

**Wanaka Community Board
30 November 2017**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 30 November 2017 beginning at 10am

Present:

Ms Rachel Brown (Chair), Ms Jude Battson, Ms Ruth Harrison, Councillor Calum MacLeod, Councillor Ross McRobie and Councillor Quentin Smith

In attendance:

Mr Stewart Burns (General Manager, Finance and Regulatory), Dr Thunes Cloete (General Manager, Community Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Ms Jane Robertson (Senior Governance Advisor); two members of the public and five members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

An apology was received from Mr Ed Taylor (on approved leave of absence).

Councillor McRobie requested a leave of absence for the period 23-28 January 2018.

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

Declaration by Member of Wanaka Community Board

The General Manager, Finance and Regulatory, acting on behalf of the Chief Executive, invited Ms Battson 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*.

Ms Battson gave the oral declaration and signed the document which was then witnessed by the General Manager, Finance and Regulatory.

Public Forum

1. Max Hall, 'Sticks 'n' Stones' (Wanaka Branch)

Mr Hall described a project to emulate the Singapore Happiness Bell in Wanaka where people could add their own small bells with a happiness wish message.

He saw this project as a way of giving back to community; it was hoped to locate it in Wanaka Station Park and that it would be maintained by the Council's Parks team. The trees would provide a natural sound barrier and a FAQ sheet responding to common questions about vandalism, noise, health and safety, etc had been prepared but was not available at the meeting today due to unforeseen circumstances. They were open to suggestions about the bell's location but they believed that it would have a positive impact on the community.

Ms Harrison suggested that the group be invited to a future Board workshop to enable further discussion about potential sites and other details of the project.

2. Luke Robson, Upper Clutha Rugby Football Club

Mr Robson spoke about the club's proposal to expand its club rooms. He stated that the building was below standard and needed refurbishment. The changing rooms did not have enough room when the club was hosting other teams and it was felt that tidy and modern club rooms would be respected by users.

Councillor Smith commended the club's plans to include an accessible bathroom in the development although he noted that an external and internal door on an accessible bathroom was unusual. Mr Robson advised that the internal fit-out of the facility may yet change, adding that the growing presence of women's rugby had also been flagged as needing attention in the design.

In reply to a question Mr Robson noted that there had been early discussions with the A&P Society about a combined facility but both groups needed a lot of space and a single building was not practical. A joint building would also have slowed down the rugby club's development and any delay meant increased construction costs.

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 Councillor McRobie the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 25 October 2017 be confirmed as a true and correct record.

Councillor MacLeod abstained from voting because was not at the meeting.

1. **Wanaka Swimming Pool Funding**

A report from Stewart Burns (General Manager, Finance and Regulatory) noted that detailed operating budgets for the Wanaka Swimming Pool indicated that the operating deficit required an annual rate of \$220 per residential ratepayer which was \$36 higher than signalled in original budgets. The report advised that reducing debt servicing costs would address this negative variance and recommended that a debt repayment of \$6million be made on 1 July 2018 from the Wanaka Asset Sale Reserve, thereby reducing the annual rate to around \$178 per residential ratepayer. It was noted that the fund's balance was \$15.05m and the proposed allocation was in line with the purpose of the fund.

Mr Burns presented the report. He stated that \$6million had been assessed as the amount that would make the most impact on rates whilst also maintaining a sizeable balance in the fund. In addition, reducing debt lessened the risk of interest costs increasing and this was likely because interest rates were very low at the moment. Furthermore, reducing debt had more certainty than trying to impact operating costs and a loan over 30-40 years also provided options for additions to be made to the campus. In reply to a question, Mr Burns advised that Sport and Recreation staff would work on estimating the cost of adding a gym to the facility.

Councillor McRobie indicated his support for the recommendation.

Councillor Smith asked if there could be a greater impact on rates if the fund was used in a different way. Mr Burns advised that there was no certainty about the return from another investment, but there was certainty about saving interest costs. He also did not consider that it would limit use of the fund in other opportunities as lakefront and transport were already included in the draft 10-Year-Plan 2018-28 and were more about general affordability.

