

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**WANAKA COMMUNITY BOARD**

Minutes of an ordinary meeting of the Wanaka Community Board held at the Lake Wanaka Centre, 89 Ardmore St, Wanaka on Thursday 3 November 2005 commencing at 9.00am.

**PRESENT**

Messrs W Gordon - Chairman, A Heath, K Copland, G Dickson, T Dennis, L Overton, Mrs S Middleton and Ms A Brown.

**IN ATTENDANCE**

Mayor C Geddes, Mr D Field – CEO, Mr R Taylor – Acting Operations Manager, Mrs J Conroy – Lakes Property Services, Mr P Wilson – Director of Parks and Open Space, Ms Lee Harris, Special Projects Manager, Mr M Black, Harbour Master, Ms B East – Committee Secretary, four members of the media and one member of the public.

**APOLOGIES**

Mr L Cocks who had been granted leave of absence, Mr M Black and Mayor C Geddes who would be slightly late.

**On the motion of Mr Copland and Ms Brown it was resolved to accept the apologies.**

**CONFIRMATION OF MINUTES**

**On the motion of Messrs Copland and Dennis it was resolved that the minutes of the meeting held on 6 October 2005 be confirmed as correct.**

**MATTERS ARISING**

No matters arising.

**On the motion of Mr Copland and Ms Brown it was resolved to bring item 8 forward so that Mrs Conroy could answer any questions.**

**PUBLIC FORUM**

There was no public forum. Mr V Russell who wished to speak in support of the Kite Surfing proposal spoke prior to the Board's consideration of this item.

**SUBMISSION ON DRAFT TABLES AND CHAIRS POLICY (Item 8)**

Mr Heath thought that the comment on 1.2 in the policy should be clarified to make it clear that it is referring to furniture that is not easily moved inside at the close of trading. He also thought that if an establishment had paid \$50 m2 then they would expect to have exclusive use of the tables and chairs. Mrs Conroy pointed out that in some other council their policies made it quite clear that it was public space and could be used by anyone.

There was quite a bit of discussion about the difficulty of policing exclusive use particularly in an area where establishments are very close together.

**On the motion of Messrs Heath and Gordon it was resolved to include in the submission that the chairs and tables provided and paid for in public space are for exclusive use of patrons of the establishment.**

**The motion was passed 5 votes to 3.**

Ms Brown was concerned that no comment had been made about the proposal that alcohol should not be consumed at the tables after 10pm and would like it to be allowed for the length of time that the premises are open.

**On the motion of Ms Brown and Mr Copland it was resolved that the terms of the policy be aligned to the terms of individual liquor licenses and consents.**

*Mr Black arrived at 9.15am.*

Mr Heath felt that the comment on **7.3 Suspension of a permit** would be unenforceable and suggested a change to the wording in the submission to:

*Mayor Geddes arrived 9.20am.*

### **7.3 Suspension of a permit**

If the Table and Chair area is **unavailable** for a period of more than a month, the Board felt that a refund should be payable.

Mr Dickson thought that there should be some definition of the actual area that they are allowed to occupy. It was agreed that this be added into the submission.

**On the motion of Messrs Dickson and Copland it was resolved that the Wanaka Community Board endorse the submission below with the changes outlined and that it be sent to Lakes Property Services for consideration.**

## **WANAKA COMMUNITY BOARD**

### **SUBMISSION ON DRAFT TABLES AND CHAIRS POLICY**

#### **Fee Structure**

The Board felt that a more appropriate fee would be:

\$50 m<sup>2</sup> for Wanaka

\$25 m<sup>2</sup> for all other parts of the ward.

## INTRODUCTION

### 1.1 Definition of a Table and Chair Area

*"...for the arrangement of tables and chairs used for the consumption of food and beverage in association with a lawfully existing restaurant and/or café.*

### 1.2 Purpose of a Table and Chair Area

To be added:

Furniture that is not easily moved inside at the close of trading needs to be firmly secured.

### 2.3 Amendments to a permit.

The Board has some concern that the amendment and reapplication fee is the same cost as the initial application fee.

### 4.3 Safety and security

The Board felt that the requirements below were too prescriptive.

- *"No chairs are to be place with their backs to the roadway."*
- *"Tables and chairs aligned against the building frontage in lanes are not permitted to place chairs with their backs to the walkways."*

The Board would prefer a general condition where chairs with their backs to roadways and walkways will be taken into consideration on a case by case basis.

### 5.2 Furniture specifications

#### Market umbrellas

The Board would like to see it named an umbrella rather than a "market umbrella".

### 5.3 Furniture layout and positioning

The Board would like to see some definition of the actual table and chairs area for each establishment i.e. small metal tags embedded in the pavement.

