

**Wanaka Community Board
19 August 2015**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 19 August 2015 beginning at 10am

Present:

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

In attendance:

Mr Dave Wallace (Parks and Reserves Planner), Mrs Joanne Conroy (Property Manager/Director, APL Property Ltd) and Ms Jane Robertson (Governance Advisor); approximately 30 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 Calum MacLeod.

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

Public Forum**1. Graeme Taylor**

Mr Taylor noted that the Red Bridge was an icon of the district and a celebration to mark its centenary would take place on 24 October.

Mr Taylor observed that the land occupied by the Upper Clutha A&P Society had been gifted to the community in the 1930s for use as a showgrounds. He considered that the historic principles behind this original gifting remained significant to use of the land today.

2. John Baynes

Mr Baynes advised that he had previously been opposed to the building planned by the Upper Clutha A&P Society on the Wanaka Showgrounds. He considered that he had raised valid concerns and the dialogue which had resulted had required the A&P Society to rethink its initiative. An amended plan with an altered footprint which made a serious effort to address community concerns had now been produced and at a recent meeting submitters had given a green light to grant a lease giving due consideration to the matters tabled.

Mr Baynes stated that the new proposal did not have same visual effects as the earlier proposal and sat more comfortably on the reserve. He represented a group who had raised concerns about the A&P Society's plans but they now had no serious complaint about what was planned and withdrew their previous

submissions. He did not support the report recommendation that a lease be deferred until a Reserve Management Plan was in place as he believed that this simply created uncertainty. Accordingly, he encouraged the Board to find another pathway, rather than 'procrastinating'. He advised that the group of submitters was happy to be involved in any future processes.

3. Mike Toepfer, Wanaka Chamber of Commerce.

Mr Toepfer spoke to a written submission. He highlighted the economic benefits to the community of the annual Upper Clutha A&P Show. He stated that it was important for the A&P Society to have the security of a 33 year lease to ensure the ongoing viability of the show.

4. Jonathan Walmisley, Wanaka Lakes Coastguard

Mr Walmisley spoke to a written submission. He noted that the Coastguard housed its rescue vessel in the A&P Society's building and wished to have the certainty that it could continue to do so. Accordingly, he encouraged the Board to recommend approval of a long-term lease for the Upper Clutha A&P Society.

5. Robbie Gibson, President Upper Clutha A&P society

Mr Gibson stated that the annual A&P Show was one of the major events of the year. It contributed a lot of resources to the Wanaka area and he was concerned that the lack of a long-term lease would jeopardise its future.

6. Peter Gordon

Mr Gordon observed that the Upper Clutha A&P Show was probably the most historic event held in the district. He detailed the history of the event and the involvement of the community in producing the show over the years and maintaining the ground. He noted that the show was the biggest two day A&P Show in the South Island and the society had to be allowed to invest in new buildings as this would allow this historic event to continue.

7. Beau Trevathan, Immediate Past President, Upper Clutha A&P Society

Mr Trevathan spoke to a written submission. He described the various roles that he had filled during his time as a member of the society and the committee's efforts to renew the lease. He urged the Board to recommend approving a renewed lease for the maximum period as this would allow the society to plan with confidence future A&P Shows.

8. Fe Howie

Ms Howie spoke to a written submission. She stated that she was a Past President and the current Livestock Secretary of the Upper Clutha A&P Society. She had observed the show growing exponentially during her 25 years as a committee member and she described some of the milestones of this expansion. She noted that there had been an opportunity to develop a building better suited to the society's needs following the destruction of the old pavilion in 2006 but the need to act immediately to construct a replacement building had meant that this opportunity could not be taken up. She stated that the show grew each year and would continue to do so, and it had a huge economic benefit for the community. She asked the Council to understand the A&P Society's needs and grant it the same length of lease as the other lessees of the reserve.

9. Jane Stalker

Ms Stalker spoke to a written submission. She stated that she had been Secretary and Show Coordinator for the Upper Clutha A&P Show since 1997 and had organised 17 shows. She had dealt with many councils and community board members and common sense usually prevailed. She described the preparations for the 2016 show, stressing that the society needed security of tenure to attract sponsorship, which in turn allowed the show to grow in size and quality each year. She asked that the Council approve a 33 year lease for the society to provide it with the security and confidence to move forward. She added that the show was one of the best community events in New Zealand and it was important not to place it in jeopardy.

