

**Wanaka Community Board
17 June 2015**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 17 June 2015 beginning at 10am

Present:

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

In attendance:

Mr Marc Bretherton (General Manager, Planning and Development), Mr Ulrich Glasner (Chief Engineer), Mr Dave Wallace (Parks and Reserves Planner), Mrs Joanne Conroy (Property Manager/Director, APL Property Ltd) and Ms Jane Robertson (Governance Advisor); nine members of the public and four members of the media

Karakia/Prayer

The meeting commenced with a karakia spoken by Ms Brown.

Apologies

An apology was received from Councillor Lawton (on approved leave of absence).

Mr Lloyd sought leave of absence during the periods 6-13 July and 21-31 August.

**On the motion of Councillor MacLeod and Mr McRobie
the Board resolved that the apology be accepted and
that the request for leave of absence be approved.**

Public Forum**1. John Coe**

Mr Coe expressed concern that the site proposed for the water sports facility building in the south-western corner of Roy's Bay was the most visually prominent area of the lake. He had previously understood that the location would be determined at the time of the resource consent application but the report on the Board's agenda indicated that this would be something decided before the resource consent process. On this site he considered that the building would be visible from every direction and he believed that many people not opposed to the actual building would not support it in this position. He expressed concern that the report did not assess the visual and landscaping effects. He was also critical of the short time in which to prepare for the meeting and the fact that no one had notified concerned residents that this issue was to be raised.

Ms Brown made the following comments in response to Mr Coe's concerns:

- Having a lease in place was necessary for the resource consent application;

- Although the activity was allowed in the Wanaka Lakefront Reserves Management Plan, the building would still be subject to public consultation as part of the resource consent application process.

2. Ed Taylor, General Manager, Warbirds Over Wanaka Community Trust

Mr Taylor detailed the proposal to erect an aircraft on a pole at the entrance to Wanaka Airport, noting that the concept was called a 'Gate Guardian' and was something in place at many airports. He commended the project to the Board, noting the various benefits that the biennial air show brought to the region and observing that it had recently celebrated its 25th anniversary.

3. Roger North

Mr North advised that he was a swimmer and had noted a trend when communities closed their community pools and introduced leisure pools that the needs of swimmers were not catered for. He believed that with new facilities the focus changed to increasing the 'participation rate' at the expense of fulfilling swimmers' needs and he was concerned that a new pool in Wanaka would also follow this trend.

He observed that in Queenstown a lack of pool space had been cited as the reason for opting for a solely in-house swim school service and he was concerned that the new Wanaka Pool would be an excuse to do things differently.

Declarations of Conflicts of Interest

Mr McRobie stated that he was the Chair of the Warbirds Over Wanaka Trust and would therefore take no part in the discussion or voting on the application to site an aeroplane on a pole outside Wanaka Airport.

Confirmation of Agenda

Ms Brown advised that she had invited Bill Godsall of Sport Central to the meeting to speak about the role of Sport Central and his position within the organisation. She proposed that this be presented as part of the Chair's Report.

On the motion of Ms Brown and Mr Lloyd it was resolved that the agenda be confirmed with the addition to the Chair's Report of a verbal report on Sport Central.

Confirmation of Minutes

Mr Lloyd asked that the spelling of 'Thompson' be corrected to 'Thomson'.

On the motion of Mr McRobie and Mr O'Connor the Board resolved that the minutes as amended of the Wanaka Community Board meeting held on 15 April 2015 be confirmed as a true and correct record.

Councillor MacLeod abstained from voting because was not at the meeting.

Councillor MacLeod asked about progress on forming a fundraising committee for the proposed new Wanaka Swimming Pool. The Chair advised that any action had been delayed until the outcome of submissions to the 2015-25 Ten Year Plan was known, as this would serve both to confirm formally that the project was going ahead and the fundraising target. Councillor MacLeod acknowledged the reasons provided, but urged immediate action on starting to fundraise.

1. Cardrona Wastewater and Water Supply Options Report

A report from Ulrich Glasner (Chief Engineer) presented options for providing wastewater and water supply infrastructure in Cardrona and sought consensus on the best way forward. The assessment in the report concluded that the best option available was to purchase the Baxter2009 wastewater treatment plant and disposal field as well as the village water supply as soon as possible and progress the development of the Cardrona Valley Pipeline ready for construction in 2019/20.

