

**Wanaka Community Board
18 February 2015**

Minutes of a meeting of the Wanaka Community Board held on Wednesday 18 February 2015 in the Armstrong Room, Lake Wanaka Centre, Ardmore Street, Wanaka commencing at 10.00am

Present

Ms Rachel Brown (Chair), Councillor Lyal Cocks, Councillor Ella Lawton, Mr Bryan Lloyd, Councillor Calum MacLeod and Mr Mike O'Connor

In Attendance

Mr Marc Bretherton (General Manager, Planning and Development), Mr Ulrich Glasner (Chief Engineer), Ms Jendi Paterson (Team Leader, Sport and Recreation), Mr Stephen Quin (Senior Parks and Reserves Planner), Ms Trish Wrigley (Parks and Reserves Officer), Mr Ralph Fegan (Wanaka Airport Manager) and Ms Jane Robertson (Governance Advisor); four members of the media and six members of the public

Karakia/Prayer

The meeting commenced with a karakia spoken by Ms Brown.

Apologies

An apology was received from Mr Ross McRobie.

**On the motion of Councillor Cocks and Councillor
Lawton the Board resolved that the apology be
accepted.**

Declaration of Conflicts of Interest

There were no conflicts noted.

Public Forum

1. John Baynes

Mr Baynes addressed the Board on the proposed extension of the Upper Clutha A&P Society building on reserve land. He stressed that he did not oppose the A&P Society in principle but was simply opposed to a building of increased size being developed on the reserve. He observed that it was only a small reserve and it would be better for the overall amenity of the area to find another solution to the society's need for additional storage space. He added that the society did not have a 'preordained right' to use the reserve and he questioned the need for an enlarged structure to support an event which only occurred once a year. Mr Baynes noted that the society emphasised the financial benefits of the show to the community but observed that tourism was another major industry in the town and much of this was reliant on Wanaka's aesthetic beauty. He did not consider

that what was proposed on the reserve would be acceptable to the public or to visitors and there was no comparison between the former building that had blown down and what was proposed as a replacement.

Mr Baynes acknowledged that he had a personal interest in the issue as he was a direct neighbour of the proposed building but he also questioned if it was the right thing for the community to enlarge a building by 112% on a highly visible site. He noted that a 33 year lease was a very long time and once built, it would be very difficult to reinstate the natural beauty of the area. He added that no other organisation in the community would expect such favouritism and granting approval for this building would set a precedent for the future.

In reply to questions, Mr Baynes estimated that the proposed building was about 22 metres away from his residence. He was not opposed to buildings on reserves in principle but believed that the proposal was too large for the reserve. He observed that by contrast, the current buildings on the reserve looked attractive and were of an appropriate scale.

2. Russell Lovelock and Chrissie Lachlan

Mr Lovelock asked for the Council to address the poor condition of Mt Barker and Ballantyne Roads. He noted that there was still a 4km unsealed section of Ballantyne Road, and in summer large vehicles like trucks and buses created so much dust that they could not be seen by other traffic. Another danger was the speed at which those who did not know the road came off the sealed roadway onto the unsealed section. The community association had voted unanimously at its recent AGM for this final unsealed section to receive otta sealing. He added that the road urgently required grading to address bad corrugations and that a yellow line needed to painted onto the road to indicate the compulsory stop at Faulks Road.

Ms Lachlan asked for a timeline for when these works would be completed. Members noted that issues such as a painted yellow line and grading could be addressed with an RFS but that requests for seal extensions needed to be prioritised against other requests. An undertaking was given to review the roading priorities at an upcoming Board workshop.

3. John Wellington

Mr Wellington expressed concern that the ongoing issue of access over Meads Road had still not been resolved and since the Council's decision not to pursue the matter, Hunter Valley Station had been closing the road at will.

Mr Wellington tabled the copy of an email dated May 2014 obtained under the Official Information Act from the Chief Executive of LINZ to the Council's Chief Executive in which an offer was made by LINZ to cover the costs of road legalisation. The email explained that the Crown had no legal instrument available to legalise the final section of road and the only mechanism to do so was through the Council. Mr Wellington questioned the Council's stance in light of this offer and asked what action had been taken in response to this email.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Ms Brown and Councillor Lawton the Board resolved that the minutes of the Wanaka Community Board meeting held on 16 December 2014 be confirmed as a true and correct record.

Councillor Cocks and Councillor MacLeod abstained from voting because they were not present at the meeting.

1. Launch of NASA Air Balloon (WCB 14/02/01)

Mr Ralph Fegan (Manager, Wanaka Airport) joined the table. He spoke about the launch of the NASA air balloon scheduled to take place at the Wanaka Airport on 15 March, detailing the history of the project and the research goals of the programme. He showed a DVD which provided a detailed commentary on the history, purpose and operation of the space research programme.

