

Wanaka Community Board Meeting Draft Minutes, 24 May 2018



Minutes of the Wanaka Community Board meeting held on Thursday 24 May 2018 in the Armstrong Room, Lake Wanaka Centre, Wanaka commencing at 10.00am.

Present: Councillor Quentin Smith (Chair), Jude Battson, Rachel Brown, Councillor Ross McRobie

In attendance: Tony Avery (General Manager Planning and Development), Aaron Burt (Senior Planner – Parks and Reserves), Naell Crosby-Roe (Communications and Engagement Manager), Blake Hoger (Property Advisor, APL Property Ltd), Diana Manson (Parks and Reserves Officer), Jesse Taylor (Governance Advisor), three members of the public, and three members of the media.

WELCOME

The Chair opened the meeting and thanked everyone for their attendance. Rachel Brown was invited to lead attendees in the karakia.

APOLOGIES

Apologies were received from Councillor Calum MacLeod (approved leave of absence), Ruth Harrison (approved leave of absence), and Ed Taylor.

LEAVE OF ABSENCE REQUESTS

Rachel Brown requested a leave of absence for the period 20 June – 20 July 2018.

Resolution: Ross McRobie / Jude Battson

That the leave of absence request of Rachel Brown (20 June to 20 July) be granted.

Carried

PUBLIC FORUM

Dame Sukhi Turner, Wanaka Community House Charitable Trust

Dame Sukhi Turner, Chair of the Wanaka Community House Charitable Trust, provided the Board with a brief update on the status of the Upper Clutha Community House project. Lease signing and fundraising activity is underway, detailed design has been completed, and tender documents issued. The facility will include a reception area, hall with capacity for 150 people, 13 offices, two large meeting rooms, and a carpark. Provision of social support services will be a key focus for the facility. A wide range of community, government, and healthcare services have indicated an interest in using the facility.

To date 70 percent of the total funding required has been raised, with the Trust hopeful it will be able to fund the project in full without lending. A sum of \$75,000 has been requested for the project via Council's Ten Year Plan process. The Trust relayed their gratitude for the ongoing support they have received from the Wanaka Community Board, and is hopeful that this will continue.

The Chair thanked Dame Sukhi Turner for the update, and Ms Battson wished the Trust

well for the impending Lottery Grants Board decision due to be communicated in June.

CONFLICTS OF INTEREST

No conflicts of interest were declared.

MATTERS LYING ON THE TABLE

There were no matters lying on the table.

CONFIRMATION OF AGENDA

Resolution: Jude Battson / Ross McRobie

That the agenda for the meeting be confirmed subject to the following two amendments:

- Item 2: References to 'Copeland' are to be replaced with 'Copland'
- Item 3: Recommendation 2 should read "...subject to recommendation ~~three~~ *one* above"

Carried

CONFIRMATION OF MINUTES – 12 APRIL 2018

Resolution: Jude Battson / Ross McRobie

That the minutes of the Wanaka Community Board meeting held on 12 April 2018 be confirmed as a true and correct record.

Carried

1. LICENCE TO OCCUPY AIR SPACE OVER ROAD RESERVE – 67 BROWNSTON ST

The Wanaka Community Board ("the Board") considered a report regarding the granting of a Licence to Occupy Road Reserve Air Space to enable the owners of 67 Brownston Street, Wanaka to erect a canopy and sunshade. Blake Hoger asked that the report be taken as read.

The following matters were highlighted through discussion and in response to question:

- Licences to occupy air space are relatively rare in Wanaka, with the majority of comparable existing arrangements processed before the 'Charging Policy for Licences to Occupy Air Space' took effect in 2003. Such applications are more commonly seen in Queenstown.
- The licence is required for the installation of a canopy and sunshade that will provide shelter for the occupants, and is principally a design feature. Ms Brown observed that there were no notable advantages or disadvantages for the general public.

Resolution: Rachel Brown / Quentin Smith

That the Wanaka Community Board:

1. Note the contents of the report.
2. Grant a licence to occupy the airspace of Brownston St road reserve to enable the owners of 67 Brownston St, Wanaka to extend canopies and a sunshade into the reserve subject to the following conditions:

- a. Building and Resource Consent to be obtained prior to works commencing if required.
- b. Approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR) by Council Engineers before work commences.
- c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
- d. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
- e. Structures must not compromise roading or services maintenance activities.
- f. Ongoing maintenance of the structures are to be the responsibility of the Licensee.
- g. The Licensee pay a fee of \$5,312.30 plus GST in accordance with the charging policy for Licences to Occupy Air Space.
- h. The applicant consents to the Licence being encumbered against the title of Section 13 BLK IV TN of Pembroke to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.

Carried

2. ROAD NAMING APPLICATION – UNIVERSAL DEVELOPMENTS LIMITED APPLICATION TO NAME A NEW ROAD WITHIN 'THE HEIGHTS' DEVELOPMENT

The Board considered a report regarding an application from Universal Developments Limited to name one new road within 'The Heights' Development in Wanaka. Tony Avery asked that the report be taken as read.