## 6.0 OPERATION AND MANAGEMENT OF TABLE AND CHAIR AREA

The Board would like it to be made clear that the chairs and tables provided and paid for in public space are for exclusive use of patrons of the establishment.

### 6.1 Annual Permit Fee

Would like to see an opportunity for people to pay in two installments.

### 7.3 Suspension of a permit

If the Table and Chair area is unavailable for a period of more than a month, the Board felt that a refund should be payable.

#### 7.4 Cancellation or suspension of a permit

When a permit is approved it was felt that it should state whether there were any existing faults with the pavement as one of the conditions states;

*"The pavement must be returned to its original condition at the cost of the permit holder."*

The Board wishes to be heard in support of its submission.

#### TO CONSIDER KITESURF OPERATION FOR ROY'S BAY FORESHORE AND APPROVAL FOR NOTIFICATION OF A LICENSE TO OPERATE AT WATERFALL CREEK FORESHORE (Item 1)

Mrs Conroy and Mr Black spoke to the item.

**On the motion of Mrs Middleton and Mr Overton it was resolved to suspend standing orders to allow Mr Russell to speak about the proposed operation.**

Mr Dickson asked what length of foreshore would be required to operate the kites and Mr Russell replied that it would need about 30 metres.

**On the motion of Ms Brown and Mrs Middleton it was resolved that standing orders be reinstated.**

Mrs Conroy said that when she first spoke to the applicant they had discussed the foreshore policy. After more information had been received it was realised the areas required were not covered by that policy.

Mr Black commented that on days when the conditions were suitable for kite surfing there would not be many other people on the foreshore. He thought that the operation could be monitored and he could work in with the applicant.

Mr Dickson said that he was unhappy with the operation coming out of zone 1 which was the busiest area of the beach. He would be quite happy to see it operating in an alternative site.

**On the motion of Mr Gordon and Mrs Middleton it was resolved that the Wanaka Community Board receive the report.**

**On the motion of Mr Heath and Ms Brown it was resolved**

- 1) That the Wanaka Community Board approve a foreshore license for the proposed Kite-surfing operation over the 2005-6 summer pursuant to the 2001 Foreshore Reserve Commercial Policy, for an area adjacent to the Dungarvon Street intersection, subject to the applicant's safe operating plan being approved by the harbour master .

- 2) That the Wanaka Community Board approve notification of the intention to grant an annual license to Mr Russell for kite-surfing on the Waterfall Creek Foreshore reserve, renewal by agreement of both parties for a maximum of five years, all other terms and conditions aligned to the 2001 Foreshore Reserve Commercial Policy.
- 3) That the Wanaka Community Board approve a reserve permit to be granted at the Waterfall Creek Foreshore for a maximum of six consecutive days and no more than 42 days in total over the 05/06 summer for a fee of \$750 plus GST, all other terms and conditions aligned with the 2001 Foreshore reserve Commercial Policy.

Mr Black presented a brief report on waterways issues and said that Mr Dave Black had done a good job in identifying all moorings and hazards. One issue had been the Beacon Point beacon which will now be marked with a large warning triangle.

Railway irons and pilings have been removed from under the bridge at Albert Town and an illegal mooring was removed in Paddock Bay.

The area past the ramps at the Roys Bay marina is going to be sealed and Mr Dickson mentioned that in the boating strategy it recommended that the area at the top of the ramp should be cut down to leave more room for manoeuvring.

#### VESTING OF ALBERT TOWN RECREATION RESERVE IN QUEENSTOWN LAKES DISTRICT COUNCIL (Item 2)

Mr Wilson spoke to the item.

Mr Heath asked about the state of the buildings and Mr Wilson replied that the buildings were in good condition. The toilets were fibreglass and had a 10 year life so there was no need for capital expenditure in the near future. The only expenditure would be for signage.

Mr Overton asked about fee collection and Mr Wilson replied that someone had been camping on site and collecting fees for DOC and the idea was that that arrangement would continue for the present.

**On the motion of Mrs Middleton and Mr Overton it was resolved that the Board recommends that Council accepts the vesting of Section 42 and 52, Block V, Lower Wanaka Survey District in Queenstown Lakes District Council as recreation reserve: and**

**That subject to the reserve being vested, the Council operate the reserve as a self registration campground from 1 July 2006.**

**PROPOSAL TO VEST RESERVE LAND: TIMSFIELD STAGE 1 & 2, LAKE  
HAWEA (Item 3)**

Mr Wilson spoke to the item.

