

**Wanaka Community Board
30 March 2017**

Minutes of a meeting of the Wanaka Community Board held in the Meeting Room, Wanaka Fire Station, Ballantyne Road, Wanaka on Thursday 30 March 2017 beginning at 10am

Present:

Ms Rachel Brown (Chair), Ms Ruth Harrison, Councillor Ella Lawton, Councillor Calum MacLeod, Councillor Ross McRobie, Mr Quentin Smith and Mr Ed Taylor

In attendance:

Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Rob Darby (Senior Project Manager, Property and Infrastructure) and Ms Jane Robertson (Senior Governance Advisor); 4 members of the public and 3 members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

Councillor MacLeod requested a leave of absence from 15 May to 14 June 2017.

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

Public Forum

1. Beverley Young

Ms Young addressed the Board about the future of Wanaka Library, its possible expansion and changing use. She considered that too much space in the library was for visitors using the wifi but they were not actually using the library services and she asked whether they could be located elsewhere. By freeing up space she suggested that the young adult area could move and the children's area expanded.

Parking to go to the library was a big issue and she described in greater detail the parking challenges. She stressed that it was often difficult to find a park in the vicinity of the library of sufficiently long duration and it was especially challenging with young children.

Ms Brown advised that she would pass these comments on to the Wanaka Public Libraries Association which was holding a special general meeting later that day.

2. Barbara Chinn

Mrs Chinn advised that she had first become aware when she had called for an ambulance in 2012 that the area at the south-east corner of Lake Hawea, commonly known as John's Creek or John Creek, was identified as 'Gladstone' on topographical maps. She had addressed the Hawea Community Association about this and the meeting had voted to support the name 'John Creek'. This was a reference to the John family who had farmed in the area during its early years of settlement.

She had sought advice from the Geographical Board about changing the name, and this had revealed that the name 'Gladstone' had never been gazetted. She had been advised to provide documentary evidence of consultation with the territorial local authority in order to progress the name change and this was the purpose of her address to the Board.

The Chair advised that she would include the issue in her report to the next Community Board meeting which would allow the Board to discuss Mrs Chinn's request for support and to form a view.

Special Announcements

Councillor Lawton advised that she was required to resign from the Council and Wanaka Community Board to stand as a candidate for the Otago Regional Council. She intended to submit her resignation on 21 April and today would be her final Wanaka Community Board meeting. She commented on some of the Board projects in which she had been involved and commended the Board's strong governance relationship with the Council. She expressed thanks for the personal support received and highlighted her wishes for effective collaboration between the Regional Council, QLDC and the Board into the future.

Councillor Lawton's comments were acknowledged with a waiata from Ms Brown and Ms Harrison.

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 Ms Harrison and Mr Taylor the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 16 February 2017 be confirmed as a true and correct record.

Councillors Lawton and MacLeod abstained from voting because they were not at the meeting.

1. **Lease Variation for Pisa Alpine Charitable Trust ('PACT')**

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) advised that the Pisa Alpine Charitable Trust sought a lease term extension of 33 years, bringing it to a total term of 99 years and for the requirement to pay rates to be removed. The report noted that extending the lease term under the Reserves Act 1977 required the intention to grant the lease to be re-notified calling for submissions, and the report recommended that the Board approve notification of the intention to grant a further lease term of 33 years. The report also recommended that the requirement to pay rates be removed as the Trust was a non-profit community group which was an unusual scenario under the Ratings Act that makes it part rateable.

This report and the two following were presented by Mr Cruickshank and Mr Burt.

The Board expressed its thanks to Mr Cruickshank for initiating the recent site visit.

Mr Cruickshank was asked to comment further on whether granting the lease for 99 years would create a precedent. He noted that a 99 year term was longer than what the Council would normally approve, adding that the previous Council had determined that the longest ground lease on Council land would be 33 years with no right of renewal. He believed however that PACT represented an exceptional circumstance with a substantial community contribution and ongoing involvement.

