

**Wanaka Community Board  
16 December 2015**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 16 December 2015 beginning at 10.00am

**Present:**

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

**In attendance:**

Mr Stephen Quin (Parks and Reserves Planning Manager), Ms Jeannie Galavazi (Senior Parks and Reserves Planner), Mr Dan Cruickshank (Senior Property Manager, APL Property Ltd), Mr Ulrich Glasner (Chief Engineer), Ms Melanie Heather (Environmental Consents Officer) and Ms Jane Robertson (Governance Advisor); 6 members of the public and 3 members of the media

**Karakia/Prayer**

The meeting commenced with a karakia spoken by Ms Brown.

**Apologies**

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

Ms Brown sought a leave of absence from 13-28 January 2016.

**On the motion of Councillor Cocks and Councillor  
Lawton the Wanaka Community Board resolved that  
the request for leave of absence be approved.**

**Public Forum**

**1. Martin Galley, Chair, Wanaka Disc Golf**

Mr Galley addressed the Board about the club's renewal of its licence. He accepted the report recommendation that the club be liable for paying the legal fees associated with the renewal but asked if the payment could be spread over the period of the licence so that the club had time to fundraise to cover the costs. The Club raised funds from its casual competition fee of \$5 (weekly) and other small fundraising strategies. He believed that the club would be able to pay legal fees of \$1,000 over a year or \$500 over two years.

In reply to a question, Mr Galley estimated that there may be 100 people/day playing on the course and this increased to about 200/day at busy times.

Mr Galley stated that the club did not need exclusive use of the course for events for the 10 days recommended in the report but only needed preferential access for three days. He noted that rather than the present two year licence the report

recommended a five year licence with a view to developing a reserve management plan. He added that the club would be happy to work with the Council on the management plan. He was relaxed about the length of the licence, recognising however that renewing the licence more frequently would incur legal costs for the club each time.

2. Graham Dickson

Mr Dickson noted that he was described in the officer report on the Wanaka Disc Golf Club licence as having 'continued dissent' about the activity. He noted that an undertaking had been given to review the agreement at the end of the initial two years to assess the impact the disc golf had on the park and other users. He had been contacted as part of this review and had commented that the shared use was working well and a licence for a further two years should be given and he did not understand why these views were considered 'dissent'.

Mr Dickson noted that the original layout of the course had ensured that some areas of the park were left without frisbees, but the course had recently been altered and there were now tees in that area. This reduced the free area and was further damaging turf that was already of poor quality. He suggested modifying the course to areas where the turf could accommodate additional foot traffic.

Mr Dickson noted that a policy in the Lismore Park, Kelly's Flat and Allenby Park Reserve Management Plan stated that the reserves were for 'passive recreation' and increasing the intensity of the frisbee golf could create a conflict with this objective.

Mr Dickson expressed concern about the poor condition of the turf in Lismore Park and he did not believe that it could currently withstand a lot of foot traffic. He noted that the Council had done no maintenance on the reserve but would need to take some action to address poor turf quality if more frisbee golf was allowed. Councillor Lawton asked if rotation of the tees would allow the turf to recover. In reply, Mr Dickson pointed out that turf recovery in this location was very slow, noting that some plants had still not recovered from a festival held a number of years ago.

3. Simon Stewart

Mr Stewart stated that his business operated from the Log Cabin beside Lake Wanaka and it would be affected by any development of the waterfront. He had not received any assurance from Council about the building's ongoing existence on the waterfront and although he had met with Garth Falconer who had prepared the draft Wanaka Lakefront Development Plan, he did not believe that Mr Falconer had included his suggestions in the draft plan. He had concerns about some of the structures proposed in the draft plan that there would be a huge financial implication for local ratepayers and he questioned the practicality of some of the proposals. He appealed to the Council to keep an open mind about what was included in the plans, noting that although five of the six plans had an i-site on the waterfront, only one contained the log cabin. He questioned whether this meant the writing was on the wall for the log cabin and further, whether this had been the brief given to Mr Falconer and the option including the log cabin had been included only to appease him.

