

Minutes of a meeting of the Wānaka Community Board held via Zoom on Thursday 23 March 2022 commencing at 10.00am

Present

Mr Barry Bruce (Chair), Ms Jude Battson, Mr Chris Hadfield, Councillor Calum MacLeod, Councillor Niamh Shaw and Mr Ed Taylor

In Attendance

Mr Pete Hansby (General Manager, Property & Infrastructure), Mr Aaron Burt (Senior Parks and Reserves Planner), Mr Naell Crosby-Roe (Manager, Governance and Stakeholder Services Manager), Ms Susan Jacobs (Governance Team Leader) and Ms Alixandra Villis (Governance Advisor)

Apologies/Leave of Absence Applications

An apology was received from Councillor Smith.

The following requests for leave of absence were made:

- Councillor Macleod: 9 July – 24 July 2022
- Mr Taylor: 5-31 August 2022

On the motion of Mr Hadfield and Councillor MacLeod it was resolved that the Wānaka Community Board accept the apology and approve the requests for leave of absence.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

There were no speakers in the public forum.

Confirmation of Agenda

On the motion of Ms Battson and Councillor Shaw the Wānaka Community Board resolved that the agenda be confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Mr Hadfield and Councillor Shaw the Wānaka Community Board resolved that the minutes of the meeting held on 12 May 2022 be confirmed as a true and correct record.

1 Proposed Reserves to Vest in Wānaka

A report from Aaron Burt (Senior Parks and Recreation Planner) detailed plans for reserves in three separate subdivision developments:

- GAD Limited: Local Purpose (Connection) Reserve (127m²)
- Northlake Investments Limited: Local Purpose (Access and Services) Reserve (175m²)
- Lake McKay Partnership Limited: Local Purpose (Connection Reserve (4570m²) and Recreation Reserve (Local Park) (1200m²)

The report recommended that the proposed reserves be recommended to Council for approval (subject to various works taking place at the applicants' expense) and that the Board also recommend to Council that any reserve improvement contributions be offset against those payable at the time of payment (subject to conditions).

Mr Burt presented the report.

There was further discussion about the Lake McKay station reserve, mainly its vulnerability to flood, being very close to Luggate Creek. Mr Burt advised that he understood the proposed reserve was slightly elevated but there was great value in having this local knowledge. He noted that any developments on the reserve would be subject to the Building Act and these could be on raised areas if necessary. It was not an appropriate site for new tennis courts but Mr Burt understood they were proposed for elsewhere in Luggate.

Councillor Shaw expressed concern about the connection reserves, specifically that there was no visibility about how the pathways connected or how they fitted into the wider sub-division. She also expressed a wish for maps of the entire subdivision and/or surrounding developments, with all the connecting pedestrian/ cycle pathways shown.

Councillor MacLeod drew attention to the plans presented of the GAD subdivision consent, suggesting that there was an area available that could be vested as a reserve. Mr Burt undertook to pursue this to ascertain whether this would be possible.

On the motion of Ms Battson and Councillor Shaw it was resolved that the Wānaka Community Board:

1. Note the contents of this report;
2. Recommend to Council that the vesting of the following reserves be approved:

GAD Limited: Subdivision Consent RM210405

- a. Local Purpose (Connection) Reserve. Lot 100, being 127m².

Northlake Investments Limited: Subdivision Consent RM210637

- b. Local Purpose (Access & Services) Reserve. Lot 1036, being 175m².

Lake McKay Partnership Limited: Subdivision Consent RM210779

- c. Local Purpose (Connection) Reserve. Lot 901, being 4570m².
- d. Recreation Reserve (Local Park). Lot 905, being 1,200m².

subject to the following works being undertaken at the applicant's expense:

- i) Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography for reserves (if advised necessary by the Parks & Open Spaces Planning Manager);
- ii) Presentation of the reserves in accordance with Council's policies;
- iii) The submission of Landscape Plans to Council by the Developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The certification and approval of such a plan shall be by the Parks and Open Spaces Planning Manager.
- iv) The formation of sealed pathways on reserves to a minimum two-metre width, and to 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 lots;
 - vi) 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 any public reserve vested in or administered by the Council and any adjoining land;
 - vii) The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;
 - viii) A three-year maintenance period by the current landowner commencing from vesting of the reserves;
 - ix) A maintenance agreement for reserves prepared and approved (signed) by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
 - x) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
3. Recommend to Council that any 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 the Parks & Open Spaces Planning Manager.
 - b. Final approval of any reserve improvement costs to be delegated to the Parks & Open Spaces 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 Chair's Report

A report from the Chair presented information about:

- A proposal regarding the removal of trees opposite Puzzling World
- An update on the Hāwea wastewater consent
- Bullock Creek stormwater project (timeframe)
- Golf Course Road water reticulation upgrade and opening
- Hāwea Wastewater Management Project
- Golf Course crossing on Ballantyne Road
- Wānaka Lakefront Development – Stage 2
- Lismore Park
- Activities at Wānaka Recreation Centre

There was further discussion about the potential removal of trees opposite Puzzling World. It was noted that the Project Manager had suggested that the watermain be moved to a separate part of the road to reduce the number of visible trees being removed. The 'Welcome to Wānaka' stone sign could then remain intact and not need to be moved or reinstated.

Members made further comment on the Lismore Park issues. Feedback from the community was that the park could do with minor improvements such as seating, signage and increased frequency of mowing to minimise the fire risks and improve the aesthetic appearance. Mr Barry undertook to follow up with the parks team plans for improved facilities at Lismore Park.

Mr Hansby undertook to provide more detail about potential disruptions from the upgrade on the water main going across the Hāwea dam.

**On the motion of Mr Bruce and Mr Taylor it was resolved that
the Wānaka Community Board:**

- 1. Note the contents of this report; and**
- 2. Approve the removal of trees adjacent to State Highway 84 required to facilitate a wastewater and water upgrade in Wānaka.**

The meeting concluded at 10:55am.

Confirmed as a true and correct record:

CHAIRPERSON

DATE