

Wanaka Community Board
16 August 2018

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 16 August 2018 beginning at 10.00am

Present:

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

In attendance:

Dr Thunes Cloete (General Manager, Community Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Ms Diana Manson (Parks Officer, Parks and Reserves) and Ms Jane Robertson (Senior Governance Advisor); eight members of the public and two members of the media

Apologies

There were apologies from Ruth Harrison and Ed Taylor (both on approved leave of absence).

Councillor McRobie sought a leave of absence 1-3 October 2018 (inclusive).

Councillor MacLeod advised that he would be unavailable for much of September 2018 because of commitments with hearings for Stage 2 of the Proposed District Plan.

On the motion of Ms Battson and Councillor MacLeod and the Wanaka Community resolved to grant the request for a leave of absence.

Special Announcements

Councillor MacLeod paid tribute to the Road Crash Rescue team from Wanaka which had just achieved first place in the Australasian Challenge. They would now proceed to the World Games being held in Paris.

Confirmation of Agenda

On the motion of Ms Brown and Councillor McRobie the Wanaka Community Board resolved that the agenda be confirmed without amendment or addition.

Public Forum

1. Gerry Clemens, Wanaka Coastguard

Mr Clemens advised that after much discussion, Wanaka Coastguard's new building was included in the Eely Point Development Plan that would be considered later in the meeting. The Wanaka Coastguard currently leased premises at the

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A&P Showgrounds but it took too long to get to this location and launch the vessel at the height of summer. Discussions about a new site had been underway with the Board for 18 months and he was now hopeful of the project moving forward.

2. Kathy Dedo, Link Upper Clutha

Ms Dedo advised that she taught a community and citizenship course at Mt Aspiring College which sought to teach students how their community works, its future and their role in it. In a recent session students had been asked to provide their feedback on the Wanaka Lakefront Development and the town centre in particular. Four students were in attendance at the meeting to provide their feedback to the Board.

Reece

The lakefront is a fun, safe and comfortable place to hang out but it has changed and is now much more crowded. It is also starting to feel hazardous with a lot of traffic. Greater provision needed to be made for cyclists and pedestrians.

Fergus

He used the lakefront with friends and family and it offered the best views in the world. The area was wasted with car parking and it would be good to make it a greener area and more family friendly, including the addition of BBQs. There were not enough places in Wanaka in which young people could hang out in the summer.

Lucas

Although he might not stay in Wanaka when he left school he did not want the Council to destroy this 'wonderland'. He was concerned that big population growth would make the area too busy as Wanaka had only a small town centre and already too many people. He believed that the whole area should be pedestrianised.

Isabel

The Wanaka lakefront was a big part of youth culture in Wanaka and she had used it since childhood. The lakefront needed to include a shared bike system, pick up and drop off facilities, more toilets and changing rooms.

3. Simon Ellis

Mr Ellis advised that he was a resident in Eely Point and wanted development of the area to be constrained. He hoped that any trees removed would be from the inside he was particularly keen to ensure that the outer trees remained in place as they had been there for many years and provided protective barrier. It was a very good recreational area and he believed it would be better for the Coastguard not to be in Eely Point but instead close to the Yacht Club and away from swimmers and the recreational area. He believed that the only improvements needed were to tidy up the access and to get rid of the old yachts. He did not believe that sealing was a good idea because this would make the area become a race track.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Minutes

On the motion of Ms Battson and Councillor MacLeod the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 5 July 2018 be confirmed as a true and correct record.

Councillor MacLeod noted that the point he was making in the 5 July minutes in which he had suggested that the most expensive part of the Wanaka Lakefront Development project should be completed first was because of the risk of the cost rising if there was further delay.

1. Easement for 450A Wanaka-Mt Aspiring Road

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for an easement to convey lake water over the Damper Bay Recreation Reserve for irrigation purposes at 450A Wanaka – Mount Aspiring Road. The report recommended that the Board recommend to Council that the easement be approved because it would not affect the ability of people to use and enjoy the reserve, nor would it materially affect or damage the reserve.

The report was presented by Mr Burt and Mr Cruickshank.

Ms Brown asked for how long and to what extent constructing the trench for the pipeline would disrupt the traffic. Mr Burt suggested that only one day would be required and Mr Cruickshank observed that the disruption would be handled through a reserve permit. It was noted that the report dealt with the easement only and not the question of taking water from the lake.

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, subject to section 48(1) of the Reserves Act 1977, an easement to convey lake water over Section 12 BLK XIII Lower Wanaka SD and Section 18 BLK XIII Lower Wanaka SD (Recreation Reserve) in favour of A & P Todd on Lot 1 DP 395762, is endorsed subject to the following conditions:**
 - a. Any necessary resource consent is first granted for the proposed earthworks.**

- b. Approval is provided from LINZ for any authorisations necessary to convey and draw water over the bed of Lake Wanaka.
 - c. Notify and liaise with the QLDC Infrastructure Department in advance of any onsite works, so that they can oversee and provide input relating to any existing in-ground infrastructure (as appropriate);
 - d. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
 - e. A \$2000 bond payable to QLDC prior to any excavation and the installation of pipes commencing;
 - f. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the site during excavation and works associated with laying the pipeline, and make specific reference to signage along the Millennium Track;
 - g. Certificate of adequate public liability cover to be received; and
 - h. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Parks & Reserves Department.
 - i. Reinstatement of the track immediately following installation and associated works, to the satisfaction of the Upper Clutha Tracks Trust.
 - j. Council to retain the ability to vary any permitted water take through Recreation Reserve.
 - k. Easement approval to be valid for a period of up to 5 years from the date of full Council approval.
3. Recommend to Council that notification to grant the easement is not required, as the statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report;
 4. Recommend to Council that authority to approve final terms and conditions, and execution authority, is delegated to the General Manager Community Services; and
 5. Recommend to Council that the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of the easement to A & P Todd, Lot 1 DP 395762 over

Section 12 BLK XIII Lower Wanaka SD and Section 18 BLK XIII Lower Wanaka SD (Recreation Reserve) is supported.

