

**Wanaka Community Board
22 June 2017**

Minutes of a meeting of the Wanaka Community Board held in the Meeting Room, Wanaka Fire Station, Ballantyne Road, Wanaka on Thursday 22 June 2017 beginning at 10am

Present:

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

In attendance:

Ms Meaghan Miller (General Manager, Corporate Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Stephen Quin (Parks Planning Manager), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Warren Vermaas (Resource Management Engineer), 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

An apology was received from Ms Harrison who was on approved leave of absence.

Councillor MacLeod sought a leave of absence 17-26 July 2017 for Proposed District Plan commitments and to attend the LGNZ Annual Conference.

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

Public Forum

1. Bryan Lloyd

Mr Lloyd advised of plans to remove seven wilding conifers from Lismore Park, provided that there was no objection to their removal from the disc golf club. He tabled advice to this effect from the Council's Arboricultural Officer, this advice also setting out other recommended conditions for the trees' removal.

2. Graeme Perkins and Graham Taylor, Luggate Community Association

Mr Perkins and Mr Taylor expressed support for plans to classify and reclassify reserves within the Luggate Red Bridge Reserves. The community had funding to contribute to the reserves' development and they were awaiting confirmation that Council funding was going to be available in the 2017/18 Annual Plan.

The General Manager Corporate Services advised that it was recommended that Luggate Community Association receive a grant from the 2017/18 Annual Plan of \$5,000 per annum for two years for development of the Red Bridge Reserves.

3. Vanessa Robb and Bryan Kreft

Mr Kreft tabled and read a statement in support of the application for a Licence to Occupy ['LTO'] a section of road on Stratford Terrace. Mr Kreft's statement detailed the background to the existing encroachments, noting that these had been settled with Council although the records had been lost. He now wanted to build a fence for the safety of his grandchildren and needed to build on road reserve because of mature vegetation in place. He sought a LTO for 10 years, and if granted, this would enable discussions to take place with the Council about closing the road under the Public Works Act. In light of the fact that the actual road verge appeared to be about 2.5 metres away, the situation had existed for about 60 years and no other party was affected by the LTO, he asked the Board to approve the recommendation as presented in the report. He supported the report recommendation and was happy with the conditions suggested.

4. Allan Dippie

Mr Dippie addressed the Board about items 6-9 on the agenda. He noted that there were going to be a lot of new roads to name in Willowridge's Three Parks development and he believed that naming after tractors was a good, solid theme. However, he questioned the recommendation to decline the proposed name 'Umbers' which he believed was entirely suitable as Mr Umbers had done a lot for the local community. He asked that this name be approved.

Mr Dippie asked the Board to approve the new road name 'Jackson Rise'. He noted that this was a tribute to Jackson Aitcheson who had worked for Willowridge and had been killed in a motor accident in October 2016. The suggestion had been made by the Luggate community and Jackson's grandparents had been humbled and honoured by suggestion.

Mr Dippie considered that a simpler solution to the recommendation for item 9 ('Road Dedication, Quartz Development Group Ltd, Grandview Stage 2 Subdivision, Hawea') would be for the Council to write to Willowridge seeking an indemnity that it would never enforce the covenant against the Council.

5. Vicki Spearing (Quartz Development Group)

Ms Spearing stated that what Mr Dippie had just offered as a resolution to item 9 was a good option for Quartz Development Group. She noted that the staff recommendation was also acceptable to the company and if the Board was reluctant to follow Mr Dippie's suggestion without legal advice, she was happy for the Board to adopt the report recommendation because she did not want the development delayed.

Mr Quin noted a small oversight in the report in that it was both the roads and reserves that were subject to the covenant.

**On the motion of Ms Brown and Councillor McRobie
the Wanaka Community Board resolved to suspend**

standing orders to extend the public forum beyond 30 minutes.

6. Sarah Burdon (Lake Hawea Holiday Park)

Mrs Burdon stated that the purpose of the proposed park redevelopment was to upgrade the existing old camping ground infrastructure to improve customers' experience.

On the motion of Ms Brown and Mr Taylor the Wanaka Community Board resolved that standing orders be reinstated.

Declarations of Conflicts of Interest

Councillor MacLeod declared a conflict in respect of items 3 and 9 as the areas had been the subject of hearings on the Proposed District Plan mapping chapter. He undertook to sit back from the table for item 3 but did not consider there was a significant issue with item 9 and would remain in the meeting for that.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Mr Smith and Mr Taylor the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 11 May 2017 be confirmed as a true and correct record.