Councillor MacLeod advised that he preferred to delay a decision and suggested that the matter lie on the table. He considered that the Queenstown example showed that other facilities attached to a pool had a greater impact than this proposal. He did not accept that using \$6million of the fund on rates reduction was a good use of it. He sought a guarantee that the extra facilities at the pool such as a gym would be part of a future development.

Mr Burns noted that the feasibility of adding a gym would depend on the business case and it may or may not require some funding from the reserve. He questioned the appropriateness of ring-fencing funding for this purpose. Further, he assured the Board of the definite benefit of paying debt now.

Ms Brown advised that she also supported the recommendation as it served to mitigate the rates increase for Wanaka ratepayers whilst still leaving \$9million available in the reserve fund for use elsewhere.

Ms Harrison suggested that the recommendation be changed to a sum of \$5million. There was further discussion about the effect of allocating different amounts to debt reduction.

It was moved (Councillor McRobie/Ms Brown):

That the Wanaka Community Board:

- 1. Note the contents of this report; and**
- 2. Recommends to Council that a sum of \$6m be allocated in 2018/19 from the Wanaka Asset Sale Reserve to repay Wanaka Swimming Pool debt in the draft 10 Year Plan 2018-28 (LTP) budgets.**

The motion was carried with the Chair exercising her casting vote. Ms Harrison, Councillor MacLeod and Councillor Smith voted against the motion.

2. Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

A covering report from Aaron Burt (Senior Parks Planner) presented the Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves with a recommendation that the Board recommend to Council that it notify the draft plan for public consultation.

This report (and items 3, 4 and 5) were presented by Mr Burt.

Mr Burt advised that it was not possible to undertake a change of name for the Kennedy Crescent Recreation reserve name as part of this process but it may happen at some time in the future.

To address possible public comment about the maintenance of Lismore Park, it was suggested that reference to mowing standards as specified in the Parks and Open Spaces Strategy should be made as part of the public information.

Councillor Smith questioned the approach of clustering reserves together. Mr Burt advised that the objective had been to make the plan as concise as possible and he was not sure what other options were available to convey the same information. However, he agreed that both the general policies and park specific policies could be developed further through the consultation process.

It was suggested that the resolution also include the formation of a hearings panel and consideration was given to its membership. Councillor Smith advised that he was keen to be on the hearings panel but questioned if he had a conflict of interest in relation to his association with Allenby Park. Members did not consider that this should be deemed a conflict and the membership of the hearings panel was agreed to be Councillor Smith, Ms Harrison and Councillor MacLeod.

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

1. **Note the contents of this report;**
 2. **Recommend to Council that the Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace Domini Park and Kennedy Crescent Recreation Reserves is notified.**
 3. **That a hearings panel be established comprising Councillor Smith, Ms Harrison and Councillor MacLeod.**
3. **Proposal to Vest Land in Peninsula Bay North as Reserve and to Offset Reserve Land Contributions as per the Development Contributions Policy**

A report from Aaron Burt (Senior Parks Planner) assessed a proposal to vest land in Peninsula Bay North as reserve to and accept offsetting reserve land development contributions for that reserve land. The report recommended that both be accepted to conditions requiring various works being undertaken by the applicants, at their expense.

Councillor Smith advised that he had made a submission on the original plan change but did not consider that this would preclude him from voting on this item.

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

1. **Note the contents of this report;**
2. **Recommend to Council the vesting of the proposed reserve land (identified as Lot 925 comprising 12.23ha) be approved, 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 land;**
 - ii. **The removal of the Existing Spoil from the land and the rehabilitation of any land disturbed as a consequence.**
 - iii. **Presentation of the reserve land in accordance with Council's standards for reserves;**
 - iv. **The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of any landscape**

and planting plan if required by Plan Change 51.

- v. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of a weed management and wilding tree removal plan;
- vi. A potable water supply point to be provided at the boundary of the reserve lot;
- vii. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve land 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;
- viii. A three year maintenance period by the current landowner commencing from vesting of the reserve, to include weed control and the removal of wilding trees;
- ix. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

- 3. Recommend to Council that any applicable reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment, subject to recommendation (iii) above.