10 Brendan Quirke

Mr Quirke noted that he had been in business in Wanaka since 2004 and had been involved in the A&P Show over that time. He noted that business was at its height over show weekend and he believed that this would be the same for other businesses in town. The show also attracted many important national businesses to town and the number and variety of those visiting for the show seemed to be increasing and it was a great opportunity to deal with these parties.

11. Jamie Hunter, Wanaka Rowing Club

Mr Hunter stated that the Rowing Club was able to use the showgrounds for most of the year and he hoped that the A&P Society would be granted a new long term lease.

12. Shane Gibson, Wanaka Rowing Club

Mr Gibson stated that the club stored a lot of costly gear in the A&P Society's buildings. The club needed the society's building project to continue because the club had nowhere else in which it could store its equipment until the watersports facility was built, which would not occur for some time.

On the motion of Councillor Lawton and Councillor Cocks the Wanaka Community Board resolved to suspend Standing Orders to extend the Public Forum beyond 30 minutes.

13. Doug Stalker

Mr Stalker spoke to a written submission. He advised that he was Senior Vice President of the Upper Clutha A&P Society and he and his family had been involved in the show for the past 40 years. The society sought to develop a more appropriate building on the site but had been presented with many difficulties in its efforts to obtain a new lease, despite assurances that it was a simple process. He detailed some of these frustrations and stated that the society felt let down by the process. He was opposed to the recommendation that a new lease be deferred until a reserve management plan was in place as this would rob the society of future security which would impact upon plans for national events during the 2017 A&P Show. He expressed disappointment that the future success of the show was now under threat.

14. Graeme Todd

Mr Todd advised that he was acting for Gary Pasco, a submitter previously opposed to the A&P Society's earlier proposal. Mr Todd tabled a letter from Mr Pasco in which he described the process to find a compromise with affected parties and the meeting at which all had agreed on an amended footprint for the proposed building. Mr Todd advised that Mr Pasco now withdrew his opposition and encouraged the Board not to adopt the recommendation to defer a decision on a lease until a Reserve Management Plan was in place. Mr Todd observed that this was not a legal requirement as two other long-term leases to occupy the reserve had been granted. He also expressed concern about inaccuracies in the report, tabling the resource consent granted for the building. He urged the Board to grant the lease as this would provide the society with the future security it needed.

15. Phill Hunt

Mr Hunt disputed the 'significance' assessment in the officer report that the show was not a strategic asset, stating that it was both an asset to the Wanaka community and the wider Otago rural community. He added that long-term leases had been granted to other occupiers of the reserve and he urged the Board not to procrastinate by deferring consideration of a new lease until a Reserve Management Plan was in place.

On the motion of Councillor Cocks and Councillor Lawton the Wanaka Community Board resolved that Standing Orders be reinstated.

Declarations of Conflicts of Interest

No declarations of Conflicts of Interest were made.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Mr O'Connor and Mr Lloyd the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 17 June 2015 be confirmed as a true and correct record.

Councillor Lawton abstained from voting because she was not present at the meeting.

1. Upper Clutha A&P Society – New Lease

A report from David Wallace (Senior Planner, Parks and Reserves) considered an application from the Upper Clutha A&P Society for a new lease for a building on the Wanaka Recreation Reserve. The report detailed the history of the application and the formal and informal consultation processes with stakeholders and recommended that the decision on granting a new

lease be deferred until a Reserve Management Plan was completed for the Wanaka Recreation Reserve.

Mr Wallace joined the table and commented briefly on his report.

The Board noted that meetings had been held with stakeholders since consideration of the matter at the April Board meeting and that the A&P Society had provided a new plan proposing a building parallel to and to the east of the existing building. It was noted that most submitters were now satisfied with the new footprint, subject to some input on design.

In response to the concerns raised by speakers in the Public Forum, Mr Wallace agreed that there are other options that the Board could consider, especially if it was of a mind to grant a new lease and acknowledged that the different courses of action available to the Board were not made clear in the report. In reply to a question, he stated that he was no longer in support of the report recommendation.

The Chair stated that the Board was fully supportive of the A&P Society and wanted it to continue functioning. She added that it was important to provide the society with some future security and observed that it was significant to note that submitters who had previously objected were now in agreement.

Mr Wallace was asked to comment on whether the new footprint required re-notification as it was different from what had been originally consulted on. Mr Wallace advised that there was some latitude to change aspects of a proposal, adding that the building would be subject to public comment via the resource consent process.

Councillor Cocks stated that he did not support the recommendation but preferred Option 2 which recommended that a new lease be granted. He agreed that there would be other statutory opportunities for public input and foreshadowed his intention to propose a motion different from the report recommendation.