On the motion of Messrs Overton and Copland it was resolved that subject to consent being granted for Timsfield Stages 1 and 2 the Board accepts the vesting of the reserve Lot 995 as Local Purpose (access) shown on the Paterson Pitts Plan of October 2005 subject to:

- (i) The granting of an easement for access in favour of the Council from lot 995 to Noema Terrace over Lot 999.
- (ii) The reserve being vested in accordance with NZS 4404:2004 part 7 and .8
- (iii) The fencing of the boundaries of the reserve.
- (iv) Potable water being provided to the reserve by an individual service lateral.
- (v) A maintenance period of twelve months from completion of reserve development.
- (vi) The formation of a walking track to Council's standards, the design of which shall be approved by the Director of Parks prior to construction.
- (vii) That the land vested is accepted in lieu of the reserve land contribution required for the subdivision.
- (viii) That the actual and approved cost of the walkway construction be credited against the reserve development contributions assessed.

**FLOOD MEMORIAL (Item 10)**

Mr Taylor spoke to the item and produced a model of the proposed sculpture.

Mr Taylor said that there were a couple of issues to be considered: whether it is to be vested in Council or remain with the association and the question of maintenance. Mr Field said that it was his view was that it should end up in Council possession and Mayor Geddes made the suggestion that there should be a plaque there to say who donated the memorial.

On the motion of Mr Dickson and Mrs Middleton it was resolved that the Wanaka Community Board approve the proposed location of a flood memorial on Ardmore Street road reserve in front of Kai Whakapai; and

**That the Wanaka Residents Association be permitted to establish their proposed flood memorial at that site at no cost to the Council.**

**WATERBIRDS ARTWORK SITE (Item 6)**

A site visit was undertaken first and then Ms Harris spoke to the item.

Ms Harris said that the key point of this agenda item was seeking approval from the Board for a new site to locate art works.

Mr Gordon said that the Trust had expressed a desire a couple of years ago to place a sculpture on that site and after that the Board had gone around with the Trust and identified 10 possible sites for artwork. He complimented the Trust on their presentation which had been excellent.

Mrs Taylor from the Trust said that they envisaged 5 pieces of art sited around the bay from Morrows Mead to Bremner Bay.

The overall feeling from the Board was the Trust should stick to the approved list of sites and that a sculpture in that position would detract from the natural beauty there.

***The motion was put forward by Mrs Middleton and Mr Dickson that the Wanaka Community Board receive this report and:***

***That the Board agrees with the Aspiring Arts and Culture Trust's request to site the Mark Hill Waterbirds artwork next to the boardwalk between the Roys Bay Playground and Wanaka Marina and asks the Trust to proceed to community consultation on the sculpture.***

***This motion was put to the vote and defeated.***

**On the motion Mr Gordon and Mr Overton it was resolved that the Wanaka Community Board encourages the Trust to come back with an overall plan of their vision of 5 artworks around the foreshore of Roys Bay.**

**ROAD NAMING – OFF GUNN ROAD AND AUBREY ROAD, WANAKA (Item 4)**

**On the motion of Mr Heath and Mr Copland it was resolved that approval be granted pursuant to Section 319A of the Local Government Act 1974 for the naming of Hikuwai Drive and Ribbonwood Avenue, as shown on the attached plan.**

**ROAD NAMING – OFF AUBREY ROAD, WANAKA (Item 5)**

**On the motion of Messrs Heath and Dennis it was resolved that approval be granted pursuant to Section 319A of the Local Government Act 1974 for the naming of two private roads Kanuka Rise and Harrier Lane, as shown on the attached plan.**

Mr Overton said that he would like it made quite clear to the developer that the word "Private" has to be put on these street signs.

**ARTS CENTRE TRUST REPORT (Item 7)**

Mrs Middleton spoke to the item.

Mr Heath queried the revenue figures where there was little change and the cost of the insurance going up 500%. The contents were now being insured but the rentals had actually gone down slightly.

**On the motion of Mrs Middleton and Mr Heath it was resolved that the report be received.**

**SUBMISSION ON DRAFT SIGNS BYLAW (Item 9)**

The Board made some changes to the submission which are identified below.

In the section on free standing signs the word "width" is to be altered to "area".

Open home signs should have a size limit of 0.3m<sup>2</sup>.

**Purpose of signs**

It was felt that the primary purpose of a sign should be to identify the business and the services it offers and therefore the Board would like to see no more than 50% of the total signage area of a commercial activity advertising particular products.

It was also felt that the size of a sign should be relative to its distance from a public place.

Mr Field thought that it would be useful to recognise that the Board considers that there is a problem with signs in Wanaka and that they agreed with the idea of a bylaw.

**On the motion of Messrs Dickson and Dennis it was resolved that the Wanaka Community Board endorse the submission below with the changes outlined and instruct that it be sent to CivicCorp for consideration.**

**Mr Copland voted against the motion.**



## WANAKA COMMUNITY BOARD

### SUBMISSION ON THE DRAFT SIGNS BYLAW

The Board recognises the fact that there is a problem with signs in Wanaka and agrees with the idea of a revised signs bylaw.

