

**Wanaka Community Board  
13 July 2016**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 13 July 2016 beginning at 10am

**Present:**

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

**In attendance:**

Ms Michele Poole (Communications Manager), Mr Stephen Quin (Parks and Reserves Planning Manager), Ms Averil Kingsbury (Property Manager, APL Property Ltd) and Ms Jane Robertson (Governance Advisor); two members of the public and four members of the media

**Opening**

The meeting commenced with a karakia from the Chair.

**Apologies**

An apology was received from Councillor Calum MacLeod.

Councillor Lawton requested a leave of absence between 18 and 22 July.

**On the motion of Ms Brown and Councillor Cocks the  
Wanaka Community Board resolved that the apology  
be accepted and that the request for leave of absence  
be granted.**

**Public Forum**

1. Quentin Smith

Mr Smith addressed the Board about the agenda item 'Reserve Land Contributions and Reserve Improvements Off-Sets – Northlake Investments Ltd'. Whilst he supported the provision of reserves and high amenity values he believed that this proposal represented too much reserve under a complicated structure and its ongoing management may be expensive for the Council. He considered the high rate of credits applied to Northlake meant that it would eventually exceed the requirement for reserves in the development and would be in a credit position from this stage to next, resulting in a massive credit of reserves in the final stages that would not be able to be vested. He suggested that the Board needed to consider the rate per residential unit at which reserve credits were being applied across the district and who benefited from these reserves. He asked the Board to consider the Northlake development as whole and apply a rate of credit that resulted in zero credit at the end and not the situation where the developer accrued at a rate that exceeded the requirement.

In replying to questions, Mr Smith made the following additional observations:

- No credit should be applied for those reserves which only had a stormwater purpose. Only walking tracks or community parks that provided a true recreational benefit should yield credits.
- Some parks in this development were no more than a communal back yard and the rest of the community would end up subsidising this development.
- The number of reserves would result in a high level of maintenance and management liability for the Council.

### **Declarations of Conflicts of Interest**

No declarations were made.

### **Confirmation of Agenda**

The agenda was confirmed without addition or alteration.

### **Confirmation of Minutes**

**On the motion of Mr O'Connor and Mr McRobie the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 8 June 2016 be confirmed as a true and correct record.**

*Councillor Lawton abstained because she was not present at the meeting.*

#### **1. Licence to Occupy for Wanaka Farmers and Gardens Market Inc**

A report from Averil Kingsbury (Property Manager, APL Property Ltd) assessed an application from the Wanaka Farmers and Gardeners Markets Inc for a new licence to enable markets to be held at Pembroke Park every Sunday. The report recommended that a licence be granted, subject to conditions.

Ms Kingsbury advised that the Farmers Market and the craft market were separate entities although they worked together. She clarified that the craft market was applying separately for a licence.

Councillor Cocks asked why 'handcrafted goods' were banned in relation to a farmers market which would sell primarily food products. Ms Kingsbury noted that this was simply a term that was included in all conditions to operate markets to ensure that the product range offered would not impose on other businesses in the area.

It was noted that parking in this area was an issue and there was considerable discussion about whether parking on the grass verge should be permissible for unloading goods, provided that vehicles did not park there. Following further consideration it was agreed that a condition should be added specifying that public access should be maintained at all times, 'including the pathway.'

Consideration was given to the market area as illustrated in the aerial photograph and there was general agreement that the area shown could not realistically accommodate both the farmers' market and the craft market. Following further discussion it was agreed that the plan should be adjusted to enlarge the market area to make the end of it adjacent with the end of the skate park.

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

- 1. Note the contents of this report;**
- 2. Recommend to Queenstown Lakes District Council to grant a new licence to the Wanaka Farmers and Gardeners Market Inc over part (as shown in Attachment A) of Recreation Reserve legally described as Section I Block L Town of Wanaka, certificate of title 130939 known as Pembroke Park subject to the following terms;**
  - a. Term to be for a period of 3 years, with two further renewals of 3 years each by mutual agreement of both parties;**
  - b. Operating day and hours to be limited to Sundays between 10am and 2pm;**
  - c. Rent pursuant to the Community Pricing Policy;**
  - d. Rent reviewed every 3 years in accordance with the Community Pricing Policy;**
  - e. Termination to be possible within 3 months' notice by Council;**
  - f. Public Liability Insurance of \$2 million to be provided;**
  - g. Operating health and safety plan to be received;**
  - h. Applicant to ensure appropriate food and liquor licenses are held if required;**
  - i. Public access to be maintained at all times, including the pathway. Adequate safety measures to be put in place to ensure public safety is maintained;**
  - j. Market to sell domestically sourced handcrafted goods, with exclusion placed on the sale of manufactured or imported goods;**
  - k. Reinstatement of the area to be completed within 2 hours of closing;**
  - l. Craft market permitted to operate from the same area, subject to the craft market holding a current licence or hire agreement.**

**3. Delegate authority to approve final terms and conditions and execution authority to the General Manager, Property and Infrastructure.**

**2. Reserve Land Contributions and Reserve Improvements Off-Sets – Northlake Investments Ltd**

A report from Stephen Quin (Parks and Reserves Planning Manager) advised of land proposed to be vested as reserve by Northlake Investments Ltd as part of their subdivision of land at Outlet Road, Wanaka and sought approval of the vesting of these land areas. The report also proposed off-setting the development contributions payable for reserve improvements in lieu of work by Northlake Investments on the proposed reserves and sought approval of this course of action. In addition, the Board was asked to note that the approval of reserve land in future stages shown on the Structure Plan in lieu of reserve contributions, as well as any improvements on these reserves in lieu of reserve contributions, would be the subject of a future report.

Mr Quin joined the table and replied to questions about the overall provision of reserve land in the Wanaka area. He also noted that any cash sought instead of reserve land could only be used to purchase more reserve land. He stressed that the reserve requirement for the next stage of the subdivision would only be assessed at that time and there was no agreement in place to carry forward credits. Notwithstanding this, he considered that there was sufficient budget allocation to cover reserve maintenance costs.

The Chair advised that the Upper Clutha Tracks Trust had submitted on the proposal in order to ensure good levels of pedestrian and cycling access through the area, and whilst there were still some gaps, was generally happy with the outcome. She added however, that the Trust had also sought some major linkages and it was important to give consideration to these plans when reviewing the structure plan for the next stages of the development.

Councillor Lawton asked for no track to go through reserve 10 as it would not link with 7 and 8. Mr Quin noted that no agreement had been reached at this stage on any level of detail in the design, so this could be raised.

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

**1. Approve the vesting of the land areas identified on the plan titled ‘Northlake Wanaka – ODP Open Space Reserves and Pedestrian Connections, 1949 – SK330 dated 22 June 2016, prepared by Baxter Design Group Ltd as:**

- **3, 5 - 7, 20 - 25 as ‘Local Purpose Reserve – Walkway’; and**
- **4, 18 and 19 as ‘Recreation Reserve’; and**
- **8 – 11, 13, 15 & 17 as ‘Local Purpose Reserve – Drainage and Recreation’**

in lieu of reserve land contributions payable for the proposed subdivision of these stages.

2. Approve the vesting of the land areas identified on the plan titled 'Northlake Wanaka – ODP Open Space Reserves and Pedestrian Connections, 1949 – SK330 dated 22 June 2016, prepared by Baxter Design Group Ltd as:

- Lot 12, 14 & 16 as 'Local Purpose Reserve – Drainage and Recreation'

and recognise that these areas may only be offset up to 50% in assessing reserve land contributions that may be payable across the proposed subdivision of these stages.