Councillor Lawton commented on her role as a member of the original hearings panel. She advised that the panel was supportive of the A&P Show but had heard the concerns of submitters and saw potential for better overall outcomes by collaboration with other groups.

Consideration was given to whether the Board's recommendation should cover both the lease and the building. Following discussion, it was agreed to keep approval of the lease separate from approval of the building for the following reasons:

- Any developments on the site would need the lessor's approval;
- No definite building design was proposed at this stage; and
- The building would be subject to resource and building consent processes.

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

- 1. Note the contents of this report;**

2. **Recommend to Council that a new lease be granted to the Upper Clutha A&P Society over approximately 930m² of part section 12 block XV Town of Wanaka for their existing building and to construct a building extension with a footprint no greater than shown on Attachment A, subject to the following conditions:**
 - **Term of 33 years**
 - **Rental subject to the Council's community pricing policy**
 - **Any developments to be subject to the approval of the lessor**
3. **Recommend to Council that authority to approve the final terms and conditions of the ground lease and execution authority be delegated to the General Manager, Infrastructure.**
4. **Recommend that Council approve the granting of the new lease as the delegate of the Minister of Conservation.**

2. Temporary Road Closure – Upper Clutha A&P Show 2016

A report from Joanne Conroy (Property Manager, APL Property Ltd) assessed an application from the Upper Clutha A&P Society for temporary road closures in order to hold the 2016 A&P Show. The report recommended that the application be granted subject to conditions.

Mrs Conroy joined the table. She confirmed that the temporary closure was similar to previous years except that it was one hour shorter than in 2015.

Councillor Lawton observed that provision for bicycle parking should be made at future shows.

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

1. **Note the contents of this report;**
2. **Approve the road closure application for the Upper Clutha A & P Show 2016 subject to the following conditions:**
 - a. **Approval of the final Traffic Management Plan by QLDC Infrastructure and Assets Department.**
 - b. **Radio advertising two days prior and on the morning of the event.**
 - c. **The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.**

- d. The applicant notifying all affected parties via the submitted affected party notice, of the extent of the temporary road closure; this notification is to be undertaken five working days prior to the closure occurring.
- e. A copy of this notice is to be supplied to QLDC Infrastructure and Assets Department.

3. Authorise the following schedule of road closures:

Road to be Closed: McDougall Street between Brownston Street and Ardmore Street

Period of Closure: 0800 on Thursday 10 March 2016 to 0900 on Sunday 13 March 2016

3. Contact Energy proposed transfer of land parcel to QLDC

A report from Michael Walker (Senior Solicitor) assessed an offer from Contact Energy Limited to sell a parcel of land adjacent to Clutha River in the Luggate area to the Council for \$1 subject to three encumbrances, none of which the report observed were financially restrictive. The report concluded that it was commercially sensible for the Council to acquire essentially free land and recommended that the offer be accepted.

The Board noted that Mr Neil Gillespie of Contact Energy was in attendance in the public gallery and was available to respond to questions about the proposal.

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

Mr Gillespie joined the table. He stated that it was logical to put the land into community ownership and the Council was the obvious choice as the property owner. The land was part of a parcel being acquired by NZTA as the Luggate Bridge occupied some of the land and this process would serve to regularise the situation.

There was further discussion about ongoing maintenance costs and fire protection. Mr Gillespie advised that there had been no previous maintenance but the Luggate Community Association had been advised of the proposal and alerted to potential strategic uses of the land especially in relation to the Red Bridge River Park Trust plans.

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

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

1. **Note the contents of this report; and**
2. **Recommend to Council that the land described as Section 12, Block VIII Lower Hawea Survey District, being that land comprised and described in Computer Freehold Register OT12C/598 be acquired for \$1 from Contact Energy Limited.**

Councillor Cocks expressed the hope that others in the community would become involved in the land's maintenance. He also expressed thanks to Contact Energy for offering the land to the Council.

4. Chair's report

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

- Cardrona Water Wastewater
- Project Groundswell
- Mead Road
- Wanaka Sports Facility and Wanaka Pool Development
- Proposed District Plan
- 2016 Meeting Schedule
- Mt Burke
- Devon Dairies Ltd
- Lease for Wanaka Watersports Facility Trust

An updated list of the 2015/16 Wanaka Community Board annual plan projects was appended to the report. The Chair thanked Councillor Cocks for preparing this information.

