

**Wanaka Community Board  
16 February 2017**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 16 February 2017 beginning at 10am

**Present:**

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

**In attendance:**

Ms Alice Balme (Senior Solicitor), 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); two members of the public and three members of the media

**Opening**

The meeting commenced with a karakia from the Chair.

**Apologies**

Apologies were received from Councillor Lawton and Councillor MacLeod.

Ruth Harrison requested a leave of absence from 24 May to 26 June 2017.

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

**Public Forum**

1. Roger North

Mr North described himself as a 'swimming enthusiast'. He noted that the two main swimming lesson providers in Wanaka were oversubscribed and the current multiple lesson provider model served the community well. He was concerned that the Council proposed to tender for a single provider at the new pool which he did not consider was the best model for Wanaka. He did not believe that this view was based upon being the most cost effective solution but was simply the common practice. He stated that an excellent culture of swimming would be lost the number of swim school providers were halved. He believed that the Board was responsible for championing the issue and he asked for an update on the current situation.

The Chair responded to these concerns, stressing that no decision about swim school providers had yet been made. She added that the Board was empowered to make policy decisions and any change to a level of service would normally come to the Board to discuss. She noted that the new Wanaka Community

Pool was included as an agenda item for the upcoming Community and Services Committee meeting and she would attend for this purpose. In addition she had asked the Sport and Recreation Manager to present this matter for a Board decision before it went to the full Council.

## 2. Casey Teat

Mr Teat described his Family Trust's plans to develop their property at 42 and 46-50 Brownston Street as a multipurpose commercial hub containing four buildings with Bullock Creek as the focal point. They wished to occupy a portion of the road reserve for landscaping, which included the installation of different stone walls. He signalled that a new application for resource consent was to be submitted in the next couple of weeks after the Council had sought more information on the application originally submitted.

The Chairperson asked why the Trust wanted to build on the road reserve rather than on its own land. Mr Teat noted that the Council's wooden fence made it look as though they occupied the land already. The fence was dilapidated and the Trust wanted to beautify that part of the reserve and ensure its maintenance so that it coordinated with and enhanced their development.

Mr Smith stated it was not clear from the application how much footpath was impacted. Mr Teat stated it would largely stay its current width but did vary because of the proposed cut outs. In addition there was an area for plantings in front of the walls to soften them and add colour. Mr Smith noted that the present pavement was narrower than ideal and expressed concern that approving this proposal would preclude road widening in the future. He believed that a compromise was needed so that pavement width was not badly impacted.

## **Declarations of Conflicts of Interest**

No declarations were made.

## **Confirmation of Agenda**

**On the motion of Councillor McRobie and Mr Taylor the Wanaka Community Board resolved that the agenda be confirmed without addition or alteration.**

## **Confirmation of Minutes**

**On the motion of Ms Harrison and Councillor McRobie the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 14 December 2016 be confirmed as a true and correct record.**

## 1. **Reserve Management Plan for the Wanaka Recreation Reserve (A & P Showgrounds)**

A covering report from Aaron Burt (Senior Planner, Parks and Reserves) presented the amended Reserve Management Plan ['RMP'] for the Wanaka

Recreation Reserve following completion of the statutory consultation process for recommendation to Council for adoption.

The report was presented by Mr Burt.

Mr Burt confirmed that the title on the RMP's cover would include the word 'showgrounds' in response to a submission. He was also trying to obtain additional information about the reserve's history, as this had been raised at the hearing, but had been unable to find any substantive detail. It was suggested that some local residents may be able to assist but inclusion of historic information was not sufficiently critical to delay adoption of the plan at the Council meeting on 9 March, provided that the RMP conveyed a sense of the reserve's historic use.

Mr Smith asked for a policy statement that dealt with parking on the reserve to be added to the RMP. He suggested possible text: *'Allow parking on the reserve in association with those events which are lawfully occurring on the reserve.'*

Ms Balme advised that this was unnecessary as the Reserves Act 1977 already required reserves to be used in a manner consistent with their purpose. As a result, this served to exclude general carparking on the reserve unrelated to its use.