Mr Stewart favoured a development plan which worked new assets around those already existing.

The Board noted that Mr Stewart's current lease of the site would expire in October 2017.

4. Sarah Berger, Health Promotion Coordinator, WellSouth

Ms Berger advocated for the Board to designate the new Wanaka Sports Facility as smoke-free from its opening. She highlighted the following benefits:

- One way of discouraging the next generation from smoking was by having as many public areas smoke-free as possible and being smoke-free was appropriate for a family environment.
- Being smoke-free was consistent with the health principles of a sports centre.
- The Council had already adopted the policy of all Council playgrounds being smoke-free and it made sense to advocate for more areas.
- There would be no cigarette litter to clear if the Wanaka Sports Facility was smoke-free and it would also support those trying to quit smoking.
- The facility would also be a workplace and a smoke-free designation supported the workers.
- Although a smoke-free policy could not be enforced most people respected the designation and complied with the policy.

**Declarations of Conflicts of Interest**

No declarations were made.

**Confirmation of Agenda**

The agenda was confirmed without addition or alteration.

**Confirmation of Minutes**

**On the motion of Mr McRobie and Councillor Lawton the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 21 October 2015 be confirmed as a true and correct record.**

1. **Chair's Report**

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

- Adoption of the 2016 meeting schedule
- Designating the Wanaka Sports Facility as smoke-free
- Cardrona water and wastewater
- Mead Road
- Wanaka Sports Facility
- Wanaka Community Pool Development
- Wanaka Recreational Reserve: Reserve Management Plan
- Proposed District Plan

- Mt Burke
- Wanaka Parking
- Watersports Facility Trust application for resource consent

a) Meeting schedule

Mr McRobie advised that he was unavailable on five of the dates proposed for Board meetings and asked the Board to consider changing the dates of the March and May meetings. Following consideration of existing Council commitments it was agreed to reschedule these meetings to 16 March and 9 May.

Members agreed that 14 September was an acceptable date for the Board's final meeting of the triennium.

The Chair asked members to commit to two Board meetings a month (the Board meeting and a Board workshop) and if available, also to attend the drop-in session on the first Wednesday of the month.

b) Designating the Wanaka Sports Facility Smoke-free

There was support for recommending to Council that the new Wanaka Sports Facility be designated smoke-free. It was noted that ultimately the land would be vested as reserve and it was suggested that making all activities on reserve land smoke-free was a Council policy decision that could be considered in the future.

The Chair noted that the Wanaka Alcohol Group would also like the facility to be alcohol free. Members expressed concern that this would have serious operational impacts. The Chair acknowledged this but highlighted the value of considering the idea.

The Chair advised that she would defer member reports on liaison positions until completion of the other public items on the agenda.

**On the motion of Ms Brown and Mr Lloyd the Wanaka Community Board resolved that**

**a. The report be noted; and**

**b. The Wanaka Community Board meeting schedule for 2016 be adopted:**

- **10 February**
- **16 March**
- **13 April**
- **9 May**
- **8 June**
- **13 July**
- **10 August**
- **14 September**

**c. It recommend to Council that the entire site area of the Wanaka Sports Facility be designated a smoke-free environment.**

## **2. Wanaka Lakefront Development Plan**

A covering report from Jeannie Galavazi (Senior Parks and Reserves Planner) introduced the draft Wanaka Lakefront Development Plan and draft Wanaka Lakefront Concept Plan for endorsement prior to obtaining public feedback.

Mr Quin and Ms Galavazi joined the table.

Councillor Cocks stated that he had received feedback critical about the number of options presented and he asked if the number should be reconsidered. He particularly questioned options 5 and 6 and the feasibility of moving the road and asked whether consultation should be limited to four options in total. In reply, Mr Quin noted that the range of options presented was intended to encourage submitters to consider what might be possible. Councillor Lawton spoke in favour of the spectrum of options presented as she believed it would encourage greater thinking of the possibilities. She also supported the blank option as this would allow people to develop their own ideas.

