

Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday 20 February 2020 commencing at 10.00am

Present:

Mr Barry Bruce (Chairperson), Mr Chris Hadfield, Councillor Calum MacLeod, Councillor Niamh Shaw, Councillor Quentin Smith and Mr Ed Taylor

In attendance:

Dr Thunes Cloete (General Manager, Community Services), Mr David Wallace (Resource Management Engineering Manager), Ms Katherine Robertson (Planning and Development Support), Ms Sarah Mitchell (Property Advisor, APL Property Ltd), Mr Aaron Burt (Senior Parks Planner), Ms Diana Manson (Parks and Reserves Officer), Mr Andrew Strahan (Senior Operations and Maintenance Project Manager, Property and Infrastructure) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and three members of the public

Apologies/Requests for Leave of Absence

An apology was received from Jude Battson and for early departure from Councillor Smith.

On the motion of Mr Taylor and Councillor MacLeod the Wānaka Community Board resolved that the apologies be accepted.

Councillor Smith requested a leave of absence for the period 8-20 June 2020.

On the motion of Councillor Shaw and Mr Hadfield the Wānaka Community Board resolved that the application for leave of absence be granted.

Declarations of Conflicts of Interest

There were no conflicts notified.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. Barbara East: Chair, Artisan Market Committee

Ms East stated that the market was only permitted to have two food trucks on Pembroke Park and this was limiting the market's growth. The availability of food to purchase attracted customers to the market and events such as the market were important for Wānaka's vibrancy. The market's Licence to Occupy had been due for renewal in

November 2019 and the committee's request for this to be considered by the Board had been ignored. She asked the Board to request a report on this matter.

Mr Taylor asked how many more food trucks the market wanted. Ms East advised that the ability to have up to four or five would be helpful.

2. Barbara East

Ms East questioned the rationale for installing CCT cameras in Wānaka to enforce parking. She asked how their effectiveness would be measured or whether their ability to issue parking infringements would be simply a 'cash cow' for the Council as had occurred in the UK. She asked the Board to request a report that explained the parking problems that needed to be addressed by CCTV and why cameras were better than parking officers walking around. She considered that the public needed to have the opportunity to comment on such a proposal.

3. Lyal Cocks

Mr Cocks asserted that the recommendation in agenda item 3 (vesting of reserves) for approval of the detailed design plans to be delegated to the Parks and Open Spaces Planning Manager was contrary to the Board's delegations. Reserves were important and approval of these detailed plans should lie with the Board.

Mr Cocks stated that he had reviewed all recent minutes and agendas and nowhere could he find adoption or approval of the Wānaka Community Board's Terms of Reference.

Mr Cocks expressed concern that the Board's capital works did not include an upgrade of the Golf Course Road/Ballantyne Road intersection. He urged the Board to get on with this project as it would give the Board some credibility. Another 'easy win' for the Board would be promoting a roundabout at the SH 6 and SH 84 intersection.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Councillor Smith and Mr Taylor the Wānaka Community Board resolved that the minutes of the meeting held on 21 November 2019 be confirmed as a true and correct record.

1. **Application to rename a private road originally 267 Studholme Road to Heaton Park Drive**

A report from Katherine Robertson (Planning and Development Support) assessed an application to name a private road off Studholme Road containing lots 1-13, 267 Studholme Road and 269 Studholme Road as Heaton Park Drive. The proposed name was not in accordance with the Council's road naming policy because while the person in question had developed the subdivision, it was not clear whether the

family name suggested was notable. Accordingly, the matter had been referred to the Board for a decision.

Mr Wallace and Ms Robertson presented the report.

Mr Wallace explained that the suggested name was contrary to the policy but members of that community had requested it. Use of the developer's name was not at the developer's request and he considered that it was reasonable to make an exception to the policy on this occasion.

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

- 1. Note the contents of this report;**
- 2. Approve the application for the new road name 'Heaton Park Drive'.**

2. Temporary Road Closure Application for Wānaka A&P Show 2020

A report from Sarah Mitchell (Property Advisor, APL Property Ltd) assessed an application for temporary road closures associated with the annual Wānaka A&P Show, scheduled to take place in March 2020. The report recommended that the application be granted, subject to conditions.

Ms Mitchell presented the report. She advised there were some minor differences from the 2019 closures, with a slightly longer closure for McDougall Street for packing in and out. Further, there were additional closures of Brownston Street and McDougall Street to improve pedestrian safety and to provide for bus traffic. Councillor MacLeod commended the show organisers for the Park & Ride initiative.

Ms Mitchell advised that initial advertising of the temporary road closures in 'The Wānaka Sun' had yielded no public response.