In light of this advice, Mr Smith expressed concern that Council using the reserve for overflow parking during peak times and for ski staff parking during winter was therefore unlawful. He considered that parking had been a significant issue submitted on and needed its own section in the RMP.

There was further discussion about use of the reserve for overflow parking. Ms Balme observed that this was a separate Council decision and was more a matter for parking policy and enforcement.

Ms Harrison suggested that to address parking on the reserve, policy 4.3.8(a) 'Events and Activities' be amended to read: *'Permit the use of the reserve for sporting, cultural and recreational events, including associated parking'.*

Mr Smith stated that associating parking with events was too narrow and ultimately unnecessary, as it was self-evident that there would be parking on the reserve associated with events. He favoured adding a new policy 4.3.14 that addressed parking in its own right. He acknowledged that parking would have to be associated with the recreational uses of the grounds which was in accordance with the Act and little different from Ms Harrison's suggestion, but parking merited having its own section. He expressed a desire to move in this direction.

There was discussion about other ways of addressing the desire for a clear policy statement about parking on the reserve. An alternative approach was put forward, expanding policy 4.3.8 to encompass all activities, as it was agreed that what was permitted on the reserve should not be limited specifically to 'events':

#### 4.3.8 Events and Activities

- a) *Permit the use of the reserve for sporting, cultural and recreational events and activities, including associated parking.*
- b) *Ensure that events and activities do not compromise the primary functions of UCRFC and Upper Clutha A&P Society, and that events and activities have contingency plans to relocate should ground conditions not be suitable.*

With this change, Mr Smith was satisfied that a separate statement addressing parking on the reserve was not necessary.

The Board supported the recommended inclusion of a smoke-free policy. They expressed a desire for the Council to adopt a smoke-free policy covering all reserves.

The Chair asked that the phrase *'i.e. camping in association'* be deleted from policy 4.3.9 as it was not clear what it was trying to convey.

Ms Harrison noted that *'a collaborative and non-exclusive use'* should not only apply to buildings (policy 4.3.5(b)). She asked that a similar statement be added as a new policy (e) under 4.3.6 Sportsfields, namely:

*'e) Encourage a collaborative and non-exclusive use of the grounds, to ensure they are available for the community and sporting groups.'*

It was agreed that the Chair should sight and approve the final version of the plan to ensure all the changes sought by the Board were covered before it went to Council for final approval.

**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. Agree the following amendments to the plan:**
  - a) Additional historic detail**
  - b) New policy 4.3.6 (e)**
  - c) Retitle policy 4.3.8 to 'Events and Activities'**
  - d) Add: '...including associated parking' to 4.3.8(a)**
  - e) Add: 'events and activities' to policy 4.3.8(b)**
  - f) Delete 'camping in association' from policy 4.3.9(a)**
- 3. Agree that the Chair is delegated authority to provide the Board's final approval of the plan; and**
- 4. Recommend to Council that the Reserve Management Plan for the Wanaka Recreation Reserve be adopted.**

## 2. **Affected Person's Approval – Luggate Albion Cricket Club**

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed the Luggate Albion Cricket Club's request for affected person's approval ['APA'] from the Council to construct a new ablution block within the club's lease area of recreation reserve at Luggate. The report recommended that approval be given, as it would both improve the facilities available to players and camping ground users and support a community initiative to construct the building on the site.

This report and that following were presented by Mr Cruickshank.

Questions were raised about the building's suitability for growing use. Mr Cruickshank confirmed that the managers of the camping ground were satisfied that it would be sufficient for future growth.

Mr Smith expressed a desire for a unisex accessible shower and toilet to be included as part of this development. Mr Taylor also observed that there was a large amount of storage space in the facility and that provided appropriate underground services were installed during construction, these areas could be converted to create additional toilets in the future.

Mr Cruickshank noted that an APA could not be conditional, but he would advise the applicant of these Board requests.

