

**Wanaka Community Board
15 April 2015**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 15 April 2015 beginning at 10am

Present:

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

In attendance:

Mr Adam Feeley (Chief Executive), Mr Peter Hansby (General Manager, Infrastructure), Mr Denis Mander (Principal Planner, Infrastructure), Mr Stephen Quinn (Parks and Reserves Planning Manager), Mrs Joanne Conroy (Property Manager, APL Property Ltd) and Ms Jane Robertson (Governance Advisor)

Karakia/Prayer

The meeting commenced with a karakia spoken by Ms Brown.

Apologies

An apology was received from Councillor MacLeod.

Councillor Lawton sought a leave of absence from 16 June – 16 July 2015.

Councillor Cocks sought a leave of absence from 12-22 May 2015.

On the motion of Councillor Lawton and Mr Lloyd the Board resolved that the apology be accepted and that the requests for leave of absence be approved.

Public Forum

1. Ruth Harrison, Upper Clutha Tracks Coordinator

Ms Harrison advised that the Trust was opposed to the proposal to grant licences to use the Wanaka Tracks network for cycling tours. Whilst not opposed to the applicant or commercial use of the tracks, the group had concerns about additional commercial operators using the Outlet Track, which was already very busy. Furthermore, a new tracks strategy was being drafted which would help to determine how many commercial licences or uses the tracks could or should have. She therefore asked that granting the licence be deferred until this strategy was finalised.

2. John Barlow, Otago Fish and Game Council and Upper Clutha Anglers Club

Mr Barlow addressed the proposed resolution to the legal stopping and vesting of roads put forward by Mt Burke Station. He stated that both groups supported the proposed direction in principle as it would provide the community with ownership of a legal road and secure access down the Maungawera Valley into the future. He observed however that the plan appeared to omit part of a roadway that an

on-site discussion had concluded would be in the agreement and asked that this be reinstated.

In reply to Mr Barlow's comments it was noted that the stakeholder agreement would provide an opportunity for him to have further input into the final outcome, although it appeared that his concern was already addressed.

Mr Barlow also referred to the closure of Mead Road and questioned why the offer from LINZ to address the issues had not occurred.

3. Heather Thorne

Ms Thorne asked the Council to find a permanent resolution to the Mead Road issue. She was a regular user of Kidds Bush and had been for many years, and she was concerned about the closure of the road which prevented access to the conservation area. She reported that the road had been closed for 63 days in the period between October and December 2014.

Ms Thorne asserted that the road had been built with public money and the public should therefore be able to use this road. She noted that LINZ had offered to pay for legalisation and fencing and questioned why this offer had not been taken up. She considered that the community deserved better from the Council and asked for a permanent solution so that all year round access was available for everyone.

4. Karen Marincovic, Upper Clutha Tramping Club

Ms Marincovic advised that the club used the Hawea conservation area including Kidds Bush at all times of the year and not only when Mead Road was open. She could not understand why the LINZ offer had been pursued and she encouraged the Council to follow up on this offer.

5. Brian Cleugh, Wanaka Walking Group member and UC Tramping Club Committee

Mr Cleugh advised that he was a former farmer and could therefore understand Hunter Valley Station's problems with others using the road and disturbing breeding stock. He noted that fencing on both sides would keep stock off the road and largely overcome this problem.

6. Beau Rapley

Mr Rapley advised he was generally happy to the recommendations on his application but was seeking more than a 2x2 term so that the arrangements were more in line with the ten year term granted by the Department of Conservation. He also asked that use of the Outlet Track and Deans Bank Track be reconsidered because there were already other operators hiring bikes for use on these tracks and he could guarantee that his groups would be fully controlled. He also expressed concern about the condition recommended which would allow the Council to restrict access to the tracks with one week's notice.

Mr Rapley asked for a clear indication on when the Upper Clutha Tracks Trust strategy report would be finalised. Councillor Lawton noted that the first draft would be released in May and it would contain data on present numbers using the track and track capacity. She believed that it would be complete by summer.

Mr Rapley asked that the licence period begin when he commenced operations, as he still had various hurdles to cross and his business might not be operational by next summer.