4. Proposal to Vest Lands between Mt Iron Drive and Mercury Place, Wanaka, as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

A report from Diana Manson (Parks and Reserves Officer) assessed a proposal to vest two proposed walkway reserves identified within a development by Allenby Farms Ltd, and to accept the offset of reserve land and reserve improvement development contributions for those reserves. The report recommended that the vesting be approved and that the offset be accepted.

Ms Manson joined Mr Burt to present the report.

Some concern was expressed about the narrowness of the pathways. It was noted however that these were roadside paths and there was road to vest which would be built to Council standards. Staff were asked to ensure that regard was had to these matters in the vesting process.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council that the vesting of the two identified proposed Local Purpose Reserves (access) be approved;**
 - a. *Lots 97 and 99, Allenby Farms Limited, Mount Iron Drive, Wanaka***

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 continuous sealed path of minimum 2 metre width being provided;**
 - 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;**
 - vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.**
- 3. 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.**
 - 4. Recommend to Council that reserve improvement contributions are offset against the cost of the paths within the reserves, in accordance with the Development Contributions Policy current at the time of contributions payment, 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.**

5. Lessor's Approval and Affected Person's Approval for Proposed Extension to the Upper Clutha Rugby Clubrooms

A report from Joanne Conroy (Property Advisor, APL Property Ltd) assessed whether the Council should grant Lessor's Approval and Affected Person's Approval ['APA'] for the proposed redevelopment of the Upper Clutha Rugby Clubrooms located on the Wanaka Recreation Reserve (A&P Showgrounds). The report recommended that APA be granted, subject to conditions.

Mr Cruickshank joined Mr Burt to present the report.

Councillor McRobie asked if there was any intention to seal the road. In reply it was noted that this could not be achieved via the lease but provision for this to occur had been made in the Reserve Management Plan.

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

- 1. Note the contents of this report;**
- 2. Approve the Affected Person's Approval for the redevelopment and extension of the Upper Clutha Rugby Clubrooms on the Wanaka Recreation Reserve, and delegate signing of that consent to the General Manager Community Services; and**
- 3. Approve the redevelopment on behalf of Council as Lessor, subject to the following conditions:**
 - a) The building redevelopment being granted resource consent.**
 - b) The redevelopment being granted building consent.**
 - c) Council approval of a site plan for the redevelopment that satisfies Council's requirements in respect of Health and Safety, and public access to and through the Wanaka Recreation Reserve.**

- d) **Building materials or any other items not be stored onsite before and after construction without the approval of Council.**
- e) **Lessee to be responsible for repairs to access road and grounds, as a result of construction traffic.**
- j) **Any recommendations made by the Wanaka Design Panel to be incorporated into the design (if applicable) and endorsed by the General Manager Community Services.**

6. **Temporary Road Closure - Challenge Wanaka 2018**

A report from Sarah Mitchell (Property Advisor, APL Property Ltd) assessed an application for temporary road closures associated with the 2018 Challenge Wanaka Triathlon event scheduled for Wednesday 14 February to Sunday 18 February 2018. The report recommended that the application be granted subject to conditions.

Mr Cruickshank presented the report for Ms Mitchell. He noted that the recommendation contained some changes from previous years based on previous public feedback. He added that this event organiser worked closely with the community and the proposed closures had been publicly notified with no feedback received.

Ms Harrison expressed concern that Mt Aspiring Road was included in the proposed temporary road closures as it was the only road access to the Mt Aspiring National Park. She questioned the safety of a partial closure, considering that Challenge Wanaka should seek a full closure if it wished to continue using the route. However, she did not believe that any closure was desirable and favoured Challenge Wanaka using an alternative route. Councillor Smith warned against the Board trying to redesign Challenge Wanaka's route.

Councillor MacLeod suggested that consideration be given to modifying the rumble strips on Riverbank Road to accommodate cyclists.