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

1 Easement to Aurora Energy – Lake Hawea Holiday Park

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) sought the Board's endorsement of a recommendation to Council to grant an electrical easement over Recreation Reserve with legal description Section 2 Block II Lower Hawea Survey District to Aurora Energy Ltd. The report noted that the easement was required to replace existing overhead lines and transformer with a new underground power cable and ground based transformer. The report also recommended that the easement did not require public notification as it would not permanently affect the reserve or the ability of people to use and enjoy it.

This report and items 2 and 3 were presented by Mr Cruickshank and Mr Burt.

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

1. Note the contents of this report;

2. Endorse a recommendation to Council that an electrical easement over Recreation Reserve, Section 2 Block II Lower Hawea Survey District be granted subject to section 48 (1)(d) of the Reserves Act 1977, to Aurora Energy Ltd subject to the following conditions:
 - a. Aurora Energy Ltd to notify and liaise with QLDC Infrastructure Department and the lessee of the land Glen Dene Holdings Ltd in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
 - b. Requirement for a bond payable to QLDC prior to construction works commencing will be waived in this instance;
 - c. The work site to be evidenced by before and after photographs or video to be provided by the applicant;
 - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;
 - e. Certificate of adequate public liability cover to be received;
 - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property & Infrastructure Department and lessee Glen Dene Holdings Ltd. Reinstatement to include any fencing or other structures.
 - g. Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.
3. Endorse a recommendation to Council that notification of the intention to grant the easement is not required, as the statutory test in section 48(3) of Reserves Act 1977 is met for the reasons set out in this report

2 Licence to Occupy Road Reserve – 59 Stratford Terrace, Wanaka

A report from Blake Hoyer (Property Advisor, APL Property Ltd) assessed an application for a Licence to Occupy Road Reserve to enable the owner of 59 Stratford Terrace, Wanaka to install a fence in road reserve. The report observed that the stopping the strip of road reserve for the purposes of acquiring the land had been considered by the applicants but a Licence to Occupy was preferred. The report noted that by providing a medium term licence of 10 years the applicant would be able to install a fence now and

there was further time to consider options around road stopping. To this end, the recommendation provided leave for the Council to terminate the licence at any time and require the road to be stopped and acquired by the applicant at some point in the future.

Members agreed that it made sense for the land to be acquired eventually. Mr Cruickshank advised that the process took at least 6 months so the Licence to Occupy was an immediate solution and the 10 years recommended both provided time for the applicant to think about it and was in recognition of the historic situation.

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

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

- 2. Grant a Licence to Occupy Road Reserve to Brian Kreft, the owner of 59 Stratford Terrace, Wanaka, for a period of 10 years to enable the installation of a fence subject to the following conditions:**
 - a. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.**
 - b. Any damage as a result of the works within the road reserve to be resolved to the satisfaction of Council Engineers at the cost of the applicant.**
 - c. The structures must not compromise roading or services maintenance activities.**
 - d. Ongoing maintenance of the structures is to be the responsibility of the Licensee.**
 - e. Landscaping within the road reserve, enclosed by the fence, is to be maintained by the Licensee.**
 - f. The applicant consents to the Licence being encumbered against Section 1 & Part Section 2 Blk XLII Wanaka to ensure the recommended terms and conditions continue in perpetuity for the duration of the licence.**
 - g. The licence shall remain at Council's pleasure and may be terminated at any stage.**
 - h. Upon termination or expiration of the Licence, the Licensee shall remove the structures from the road reserve and rectify any damage.**

Councillor MacLeod left the meeting at 10.42am.

3 Glen Dene Holdings – Affected Person’s Approval for Hawea Holiday Park Redevelopment

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) presented plans to redevelop the Hawea Holiday Park which was located on Council administered Recreation Reserve, and assessed whether or not to the Council should grant Affected Person’s Approval [‘APA’] as part of the resource consent process. The report recommended that the Board give APA as the redevelopment provided a significant upgrade of the facilities that would enhance the experience of park users.

Mr Cruickshank circulated updated redevelopment plans. He understood that the changes were relatively minor and consisted of a carport on the side of the proposed storage shed, a covered entry to the Top House Lodge and an extension to the ablution block.