On the motion of Councillor Lawton and Mr O'Connor it was resolved that the Board suspend Standing Orders to allow the public forum to extend for longer than 30 minutes.

7. Jim Cowie

Mr Cowie stated that he used Mead Road to access Kidds Bush and the Hunter Valley. He had used it many times in the past and it provided the only access to one of New Zealand's longest alpine valleys. He wanted the road to be open 365 days per year so that it could be used by everyone and he was concerned about people being held to ransom by Hunter Valley Station. He noted that there were public roads all over New Zealand which passed through farm land and he believed it was time for the Council and LINZ force the issue by whatever means available.

The Chief Executive offered to respond to the various questions raised about Mead Road during the Public Forum. He noted that the LINZ offer was for Hunter Valley Station's consideration and not for the Council to accept or reject. The Council had made numerous approaches to Hunter Valley Station offering to resolve the matter but all had been rejected. The only option remaining was to obtain the road compulsorily under the Public Works Act.

8. Grant Ruddenklau

Mr Ruddenklau prefaced his comments by stating that the views he wished to express were his own personal opinions and were not the thoughts of the Upper Clutha A&P Society.

Mr Ruddenklau expressed concern that the Upper Clutha A&P Society's application for a new ground lease on the Wanaka Showgrounds had been hi-jacked by seven neighbours. The preparation of a Reserve Management Plan would cost the ratepayers a significant amount of money and was not necessary because use of the land had not changed significantly for many years. He added that the land had been vested in the 1930's for undertaking the A&P Show and the Society had not needed an expensive document to operate successfully in this time.

Mr Ruddenklau noted that the society was a charitable organisation and simply wanted to re-establish the original building platform. He was unhappy that the present buildings had been described at the hearing as being scruffy and unattractive, that the buildings were temporary and therefore had no existing use rights and that the building would disturb individual enjoyment of the reserve. He questioned why this group of residents had not raised concerns about adverse visual effects when the Upper Clutha Rugby Club had renewed its lease. He observed that in earlier times, the Upper Clutha A&P Society's proposal to extend its building would simply have been seen as just common sense.

9. John Baynes

Mr Baynes stated that he wished to offer an alternative view to the previous speaker, describing his comments as a 'vitriolic attack'. Mr Baynes stated that the issue was much broader than only seven neighbours and the reserve had more importance to the Wanaka community than was being given credence. He stressed that the opposition was not intended to hold back the A&P Society but the community simply wanted to stop a building on the reserve that would be little shorter than the new Mitre 10 building. The proposed footprint of the extended building was wider than what was had been on the reserve originally and its bulk would create an overriding presence. He believed that the A&P Society should examine other options for a storage facility.

10. Lewis Verduyn-Cassels

Mr Verduyn-Cassels stated that negotiations with Contact Energy had been successfully concluded and the Red Bridge River Park Trust proposal was now a reality. He expressed thanks to the Wanaka Community Board for its support for the project, adding that the project plan would be updated to include the area around the Red Bridge. A Memorandum of Understanding would be established with the Department of Conservation for the area under the bridge and with the Council for the block of land near the bridge that was being gifted by Contact Energy. He wanted these matters to be settled soon for inclusion in the project plan which he hoped to complete before the bridge's centennial celebrations on 20 October 2015.

In reply to a question about the initial priorities, Mr Verduyn-Cassels advised that the Trust would like to clear the QLDC land of wilding pines and other invasive species and to create a loop track through the area. Councillor Lawton suggested that the Trust submit to the Council's Ten Year Plan for financial support for this work.

11. Quentin Smith, Wanaka Yacht Club

Mr Smith advised that he was the present Commodore of the Wanaka Yacht Club and was able to answer any questions on the agenda item about the new lease.

Mr Smith advised that current plans for the building were now dated February 2015, as the roof line had been adjusted for design aesthetic reasons.

The meeting adjourned at 11.04 am and reconvened at 11.19am.