The Chair observed that the approaching holiday season was providing added impetus to get access over Mead Road resolved.

Members commented on community meetings that they had recently attended. The following action points were noted:

- Consideration of priorities for minor safety works spending needed to be added to the agenda for a Board infrastructure workshop.
- Increased passenger numbers through Queenstown Airport would have an impact on the visitor traffic using the Crown Range and a strategic plan for future use and management of the Crown Range was needed to address this.

On the motion of Ms Brown and Councillor Lawton the Wanaka Community Board resolved that the report be noted.

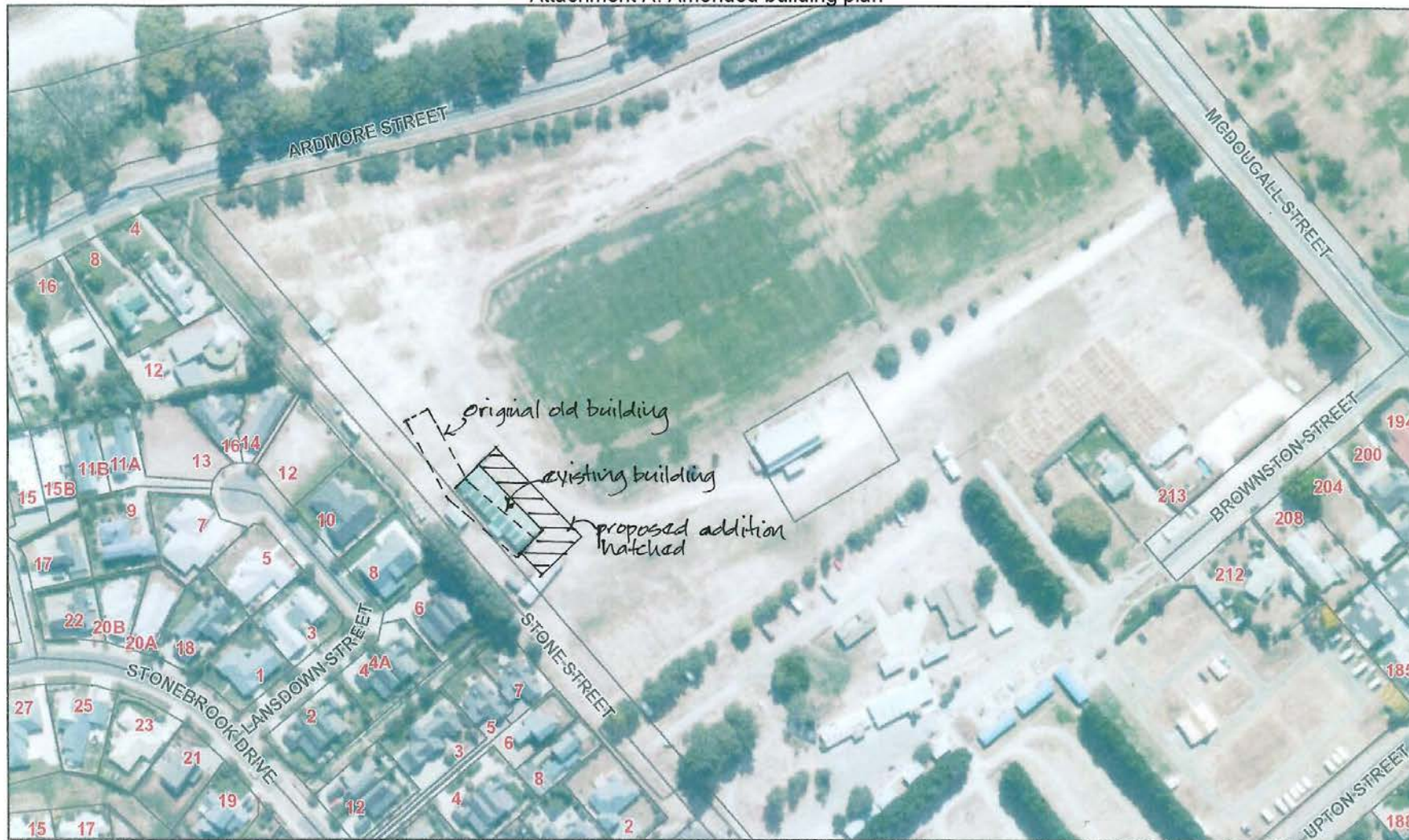
The meeting concluded at 12.17pm.

Confirmed as a true and correct record:

Chairperson

Date

Attachment A: Amended building plan



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED