

Wanaka Community Board
1 March 2018

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 1 March 2018 beginning at 10am

Present:

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

In attendance:

Ms Meaghan Miller (General Manager, Corporate Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Blake Hoger (Property Advisor, APL Property Ltd), Ms Diana Manson (Parks and Reserves Officer), 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

There were no apologies or requests for leave of absence.

Public Forum

1. Simon Telfer, Active Transport, Wanaka

Mr Telfer requested the installation of signage on the new cycle route being developed through Frye Crescent to Old Racecourse Road. It was needed because it was through a labyrinth of streets and difficult for visitors to navigate. Signage needed only to be minimal but was important for way-finding. The route was good because the streets were wide, it took cyclists off SH6 and complemented the wider network. He believed signage could be progressed through the Albert Town Community Association.

Another of the major links Active Transport Wanaka was working on was that between Sir Tim Wallis Drive and SH84. A big block to this development was getting children across SH84, and an underpass was considered to be the safest option. Although there were underground services in this location an underpass would be possible, as both water and wastewater pipes were eight metres deep.

Mr Telfer asked why the Active Transport Plan had not been adopted by Council yet.

2. Loris King

Mrs King commended the staff in the Wanaka Council office, but she had recently received contradictory advice when telephoning the Council with queries about

Wanaka Community Board
1 MARCH 2018
Page 2

various reserves in Wanaka. She asked for more consideration to be given to what was being asked and the answers given. She was especially concerned that lack of knowledge about Wanaka's reserves could result in them being lost.

3. Roger North, Kai Whakapai

Mr North thanked the Board for its positive response to his complaint at the previous meeting about the position taken by the Council on the café's use of the adjacent 'Busker's Square'. He believed that the solution proposed in the agenda report would work and he supported the proposed conditions.

Mr North asked where the Council was at with tendering for a service provider for swimming lessons at the new pool. He believed that the Council was appointing a single provider, but the public would prefer two.

4. John Binney Mount Barker Residents' Association

Mr Binney asked why a risk profile was not provided for all the projects in the Property and Infrastructure project report. In particular, he noted that none was provided for the Ballantyne Road project and he considered that the accidents which had occurred on the road should be reflected in the risk.

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 Ms Battson the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 1 February 2018 be confirmed as a true and correct record.

It was noted that Lake Wanaka Tourism had wanted to take part in the Christmas/New Year debrief but a district-wide debrief had already occurred. The Chair added however, that she was keen to hold a local debrief involving the Board and several local organisation and this would also include some strategic planning.

1. **Proposal to Vest Land in Wanaka as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy**

A report from Aaron Burt (Senior Reserves Planner) presented for recommendation to Council for approval, a proposed reserve identified within the Alpine Estate subdivision development. The report also asked the Board to recommend the offset of reserve land and reserve improvement development contributions for the reserve.

The report was presented by Mr Burt.

Ms Harrison asked whether any cycleways were proposed, in particular a link between Studholme Road and the proposed new connecting road. Mr Burt advised that he was not aware of any plans to add to the cycle network in this development, although there were road linkages planned.

Councillor Smith asked if any improvements beyond grassing were proposed. Mr Burt advised that initially the reserve was a grassed open space only, but a playground could be added in time. Mr Burt confirmed that some clusters of trees were proposed and a recommended condition was that the developer provide a landscape plan to be agreed by Council officers.

Ms Manson joined the table to respond to questions about the provision of a Council maintenance programme, especially irrigation. She advised that in order to conserve water it was Council policy only to irrigate playing fields. The proposed reserve would have a maintenance schedule in line with the parks policy but it would not include irrigation, nor would the developer irrigate.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council the vesting of the identified proposed reserve be approved:**
 - a. Lot 101 (3,000m²), Alpine Estate, Cardrona Valley 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 and to level out undulations (as agreed necessary by the Parks Planning Manager);**
- ii. Presentation of the reserve in accordance with Council's standards for reserves;**
- iii. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of a landscape and planting plan for the reserve.**
- iv. The formation of any sealed pathways to a minimum 2 metre wide width;**
- v. A potable water supply point to be provided at the boundary of the reserve lot;**
- vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve 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;
- vii. The registration of a Consent Notice on any land adjoining the reserve to ensure any fences on land adjoining the reserve are no more than 1.2 metres in height and have a visual permeability of no less than 50%;
 - viii. A three year maintenance period by the current landowner commencing from vesting of the reserve;
 - ix. Vesting of reserve 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, subject to recommendation three above.
 4. 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, 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.
2. **Activities in a Public Place (Road Reserve) – Corner of Ardmore and Helwick Streets, Wanaka**

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed options to the Wanaka Community Board for use of the square at the corner of Ardmore and Helwick Streets for events. The report recommended that the Board agree that the square be able to be booked for events in accordance with the Activities in Public Places Bylaw 2016, subject to various recommended conditions.

The report was presented by Mr Hoger.

Councillor Smith thanked staff for responding so promptly to an issue raised at the previous meeting.

There was further discussion about ensuring that activities on the space complied with conditions. It was noted that Event Coordinator would usually respond to any complaints but as a new activity, enforcement staff would check to ensure compliance.

There was no application fee to hold an event on the space and community fundraising events could occur there. It would also not be affected should the Wanaka Lakefront Development include a performing arts space.

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

- a. Note the contents of this report;**
- b. Agree that the square at the corner of Ardmore and Helwick Streets may be booked for events, including live music entertainment, by members of the public and local businesses subject to the following conditions and advice notes:**
 - a. No individual or business may book the square for more than 30 occasions throughout a calendar year.**
 - b. Bookings shall be made no later than 2 weeks in advance and not before 6 weeks from the event unless deemed acceptable by the Venue Booking Coordinator.**
 - c. Alternative days for weather allowances may be provided for.**
 - d. All decisions on bookings are at the full discretion of Council.**
 - e. All reasonable directions of Council issued upon acceptance of a booking are to be adhered to.**
 - f. All events to be completed by 9:00pm.**
 - g. Events with amplified sound shall be limited to one per day, of no more than 4 hours duration.**
 - h. Pedestrian access around the square and the surrounding roading is to remain unobstructed at all times throughout the event. Management of the event attendees is the responsibility of the event holder.**

- i. Notification of the event to take place with surrounding businesses at least 1 week prior to an event.
 - j. Any complaints received are to be reported to the Event Coordinator following the event.
 - k. Fees for events shall be charged in accordance with Council's Community Facility Funding Policy.
3. Agree that authorisation of bookings to be delegated to Council's Venue Booking Coordinator.

Advice Notes

- a. Notwithstanding Condition B, Council reserves its right to issue approvals for the use of the square in excess of 6 weeks at their sole discretion.
- b. If any District Plan Rules will be breached through holding an event in the square, including rules relating to noise & attendance requirements, then Resource Consent must be sought and gained prior to the event taking place.

3. Chair's Report

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

- Eely Point consultation
- Appointment to Community Board Executive Committee
- Holiday Debrief undertaken on 26 February 2018
- Consultation schedule for 2018/28 Ten Year Plan
- Ballantyne Road - business case update
- Mt Aspiring Road Widening - business case update
- Projects Summary: Property and Infrastructure (including minor improvements projects); Parks and Reserves

Holiday Debrief

Mr Taylor advised of the public concern about the wall of camper vans parking on the Wanaka lakefront and blocking the view. He added that people were particularly concerned because they did not see the Council doing anything about it.

There was discussion about the need to develop a safe, relevant event for younger people at New Year's Eve. Ms Battson noted that it was not only an issue at Christmas but also during other key events held in Wanaka. The Chair advised that an action plan for the future was a key outcome of the debrief that had been held and the General Manager Property and Infrastructure was expected to announce an action plan soon.

Ballantyne Road

An update of what had occurred at the meeting with NZTA on 27 February was sought.

Mt Aspiring Road Widening

Mr Taylor advised that the large step between the road edge and shoulder was a major safety concern, especially for cyclists. Staff advised him to pursue a resolution to this via a Request for Service.

Minor Improvement Projects

Councillor McRobie was critical about the lack of action on the \$1,000-\$5,000 projects of which there were 11 on the list, as such small projects would be quick and easy to complete. The Chair advised that timeframes for these projects would be considered at a Board workshop in mid-March.

Other matters

Members commented briefly on meetings they had recently attended as representatives of the Board.

Further comment was made about a growth in the numbers freedom camping on the public road in Wanaka Airport. This was concerning users who were not permitted themselves to sleep on the site in any of the buildings. It was suggested that this could be addressed by lowering the barrier arm earlier than at present.

It was noted that the preference of the Luggate community was to replace the hall rather than refit the existing one. Councillor MacLeod also commended Rob Darby (Senior Project Engineer) for an excellent presentation about plans to connect Luggate to Project Pure and the Wanaka water supply.

A request was made for staff to update the community groups and associations to which Board members were shown as being allocated to on the Council website.

**On the motion of Ms Brown and Mr Taylor the
Wanaka Community Board resolved to note the
report.**

The meeting concluded at 11.27am.

Wanaka Community Board
1 MARCH 2018
Page 8

Confirmed as a true and correct record:

Chairperson

D A T E