#### OBJECTIVE

*"The aim of the Signs Bylaw is to protect areas having amenity values from visual pollution and also to enable signs to provide public information with the least possible detrimental impact on landscape amenity (whether natural or built), public convenience, safety or visual."*

The last word does not appear to make sense.

#### **Purpose of signs**

It was felt that the primary purpose of a sign should be to identify the business and the services it offers and therefore the Board would like to see no more than 50% of the total signage area of a commercial activity, advertising particular products.

#### **Free Standing Sign**

The Board felt that this was not clearly defined and that it ought to revert to the wording in the 1995 Bylaw.

It should not include sandwich boards in this category.

Should state that only one free standing sign per site is allowed and define the maximum area of the sign.

#### **Finger signs**

These were covered in the existing bylaw but there is no mention of finger signs in the draft bylaw. The Board would like to see it put back in.

#### **Signs on Roads and public places**

It is not clear in the draft that as well as complying with the bylaw, the Council's permission as land owner is also needed to erect a sign on a road or other public place. The Board would like to see this clarified.

#### **Open Home signs**

The Board would like to see some regulations placed on these sign. The suggestion is that they have a maximum size of 0.3m<sup>2</sup> and be allowed to be up one hour before the open home and one hour after.

#### **14. FLATBOARDS, POSTER SIGNS AND SANDWICH BOARDS**

The Board would like to see the paragraph below 14.3 (e) taken out.

*"But such positioning and use is entirely subject and conditional to such boards and signs being set back 0.3m from each of the boundaries of the land;..."*

This was not felt to be necessary.

### **ELECTION SIGNS**

Would like to see the maximum size stated in here which is 3m<sup>2</sup> and for only one sign per candidate per site to be allowed.

### **28.1 PENALTIES**

*"A person who commits a breach of this bylaw is liable to a fine not exceeding \$20,000."*

The Board felt that this was rather excessive.

### **GROUND FLOOR SIGNS**

*"(a) Ground floor areas with frontage to a road, footpath, service lane, access way or public space: signs on the ground floor areas of each façade of a building shall not exceed 7.5% of the ground floor area of that façade of the building....."*

The Board felt that as no maximum size has been put on in here there could be a problem with "big box" buildings.

It was also felt that the size of a sign should be relative to the distance of the building from a public place i.e. a roadway in commercial or industrial zones.

### **ABOVE GROUND FLOOR SIGNS**

Would like to see the maximum size set at 2 square metres not 1 square metre.

### **SHOP WINDOW SIGNS**

The Board would not like to see any restriction placed on these signs.

The Board wishes to be heard in support of its submission.

### **CHAIRPERSON'S REPORT (Item 11)**

Mr Gordon spoke to the report.

Mr Gordon said that he had attended a function in honour of Marty Black's 20 years of service as the harbourmaster.

#### Community Services – Sally Middleton.

Poisoning of trees on council land – it has been resolved that all trees that have been poisoned should be left and a notice put on trees saying that they have been intentionally poisoned.

Proposed Crown Range sculpture – costs estimated at \$800,000.

#### Utilities meeting – Graham Dickson.

Recycling – it was reported that locally the costs are high compared to the NZ average.

Street litter – resolved that short term staff would be taken on in Queenstown.

*Mr Heath left the room at 11.56am.*

Regulatory – Leigh Overton.  
Review of Liquor Licensing Policy.  
Road naming policy tidied up.

Council Meeting – Leigh Overton  
Annual Plan was adopted.  
Liquor and Parking restrictions for Hawea approved.

Mr Gordon brought up the issue of the Golfside Apartment's resource consent being non notified and that he was extremely unhappy with the process. Mayor Geddes spent some time responding to the concerns of the Board.

**On the motion of Mrs Middleton and Ms Brown it was resolved that the report be received.**

### **OPERATIONS MANAGER'S MONTHLY REPORT (Item 12)**

Mr Taylor spoke to the item.

There was some discussion about the proposed Christmas decorations and there was concern about the blocking of the view shaft and the possible sagging of the line.

**On the motion of Mr Dickson and Mr Gordon it was resolved that approval to erect the Christmas decoration across the bottom of Helwick St be declined.**

Mr Wilson was asked about the condition of Pembroke Park and he said that he had issued a notice 6 weeks ago to the contractor to fertilise the park. Mrs Middleton asked about damage to trees and stakes that had fallen over and Mr Wilson said that there had been a slight problem with the handover from Nichols.

*Mr Heath returned to the meeting at 12.05pm.*

Mr Heath said that he was concerned that we were back to square one with Stoney Creek and felt that the responsibility lay with the ORC. He felt that they should be told to get on with the job at their own expense.

**On the motion of Mr Heath and Mrs Brown it was resolved that the report be received.**

There being no further business the meeting closed at 12.19 pm.

READ & CONFIRMED



CHAIRPERSON:

1st December 2005

DATE