2. Wanaka Lakefront Development Plan: Eely Point Recreational Reserve

A covering report from Diana Manson (Parks Officer, Parks and Reserves) introduced the Wanaka Lakefront Development Plan: Eely Point Recreational Reserve Landscape Analysis and Concept Design Report which was presented as a separate document for Board approval.

The report was presented by Ms Manson. She detailed the background to developing the plan and noted that all feedback had been taken into account and was included in the plan. This included an active tree management and succession planting plan, consideration of traffic effects and the safety of swimmers. Both native and exotic tree species had been included in the succession planting plan. Several trees would have to be removed but they were on the inside of the tree line and had been identified by the scouts for removal because they shaded their building. Plant pest species would be removed but the overall objective was to retain the natural feel of the reserve. The proposed location of the Wanaka Coastguard building did not impact upon the beach at all.

Councillor McRobie spoke in support of the plan. The Board had given the plan much thought and he believed that what was proposed would enhance the space as a recreational area.

Ms Battson noted that the board had considered many different options for the Coastguard building and had ultimately concluded that a site on the reserve was the best option, although it was recognised that buildings on reserves were not popular with some. Councillor Smith agreed that the Board had explored every possible site for the Coastguard building.

Ms Battson thanked Ms Manson for her thorough work on the plan. Ms Brown acknowledged Ms Manson's work with the community developing the plan.

Councillor MacLeod observed that some investment was also needed into controlling the stormwater that was expelled into this part of the lake.

The Chair stressed that funding was not in place to implement this plan except for improvements to the boat ramp, but the Board would be working with staff to develop a programme of works. The site of the proposed Coastguard building was an indicative location only and was still subject to a notified reserve lease application and resource consent.

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

- 1. Note the contents of this report in particular that funding for the implementation of this plan will have to be sought; and**

2. Adopt the 'Wanaka Lakefront Development Plan: Eely Point Recreational Reserve Landscape Analysis and Concept Design Plan.'

3. Chair's Report

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

- Affected Party Approval for Upper Clutha Tracks Trust
- Update on Wanaka Masterplan
- Activities at the Wanaka Recreation Centre/Wanaka Community Pool
- Update Ballantyne Road business case.

Members noted the high numbers using the new swimming pool and asked how the patronage compared with two months' use of the old pool.

The Board noted that Ballantyne Road business case had proceeded to the next stage. They asked staff to ensure in this stage that provision was made in the project plan for an e-way, as in future Ballantyne Road would become a major pathway into town from the airport. The pathway needed to be wide enough for two bikes to pass each other.

The Chair noted that since publication of the agenda the Board had received confirmation from staff that a kerbside rubbish collection would be introduced for all Hawea residents from 6 September, with the Hawea Waste Collection Point closing on 30 August.

The Chair advised that the new playground at Allenby Park had recently opened and he thanked Ms Manson for her hard work on this project. Consideration would be given to holding an official opening.

Ms Battson reported that building was shortly to start on the Wanaka Community House, with all funding now in place.

It was noted that the Hawea Community Association in partnership with NZTA and the Friends of Lake Hawea were funding the installation of a portoloo at the Isthmus Peak carpark. Dr Cloete noted that the various initiative to improve freedom camping in Queenstown had been funded by the Tourism Facilities Development Grants Fund. Ms Brown noted that a new toilet at the Gladstone Gap was being funded by Contact Energy.

Use of a portocabin from Canterbury University would provide a temporary solution in Luggate whilst the Luggate Hall redevelopment was occurring. This would be funded separately from the hall funding.

Councillor MacLeod noted that the Lake Wanaka Trust was now called the Upper Clutha Lakes Trust.

Ms Brown advised that she been liaising with the various groups involved in the management of freedom camping about the upcoming summer camping season. She noted that Council was not alone in having to address this issue and it was important for it to work in coordination with these other organisations.

Ms Brown noted that there was considerable disaffection in the Hawea community with the recent decisions of Council, especially in relation to the Special Housing Area where the community did not believe that its views had been acknowledged or heard. She considered that use of the word 'delighted' in the letter drop introducing the new waste collection service and the closure of the Hawea Waste Collection Point was a poor choice of words. The community now wanted to establish some sort of transfer station in Hawea.

It was agreed that one of the proposed dog refuse bins in Albert Town needed to be placed at the end of Lagoon Avenue. There was discussion about the use of the Albert Town Camping Ground and the criticisms of it being a 'shanty town'. The Board also expressed some concern about the negative publicity as not all people residing in the camping ground were staying there by choice.

The Chair questioned whether Ms Brown as a Trustee on the Upper Clutha Tracks Trust had a conflict of interest in relation to the Affected Party Approval for the Trust's accessibility ramp project. Ms Brown stated that she did not consider she had a conflict, as the Trust document required a member of the Wanaka Community Board to be a member of the Upper Clutha Tracks Trust and she was simply fulfilling her role as a Board member.

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

- 1. Note the contents of this report; and**
- 2. Agree to give the Upper Clutha Tracks trust Affected Party Approval for the construction of an accessible ramp to the suspension bridge over the Hawea River at Albert Town.**

The meeting concluded at 11.13am.

Confirmed as a true and correct record:

Chairperson

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