**On the motion of Councillor Cocks and Mr O'Connor
the Board resolved that Standing Orders be
reinstated.**

Declarations of Conflicts of Interest

No conflicts of interest were noted.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

A correction was made to the surname of a speaker in the Public Forum:
Chrissie ~~Lachlan~~ **Thompson**

On the motion of Mr O'Connor and Mr Lloyd the Board resolved that the minutes as amended of the Wanaka Community Board meeting held on 18 February 2015 be confirmed as a true and correct record.

1. Ground Lease and Licence for Wanaka Yacht Club

A report from Joanne Conroy (Property Manager, APL Property Ltd) advised of the Wanaka Yacht Club's proposal to extend its clubrooms on reserve land adjacent to Lake Wanaka. This would necessitate the club surrendering its current lease in favour of a new lease and a term of 33 years was sought for the lease. In addition, the club wished to renew its Licence to Occupy area for trailer boat storage, for a three year term with two renewals by agreement of both parties. The report noted that the Wanaka Lakefront Reserves Management Plan anticipated these activities and public notification was therefore not necessary. The report recommended that the applications be granted, subject to various conditions.

Mrs Conroy joined the table for this and the following two items. She circulated plans which showed the original areas used by the Wanaka Yacht Club and the new area with the proposed extensions.

On the motion of Mr O'Connor and Mr Lloyd it was resolved that the Wanaka Community Board:

a. Recommend to Queenstown Lakes District Council that a new lease is granted to the Wanaka Yacht Club over 1272 m² of Section 14 Block XV Town of Wanaka, with an increased footprint to allow for the proposed building extension, subject to the following conditions:

- **Term 33 years**
- **Rent pursuant to the Community Pricing Policy and reviewed every two years**
- **Other terms and conditions to reflect the current lease**
- **Current lease to be surrendered**
- **Resource and building consent being granted**
- **Subject to final plans being generally in accordance with plans dated 17 November 2014**
- **Construction to be completed within three years of the lease approval**
- **Building materials to be on site only once construction has commenced**
- **Ownership of improvements to transfer to Council on lease expiry**

- b. Recommend to Queenstown Lakes District Council that the Licence to Occupy to the Wanaka Yacht Club over approximately 2588 m² of Section 6 Block XV Town of Wanaka be renewed, subject to the following conditions:**
 - **Term of three years with two renewals by mutual agreement**
 - **Rent pursuant to the Community Pricing Policy and reviewed every two years**
 - **Terms of the existing licence to be used**
- c. Grant affected party approval to the Wanaka Yacht Club, covering the proposed building extensions.**
- d. Delegate final terms and conditions and execution authority to APL officers.**

2. New Ground Lease and New Building – Upper Clutha A&P Society

A report from Joanne Conroy (Property Manager, APL Property Ltd) advised of the process followed to date to consider an application from the Upper Clutha A&P Society to obtain a new lease over part of the Wanaka Recreation Reserve (commonly referred to as 'the Wanaka Showgrounds') to construct a building extension. The proposal had been subject to public consultation and a hearing and the report presented the recommendation of the hearings panel that granting a new lease be deferred until such time as a Reserve Management Plan is completed.

Councillor Cocks asked about the implications on the reserve of not doing a Reserves Management Plan, the time and cost of such a project and whether a course of action different from the recommendation was available to the Board. Mrs Conroy advised that the Reserves Act 1977 required all reserves to have Reserve Management Plans, adding however that the Council was not unique amongst its peers in not having a plan for every reserve. The cost of preparing a Reserve Management Plan was about \$20,000 and whilst preparing one for the Wanaka Recreation Reserve had been previously discussed, it was currently not a project within the Chief Executive's 2015/16 work plan.

Councillor Cocks observed that no similar need for a Reserve Management Plan had been raised when the Upper Clutha Rugby Club had been granted a new lease on the same reserve for building extensions. He also expressed concern that resourcing the plan preparation and the statutory public consultation requirements for Reserve Management Plans would result in considerable delay for the Upper Clutha A&P Society's project. He referred to the comment made in the Public Forum that the parties involved were open to conciliation and suggested instead that consideration be given to options which would resolve matters more quickly.

