

Wanaka Community Board
12 April 2018

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 12 April 2018 beginning at 10am

Present:

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

In attendance:

Ms Meaghan Miller (General Manager, Corporate Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mrs Joanne Conroy (Property Advisor, APL Property Ltd), Ms Diana Manson (Parks and Reserves Officer), Mr Dave Wallace (Manager, Resource Management Engineering), Mr Simon Battrick (Manager, Sport and Recreation), Ms Erin Moogan (Maintenance and Operations Manager), Ms Jane Robertson (Senior Governance Advisor); 8 members of the public and 3 members of the media

Opening

The meeting commenced with a karakia.

Ms Brown announced that she had tendered her resignation as Chair of the Wanaka Community Board the previous day. She addressed the Board and advised of her intention to continue as a member. She invited Councillor Smith, as the Deputy Chair, to take the chair in the interim.

Councillor Smith paid tribute to Ms Brown's contribution to the Board.

Ms Miller spoke on behalf of the Mayor and Chief Executive who were both unable to attend the meeting. She read a message from Mayor Jim Boulton in which he acknowledged Ms Brown's dedicated public service for 4½ years and her significant contribution over this time.

Councillor Smith presented Ms Brown with flowers and a gift from the Council.

Election of Chair

Councillor Smith advised that the Board had a statutory responsibility to have a Chair. Accordingly, it needed to elect a Chair immediately. He detailed the process, noting that Clause 25 Schedule 7 of the *Local Government Act 2002* and Standing Order 5.4 required the Board firstly to select the system of voting it would use to elect a Chair. He detailed the key characteristics of each system.

**On the motion of Ms Battson and Councillor
MacLeod it was resolved that the Wanaka**

Community Board adopt 'System B' as described in Clause 25, Schedule 7 Local Government Act 2002 and Standing Order 5.4 for the election of the chairperson and (if necessary) the deputy chairperson.

Councillor McRobie moved/Ms Harrison seconded:

That Quentin Smith be elected the Chairperson of the Wanaka Community Board.

Ms Battson moved:

That Jude Battson be elected the Chairperson of the Wanaka Community Board.

The motion was not seconded and therefore lapsed.

There being no further nominations, Councillor Smith declared himself, Quentin Smith, elected unopposed as Chairperson. He then sought nominations for Deputy Chairperson.

Councillor MacLeod moved/Ms Battson seconded:

That Ruth Harrison be elected the Deputy Chairperson of the Wanaka Community Board.

No further nominations were received and the Chair declared Ms Harrison elected unopposed as Deputy Chairperson.

Apologies

The following requests for leave of absence were made:

- Rachel Brown: 13-30 April
- Quentin Smith: 20-26 April
- Ross McRobie: 1-3 May
- Calum MacLeod: 21-28 May
- Ed Taylor: Apology for Wanaka Community Board meeting on 24 May
- Jude Battson: 28 May-27 June

On the motion of Councillor MacLeod and Councillor Smith the Wanaka Community Board resolved to accept the apology and grant the requests for leave of absence.

Confirmation of Agenda

On the motion of Councillor MacLeod and Ms Harrison the Wanaka Community Board resolved that the agenda be confirmed with the removal of

item 7 ('Road Naming Application - M Ayre application to name one new road within the five lot subdivision at 68 Kennels Lane, Wanaka') because since preparation of the report the applicants have changed their mind and the matter no longer needs consideration.

Public Forum

1. Pamela McGeorge

Ms McGeorge was critical of the adverse effects of the Challenge Wanaka event on the Wanaka community, especially traffic flow. She stated that the traffic chaos had been particular bad this year. She was particularly critical of the length of the time the road closures were in place and their extent. She was not opposed to the event itself but would like it moved from the centre of the town as the area was too small to sustain a race of this size. She was aware of others who shared her views and the distaste at what it did to the community. She recognised the importance of tourism but considered there needed to be some compromise for the ratepayers who sustained the town long-term.