Mr Glasner joined the table and commented further on the recommended options. He also referred to discussions with Public Health South and consultation undertaken with the community in the Cardrona Valley. He confirmed that the project would have to be funded by a ward based rating system but the funding options would be subject to community consultation.

Members expressed support for the proposed way forward, observing that one important benefit would be to bring the various private systems into one central system. Mr Glasner advised that residents would still incur some cost regardless of whether they elected to join the scheme or not. In reply to a question he confirmed that the alignment for the pipeline had already been surveyed and the relevant land-owners alerted. He added that efforts would be made to coordinate as much of the route with the cycle way as possible.

It was noted that the report indicated that the budget provided in the 2015/25 Ten Year Plan was currently insufficient for the project. Mr Glasner confirmed that staff needed to undertake further research on the project to determine the final costs, and the current budget was estimated on a +/- 30% basis.

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

- 1. Note the contents of this report and in particular:**
 - a. That further work may be required to get Public Health South to accept the interim solution proposed.**
- 2. Recommend to Council that Wastewater Option 5 (Cardrona Valley Pipeline, with purchase of Baxter2009 in the interim) be adopted as the preferred way forward for wastewater treatment and disposal for Cardrona.**
- 3. Recommend to Council Water Option 1 (Purchase of Village Water Supply) be adopted as the**

preferred way forward for managing the provision of potable water in Cardrona.

- 4. Recommend to Council that staff be instructed to:**
 - a. Enter into a sale and purchase agreement with Baxter2009.**
 - b. Enter into a sale and purchase agreement with Cardrona Water Supply Limited.**
 - c. Begin negotiations with Mt Cardrona Station and Cardrona Alpine Resort to agree delivery options and funding arrangements.**
 - d. Take the detailed business case to the community for consultation and indication of support.**
- 5. Recommend that Council approve the following funding changes:**
 - a. Bring forward capex of \$580k into 2015/16.**
 - b. Bring forward capex of \$858k into 2016/17.**

2. Wanaka Watersports Facility – Proposed new ground lease

A report from Jo Conroy (APL Property Ltd) assessed an application for a new ground lease of recreation reserve in Roy's Bay to allow for the construction and occupation of the Wanaka Watersports Facility to support non-motorised sport on Lake Wanaka. The report recommended that the Board recommend to Council that a lease be granted subject to a number of conditions.

Mrs Jo Conroy and Mr Dave Wallace and joined the table. In response to the question raised in the Public Forum about the condition requiring construction to be completed within three years of lease approval, Mrs Conroy suggested instead that the condition read: 'Construction to be completed within 2 years of commencement of building.'

There was further comment about the various different sites investigated by the trust, the proposed casual and public uses of the building, the flood protection bund and tree removals and replacements. The Board did not agree with the statement in the report that the purpose of the building was 'for the storage of equipment', noting that it would also fulfil a number of other functions. Questions were also raised about the size of the lease area being sought and use/position of the proposed ramps.

Staff noted that the project architect was in attendance in the public gallery and would be better placed to respond to these questions if the Board wished to clarify these matters.

On the motion of Mr McRobie and Councillor MacLeod the Board resolved that Standing Orders be suspended to allow a member of the public to address the Board.

Mr Alasdair Madill (Architect) joined the table and detailed aspects of his building design. He advised that two toilets would be available for public use along with a wash-down shower on the lakeside. No changing rooms would be provided although the toilets could be used for this purpose. He added that providing a changing area for swimmers had not been part of the brief he was given.

Mrs Conroy stated that the second toilet could be enlarged so that it could also be used as a changing room and she was happy to recommend to the Trust that they consider adding this to the project. She believed that this was appropriate as the focus in that area of the lake was on non-motorised water sports.

Mr Madill also made the following comments:

- The purpose of the board walks was to allow boats to be carried down onto the beach. The ramps would not impede public access as they were only at the front of the building and did not go out onto the beach.
- The maximum height of the building was 5 metres above the floodplain level and the roof line would pitch down towards the lake.
- Once a lease was secured, the trust would apply for resource consent. It would be a publicly notified application and the overall timeframe for obtaining consent was expected to be about six months.

On the motion of Ms Brown and Mr McRobie it was resolved that Standing Orders be reinstated.

Staff explained that whilst not a requirement, the bund would lessen the risk of flooding from Stoney Creek. Consent from the Otago Regional Council for the bund would be sought in parallel with the resource consent and it was not considered too early in the process for the Council to provide its affected party approval. If a larger bund proved necessary, another affected party approval would be sought.