Staff observed that the number of options meant that they were still working through the best way of accepting public comment but they were already planning three drop-in sessions as part of the consultation process. These would start in late January and would include one evening session. Ms Galavazi noted that staff would also compile a questions/answer sheet to help guide people in their thinking.

There was further discussion about the main issues with the lakefront at present. It was noted that plans for developing the lakefront also needed to mesh with the transport strategy and town centre strategy.

The Chair stated that a robust communications plan was needed.

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

- 1. Note the contents of this report; and**
- 2. Recommend to Council that the Wanaka Lakefront Development concept plans are approved for public consultation.**

## **3. New Licence – Wanaka Disc Golf Club**

A report from Blake Hoyer (Property Manager, APL Property Ltd) assessed an application from the Wanaka Disc Golf Club for a new agreement to continue operating a disc golf club course on Lismore Park. The report recommended that the Board approve a new agreement on similar terms and conditions as the original, but with a term of five years. Despite the applicant's opposition to doing so, the report also recommended that the costs of drafting and executing the agreement be paid for by the applicant.

Items 3 and 4 were presented by Mr Cruickshank and Mr Quin.

Members agreed to uphold the request made in the Public Forum for the club to have exclusive use of the course for tournaments for only three days per annum.

Further consideration was given to the term of the agreement which was recommended in the report to be for a period of five years. Following discussion, it was agreed to retain the five year term, but also to add a further condition allowing the agreement to be amended, suspended or altered with six months' notice of both parties. This would also have the effect of allowing the agreement to be reviewed annually.

Members asked staff about the practicality of the club's request to extend the period of payment over the term of the lease. Mr Cruickshank noted that this was not normal practice, adding that the overall cost to prepare the agreement would be relatively cheap at about \$200-\$300 which he did not consider should be too onerous for the club. He suggested that the cost be paid up front by Council and invoiced to the club to be paid 50% this year and 50% the following year.

It was noted that the requirement for the club to look after the course was restricted to course structures and signs. Other signs were proposed but had not yet been decided but a plethora of signage was to be avoided.

Mr Quin noted that currently the only turf management undertaken at Lismore Park was mowing and anything additional such as reinstating healthy turf needed to be addressed in the Annual Plan. Councillor Cocks supported this proposed course of action. Councillor Lawton questioned if this should be addressed in a management plan and suggested instead that the Board recommend through the Annual Plan that a management plan be prepared. Mr Quin did not believe that a management plan was currently needed and suggested instead either a design plan or an operational plan, which would support any application to the Annual Plan.

It was agreed that altering the disc golf course route should include liaison between the club, parks and reserves staff and the Community Board.

**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; and**
- 2. Agree to enter into an agreement with Wanaka Disc Golf Club pursuant to section 53 (1)(f) of the Reserves Act 1977 for use of the Lismore Recreation Reserve, Part Section 90 Block IX Town of Wanaka, for a period of 5 years subject to the following conditions;**
  - a. The term be for a period of 5 years.**

- b. The applicant be allowed to exclusively use the course for tournaments for three (3) days per annum.**
- c. The general public be allowed access to the course at all times except when the course is being used for tournaments.**
- d. The applicant not to use the course on days when the reserve is required for organised School Events.**
- e. The applicant shall maintain the course at their cost provided that maintenance shall be restricted to course structures and signs installed by the Club.**
- f. The applicant shall relocate all or any of the tees and targets if instructed to do so by Council or their representative.**
- g. The applicant must give the Council and the general public twenty-eight (28) days written notice of the days the course will be closed to the public for tournament use. The Council can refuse any particular day for tournament use if another event has been organised for that day.**
- h. The applicant pay or fees associated with the drafting and execution of the agreement.**
- i. This agreement shall be subject to amendment, suspension or alteration by either party with six months' notice.**

#### **4. New Licence to Occupy for Wanaka Night Markets**

A report from Averil Kingsbury (Property Manager, APL Property Ltd) assessed an application for a new licence for the Wanaka Farmers and Gardeners Markets to allow markets to be held at Bullock Creek between 3pm and 7pm every Thursday evening. The new licence was to replace a temporary licence issued as part of the Wanaka Fest. The report recommended that the Board recommend to Council that a new licence be granted, subject to conditions. The report noted that the conditions recommended were similar to those imposed on the Creative Queenstown market, which was a well-run and popular attraction.

