer was securing the necessary easement as part of the subdivision process and he believed that this was now largely achieved.

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

- 1. Approve a credit from reserve improvement contributions of \$24,644 excl. GST from development contributions payable for the proposed subdivision of Lot 5 DP 300734, subject to the following works being undertaken at the applicant's expense:**
 - a. A new track to be developed in the future Recreation Reserve described as Lot 27;**
 - b. Final approval of plans and specifications of the track and other improvements to be**

delegated to the approval of the Parks and Reserves Planning Manager;

- c. A credit be approved from the reserve improvement contributions payable for the actual cost of the reserve improvements as approved by the Parks and Reserves Planning Manager;**
- d. If the cost of work to construct the approved plan exceeds the reserve improvement contributions available to be credited, the additional cost shall be at the applicant's expense;**
- e. A five year maintenance period of the track by the current landowner commencing from practical completion of the reserve improvements;**
- f. A maintenance agreement for the five year period shall be provided by the applicant and approved by the Parks and Reserves Planning Manager.**

6. Chair's Report

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

- Ballantyne Road: outcomes of community meeting on 30 March
- Wanaka Sports Facility: construction update
- Wanaka Community Pool: design update; fundraising
- Wanaka Lakefront Development Plan
- Lease for Watersports Facility Trust
- Wanaka Community House
- Proposed District Plan hearings
- Mead Road
- Hawea Library opening hours consultation
- Project Groundswell
- Review of Wanaka Recreational Reserve Reserve Management Plan
- Review of Lismore Park, Kelly's Flat and Allenby Park Reserve Management Plan
- Annual Plan projects update

a) Wanaka Sports Facility

Councillor Cocks advised that it was hoped to confirm soon when an open day at the Wanaka Sports Facility site would occur but it needed to be timed around work occurring on site. A date either at the end of April or in early May was being considered.

Councillor Cocks asked the Board to schedule workshop time to consider facility names as this needed to be settled soon to allow sufficient time for signage development.

b) Pool fundraising

It was noted that proceeds from the proposed Scurr Heights land sale could make a significant contribution to pool fundraising. Councillor Cocks advised of an upcoming fundraising meeting with Rotary and noted that announcement of an allocation from the West Trust was expected soon. He added that other fundraising activities were planned and confirmed that plans to establish a public fundraising 'thermometer' were progressing.

c) Reserve Management Plans

Mr Quin advised that the Board did not need to refer to plans to review the Wanaka Recreational Reserve Reserve Management Plan in its 2016/17 draft Annual Plan submission as no additional budget was being sought and the work would be primarily completed in house. He noted however that like the review of the Lismore Park, Kelly's Flat and Allenby Park Reserve Management Plan, it needed to be considered in the 2016/17 work programme.

d) Projects

It was noted that carry forwards would be sought for the widening of Mt Aspiring Road and upgrade of Beacon Point Road with both projects to be completed in the next financial year as minor capital unsubsidised works.

e) Community Reports

- Staff had tried unsuccessfully to date to convene a further meeting of the Local Alcohol Policy Working Group. One matter still requiring consideration was a one way door policy. Matters were becoming urgent because the final report was due to be presented to Council by June. There were still differing views on whether a Local Alcohol Policy was needed.
- A recent assessment of the Albert Town lagoon had reconfirmed its ecological significance and the community would be seeking for the area to become dog-free in order to protect the flora and fauna.
- Some concern was expressed about the current 70km/h speed limit on Golf Course Road which was too fast for some elderly people crossing the road. It was noted that in future the process to alter speed limits may change.
- It was suggested that the Wanaka Chamber of Commerce be invited to an upcoming Board meeting, in particular to discuss the Chamber's recent strategic review.
- The Wanaka Airport had prepared a new strategic plan and it contained some matters which would require further Board consideration.
- There were on-going issues with parking at the Roys Peak track carpark.
- Safety improvements were being made to the SH6/ Hawea turnoff.

- A Council reserve had been identified at the Hawea Flat School along with a community pool on Council land. Staff were investigating if Council funding may be available as this would greatly assist the school.
- Redevelopment of turf at the Wanaka Recreational Reserve meant that the Upper Clutha Rugby Club would have to relocate all its home rugby games during the 2017 season. These were likely to occur at the Hawea Flat domain and at Tarras instead. The club was asking for a delay of one month to the turf restoration project as this would allow some home games to be held on site.
- Problems with freedom camping at Red Bridge continued.

On the motion of Ms Brown and Councillor Lawton it was resolved that the Wanaka Community Board note the contents of this report.

The meeting concluded at 11.51am.

Confirmed as a true and correct record:

Chairperson

9 May 2016