The following matters were highlighted through discussion and in response to question:

- The proposed road name is made in reference to Ken Copland, who was an active member of the community until passing away in 2013. As the Road Naming Policy ("the Policy") requires that a nomination must be for a notable person from early history, and suggests that recently deceased persons should be avoided, Council officers felt it appropriate to refer the matter to the Board for consideration. The Policy was reviewed in 2016 to reflect the Board's desire to make the decision in such circumstances.
- Ms Brown acknowledged that while there is some subjectivity with the Policy she believed the application was compliant, expressing a view that Mr Copland did make a notable contribution to the community, and that 2013 is arguably beyond what could be considered 'recent'. Ms Brown signalled that she was supportive of the proposed 'Copland Crescent' naming, and was joined in this view by Ms Battson who observed that there are a number of comparable examples within the area.
- The Chair stated that he was uncomfortable naming roads after local politicians, and offered an alternative view that 2013 was relatively recent. Cr McRobie expressed a similar opinion, remarking that the consideration of such applications is one of the most difficult activities undertaken by the Board.
- The Chair further suggested that the preapproved road name list needed to be reviewed as a matter of priority to ensure developers are provided with a greater breadth of options, and encouraged future discussion between developers and Board members on the appropriateness of names before they are progressed to a formal application.

Motion: Jude Battson / Rachel Brown

That the Wanaka Community Board approve the application for road four to be named Copland Crescent.

For: Ms Battson, Ms Brown

Against: Cr Smith, Cr McRobie

Due to the equality of votes, the Chair exercised a casting vote against.

Lost

The Board queried whether the two alternative road names provided by the developer were on the approved names list; Agenda item 3 was considered while confirmation was sought. Following the conclusion of item 3, it was confirmed that both alternatives are on the approved list, and accordingly agreed that the final decision be made by the appropriate Council officer/s in conjunction with the developer.

3. PROPOSAL TO VEST LAND IN WANAKA AS RESERVE AND TO OFFSET RESERVE LAND AND RESERVE IMPROVEMENTS CONTRIBUTIONS AS PER THE DEVELOPMENT CONTRIBUTIONS POLICY

The Board considered a report regarding the possible vesting of four proposed reserves within two separate subdivision developments; Bright Sky Ltd Special Housing Area (PA170131), and Northlake Investments Ltd (RM180581). Aaron Burt noted the required amendment to recommendation 2 (as agreed during 'Confirmation of Agenda'), and asked that the report be taken as read.

The following matters were highlighted through discussion and in response to question:

Bright Sky

- The feasibility of achieving a grade two track through the two local purpose (access) reserves was queried. Mr Burt noted that a switch-back has been proposed for the steeper part of the intended track-line, and that the developers are aware that their consent is conditional on achieving a grade two standard.
- Cr McRobie commended Bright Sky Ltd for their provision of cycle-trails throughout the development, and noted that the success of these trails will be contingent on Council ensuring they are appropriately connected to the wider trail network.

Northlake

- It was queried whether advanced planning with the developers could reduce the frequency of reserve vesting proposals brought to the Board for consideration. The Board recalled that preapproval was provided for a number of proposed reserves within the development, and acknowledged that it was appropriate to reconsider this particular recreation reserve as the proposed area had subsequently diminished in size.

Resolution: Ross McRobie / Rachel Brown

That the Wanaka Community Board

1. Recommend to Council that the vesting of the four proposed reserves be approved:

Bright Sky Ltd SHA - PA170131

- a. Reserve 1: Recreation Reserve, Frederick St.
- b. Reserve 2: Local Purpose Reserve (access), Frederick St.

c. Reserve 3: Local Purpose Reserve (access), Frederick St.

Northlake Investments Ltd - RM180581

d. Lot 4: Recreation Reserve, Northlake Drive.

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 advised necessary by the Parks and Reserves 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, and also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
 - 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 three 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.
2. 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 one above
 3. 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.

Carried

4. CHAIR'S REPORT

General update on activities of the Wanaka Community Board

The Chair presented the summary of recent Board activity as contained in the meeting report, adding that an Expression of Interest has now been received from Universal Developments for a proposed Special Housing Area in Lake Hawea. This matter is now open for public feedback until 21 June, with a decision to go before Council on 28 June; this is an informal process as the Housing Accords and Special Housing Areas Act 2013 doesn't require a full consultation process.

The Chair also advised that a blessing of the new Wanaka Pool Facility will occur before it is formally opened to the public on 10 June.

Representation Review update

A report on the upcoming Representation Review will be considered by Council on 14 June; consultation will then be undertaken with submissions invited until 16 July. The Board encouraged the public to get involved in this process, noting it is an opportunity to give voice to representation arrangements across the district.

It was noted that the Board will prepare a submission; however, further consideration will need to be given to the involvement of Councillors MacLeod, McRobie, and Smith. A legal opinion has been received confirming that the Councillors must choose between partaking in the Board's submission or the Council Panel, as they cannot participate in both.