Ms Harrison noted that she had been opposed to the temporary road closure reports as she considered Challenge Wanaka could not continue in its current form with the number of competitors and visitors in town. She asked the Board to work with Challenge Wanaka to find a new route for the race. Mr Taylor noted that Challenge Wanaka had decided only to run the half event which would hopefully shorten the lead up time and the race would finish earlier.

2. Barbara Chinn

Mrs Chinn addressed the Board about the proposed removal of the Hawea Waste Collection Point. She noted that part of the problem had arisen when Council had changed the day of collection from Monday to Thursday. Many home owners came to Hawea in the weekends and left their rubbish out as they left on Sunday. It was now several days until it was collected on Thursday and in that period animals got into the rubbish. The growth in both permanent population and visitors meant that the facility was needed now more than ever. She stated that the community had a history of stepping in and looking after themselves and the site needed to be monitored to ensure that rubbish was left correctly. She noted that it should firstly be considered by the Hawea Community Association.

3. Errol Carr

Mr Carr was also opposed to closing the Hawea Waste Collection Point. He noted that there were other options other than closure. The first was to change the collection day back to Monday, although he understood that this would have an impact somewhere else in the district. He observed that this would make a big difference, as 40% of dwellings in Hawea were holiday homes and many people left town on Sunday evening. The second option was for Council to provide plastic wheelie bins to all households, but there would be significant cost involved in this. The other option was to relocate the centre to a site where it could be monitored and he suggested that an appropriate location was beside the green waste centre. He noted that there was a strong desire to keep the centre open and it would be possible to roster volunteers to oversee the area.

4. Cherilyn Walthew

Ms Walthew was opposed to the Council engaging a single provider of swim school services at the new swimming pool. She did not think that a single provider could provide enough classes for all the children wanting them and she wanted the decision about a single provider to be subject to public consultation.

Ms Walthew was opposed to closing the Hawea Waste Collection Point. She noted that Wanaka Wastebusters had been a ground-breaking idea when it started, but it would struggle to cope with increased volumes in the future as the population increased. The Council needed to address the waste problem early by putting in a completely new waste collection system.

Ms Walthew was opposed to a Special Housing Area being located in the Hawea area. She did not consider that it had adequate water infrastructure or waste collection services to support a Special Housing Area.

Ms Miller confirmed that the decision to engage a single swim school provider had already been made and would not be subject to public consultation. She noted however, that the Council would endeavour to take the item about the appointment of a swim school provider in the public part of the meeting.

5. Kathy Dedo

Ms Dedo expressed formal thanks on behalf of the community to Rachel Brown for her work as Chair of the Wanaka Community Board. She paid tribute to her experience, intellectual capacity and for all the actions she had made happen.

Declarations of Conflicts of Interest

Councillor McRobie declared a conflict of interest in item 5 'Road Naming Application – Alpine Estates application to name three roads within the development' as he was joint owner of a property in road 2. He undertook to take no part in the item.

Confirmation of Minutes

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

Councillor MacLeod asked when a debrief around New Year events would occur.

1. **Future of Hawea Waste Collection Point**

A report from Laura Gledhill (Contracts Manager, Maintenance and Operations) presented for possible recommendation to the Infrastructure Committee the permanent removal of the Hawea Waste Collection Point and other related actions.

The report was presented by Ms Moogan and Ms Manson.

Staff were asked to explain why no consultation had been undertaken with the Hawea Community Association ['HCA']. Ms Moogan advised that discussion had taken place with the HCA 18 months ago at which both the aesthetic and health and safety concerns had been raised. In response, the HCA had tried to raise the community's awareness of the rules supported by similar messaging from the Council. The situation had been monitored over the last summer and had worsened, finally coming to a head with safety risks raised by the contractor (falling hazards, sharps and contaminated glass.) In addition, the quantity suggested that commercial waste was being illegally dumped.

Ms Moogan further explained that four such waste collection facilities had been in use until last year when the decision had been made to remove them and extend the kerbside collection. The Hawea Waste Collection Point was the last one in operation in the district. She added that all waste collection contracts would end in mid-2019 and this would necessitate a complete review of waste services as contractors had indicated that because of health and safety concerns they would no longer bid for contracts which involved the collection of blue waste bags.