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

- 1. Note the contents of this report;**
- 2. Approve notification of the intention to grant a further lease term of 33 years to Pisa Alpine Charitable Trust and call for submissions;**
- 3. Appoint Community Board members Rachel Brown, Quentin Smith and Ed Taylor (any two of whom can form a hearing panel) to hear any submissions and make a recommendation to Council; and**
- 4. Approve a variation of the lease to remove the requirement to pay rates.**

2. **Glendhu Adventures – Licence to Occupy Recreation Reserve**

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) advised of an application for a Licence to Occupy ['LTO'] from Glendhu Adventures Ltd from which it would provide kayak and stand up paddle board rental, lessons and guided tours. The report noted that the application required public notification in accordance with the Reserves Act 1977 and recommended that the Board approve this course of action.

In reply to a question, Mr Cruickshank advised that the proposed lease condition specifying a maximum number of craft had been offered by the applicant and was in line with the resource consent. Mr Smith suggested that there needed to be capacity for the business to grow and asked Mr Cruickshank to ascertain from the applicant if additional numbers were needed.

Members observed that the area over which a LTO was sought was very small and asked whether there was any limit on the number of commercial operators permitted in the area. Mr Cruickshank undertook to clarify before any hearing on the LTO application was held whether the Reserve Management Plan placed any limits on the number of commercial operators.

On the motion of Ms Harrison and Councillor McRobie it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Approve notification of the intention to grant a licence over Section 14 SO 347712, Wanaka-Mount Aspiring Road, Wanaka, classified as Recreation Reserve to Glendhu Adventure Ltd for conducting commercial kayak and stand up paddle board rental, lessons and guided tours on Lake Wanaka, subject to the following terms and conditions:**

Commencement	TBC
Term	5 years
Renewal	One further term of 5 years by agreement of both parties
Rent	Base rent of \$500, or 7.5% of gross turnover, whichever is greater
Reviews	2.5 yearly
Operating Hours	8.30 am – 7.00 pm
Maximum Craft	No more than 8 stand up paddle boards and no more than 5 sit on top kayaks for hire at any one time.
Insurance	Requirement to have public liability insurance of \$2 million
Safety/Suspension	Council to retain ability to suspend the licence for safety purposes or to avoid large public events.
Other	Licensee must ensure they hold a valid resource consent for the purpose of commercial kayak and stand up paddle board rental, lessons and guided tours.

- 3. Appoint Community Board members Rachel Brown, Quentin Smith and Ed Taylor (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.**

3. Change of Lease Area and Affected Person's Approval for Upper Clutha Sawmill and Wanaka Firewood Ltd

A report from Joanne Conroy (Property Advisor, APL Property Ltd) assessed an application from Upper Clutha Sawmill and Wanaka Firewood Ltd to alter the lease area to include the earth bund which was needed to screen the property. The report recommended that the Board agree to the proposed amended area and recommend to Council that this be approved and also approve the Affected Person's Approval for the resource consent.

Mr Cruickshank confirmed that the activity was currently progressing through the resource consent process and the proposed rental had been determined by tender.

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

- 1. Note the contents of this report;**
- 2. Agree to the proposed amended area [as shown in Attachment A to these minutes] for the lease to be granted to Wanaka Firewood on Section 37 Block III Lower Wanaka SD;**
- 3. Recommend to Council that the proposed amended area be granted;**
- 4. Approve the Affected Person's Approval for the resource consent for Wanaka Firewood; and**
- 5. Delegate execution of the Affected Person's Approval to the General Manager, Property and Infrastructure.**

4. Wanaka Chair's Report

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

- Otago Regional Council – tribute to Councillor Maggie Lawton
- Licence to Occupy 42-50 Brownston Street (item from previous meeting)
- Wanaka Recreation Reserve ('Showgrounds') Reserve Management Plan (item from previous meeting)
- Hawea Unformed Legal Roads
- Wanaka Airport Governance Options
- New Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat and Faulks Terrace Recreation Reserves
- Community Boards Conference 2017