Ballantyne Road Business Case update

It was noted that the Ballantyne Road Strategic Business Case had been completed, reviewed, and submitted to the New Zealand Transport Agency (NZTA), and that NZTA had provided verbal approval to proceed to a Single Stage Business Case. Cr McRobie observed the protracted business case process to date, and hoped that the completion of a Single Stage Business Case would enable the project to commence.

Letter to Southern Police – resourcing over New Year period

The Board's attention was drawn to the draft letter to be sent to Southern Police regarding a need for increased resourcing in Wanaka over the New Year period.

- Ms Brown advised that there is also a need for increased Police presence at Lake Hawea to successfully enforce the area's liquor ban. It was agreed that the letter be amended to reflect this requirement.
- Cr McRobie noted the parallel need to consider measures required for Council-organised events to support the safety of those in attendance, and that this was being proactively considered as part of the event planning process.

Regular project updates

Regular project updates appended to the Chair's Report were taken as read. The following Parks & Reserves matters were highlighted through discussion with Diana Manson:

- Aspiring Road toilets: Maddy Dowman (Parks and Reserves Officer) met with Garth Falconer (Architect) and Patterson Pitts on 23 May; feedback from Patterson Pitts will be incorporated into the design. Project costs are being reviewed. It was agreed that an update on delivery of the project is to be provided to the next meeting via the

Chair's Report.

- Makarora toilet: The Board acknowledged that this project has now been completed, and has been well received by the community. The ongoing efforts of Cr McRobie and Dan Cruickshank (APL Property Ltd) throughout the project were commended.
- Allenby Park: The safety servicing in situ around the play equipment is due to be removed in the week commencing 28 May, subject to the installation of one final beam. The barbeque and shelter for the park have arrived, and building consent has been issued.
- Devon Dairy trail formation: Ms Manson noted that an update on this project has not been provided in sometime, with Ms Brown undertaking to follow up on progress directly.
- Albert Town bridge cycle link: Otago Regional Council has rejected the proposed switch back track to connect the walkway to the terrace due to land stability concerns; a boardwalk has been suggested as an alternative, however this will have significant cost implications. The wider issue of enabling people to move safely between the bridge and township was also discussed, and it was confirmed that signage and paint work to support this will be considered as part of the 2018/19 minor works programme.
- Dinosaur Park shade sail: a cost estimate has been received for this, and consideration will be given to including this in the 2018/19 renewals budget.

Actions from previous meeting

Progress made against actions arising from the previous meeting was reviewed. The Chair advised that the Hawea Community Association will meet with the wider community on 16 June to discuss the future of the Hawea Collection Point facility, which will then be considered at the next meeting of the Infrastructure Committee. Options for both the facility and collection services continue to be actively explored, and a number of useful suggestions were received through the Waste Minimisation and Management Plan consultation process.

Liaison positions, community associations, and Council meeting updates

Members were invited to update the Board on any matters of interest arising through their respective representative positions; highlights included:

- Cr McRobie advised that he was unable to attend the recent meetings of the Hidden Hills and Albert Town Community Associations, and noted that the recent temporary speed reduction on Aubrey Road has been welcomed by both organisations. The Navigation Safety Bylaw remains a key focus for the Albert Town Community Association.
- Ms Brown reported on activities and interests of the Hawea Community Association, Wanaka Alcohol Group, and Upper Clutha Tracks Trust. In particular, Ms Brown noted the Wanaka Alcohol Group's recent opposition to a business's application to extend its opening hours to 4.30am; the matter will be heard by the District Licencing Committee.

Ms Brown also provided an update on the recent Community Board Executive Committee forum; noting that it was well-attended with nation-wide representation. The Chair noted that results of a recent survey of community boards conducted by David Hammond (tourism industry professional) would be circulated to members. The results provide interesting insights into the role of community boards across the country, especially around issues of discretionary funding and development of local plans.

- Ms Battson noted Kahu Youth's continued search for suitable new premises, Makarora Valley Community Incorporated's focus on establishing a paper road to support access between the cemetery and lake, and that the final working bee on Ruby Island had taken place.

Ms Battson acknowledged the ongoing work of the Rural Connectivity Group (a consortium of Spark, Vodafone, and 2 Degrees) to enhance networks across the district; the group has confirmed work will proceed for both Pleasant Flat and Blue Pools, but remains undecided on extending the initiative to Makarora.

The Board was reminded that Kahu Youth's popular Matariki celebration will be held on 16 June.

- The Chair highlighted activity of the Alpine Community Development Trust, Upper Clutha Sports Community, and the Wanaka Residents Association. Of note was the Upper Clutha Sports Community expo day to be held at the Wanaka Recreation Centre, and the Wanaka Residents' Association's continued focus on delivering the boardwalk through the fish and game site.

Resolution: Ross McRobie / Rachel Brown

That the Wanaka Community Board:

1. Note the contents of the report.

Carried

The meeting closed at 11.03am

Signed as a true and correct record of the Wanaka Community Board meeting held on Thursday 24 May 2018:

Chair: _____ Date: _____
Councillor Quentin Smith