3. Approve the deficit of reserve land associated with previous stages be credited by the additional reserve land provided by the ODP approved by Council on 8 June 2016, subject to Council's legal agreement in relation to the bond held.
4. Approve to offset the reserve improvement contributions payable for the actual cost of the reserve improvements across proposed reserves 1 – 25 as approved by the Parks and Reserves Planning Manager. Final approval is subject to the applicant demonstrating the actual costs of the improvements prior to construction of the improvements. If costs of improvements exceed reserve improvements contributions, these will be borne by the applicant.
5. Delegate the Parks and Reserves Planning Manager to approve any future reserve improvement offsets within the area approved by the Outline Development Plan and included on the plan 'Northlake Wanaka – ODP Open Space Reserves and Pedestrian Connections, 1949 – SK330 dated 22 June 2016, prepared by Baxter Design Group Ltd subject to the following conditions
  - a. Northlake Investments Limited registering a fencing covenant under Section 6 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;

- b. **A five year maintenance period by Northlake Investments Limited commencing from receiving s224 certificate for the reserves included within each stage of proposed subdivision; and**
  - c. **A developers agreement under section 207A of the Local Government Act 2002 Amendment Act 2014 detailing the stormwater operation and maintenance conditions of the reserves for the five year period, and the condition of the reserves at end of the maintenance period, shall be provided by Northlake Investments Limited and approved by the Chief Engineer and Parks and Reserves Planning Manager.**
6. **Note that the approval of reserve land in the Structure Plan area not identified on the ODP approved by Council on 8 June 2016 and any improvements on these reserves in lieu of reserve contributions will be subject to a future report.**

### **3. Chair's Report**

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

- Hawea Unformed Legal Roads
- Kane Road
- Wanaka Recreation Centre and Wanaka Community Pool
- New Lease – Wanaka Junior Football Club
- Lessor's Approval – Wanaka Croquet Club
- Scurr Heights Proceeds
- Wanaka Watersports Facility Trust
- Wanaka Community House
- Wanaka Airport Planning and Development
- Proposed District Plan hearings
- Projects underway (Property/Infrastructure and Parks/Reserves)

The report also presented the Allenby Park concept plan for adoption.

The Chair observed that the reference to 'Butterfield Road' in the item concerning Hawea unformed legal roads should be corrected to 'Newcastle Road'.

Congratulations were extended to staff for the successful opening of the Wanaka Recreation Centre.

The Chair stated that she had asked the Chief Executive and Chief Financial Officer to arrange a workshop involving the Board to discuss use of the proceeds from the Scurr Heights sale.

Councillor Lawton stated that Lismore Park needed to be considered alongside the Wanaka parking and transport strategy especially as using the

area for parking would change the nature of the park. Mr Quin agreed that this should be addressed in the proposed Reserve Management Plan.

Councillor Cocks updated the Board on plans to widen Mt Aspiring Road, noting that the budget had been rolled over to the current financial year, with plans for the project to occur prior to Christmas.

It was noted that it may be possible to tie in new toilets at the showgrounds with the carpark development, possibly as a staged development.

Mr Quin advised that community funding would be sought to deliver the Allenby Park Concept Plan. The Chair asked for the suggested fitness circuit to be added to the plan.

Members presented their community reports, highlighting meetings they had attended and matters of general community interest. The following key points were noted:

- Councillor Cocks noted that Makarora had only a finite number of telephone lines and no cell phone coverage and this was a problem for new residents coming to the area. The community needed to approach central government to address the existing cell phone black spot between Lake Hawea and Haast, as an upgrade of new telephone lines was too costly.
- It was suggested that the Chair raise an RFS to improve the signage at the Hawea recycling centre.
- It was suggested that more competent cyclists be encouraged to use the Hikowai Track rather than the Outlet Track where there had been a number of near accidents. It was noted that it would be helpful for the Outlet Track to have a counter on it.
- The Chair advised that an alcohol policy for the Wanaka Recreation Centre was going to be prepared for Council's consideration.
- It was agreed that the Board should be more proactive about acknowledging the passing of individuals who had made a significant contribution to the community.
- A request was made for more signage to be installed on the Crown Range to signal areas where slow traffic can pull over to let others past.

**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. Adopt the Allenby Park Concept Plan.**

*The meeting concluded at 11.54am.*

**Confirmed as a true and correct record:**

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**Chairperson**

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**13 July 2016**