

Wanaka Community Board
14 September 2017

Minutes of a meeting of the Wanaka Community Board held in the Meeting Room, Wanaka Fire Station, Ballantyne Road, Wanaka on Thursday 14 September 2017 beginning at 10am

Present:

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

In attendance:

Mr Peter Hansby (General Manager, Property and Infrastructure), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Marty Black (Harbour Master) and Ms Jane Robertson (Senior Governance Advisor); three members of the public and three members of the media

Opening

The meeting commenced with a karakia from the Chair.

Declaration by Member of Wanaka Community Board

The General Manager, Property and Infrastructure, acting on behalf of the Chief Executive, invited Mr Smith to make the declaration as a member of the Wanaka Community Board in accordance with clause 14, Schedule 7 of the *Local Government Act 2002*.

Mr Smith gave the oral declaration and signed the document which was then witnessed by the General Manager, Property and Infrastructure.

Apologies

The following requests for Leave of Absence were made:

- Councillor Smith: 12-24 October 2017
- Councillor MacLeod: 21 November - 2 December 2017
- Mr Taylor apologised for the Board's meeting scheduled for 30 November 2017.

On the motion of Ms Harrison and Councillor McRobie the Wanaka Community Board resolved that the requests for leave of absence be granted.

Public Forum

1. Penny Batchelor

Ms Batchelor advised that she had recently joined the staff as a Manager at the Wanaka Recreation Centre on a 6 month contract, having previously managed a

sports centre in Balclutha. She was pleased to be working locally having commuted to and from Wanaka for some years.

2. Jonathan Walmisley

Mr Walmisley addressed the Board as President of Coastguard Wanaka Lakes. He noted that the Coastguard had been seeking a new base building since November 2016. Whilst disappointed, he understood the reasons for the recommendation to delay notification of the lease but he urged the Council to expedite preparation of a Reserve Master Plan so that the lease application could proceed.

He noted that the base building would be a joint facility containing enough space for an office, meeting room and briefing room. He noted that if consultation for the master plan required the base building to be more of a community facility, the Coastguard was happy to make changes.

In light of the consultation that would be undertaken as part of the master plan, Mr Walmisley asked the Council not to publicly notify the Coastguard's application to lease reserve land.

Declarations of Conflicts of Interest

Councillor Smith advised that as Commodore of the Wanaka Yacht Club he was unaware of any concerns about Coastguard Wanaka Lakes' proposed building, but he wished to signal the potential for a conflict of interest should the situation change.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Ms Brown and Councillor MacLeod the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 3 August 2017 be confirmed as a true and correct record.

1. **Request to notify new lease to the Coastguard Wanaka Lakes over Eely Point Recreation Reserve**

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) advised of an application from Coastguard Wanaka Lakes for a lease over a portion of the Eely Point Recreation Reserve on which they hoped to construct a new base building next to the existing Scouts site. The report noted that the applicable Reserve Management Plan contained a policy to ensure "that the character of the reserves is not compromised by structures associated with leases and licences and that the reserve values are maintained or enhanced". Accordingly, the report recommended that the Board note the request by Coastguard Wanaka Lakes, but consider it only when an Eely Point Master Plan was available because this would enable the reserve to be developed in

a controlled way and would allow consideration of the whole reserve and not only a part of it in isolation.

The report was presented by Mr Cruickshank and Mr Black.

It was noted that the Wanaka Lakefront Reserve Management Plan did not make specific provision for new buildings but it did not preclude it either. Furthermore, it was usual for the use of reserves to change and the update of the master plan would be an opportunity for the community to consider future uses of the reserve.

Mr Cruickshank stated that he was not certain if the application for a lease could be consulted on as part of the Master Plan consultation. However, he was aware that the Parks and Reserves team was making good progress with the Master Plan, with the intention to finish it by Christmas.

Councillor McRobie questioned the proposed removal of up to 18 trees. Mr Cruickshank advised that Coastguard Wanaka had developed a landscape plan and this would be considered as part of the Master Plan. For that reason, tree removal had not been assessed in detail in the agenda report.