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

- 1. Notes the contents of this report;**
- 2. Approves the temporary road closure application for the 2020 Wānaka A&P Show subject to the following conditions:**
 - a. Any issues or concerns which may arise from the public notification published in the Wānaka Sun on 5 December 2019 are addressed to the satisfaction of the Wānaka Community Board.**
 - b. Approval of the final Traffic Management Plan by QLDC Planning and Development.**

- c. Radio advertising two days prior and on the morning of the event.
- d. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.
- e. The event organisers ensure access is available for emergency services and maintenance contractors if required;
- f. The event organisers must encourage alternative transport modes to the event such as adequate bike parking and Park and Ride option.
- g. The applicant must notify all affected parties of the extent of the temporary road closure; this notification is to be undertaken at least ten working days prior to the closure occurring. A copy of this notice is to be supplied to APL Property Limited.
- h. The applicant must advise of the closure and the alternative transport modes through their own social media and contact QLDC Communications to arrange the closures to be further shared through Council social media.
- i. All reasonable concerns raised by affected parties shall be addressed by the applicants to the satisfaction of Council. In addressing such concerns, the applicants shall nominate a responsible person to liaise with Council.

3. Authorises the following schedule of road closures:

Road to be Closed: McDougall Street from Ardmore Street to Brownston Street

Period of Closure: 0600 on Wednesday 11 March 2020 to 1200 on Sunday 15 March 2020

Roads to be Closed: Brownston Street from McDougall Street to Youghal Street and McDougall Street from Upton Street to Brownston Street

4. Period of Closure: 0600 to 2000 on Friday 13 March 2020 and Saturday 14 March 2020 (show days only)

3. **Reserve Vesting Application - Universal Developments Special Housing Area proposal**

A report from Aaron Burt (Senior Planner, Parks and Reserves) assessed a proposal for five Local Purpose Reserves (Stormwater and Access) and two Local Purpose Reserves (Stormwater and Recreation) and to offset reserve improvement development contributions as applicable. The reserves were associated with the Universal Developments Hāwea Ltd Special Housing Area ['SHA'] development located near Cemetery Road in Hāwea. The report recommended that the Board recommend to Council that the reserves be approved, subject to various conditions.

Mr Burt presented the report. He advised that the resource consent hearing for the SHA was scheduled to be heard the following week. Members asked Mr Burt to provide them with the details of the time and location of the hearing.

Councillor Smith noted that the reserves proposed in the report did not connect with a popular walking/cycling route in Hāwea that was known locally as the 'Donkey Track'. It was a primary route for school children and he hoped that an eventual connection would be provided. He expressed concern that there was nothing in what was presented that specifically provided for pedestrian and cycling access.

Mr Burt advised that Lots 700-704 would house in-ground infrastructure but could also provide connection. By contrast, Lots 705 and 706 had a dual function, as they would house underground infrastructure but were of significant size and would be developed as flat, grassed recreation reserves above ground.

Councillor Smith advised that he had an ongoing concern about the functionality of many of the reserves being proposed and the situation needed to improve. Dr Cloete stated that staff were always looking for fit for purpose pieces of land for reserves. In addition, further work about the size and location of reserves would be undertaken as part of the planned open spaces strategy review.

On the motion of Councillor MacLeod and Mr Hatfield it was resolved that the Wānaka Community Board:

1. **Notes the contents of this report;**
2. **Recommend to Council that the vesting of the five Local Purpose (Stormwater & Connection) Reserves, and two Local Purpose (Stormwater & Recreation) Reserves, be approved;**

Universal Developments Hāwea Ltd, Wānaka – SH190005

- a. **Lot 700 – 704, Local Purpose (Stormwater & Access) Reserves. Areas 256m², 141m², 112m², 201m² and 201m² respectively.**
- b. **Lot 705 Local Purpose (Stormwater & Recreation) Reserve. Area of 3,942m².**

c. Lot 706 Local Purpose (Stormwater & Recreation) Reserve. Area of 3,190m²

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 (if advised necessary by the Parks & Open Spaces Planning Manager);**
- ii. All stormwater infrastructure on the Local Purpose (Stormwater & Recreation) reserves shall be in ground, and have no impact whatsoever on the recreation function and values of the flat grassed land above. That flat land shall be able to accommodate recreational uses year round, and the ground standards shall be the same as for any Recreation Reserve not otherwise containing stormwater infrastructure.**
- iii. Such a consent for any reserves with a recreation purpose shall ensure that in any staged development, the creation of such reserves is bound to the first stage to seek title, or subject to alternate timing requirements deemed necessary by the Parks & Open Spaces Planning Manager;**
- iv. Presentation of the reserve in accordance with Council's standards for reserves;**
- v. 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 of such a plan shall be by the Parks and Open Spaces Planning Manager.**
- vi. The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);**
- vii. A potable water supply point to be provided at the boundary of the reserve lots;**
- viii. 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;

- ix. 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;
 - x. A three-year maintenance period by the current landowner commencing from vesting of the reserves;
 - xi. A maintenance agreement being prepared and signed by the Parks and Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period; and
 - xii. 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 reserve improvement costs to be delegated to the 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.