Members asked if the suggested change of day from Thursday to Monday would address the problem. Ms Moogan agreed that this could be considered but it would impact upon somewhere else in the community as there were a finite number of collection vehicles. The other suggestion that the centre could be moved to the green waste area could be an option considered when the matter was referred to the Infrastructure Committee.

Ms Brown questioned the timing in light of the impending end of the contract. She did not consider that it was appropriate to make a decision at this time because the Council had not discussed with the community other options to make the facility work.

Ms Battson indicated that she wished to move an amendment to the recommendation and she sought direction on how this should be couched. Ms Miller advised that it should be presented as a recommendation to the Infrastructure Committee as that was where the final decision lay.

It was moved (Ms Battson/Ms Brown):

That the Wanaka Community Board recommend to the Infrastructure Committee that the matter is left lying on the table to discuss options with the Hawea Community Association before any final decision is made.

The motion was put and lost on a show of hands.

Members acknowledged the importance of undertaking further consultation with the Hawea Community Association but without resulting in undue delay. Accordingly, it was agreed to add a further point to the officer's recommendation to require further consultation with the Hawea Community Association before any final decision was made.

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

- 1. Note the contents of this report;**
- 2. Recommend to the Infrastructure Committee that it approve the removal of the Hawea Waste Collection Point in conjunction with a move to kerbside refuse and recycling collection for the remaining eligible properties, and provision of an additional weekly kerbside collection over the peak summer period; and**
- 3. Direct officers to undertake consultation on options with the Hawea Community Association and report to the Infrastructure Committee on that feedback prior to any decision being made.**

2. Proposed new licence to Upper Clutha Plunket

A report from Joanne Conroy (Property Advisor, APL Property Ltd) assessed whether the Upper Clutha Plunket should be granted a licence for permanent use of two car parks in the Brownston Street car park. The report recommended that the Board recommend to Council that a licence be approved because it would provide a community group with parking in close proximity to their building.

The report was presented by Mrs Conroy and Mr Burt.

Ms Battson advised that she was opposed to granting this request as other groups did not have such a facility. She also observed that under the current arrangement the carparks were often observed as being empty.

Mrs Conroy agreed that the facility had not been well used to date but this was largely because it was not particularly user friendly. She noted that signage would indicate that the parks were available for use by others at times outside those allocated to the Plunket, who had sought use of the parks between 8am and 5pm, Monday to Friday. In addition, a termination clause was included as a proposed licence condition which would allow either party to give six months' notice of cancellation, giving flexibility to meet changing parking requirements.

Ms Brown acknowledged Ms Battson's concerns but advised that through discussion with the Plunket she had ascertained that they were aware of concerns about the parks' apparent lack of use. She noted that the new pathway would encourage use and the parks were principally for use by parents attending appointments.

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

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

2. **Recommend to Council that a licence be granted to Upper Clutha Plunket (New Zealand Plunket Society Inc.) over two car parks in the Brownston Street car park, Section 10 Block XI Town of Wanaka, subject to the following terms and conditions:**

Commencement	1 May 2018
Term	3 years
Renewal	Two terms of 3 years by agreement of QLDC
Rent	Pursuant to Community Facility Pricing Policy (currently \$1 per annum, if demanded)
Reviews	On Renewal
Use	Parking by Plunket nurse and clients between 8am and 5pm Monday to Friday.
Termination	Licence may be cancelled by either party giving the other 6 months written notice. Council may cancel the licence if it considers the use to be insufficient.

3. **Delegate signing authority for the licence document to the Community Services General Manager.**

3. **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 Planner, Parks and Reserves) assessed the potential vesting of two proposed reserves within the Universal Developments subdivision development known as 'The Heights'. The report also considered offsetting reserve land and reserve improvement development contributions for the reserves. The report recommended that the Board recommend to Council the vesting of the two reserves (subject to various works taking place) and that reserve land and reserve improvement contributions be offset against those payable.