- Wanaka Community Pool
 - Projects Summary – Property and Infrastructure; Parks and Reserves
- a. Licence to Occupy 42-50 Brownston Street
The Chair noted that the applicant was currently deciding what to do and she undertook to keep the Board updated on progress.
 - b. Community Boards Conference
It was agreed that Rachel Brown, Ruth Harrison and Quentin Smith would attend the conference as the Board's representatives. A formal report back to the Board following the conference was requested.
 - c. Wanaka Community Pool
There was further discussion about progress with fundraising for the pool. Mr Burns observed that fundraising was now close to or had exceeded the original target and the focus was now on legacy sponsorship for operational costs. Councillor McRobie stated that he had referred a local business wishing to contribute considerable sponsorship funding to the Sports and Recreation Manager as he could not assist directly with fundraising due to a conflict of interest. The Chairperson expressed the view that the Sport and Recreation Manager was the most appropriate person to drive fundraising efforts. Mr Smith also noted that he was happy to act as liaison for pool fundraising but could not take the lead on it.

Mr Darby joined the table for discussion of the Property and Infrastructure projects.

- d. Property and Infrastructure Project Report
 - It was noted that the proposed borefields near the Wanaka Yacht Club had been abandoned completely and other avenues were now being actively pursued.
 - Mr Darby clarified the work being undertaken as part of Mt Aspiring Road widening. In the current year \$300,000 was allocated to work on the area relating to the Department of Conservation carpark. In the following year there was additional budget to look at the bigger picture and plans included a footpath from the Mt Roy Carpark through to Damper Bay.
 - Mr Darby was asked to clarify why the timetable for the Wanaka Airport water reticulation would not be achieved.
- e. Community Reports
 - It was suggested that Department of Conservation be contacted to address the proliferation of carp in the Albert Town Lagoon.
 - Mr Taylor advised that the Mt Barker Residents Association was disappointed that no work on the dangerous corners on Mt Barker Road would be undertaken this year. The Chair noted that related to this, John O'Neill was preparing a report on the dust suppression programme and Otta Seal treatment.

- Mr Smith advised that contrary to what had been signalled at the previous meeting, the Wanaka Residents' Association had agreed to continue, however its focus would return to being one of a beautification society.
- It was noted that Council funding for events was currently open for application. Councillor Lawton expressed the hope that her replacement on the Event Funding Panel would be a representative from Wanaka.
- The Chair noted that the Upper Clutha Tracks Trust's project to develop a link track over the Hawea unformed legal roads was currently on hold pending the Council signing the agreement.
- The Chair reported that the Hawea Community Association ['HCA'] had expressed concern about the Council's plans to permanently chlorinate the Hawea water supply. She noted that the HCA wanted more discussion and information before a final decision was made.
- Councillor MacLeod observed that an APA should have been sought from the Luggate Community Association for the Albion Cricket Club's new toilet block and asked for this to be addressed.
- There was discussion about the Wanaka Chamber of Commerce's intention to update the Town Centre Strategy. Members suggested that this should be undertaken in tandem with the Board. It was also noted that there were plans for the Mayor and Chief Executive to meet with the Chamber when Council meetings were held in Wanaka. Councillor Lawton suggested that Lake Wanaka Tourism should also be included in these meetings.
- The Chair advised that she had attended a meeting involving DOC and Dublin Bay residents who were concerned about the state of trees in the area and their overall management. She noted that further discussion about heritage trees and their status in the District Plan was needed.

On the motion of Ms Brown and Ms Harrison it was resolved that the Wanaka Community Board

- 1. Note the contents of this report; and**
- 2. Agree that Ms Brown, Ms Harrison and Mr Smith shall attend the New Zealand Community Boards Conference as representatives of the Wanaka Community Board.**

The meeting concluded at 11.54am.

Confirmed as a true and correct record:

Chairperson

11 May 2017