There was general agreement that there was better value in the Council contributing to the maintenance costs of the toilets associated with the watersports building (provided that they were available for public use), rather than constructing and operating its own toilet block in the area.

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

1. **Note the contents of this report;**
2. **Recommend to Council that a new ground lease be granted to the Wanaka Watersports Facility Trust over approximately 800m² of Recreation Reserve known as Section 31 Blk III Lower Wanaka SD, subject to the following terms:**
 - a. **33 year term;**
 - b. **Rent pursuant to the Community Pricing Policy and reviewed every 2 years;**
 - c. **Resource and building consent being granted;**

- d. Construction to be completed within 2 years of commencement of building;
 - e. Building materials to be on site only once construction has commenced;
 - f. Maintenance of building and landscape obligations to be agreed.
 - g. Ownership of improvements to transfer to Council on lease expiry.
 - h. Any risks relating to flooding or branches falling from trees to be borne by the Lessee;
 - i. No storage of equipment (including boats and trailers) outside of the building.
 - j. Other terms as deemed required by Council.
3. Recommend to Council that affected party approval covering the proposed building be granted to the Wanaka Watersports Facility.
 4. Recommend to Council that affected party approval to the Wanaka Watersports Facility be granted for the resource consent application to Otago Regional Council for the proposed bund.
 5. Recommend to Council that final terms and conditions of the ground lease and execution authority be delegated to the General Manager, Infrastructure.
 6. Recommend to Council that the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of the new lease be exercised.

3. Chair's report

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

- Build-outs on Ardmore Street
- Brownston Street parking
- Beacon Point Road, road widening
- Mt Aspiring Road, road widening
- Cardrona Wastewater
- Project Groundswell
- Mead Road
- Wanaka Sports Facility
- Upper Clutha A&P Society
- Glendhu Bay Boat Ramp
- Application for a plane to be erected on a pole at the entrance of Wanaka Airport

Mr Bretherton provided a verbal update on the development of a new swimming pool in Wanaka. He noted that a facility containing an eight lane swimming pool, learn-to-swim pool and spa pool had been costed in line with what had been previously signalled to Council. A financial model for the

capital development and operating costs would be presented to the Council meeting on 30 June.

The Chair advised that the Wanaka Community Board wanted to remain part of the on-going discussions and decision-making on the new pool.

It was noted that a meeting of the stakeholders involved in the Upper Clutha A&P Society's application for a new lease over the Wanaka Showgrounds had been held and it had been agreed that a Reserve Management Plan was needed. Members observed that this project needed to be added to the overall work programme.

Consideration was given to the Outline Plan application to erect an ex-RNZAF Aermacchi aircraft on a pole at the entrance to Wanaka Airport. Members were wholly in support of the proposal.

Bill Godsall joined the table and spoke about his role with Sport Central. He described the various programmes that he offered, his role in the community and his work with local sporting events. He noted that a key barrier to him doing more was a lack of resourcing.

Members then reported on the Board-related issues with which they had been involved in recent weeks and any relevant community meetings they had attended. The following comments were noted:

- Development of the Hawea School Track was currently underway and it was hoped that it would be open in spring.
- The Chair had written a letter on the Board's behalf supporting a funding application for a Community Support Officer (Community Networks).
- The Wanaka Community House Trust had recently had its AGM. They were considering increasing the number of trustees and were about to lodge the application for resource consent.
- The Red Bridge centennial celebrations would occur later in 2015.
- The Aspiring Community Arts Trust was seeking suggestions for appropriate locations for public works of art.
- Despite various RFS requests, action was still required to fix the many potholes in the road at the end of the Wanaka showgrounds and an effective long-term solution was needed in this location.
- The Board should encourage the development of more passing lanes on the Crown Range. In addition, consideration should be given to improving sight lines by trimming vegetation.
- It was noted that the projects list would be updated after the Council had adopted the 2015-25 Ten Year Plan.

On the motion of Ms Brown and Councillor MacLeod it was resolved that:

- 1. The Chair's report be noted; and**
- 2. The Board give its full support to the proposal to erect a plane on a pole outside the Wanaka Airport and recommend that the application be approved.**

Mr McRobie abstained from voting.

The meeting concluded at 12.13pm.

Confirmed as a true and correct record:

Chairperson

Date