The report was presented by Mr Burt

Ms Harrison asked why the partially formed pathway to Mataraki Place was not being put forward to be vested as local reserve (Lot 401). Mr Burt noted

that the independent commissioner had supported the reserves put forward by applicant. He added that the alignment of pathways to be formed was being worked through with the reserves team who would ensure that they were constructed to grade 2 standard with appropriate gradients.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council the vesting of the two proposed Local Purpose Reserves (access) be approved;**
 - a. Lot 404 (543m²), Universal Developments, Aubrey Road**
 - b. Lot 405 (130m²), Universal Developments, 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 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;**
- viii. A five year maintenance period by the current landowner commencing from vesting of the reserve**

- ix. **A maintenance agreement being prepared specifying how the reserves will be maintained during the maintenance period; and**
 - x. **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.**

4. Go Jets Wanaka – New Licence Notification

A report from Chris Green (Property Advisor, APL Property Ltd) sought approval to notify a new licence to Go Jets Wanaka Limited to use reserve land adjacent to State Highway 6 and the Clutha River as a loading and unloading point for commercial jetboating trips. The report recommended that notification proceed.

The report was presented by Mrs Conroy and Mr Burt. Mrs Conroy noted that although Go Jets had resource consent, they had not been aware until recently of also needing to have a reserve permit. Accordingly, it was being addressed retrospectively.

Ms Brown noted that there was no toilet on the site but Paddle Wanaka was using the same site and had presented a very comprehensive Toilet Strategy with their application. She asked Go Jets Wanaka to be directed to prepare a

similar strategy and she also considered that staff should investigate this site for a toilet.

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

- 1. Note the contents of this report;**
- 2. Approve notification of the intention to grant a licence to Go Jets Wanaka Ltd over recreation reserve at Albert Town, with legal description Lot 2 DP 375247, subject to the following terms and conditions:**

Commencement	TBC
Term	5 years
Rent	The greater of \$500.00 plus GST or 7.5% of gross revenue
Reviews	At renewal
Renewals	1 of a further 5 years by agreement of both parties

Assignment/Sublease With Council's approval

Use	Utilise the Albert Town boat ramp for loading and unloading of boats and passengers for commercial jetboating trips
Insurance	Requirement to have public liability insurance of \$2 million
Safety/Suspension	Council to retain ability to suspend the licence for safety purposes or to avoid large public events. Health and Safety plan to be provided to Council, and be approved by the Harbourmaster's office prior to commencing the activity. Council to retain the ability to relocate and manage the activity within the reserve if required

Other

Licensee must ensure they hold a valid resource consent for the purpose of commercial jetboating trips and associated activities.

The licensee to obtain a Commercial Activity Permit in accordance with the Waterways and Ramp Fees Bylaws (if required) or successors to this policy.

Licensee to ensure that all customers/staff are aware there is no bathroom facility at the reserve, and that all rubbish is to be removed.

Vehicle parking upon the reserve may be conditional upon directives from QLDC to ensure that any vehicle presence does not affect the character and public use of the area.

- 3. Appoint Ms Battson, Ms Harrison and Councillor McRobie (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.**

5. Road Naming Application – Alpine Estates application to name three roads within the development

A report from Warren Vermaas (Land Development Engineer) assessed an application from Alpine Estates to name three new roads located within a development accessed directly from Cardrona Valley Road. The names proposed were intended to set a theme for this subdivision of early Scottish settlers in the Otago Region in general, as opposed to having a specific connection with the Wanaka area (although information provided by the applicant demonstrated that most also did have a connection with Wanaka).

The report was presented by Mr Wallace. He explained that the applications need to be presented for the Board's approval when they did not comply with the policy. However, he added that although not compliant, they may be appropriate but officers did not have the delegated authority to approve.

Consideration was given to the first choice for Road One A: 'Ledgerwood'. The Board accepted both the Scottish connection and the historical connection with members of the family having lived in Wanaka for a number of years. However, family members still lived in the area and the road naming policy did

not favour naming after living persons. Further, it was the developer's surname, so its use as a street name would appear to be an acknowledgement of the developer. Accordingly, the Board rejected 'Ledgerwood' as a proposed name.