The Board discussed whether its resolution needed to make any reference at all to a Reserve Management Plan. Mrs Conroy advised that whilst the A&P Society could not obtain resource consent for the project without a lease, the resource management process itself was not affected by the existence of a Reserve Management Plan. Councillor Cocks spoke against linking the granting of a lease with completing a Management Plan for the reserve, adding that the submitters who were opposed to the A&P Society's building extension would raise the same objections to the proposal in submissions to a Reserve Management Plan.

Councillor Lawton spoke in support of the hearings panel's recommendation. She asserted that a Reserve Management Plan was needed as the Wanaka Showgrounds were part of the waterfront network and a very busy part of town. She did not believe that a Reserve Management Plan should prove to be a hindrance for the A&P Society, but was instead an opportunity to make better use of the area for the whole community. She added that regardless of when it occurred, the preparation of a Reserve Management Plan would always involve time and cost.

On the motion of Mr O'Connor and Councillor Cocks it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Resolve that granting a new lease to the Upper Clutha A & P Society over the Wanaka Showgrounds, being part section 12 Block XV, Town of Wanaka be deferred and that a report on this matter be brought back to the Board by August 2015;**
- 3. Recommend to Council that a Reserve Management Plan for the Wanaka Recreational Reserve be undertaken in the 2015/16 year.**

The motion was carried with Councillor Lawton recording her vote against.

3. Cycle Tours New Zealand – Application for Commercial Guided Tours on Queenstown Lakes District Tracks

A report from Dan Cruickshank (Senior Property Manager, APL Property Ltd) detailed the process followed to date to consider an application to undertake guided mountain biking and walking trips for groups of up to 12 people along tracks located on recreation reserve land administered by the Council and upon Council-owned freehold land. The report noted that the application had been subject to consultation and a public hearing and the recommendation presented to the Board was the hearings panel's recommendation.

Mrs Conroy presented the report for Mr Cruickshank. She noted that the recommendation should also contain the conditions recommended by the hearings panel as detailed in paragraph 19 of the report.

Councillor Lawton suggested that a decision on the application be postponed until the Upper Clutha Tracks Strategy was in place, as this would avoid making ad hoc decisions on individual proposals. She was keen to discuss this further with the applicant.

On the motion of Councillor Cocks and Mr Lloyd it was resolved that the Wanaka Community Board recommend to Council that:

- a. **A commercial licence to occupy be granted to Cycle Tours New Zealand for commercially guided tours on the properties listed below and subject to the following special conditions:**

Term: Two years

Renewal: 2x two year renewals, with the prior agreement of both parties

Use: Commercially guided biking and walking tours

Assignments: With the approval of Council

Special conditions:

- **Maximum group size of 12 persons including 2 guides. Groups up to 6 require 1 guide. Group sizes 7 to 12 require 2 guides.**
- **Council to review the licence at each renewal taking into account any relevant track strategies endorsed by Council.**
- **Council to retain the absolute right to restrict tracks as conditions and track use dictate. Initially the Outlet and Deans Bank tracks are to be excluded from the approved licence, until such point as Council decides that they are suitable for guiding. Should further tracks be removed from the licence, the Council will provide no less than one week's notice to the licensee.**

Queenstown/Wakatipu Trails – Queenstown Lakes District Council recreation reserve land				
Trail Name & Map Ref.	Proposed Activity	Landowner/s	Legal Description	Title Reference
Jacks Point Track	Biking, walking	QLDC Recreation Reserve	Lot 70 DP 9249	95114
Lake Hayes Walkway	Biking, walking	QLDC Bendemeer Bay Recreation Reserve	Section 65 Blk IX Shotover SD	OT17C/1329
		QLDC Recreation Reserve	Lot 3 DP 15096	129117
		QLDC Recreation Reserve	Lot 4 & Pt Lot 5 DP 15096	464206
Wanaka/Hawea Trails – Queenstown Lakes District Council recreation reserve & freehold land				
Eely Point	Biking, walking	QLDC Eely Point Recreation Reserve	Sec 29 Blk XIV Lower Wanaka SD, Sec 1543R Blk XIV Lower Wanaka SD	OT7B/497
Beacon Point	Biking, walking	QLDC Beacon Point Recreation Reserve	Sec 71 Blk XIV Lower Wanaka SD	1701
		QLDC Recreation Reserve	Lot 9 DP 18825	OT10A/14
		QLDC Recreation Reserve	Pt Lot 3 DP 19057	OT13A/1038
		QLDC Recreation Reserve	Pt Lot 2 DP 17422	5997
Outlet Track	Biking, walking	QLDC Clutha Outlet Recreation Reserve	Sec 59 Blk XIV Lower Wanaka SD	OT15C/528
Deans Bank Track	Biking, walking	QLDC Recreation Reserve	Pt Sec 28 Blk V Lower Wanaka SD	4D/1290
		QLDC Recreation Reserve	Lot 1 DP 375247	302906
Waterfall Creek Track	Biking, walking	QLDC Roys Bay Recreation Reserve	Sec 46 Blk III Lower Wanaka SD	2290
Damper Bay Track	Biking, walking	QLDC Damper Bay Recreation Reserve	Secs 12, 18 Blk XIII Lower Wanaka SD, Pt Sec 4 Blk XV Lower Wanaka SD, Sec 14 SO 397287	474509
Upper Clutha River Track (true right bank)	Biking, walking	QLDC Recreation Reserve	Sec 1 SO 431144	568321
		QLDC Freehold	Sec 2 SO 24616	OT18C/526
Hawea River Track	Biking, walking	QLDC Freehold	Lot 1 DP 20555 and Lot 1 DP 24534	OT16C/1158

Mr Lloyd left the meeting at 11.57 am.

4. Mt Burke Station

A report from Denis Mander (Principal Planner, Infrastructure) introduced a proposal from Mt Burke Station which could form the basis of a stakeholder agreement to guide the stopping and vesting processes on roads within the Station area. The full detail of the proposed way forward was set out in paragraph 8 of the officer report. The report noted that other parties had not yet approved the proposal and the development of a stakeholder agreement with other interested parties was the next step.

Mr Mander joined the table for this and items 5 and 6.

Councillor Cocks observed that this was a very positive step forward and commended Mr Peter Bosworth of Mt Burke Station for his efforts in reaching this position. Mr Mander noted that Mt Burke Station would lead the next stage of the process and he expected a formal agreement to be finalised in a couple of months. He undertook to keep the Board informed of progress.

Mr Lloyd re-entered the meeting at 12.06pm.

The Chair questioned whether the proposed stakeholder agreement should be returned to the Board prior to its consideration by the Council. Mr Mander advised that if the stakeholder agreement was not in accordance with the direction indicated in the report, a further report would be brought to the Board. Otherwise, he would simply update the Board in its regular workshops.

On the motion of Councillors Cocks and Lawton it was resolved that the Wanaka Community Board approve the development of a stakeholder agreement with Mt Burke Station for the stopping and vesting of roads in accordance with the proposal set out in the report.

Mr Lloyd abstained from voting because he had been absent from the meeting for much of the discussion.

5. Licence to Occupy – Existing Cardrona LPG Tank

A report from Denis Mander (Principal Planner, Infrastructure) assessed an application from Contact Energy for a Licence to Occupy a section of Cardrona Road. The licence was sought to make the hazard zone around the tank compliant with current safety regulations, as people walking along the adjacent footpath are able to pass through the inner isolation area. The preferred solution was for the Council to plant vegetation and if necessary, to widen the footpath, so that people could not easily pass through the isolation area. This would require a licence to occupy to be granted in favour of Contact Energy Ltd.

It was noted that whilst the Council's Property Subcommittee usually dealt with such matters, because of the location of the tank the Board's position on the proposal was sought to inform the Property Subcommittee's decision.

On the motion of Councillor Cocks and Mr McRobie it was resolved that the Wanaka Community Board

- a. Agree with the proposal to issue a licence to occupy in respect of a hazard zone around an existing LPG tank in Cardrona; and**
- b. Confirm that the proposal is appropriate for Property Subcommittee consideration provided that the planting and realignment of the footpath are consistent with the Cardrona Village Character Guidelines and are approved by the Chief Engineer before work commences**

6. Wanaka Transport Strategic Review

A covering report from Denis Mander (Principal Planner, Infrastructure) introduced the Wanaka transport strategic business case for the Board's approval. The strategic case was appended to the report.