It was noted that four different site options had been considered but the proposed site was the Coastguard's preferred option.

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

- 1. Note the contents of this report;**
- 2. Agree that the decision on notification be deferred until the Eely Point Reserve Master Plan has been completed.**

2. Wanaka Table and Chair Licence Renewals 2017

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed the renewal of all existing Licences to Place Tables and Chairs in a Public Space in the Wanaka area which were due for renewal on 31 August 2017. 19 The report recommended that the Board agree to renew all existing licences in accordance with the existing terms and conditions for a further 12 months.

In reply to questions on how rent charges were ascertained, Mr Cruickshank advised that they were based on a number of different factors including location, but a commercial rental was not charged. A full review of the charging regime was being considered for the following year and as part of this staff had examined the approach taken by other councils. A system other than a straight CPI adjustment for rental increases would be sought.

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

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

2. Approve the renewal of the following Licences to Place Tables and Chairs in a Public Space for a further one year term commencing 1 September 2017:

Trading Name of Licensee	Location	Area (m ²)	Rental Income
Speights Ale House	Ardmore Street	93.00	\$4,650.00
Lake Bar	Ardmore Street	67.20	\$3,360.00
Kai Whakapai	Ardmore Street	44.84	\$2,242.00
Ritual Café	Helwick Street	18.23	\$638.06
Relishes Café Wanaka	Ardmore Street	15.56	\$778.00
Trout Bar	Ardmore Street	54.80	\$2,740.00
Fitzpatrick's Irish Pub	Brownston Street	25.00	\$875.00
Alchemy	Ardmore Street	11.52	\$576.00
Big Fig	Ardmore Street	25.50	\$1,275.00
The Doughbin Bakery and Café	Ardmore Street	10.20	\$510.00

3. Chair's Report

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

- Upper Clutha Plunket parking spaces
- Ballantyne Road sealing
- LINK Community Forum
- Community Boards Zone 6 meeting held in Gore
- Wanaka Community Pool
- Projects Summary: Property and Infrastructure; Parks and Reserves

The Chair advised that Upper Clutha Plunket wished to improve access to their facility from their allocated carparks in Brownston Street. Accordingly they wished to acquire these carparks formally.

Ms Harrison suggested that a project be introduced as part of Link Community Forum so that discussions could focus on something concrete. She expressed concern that without this, the meeting would only be seen as more talk.

Members questioned the operational variances proposed for the Wanaka Pool. They considered that a pool control room, swim school office and a disability hoist should have been in the original plans and asked why these items had not been included. Mr Hansby advised that these additional items had come from a recent value-added exercise. Members stated that these items were 'must-haves'.

Members commended the new presentation format of the projects report as it more clearly showed how a project was progressing.

A request was made for the line markings on the Crown Range to be refreshed before Christmas

Mr Hansby responded to questions about the current smell in Cardrona. He noted that work was underway to manage wastewater flows to the plant and to ensure compliance with consent conditions. He advised that this operational approach would continue whilst staff worked through options for a permanent solution. Ms Harrison asked Mr Hansby to arrange for her to receive the work being undertaken by the Chief Engineer on possible scenarios. She added that this was essential in order to prepare a plan to populate the 10-Year Plan.

There was further discussion about the recent announcement that the Luggate Community Hall could no longer be used as it only reached 15% of the earthquake code. This had prompted local discussions about whether restoration or replacement was the better option.

The Chair noted that the Wanaka Chamber of Commerce was looking at a town centre master plan and she asked if they should be invited to make a presentation to the Board. Following discussion, it was agreed that an invitation would be extended at the end of the next phase.

Councillor McRobie advised that as a consequence of a recent review of committee membership following the election of Councillor Smith he had joined the Infrastructure Committee and left the Community and Services Committee. He had also volunteered for membership of the Queenstown Lakes Community Housing Trust Liaison Group.

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

The meeting concluded at 11.34am.

Confirmed as a true and correct record:

Chairperson

25 October 2017