**On the motion of Mr Smith and Mr Taylor it was resolved that the Wanaka Community Board:**

- 1. Note the contents of this report;**
- 2. Approve an affected person's approval to the Luggate Albion Cricket Club Inc for the construction of a new ablution block within their lease area on Section 23 BLK VI Tarras SD;**
- 3. Delegate execution of the affected person's approval to the QLDC Property Manager.**

## 3. **Licence to Occupy Road Reserve – 42-50 Brownston Street, Wanaka**

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application for a licence to occupy ['LTO'] road reserve from the N and B Teat Family Trust for the placement of three stone walls and landscaping in conjunction with the proposed commercial development of 42-50 Brownston Street, Wanaka. The report concluded that the proposed improvements were minor in nature and would not detract from the road reserve. The report recommended that LTO be granted, subject to conditions.

Concern was expressed about the existing narrowness of the footpath and that approving the LTO would prevent any possible future widening of Brownston Street. Mr Darby was invited to the table to comment further on these issues. He agreed that the existing footpath was narrower than the Council's current standard and it was undesirable to constrain any possible

future road widening. He suggested that there could be further discussion with the applicant about the amount of road reserve used.

There was discussion about the size and position of the proposed walls. Members agreed that it was difficult to determine these matters ad hoc at the meeting and that heights and distances should not be determined without a site visit. Nonetheless, members also recognised that the applicant needed certainty in order to be able to lodge a complete consent application so the item could not be delayed.

The Board determined that it was prepared to grant LTO subject to the Chair providing final approval about the level of encroachment onto the footpath and the height of the proposed walls.

**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 the licence to occupy Brownston Street Road road reserve for the placement of three stone walls and landscaping in conjunction with the proposed commercial development of 42 to 50 Brownston Street, Wanaka, subject to the Chair providing final approval about the level of encroachment onto the footpath and the height of the proposed walls; and 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. Building and resource consent to be obtained prior to works commencing.**
  - c. The existing barrier by Bullock Creek is not to be removed or replaced until building consent has been granted.**
  - d. 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.**
  - e. The structures must not compromise roading or services maintenance activities.**
  - f. Ongoing maintenance of the structures is to be the responsibility of the Licensee along with any damage that may occur to the road reserve as a result of the structures.**
  - g. The applicant consents to the Licence being encumbered against Lot 1 DP 12117 to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.**

- h. All services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same. No building over the Council services shall be undertaken without approval from the Manager of RM Engineering at QLDC.**
- i. The licence shall remain at Council's pleasure.**

#### **4. Wanaka Chair's Report**

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

- 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
- Wanaka Croquet Club new lease
- Adoption of Minor Improvements Policy
- Wanaka Community Pool
- Projects Summary – Property and Infrastructure; Parks and Reserves

Mr Darby advised that he planned to drive the alignment of the Hawea unformed roads as part of the Council's due diligence on the project.

The Chair expressed concern that the Wanaka Airport governance options were going directly to the Council without first being presented to the Board. Ms Balme suggested that this was because the Wanaka Airport is a strategic asset.

The Chair asked for all future operational discussions about the new Wanaka Community Pool to be presented to the Wanaka Community Board as well the Community and Services Committee.

Councillor McRobie asked for more detail about the sponsorship opportunities being explored for the Wanaka Community Pool. He expressed concern that this did not appear to be progressing and reiterated the view that an external person experienced in fundraising needed to be appointed to this project.

Mr Darby advised that the business case for the Mt Aspiring road widening was still being worked on and he was not aware of an end date. He confirmed that the Roy's Peak carpark was due to be finished by the end of the next lambing season (when the track would reopen).

*Councillor McRobie left the meeting at 11.50am.*

Members presented community reports.

Mr Taylor advised that he had attended the recent Annual General Meeting of the Mt Barker Residents' Association. He noted that the sealing of roads was a major issue for this community and this had motivated a very large turnout at the AGM. He noted that there had been some scepticism about Council action

on Ballantyne Road and there were requests for work on Mt Barker Road. The Chair stated that she was confident the Council would address Ballantyne Road and requested more detail about priorities for Mt Barker Road.

Mr Smith confirmed that the Wanaka Residents' Association was being wound up.

In relation to the Wanaka Public Library Association, the Chair acknowledged staff member Sue Gwilliam's 25 year anniversary at the Council.

**On the motion of Ms Brown and Mr Smith it was resolved that the Wanaka Community Board note the contents of this report.**

*The meeting concluded at 12.06pm.*

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

---

**Chairperson**

---

**30 March 2017**