Mr Mander noted that the business case concentrated on three key strands, namely, the roading network, parking review and the cycling and walking network. He expected to report regularly to the Board on these three strands.

On the motion of Councillor Cocks and Mr Lloyd it was resolved that the Wanaka Community Board:

a. Approve the Wanaka Transport Strategic Business Case; and

b. Note the proposed work on the roading network planning, cycling and walking planning and parking.

7. Chair's report

A report from the Chair updated the Board on the following matters:

- Build-outs on Ardmore Street; Brownston Street parking
- Wanaka Sports Facility – progress report
- Application for a new commercial activity permit over Council-owned jetty 147, Lake Wanaka (application from Brent Shears)
- Update on Project Groundswell
- Mead Road
- Meeting held with New Zealand Motor Caravan Association

Appended to the report was an updated list of 2014/15 Wanaka Community Board Annual Plan projects.

Members acknowledged with gratitude the grant of \$1million from the Central Lakes Trust for Stage One of the Wanaka Sports Facility project.

There was further discussion about the new Wanaka Pool Project. Mr McRobie observed that a formal fundraising committee needed to be formed as a fundraising target of several million dollars required proper leadership and management.

The Chief Executive updated the Board on the situation with Mead Road. He detailed the efforts to date to resolve access to Kidds Bush. He advised that the most recent approach to Hunter Valley Station to formalise an informal arrangement whereby the road would remain open other than for brief periods for stock movement with the Council to maintain the road and be notified when any temporary closure was to occur had been rejected. Accordingly, there was no alternative but to revert to the legal remedies available.

The Chief Executive confirmed that the offer from LINZ to cover the cost of road legalisation and fencing remained open. He therefore considered that the most cost-effective and straightforward legal remedy was to seek a declaration that the disputed section of Mead Road was legal road and acquire it under the Public Works Act. The Chair noted that the public had clearly demonstrated its wish for the Board to show leadership on this issue and invoking the Public Works Act appeared to be the cleanest way of addressing a crown oversight made many years previously. She also

acknowledged the Chief Executive's earlier efforts with Hunter Valley Station to resolve the situation.

On the motion of Mr Lloyd and Mr McRobie the Wanaka Community Board resolved to request Council and/or Council officers to bring finality to the legal status of the disputed section of Mead Road along the Hunter Valley Station by taking such steps as are necessary, including (if required) acquisition of the disputed section of road under the Public Works Act.

The Chair invited all members of the Board to report on local issues and meetings attended recently in their capacity as Board members.

Mr O'Connor advised that trimming some vegetation on the Crown Range would increase the visual sight-lines for overtaking on the Crown Range and asked the Chief Executive to direct staff to investigate further. It was also noted that there was only one sign encouraging slow drivers to pull over which compared poorly with other similar tourist routes such as the Queenstown-Glenorchy Road. It was suggested that staff also investigate increase this type of signage on the Crown Range.

Mr Lloyd advised of his wish to resign as the Board's representative on the Friends of Pembroke Park, adding however that Councillor MacLeod was happy to replace him. He suggested that if approved, this change of representation should be advised via letter.

Mr Lloyd left the meeting at 12.44pm.

There was discussion about the need for three more slabs to be laid to improve the new boat ramp at the Glendhu Bay. Further, it was a good time to do this work because of the present low level of the lake. The situation was such that members questioned if it would be better to close the ramp until the slabs could be laid. Mr Hansby was invited to comment. He advised that staff would examine the situation and consider whether temporary closure was the best solution if budget could not be identified to lay the additional slabs.

In reply to a question Mr Hansby advised that the Mt Aspiring Road widening would not be completed in the current financial year and staff needed to ascertain if the NZTA funding could be carried forward to 2015/16. He had some concerns that this not would be possible as he did not believe that minor safety funding could be carried over.

On the motion of Mr McRobie and Councillor Lawton it was resolved that the Wanaka Community Board:

a. Note the report; and

b. Appoint Councillor MacLeod as the Board's representative on the Friends of Pembroke Park.

The meeting concluded at 1.06pm.

Confirmed as a true and correct record:

Chairperson

Date