In light of these changes, the Board agreed that the delegation to the General Manager Property and Infrastructure could be extended to approve any minor changes to the plans.

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

- 1. Note the contents of this report;**
- 2. Approve the provision of Affected Person’s Approval to Glen Dene Holdings, for the development within the Lease and Licence area.**
- 3. Delegate signing authority for the Affected Person’s Approval to the General Manager, Property and Infrastructure including any minor changes to the development plans.**

Councillor MacLeod re-entered the meeting at 10.47am.

4 Classification & Reclassification of Reserves – Luggate Red Bridge

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) considered the classification of several parcels of reserve land known collectively as the Luggate Red Bridge, suggesting that the various land parcels be classified differently, specifically, most as Historic Reserves but one section classified as Recreation Reserve. The report recommended that these classifications be approved for public notification, seeking objections.

The report was presented by Mr Cruickshank and Mr Quin. Mr Cruickshank confirmed that the purposes under the current classifications were now obsolete. He added that the proposal for a Historic Reserve was the first in this part of the district.

On the motion of Mr Smith 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 classify and reclassify reserve land, collectively known as the Luggate Red Bridge Reserves, with legal descriptions:

To be Historic Reserve

- a. Lot 5 DP 490602
- b. Section 37 Blk VII Lower Hawea SD
- c. Section 6 Blk VII Lower Hawea SD
- d. Section 1 SO 489559
- e. Section 3 SO 489559

To be Recreation Reserve

- a. Section 34 Blk VII Lower Hawea SD

3. Appoint Councillor Calum MacLeod, Mr Quentin Smith and Mr Ed Taylor, any two of whom can hear any objections received and make a recommendation back to full Council on the proposed classification and reclassification.

5 **Proposal to Vest Various Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy**

A report from Aaron Burt (Senior Planner, Parks and Reserves) presented information about proposed reserves associated with five unrelated developments and recommended that the Board recommend to Council the vesting of these 13 proposed reserves identified within five unrelated developments and that reserve land and reserve improvement development contributions be offset for 10 of those reserves.

The report was presented by Mr Burt and Mr Quin.

There was further discussion about Lot 200 which was not eligible for an offset of reserve development contributions because it was needed for drainage. Mr Quin confirmed that such a 'pocket park' would not be permitted under the current Parks and Open Space Strategy. He added that there were plans to develop a narrow walkway that could extend through this site, but stairs may be necessary for access. Again, he stressed that a better outcome would have been possible under the current strategy.

With reference to the reserves from Quartz Development Group Ltd, Mr Quin suggested that the indemnity condition from item 9 should be included in the resolution so that the reserves were also covered. This could also include any indemnity conditions that the Board may wish to add in response to the comments made in the Public Forum.

Having regard to the offer made by Mr Dippie in the Public Forum, the Board agreed that the staff recommendation was satisfactory and legal advice was necessary if an alternative direction was contemplated. Accordingly, the Board agreed to add additional words: *'... or, subject to legal advice, an alternative indemnity.'*

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

- 1. Recommend to Council the vesting of the 13 identified proposed reserves be approved:**
 - a. Lots 200 and 201, Orchard Road Holdings 'Alpha Ridge' Meadowstone Drive**
 - b. Lots 96 and 97, GAD Ltd, Kirimoko Crescent**
 - c. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea**
 - d. Lots 998 and 999, Willowridge Developments Ltd 'Timsfield' Hawea**
 - e. Lot 1000, Exclusive Developments Ltd, 'Hikuwai' Aubrey Road**

subject to the following works being undertaken at the applicant's expense:

- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;**
- ii. Presentation of the reserve in accordance with Council's standards for reserves;**
- iii. A potable water supply point to be provided at the boundary of the reserve lot;**
- iv. The registration 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;**
- v. A three year maintenance period by the current landowner commencing from vesting of the reserve, except for Lots 998 and 999 in 'Timsfield', which shall have a one year maintenance period;**
- vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.**

vii. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea

Obtaining an indemnity from Quartz Development Group Ltd (and its directors and shareholders) in relation to any costs incurred by Council arising from any potential enforcement of the 'no complaints' covenant against Council, or, subject to legal advice, an alternative indemnity.