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

1. **Note the contents of this report;**
2. **Approve the road closure application for the Challenge Wanaka 2018 event subject to the following conditions:**
 - a. **Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.**

- b. Radio advertising two days prior and on the morning of the event.
- c. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.
- d. The event organisers ensure access is available for emergency services and maintenance contractors if required;
- e. A reminder notice advising of the duration and dates of the closure being distributed to all residential and business properties located along the closure route at least ten working days prior to the event. A copy of this notice is to be supplied to APL Property Limited.
- f. Where safe and practical, vehicles delivering to businesses within the closure area, should be permitted by traffic management crew to undertake their deliveries and if applicable, they should be directed to appropriate detour routes.
- g. Clear signage is to be placed around the closure areas within the CBD advising the public that businesses in the affected area are still operating.
- h. Parks are not to be coned off except where required for traffic management. In those instances, cones are to be removed as soon as practical.
- i. The applicant providing APL Property Limited a copy of New Zealand Transport Agency's approval for the one way closure of Red Bridge.

3. Authorise the following schedule of road closures:

Infrastructure build up and breakdown

Roads to be Closed: Ardmore Street from Dungarvon Street to McDougall Street

Period of Closure: 0800 Wednesday 14 February 2018 to 1800 Sunday 18 February 2018

Infrastructure build up and dismantle at end of event

Roads to be Closed: Dungarvon Street from Dunmore Street to Ardmore Street

Period of Closure: 0300 Saturday 17 February 2018 to 0300 Sunday 18 February 2018

Infrastructure build up and safe passage of athletes and dismantle at end of event

Roads to be Closed Ardmore Street from Dungarvon Street to Lakeside Road

Period of Closure: 0300 Saturday 17 February 2018 to 0300 Sunday 18 February 2018

For safe passage of athletes and motorists

Roads to be Closed: Single Lane closure of Mount Aspiring Road from Old Station Road to Hospital Flat

Period of Closure: 0615 to 1200 Saturday 17 February 2018

For safe passage of athletes

Roads to be Closed: Ardmore Street from McDougall Street to Meadowstone Drive

Period of Closure: 0615 to 1730 Saturday 17 February 2018

Roads to be Closed: Mt Aspiring Road from Old Station Road to Meadowstone Drive

Period of Closure: 0615 to 1730 Saturday 17 February 2018

Roads to be Closed: McDougall Street from Brownston Street to Ardmore Street

Period of Closure: 0600 to 1200 Saturday 17 February 2018

For safe transition of cyclists at aid station

Roads to be Closed: Kane Road between Camphill Road and St Ninians Way

Period of Closure: 0815 to 1700 Saturday 17 February 2018

Ms Harrison voted against the motion.

7. Chair's Report

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

- Affected Person's Approval ['APA'] for Wanaka Beer Festival
- Active Transport Wanaka

- Actions from previous meeting
- Wanaka Community Pool
- Projects Summary: Property and Infrastructure (including minor improvements projects); Parks and Reserves

It was noted that the Wanaka Beer Festival was already being advertised and an application for APA should have been presented much earlier. The Board stressed the importance of making these processes clear to event organisers especially after the booking for a Council venue was made. It was noted that organisers had reduced the extent of the application following discussion with Council staff.

Mr Darby joined the table to respond to questions about the Property and Infrastructure Department project report. He noted that a full business case was being prepared for the Mt Aspiring Road widening. Members asked why this was tracking in red. Mr Darby undertook to follow up this question with the staff member responsible, Tony Pickard. Members asked for this to be an item on the next Board agenda.

The following items from the community reports were noted:

- The draft Development Plan for Eely Point was currently open for public comment.
- Much of Parks and Reserves capital programme was to be delivered in the first six months of the new year, principally due to difficulty securing appropriate contractors.
- The main issues in Luggate continued to be replacement of the community hall and the speed of vehicles through the township.
- Alistair King had stood down as Chairperson of the Wanaka Chamber of Commerce after having been in role for 12 years.
- Hearings had been held earlier in the month on the Navigation Safety Bylaw and adoption of it was due to be presented to the next Council meeting. It was planned to re-notify five recommended changes to the bylaw that were more than minor.

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

- 1. Note the contents of this report;**
- 2. Agree to affected person's approval for resource consent application RM171203 to hold a beer festival at the Wanaka Recreation Reserve (A&P Showgrounds) on Saturday 9 December 2017; and**
- 3. Delegate execution of the affected person's approval to the General Manager Community Services.**

The meeting concluded at 12.11pm.

Confirmed as a true and correct record:

CHAIRPERSON

DATE