Mr Fegan spoke of the practicalities of the launch, including the weather conditions needed, traffic control measures to be implemented and the communications planned with residents close to the airport. He also explained the reasons for Wanaka's selection as a launch site and paid tribute to the assistance of the Queenstown Airport Corporation in securing the launch in Wanaka.

2. Wanaka Sports Facility (WCB 14/12/02)

Ms Jendi Paterson (Team Leader, Sport and Recreation) joined the table and spoke to a PowerPoint presentation about the current status of the Wanaka Sports Facility development project. She detailed the key actions since the Council's decision in August 2014 on the project scope, noting that staff were now in a position to seek permission from the Council to proceed to a closed tender and this was the subject of a report to the Council the following week. The presentation showed graphics of the development foot plate and site layout and detailed the steps to follow the closed tender with a key milestone being commencement of construction on-site in May 2015.

3. Chair's Report

A report from the Chair provided updates on the following matters:

- Build-outs on Ardmore Street/Brownston Street parking
- Wanaka Sports Facility/SH 6 Intersection
- Upcoming hearings

- New Ground Lease – Riverbank Road, Wanaka Firewood Ltd
- Project Groundswell
- District Plan Review Update
- Albert Town Track Debrief
- Upcoming temporary road closures in the Wanaka area

Build-outs on Ardmore Street/Brownston Street parking

Mr Glasner joined the table and updated the Board on the Ardmore Street build-outs and the Brownston Street parking. He circulated a layout plan of the Brownston Street widening/parking improvements. This showed traffic entering from McDougal Street, a section of front entry angle parking, one of reverse-in angle parking and one of parallel parking. He noted that changes were still possible to the proposed parking layout, observing that there were both advantages and disadvantages to reverse-in angle parking.

The Chair stated that she supported the provision of parallel parking in the development but was happy to try a section of reverse-in angle parking, adding that it could be easily and cheaply altered if necessary by simply remarking the road. Councillor Lawton also considered that there was value in providing a variety of parking options and encouraged innovation. Councillor Cocks stated that he opposed the reversed entry angle parking option, as motorists generally exited parking spaces more quickly when they were driving forward, which was dangerous for cyclists and pedestrians. He also considered that having more than one angle parking option in a single area would be confusing for motorists.

On the motion of Councillor MacLeod and Councillor Cocks the Board resolved that all three parking bays in the Brownston Street Widening/Parking Improvements project be angle parking.

Ms Brown and Councillor Lawton voted against the motion.

There was further discussion about the parking available in Wanaka for longer vehicles such as campervans. It was suggested that consideration be given to adding a painted yellow line to indicate the point over which larger vehicles could not protrude. Members also identified the need for initiatives to assist and inform visitors coming into town about parking options. It was noted that this would be covered in the transportation strategy.

Intersection of State Highway 6 and Wanaka Sports Facility

Councillor Cocks updated the Board on plans to install a T intersection in this location as an interim solution. He noted that the full area would be set aside so that a roundabout it could be easily installed when higher traffic volumes necessitated it. Members expressed some disappointment that not constructing the full solution at the beginning of the development was a missed opportunity. Mr Bretherton confirmed that this was a common approach with new developments but he would check the developer's responsibilities under the outline plan. Ms Brown also sought clarification of cycle lane access to the facility.

District Plan review update

Mr Bretherton reported that the project was proceeding well and the aim remained in place to publicly notify the Draft Plan in May 2015. He noted that it was a heavy workload for staff and the Board paid tribute to the efforts of staff to ensure that the project met this timeframe. The Chair asked that the District Plan Focus Group keep meeting as it seemed to be a good source of community input.

Parks and Reserves Update

Steve Quin and Trish Wrigley joined the table and presented a summary of the parks and reserves work completed thus far in the current financial year. The following projects were highlighted:

- Renewal of some playground surfaces with a product called 'cushion-fall';
- Water and drainage work at Cleugh Park;
- Installation of rabbit-proof fence and new pedestrian access gate at the Cardrona Cemetery;
- Street tree renewals and other planned tree replacements;
- Development of skate park;
- Signage replacements in various locations.

Councillor Lawton noted that local residents were concerned about the slip in the track on Lagoon Avenue. She advised that staff would shortly be receiving correspondence on this subject from the Albert Town Community Association.

It was noted that two further concrete slabs would be added to the new Glendhu Bay Boat Ramp as the water level had lowered sufficiently for this to occur. In addition, some planting would be undertaken along the fence line.

Community meetings

Members then reported on meetings attended in their capacity as Wanaka Community Board members.

General Infrastructure Update

Mr Glasner was invited back to the table to report on other infrastructure projects occurring in the Wanaka Ward. He provided an update on the Cardrona foul sewer line, noting that a meeting would take place with the community the following week to consider the options. He added that the final report should be available in about six weeks. Members asked for a regular update on this issue on Board agendas, even if the update simply noted that there was no progress to report.

A request was made to discuss minor road improvements and sealing at the Board's next infrastructure services workshop.

The meeting concluded at 1.00pm.

Confirmed as a true and correct record:

Chairperson

Date