- 2. Recommend to Council that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment and the Parks and Open Space Strategy 2017, subject to recommendation three above, and excluding part of Lot 1000 'Hikuwai' (area of stormwater detention to be defined), all of Lots 998 and 999 in 'Timsfield' and all of Lot 200 in 'Alpha Ridge'.**
- 3. Recommend to Council that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment (excluding Lots 998 and 999 in 'Timsfield' and Lot 200 in 'Alpha Ridge'), subject to:**
 - a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.**
 - b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.**
 - c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.**

6 Road Naming Application – New subdivision of Lot 2 DP362505 off Orchard Road

A report from Warren Vermaas (Resource Management Engineer) assessed an application from Orchard Road Holdings Limited to name a new private road located off Orchard Road, Wanaka. The report recommended the name 'Wilbur Gunn Way' over the alternatives offered ('Jerome Case Way' and 'Little Orchard Way').

Mr Vermaas presented this report and items 7 and 8. He detailed the levels of research he undertook to assess a name's local relevance. He had recommended approval of the name Wilbur Gunn because of its connection with farming activity as this was the former use of the land.

Councillor McRobie did not support the recommendation and expressed a preference for the name 'Little Orchard Way'. Mr Smith considered that the farming connection was obscure and Ms Brown agreed that an orchard theme would provide scope to be more creative with future road names in the area.

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

- 1. Note the contents of this report; and**
- 2. Accept the application for the new road name: Little Orchard Way.**

7 Road Naming Application – Willowridge Developments Limited application to name three new roads within the Three Parks Development

A report from Warren Vermaas (Resource Management Engineer) assessed an application from Willowridge Developments Limited to name three new roads located off Sir Tim Wallis Drive, Wanaka. The report recommended approval of the first choices for roads two and three ('McCormick Street' and 'Deering Street') because of their connection with tractor manufacturing, which referred to previous farming use of the land. However, the report recommended that the Board decline the only alternative put forward for road one ('Umbers Street') because the policy stated that road naming after a person recently deceased should be avoided.

Councillor MacLeod stated that Bryan Umbers had made an outstanding contribution to Wanaka over several decades, having owned and operated the local BP garage since the 1950's and having contributed to the local community through business, church, Rotary membership and as Chief of the Volunteer Fire Brigade. He had been 83 years old when he had died in 2016.

Members agreed that Umbers would be a name familiar to many in the district as Umbers Garage had been a landmark in central Wanaka for many years and the Umbers were a local family. The Board agreed to support this as a road name.

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

- 1. Note the contents of this report; and**
- 2. Accept the application for new road names: McCormick Street, Deering Street and Umbers Street.**

8 Road Naming Application – Willowridge Developments Limited application to name one new road within the Stage 2B Luggate Development

A report from Warren Vermaas (Resource Management Engineer) assessed an application from Willowridge Developments Limited to name one new road located off Pisa Road within the Stage 2B Luggate Development, Wanaka. The report recommended that the Board approve the name 'Jackson Rise' although it was contrary to the road naming policy that stated that names of persons recently deceased should be avoided. The report noted that no alternative names had been offered by the applicant.

Mr Vermaas stated that he had recommended adoption of the name sought out of respect to the family, although he acknowledged that it was outside the policy guidelines.

Mr Smith asked why no alternatives had been supplied. Mr Vermaas stated that the applicant had been asked to provide three alternatives but had declined to do so. Mr Smith stated that he was uncomfortable about naming a road after a recently deceased person.

Mr Taylor expressed concern that naming a road after a traffic accident victim would establish a precedent for road naming. Councillor MacLeod questioned whether naming a bench in a nearby reserve would be a better memorial to this individual.

Councillor MacLeod proposed an addition to the resolution requiring amendment to the road naming policy to provide further guidance in such situations. The General Manager Corporate Services suggested that the policy already provided the option for the Board to exercise its discretion with proposed names that were contrary to policy, so no further amendment was needed.

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

- 1. Note the contents of this report; and**
- 2. Approve the application for the new road name: Jackson Rise.**

Mr Taylor voted against the motion and Mr Smith abstained from voting.

9 Road Dedication – Quartz Development Group Limited – Grandview Stage 3 Subdivision, Hawea

A report from Liz Simpson (Team Leader Subdivision and Property) considered accepting five roads to be transferred to Council subject to a 'no complaints' covenant within Stage 3 of the Grandview subdivision, Hawea.