Councillor Smith left the meeting at 10.41 am.

4. **Notice of Intent to Prepare a Reserve Management Plan for the Hāwea Domain on Domain Road, Hāwea Flat**

A report from Christine Skipworth (Parks Planner, Parks and Reserves) proposed that a Reserve Management Plan be prepared for the Hāwea Domain, as this would help to facilitate the communities' desire for investment in and development of the

domain. The report advised that the Reserves Act 1977 process for developing a Reserve Management Plan was for the Council firstly to declare its intention to prepare a management plan, with this intention to be notified publicly and suggestions called for to inform the development of the plan.

Mr Burt and Ms Manson presented the report. Ms Manson noted that there had been renewed interest in the reserve since the formation of the Hāwea Domain Board and a Memorandum of Understanding was in place between the Board and Council. The view was that the size and significance of the reserve merited development of a Reserve Management Plan.

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

- 1. Notes the contents of this report;**
- 2. Recommend to Council that a Notice of Intent is published advising the public that a Reserve Management Plan for the Hāwea Domain is to be prepared, in accordance with S41 (5) of the Reserves Act 1977.**

5. Chair's report

A report from the Chair presented:

- An update on the Wānaka Lakefront Development;
- An update on Anderson Road/Aubrey Road Shared Path;
- An update on Transport Business Cases;
- A debrief on the events in Wanaka over summer 2019/20;
- Information about responsible camping across the Upper Clutha area over summer 2019/20;
- An update on activities at the Wānaka Recreation Centre;
- Advice of the appointment of the new Upper Clutha Liaison Manager
- 3Waters Capex Programme Summary Report and Roding Minor Improvements List

Mr Strahan joined the table. He confirmed that in order to spend all NZTA funding, scope of the Aubrey Road cycle way would be expanded to deliver all stages during this and the next financial year. The Anderson Road project was on hold until completion of a project to install a new watermain to avoid having to dig up the road twice. Funding for the Anderson Road project would be revisited in the next Long-Term Plan.

Mr Taylor expressed disappointment that following extensive public consultation, the Anderson Road shared pathway project would not now happen for another two years. Mr Strahan agreed, but noted that it was the most efficient scheduling of works. Members noted that many had been involved in the consultation and asked for residents and submitters to be communicated the reason for the delay in the project.

Removing one of the three main intersection crossings on the Anderson/Aubrey Road shared path could be achieved by making Wilkin Road a cul-de-sac. Feedback on this proposal had been minimal and had yielded a 50-50 split in views. However, it was the staff recommendation to approve this change because it would help the functionality of the cycleway by removing an interaction point and was therefore an overall positive.

Mr Strahan was asked to liaise with Aurora Energy about the possibility of undergrounding the power lines on Anderson Road. In addition, Councillor MacLeod noted that the undergrounding of the watermain in Anderson Road was an opportunity to install an active transport route and Mr Strahan undertook to raise this with the Transport Strategy Manager.

There was extensive discussion about the problem with the number of young people in the Wanaka town centre during the nights preceding New Year's Eve. Members considered ways of addressing this problem in the future.

Councillor MacLeod left the meeting at 11.20am.

Members noted that despite the report indicating that responsible camping had gone well over the height of the holiday season, a number of submitters at the Freedom Camping Bylaw hearing had complained that they regularly had to clean up after campers. Dr Cloete suggested that in such situations, cleanliness problems should be brought to the Council's attention because enforcement staff could not be everywhere. He acknowledged that owing to the stricter rules, campers were going further into the countryside.

Councillor MacLeod returned to the meeting at 11.22am.

Councillor Shaw considered that the installation of a roundabout on the Hāwea side of the dam at the junction of Domain Road and Capell Avenue was a higher priority than Nook Road (as shown on the Roding Minor Improvements schedule). She also passed on concerns about the fence around the green waste disposal site in Hāwea.

On the motion of Mr Taylor and Councillor Shaw it was resolved that the Wānaka Community Board:

- 1. Note the contents of the report; and**
- 2. Agree that the Wilkin Road cul-de-sac will be part of the delivery of the Anderson/Aubrey Road shared path.**

The meeting concluded at 11.39 am.

CONFIRMED AS A TRUE AND CORRECT RECORD:

CHAIRPERSON

DATE