Consideration was therefore given to the alternative choices provided for Road One A: Deans Drive and McGlashon Drive. It was agreed that both complied with the theme of historic Scottish names. Deans Drive was the Board's preferred option.

Consideration was given to the options provided for Road One. The Board supported the first choice, McDonald Street. Some concern was expressed that Connery was too close to Connor.

Mr Wallace observed that having established the theme of names of early Scottish settlers, staff would now be able to approve names under delegated authority that complied with this policy.

Ms Brown suggested Council officers increase the official list of street names able to be used.

**On the motion of Ms Harrison 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 names :**
 - a. Deans Drive**
 - b. McDonald Street**
 - c. Wallace Place**

Councillor McRobie abstained from voting.

6. Road Naming Application - Willowridge Developments Limited application to name three new roads within the Stages 3 and 4 Luggate Park Development

A report from Cameron Jones (Land Development Engineer) assessed an application from Willowridge Developments Limited to name three new roads located off Alice Burn Drive within the Stage 3 and 4 Luggate Park Development, Wanaka. The proposed name 'Alice Burn Drive' was supported because it was the continuation of an existing road but the names Cooper Crescent, McIntosh Crescent, O'Sullivan Crescent, Willys Way, Micks Way and Grattan Way were outside the provisions of the Road Naming Policy because although they had a local connection, they were not notable persons. In addition, the names of recently deceased persons were to be avoided unless they had made a notable contribution to the local area.

Councillor MacLeod advised that the Luggate Community Association had supported the name 'Alice Burn Drive'.

It was noted that the developer had received the suggested names from the community. It was agreed that McIntosh, O'Sullivan and Simpson were also appropriate names because of their connection with local history.

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

- 1. Note the contents of this report;**
 - 2. Approve the application for the new road name:**
 - **Alice Burn Drive**
 - 3. Approve, approve the application for the following new road names:**
 - **Cooper Crescent**
 - **Willsons Way**
 - 4. That the developer be advised that McIntosh and O'Sullivan and Simpson are also considered appropriate street names.**
- 7. Road Naming Application - M Ayre application to name one new road within the five lot subdivision at 68 Kennels Lane, Wanaka**

It was noted that this item had been withdrawn from the agenda as the applicants had changed their minds since publication of the agenda and had presented complying names.

8. Chair's Report

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

- 2018-28 Ten Year Plan
- Mt Aspiring Road Upgrade
- Ballantyne Road Business Case
- Wanaka Community Pool (update on project completion, closure of old pool and opening of new pool)

Councillor MacLeod left the meeting at 11.33am.

There was further discussion about the processes to open the new pool and close the old pool. Members asked staff to ensure that the farewell to the old pool was not excessive.

Councillor MacLeod re-entered the meeting at 11.34am.

Mr Battrick joined the table. He advised that the old pool farewell would not be extensive but the event was being held in response to a number of requests from the public who had a sentimental attachment to it. He noted however, that the focus was on opening the new pool and he detailed various operational issues associated with it.

Members then reported on recent community meetings and liaison positions. The following key points were noted:

- The Luggate Community Association was meeting on 29 April to discuss what was necessary and what was desirable in the new hall.
- Lagarosiphon control was making good progress, especially through a new approach which involved the application of hessian.
- The Hawea Community Association had arranged a meeting on 21 April in response to public requests for a meeting to share information about a proposed SHA in the Hawea area.
- Hawea would host an Anzac Day ceremony and Board representatives were sought for this and for the Wanaka ceremony.
- The Council's Events Funding round was open at present and organisers of Wanaka events were encouraged to apply.
- The suggestion of flashing stop signs at the intersection of Ballantyne and Riverbank Roads had been raised with Myles Lind who had undertaken to have them installed. Mr Lind was also commended for arranging a heavy traffic bypass in Albert Town.

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

The meeting concluded at 12 noon.

Confirmed as a true and correct record:

Chairperson

DATE