The Governance Advisor circulated an amended plan of the subdivision.

The report was presented by Mr Quin. He noted that there were now five roads and so the reference to 'Grandview Road and Sentinel Place in the recommendation should be deleted and replaced with the words 'all roads'.

There was discussion about the addition of text to link this item with the vesting of reserves (Item 5: Lots 100-105, Quartz Development Group Ltd, 'Sentinel Park' Hawea). Clarity was also sought on the road titles.

On the motion of Ms Brown and Councillor McRobie the Wanaka Community Board resolved to suspend standing orders to allow a member of the public to speak at the meeting.

Ms Vanessa Robb (Solicitor) joined the table. She confirmed that there were two titles involved, being Lots **30** and 45 DP 325203.

On the motion of Ms Brown and Councillor McRobie the Wanaka Community Board resolved to reinstate standing orders.

The resolution was amended to include the additional Lot number and the earlier text agreed in item 5 regarding an alternative indemnity.

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

- 1. Note the contents of this report; and**
- 2. Recommend to Council that it accept all roads currently described as Lots 30 and 45 DP 325203, to be transferred to QLDC subject to the following:**
 - a. Obtaining an indemnity from Quartz Development Group Ltd (and its directors and shareholders) in relation to any costs incurred by Council arising from any potential enforcement of the 'no complaints' covenant against Council, or, subject to legal advice, an alternative indemnity.**

10. Wanaka Chair's Report

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

- Extension of Lease over Recreation Reserve: Pisa Alpine Charitable Trust
- Adoption of 2017/18 Annual Plan
- Spark Wi-Fi
- Use of names: Gladstone/John Creek
- Wanaka Community Pool
- Projects Summary – Property and Infrastructure; Parks and Reserves

Mr Cruickshank joined the table to update the Board on discussions with Spark about two telephone boxes on Helwick Street and the problems with people congregating in the area to use the Wi-Fi. He advised that Spark had agreed that use of phone boxes was dwindling and there was an over-supply of them in the Wanaka CBD. Spark was keen to resolve the issue and had altered their free Wi-Fi service so that it now provided only 15 minutes/month for non-Spark users. Spark could also turn off its Wi-Fi and planned to remove one of the phone boxes in this location, with the other possibly donated to the Cube. They were also in discussion with Lake Wanaka Tourism about providing free Wi-Fi on the lake front.

Members considered the request from the Lake Hawea community for Council support to officially remove the obsolete name 'Gladstone' from all topographical maps of the locality and replace it with the name 'John Creek'. There was some discussion about whether this should be 'John's Creek' instead, but the Chair noted that whilst use of 'John's' had fallen into vernacular usage, it was actually a surname and 'John Creek' was supported by the Hawea Community Association.

The Chair noted that the next stage of the Wanaka Community Pool construction was to select furniture, fixtures and fittings and she asked that this be undertaken in association with stakeholders.

Mr Darby and Mr Quin spoke to the project summaries from Property and Infrastructure and Parks respectively. Mr Darby commented further on the Edgewater gravity sewer and Mount Aspiring Road booster pump. He confirmed that the Wanaka Yacht Club borefield was no longer proceeding. Mr Quin detailed plans for Roy's Bay Park Improvements project which would proceed in the next financial year. He explained that the Albert Town bridge track link was on hold pending the outcome of a geo-tech assessment about slope stability, but the project budget could be deferred until a preferred option was identified.

Members presented summaries of their meetings with local community groups:

- Members commented positively on central government's contribution to new toilets at Makarora.
- Mr Smith noted that Friends of Allenby Park was awaiting advice that it had received funding for the upgrade in the 2017/18 Annual Plan. The General Manager Corporate Services confirmed that it was recommended that increased funding of \$30,000 be allocated.
- Councillor MacLeod congratulated Dr Ella Lawton on her recent successful election to the Otago Regional Council.
- The Wanaka Alcohol Group had recently appointed Bronwyn Coers as its Co-ordinator.
- The Community House had recently met with stakeholders to progress the project now that resource consent had been obtained.

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

- 1. Note the contents of the report; and**
- 2. Express support on behalf of the Queenstown Lakes District Council for the area formerly known as 'Gladstone' to be henceforward officially known on topographical maps as 'John Creek'.**

The meeting concluded at 12.28am.

Confirmed as a true and correct record:

Chairperson

3 August 2017