There was further discussion about some amended and additional conditions:

- 2i: 'Market to sell domestically sourced handcrafted goods and foods, with exclusion placed on the sale of manufactured or imported goods';
- 2k: 'Generators to be used only with the approval of Council';
- 2l: 'Amplified music permitted only with the approval of Council'.

Councillor Cocks asked whether proposed condition 2i would exclude something manufactured in Wanaka. In reply, Mr Cruickshank noted that the intent of the condition was to prevent the sale of mass-produced items. He observed that the clause provided some discretion but the situation was self-policed and the group would not admit anyone who did not comply with the product restriction.

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

- 1. Note the contents of this report;**
- 2. Recommend to Queenstown Lakes District Council to grant a new licence to the Wanaka Farmers and Gardeners Market Inc over freehold land legally described as Lot 2 DP 25900 BLKS VIII XI-XII Wanaka Town, certificate of title OT17D/1199 known as Bullock Creek and legal road known as Ardmore Street subject to the following terms;**
  - a. Term to be for a period of 3 years, with two further renewal terms of 3 years each by mutual agreement of both parties;**
  - b. Rent pursuant to the Community Pricing Policy;**
  - c. Rent reviewed every 3 years in accordance with the Community Pricing Policy;**
  - d. Termination to be possible with 3 months' notice by Council;**
  - e. Public Liability Insurance of \$2 million to be provided;**
  - f. Operating health and safety plan to be received;**
  - g. Applicant to ensure appropriate food and liquor licenses are held if required;**
  - h. Public access to be maintained at all times. Adequate safety measures to be put in place to ensure public safety is maintained;**
  - i. Market to sell domestically sourced handcrafted goods and food, with exclusion placed on the sale of manufactured or imported goods;**
  - j. Reinstatement of the area to be completed within 2 hours of closing;**
  - k. Generators to be used only with the approval of Council;**
  - l. Amplified music permitted only with the approval of Council;**



- 3. Recommend to Queenstown Lakes District Council grant Affected Party Approval under the Resource Management Act 1991 on behalf of QLDC for the proposed markets to Wanaka Farmers and Gardeners Market Inc over Lot 2 DP 25900 BLKS VIII XI-XII Wanaka Town;**
- 4. Delegate authority to approve final terms and conditions and execution authority to the General Manager, Property and Infrastructure.**

*The meeting adjourned at 11.30am and reconvened at 11.39am.*

**5. Wanaka Water Safety Plan**

A covering report from Melanie Heather (Environmental Consents Officer) presented the Wanaka Water Safety Plan for endorsement prior to submitting it to Public Health South.

Ms Heather and Mr Glasner joined the table. Ms Heather detailed plans for the upcoming financial year, noting if approved, cryptosporidium testing would start from 1 July. She also noted that Public Health South audited the bigger water schemes each year to check that Council was fulfilling its stated objectives, meaning that it was important for plans not to over-promise.

Members commended Ms Heather on the comprehensiveness of the plan.

**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. Authorise the Council to submit the Wanaka Water Safety Plan to Public Health South.**

**6. Nohoanga Management Plans**

A report from Lee Webster (Manager, Regulatory) considered how the Nohoanga Management Plans (Lake Hawea, adjacent to the camp ground and Lake Hawea – Timaru Creek) complied with relevant legislation, bylaws and water management systems.

Ms Brown noted that she had also presented the plans to the Hawea Community Association which had expressed great interest in these two sites as well as the fact that the Freedom Camping Bylaw could not be enforced on them. The need for eventual consistency with the bylaw was raised. It was noted that an action to be undertaken following the plans' presentation to the full Council was to write to Ngai Tahu highlighting this inconsistency.

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

- 1. Note the contents of this report; and**
- 2. Accept the proposed Nohoanga Management Plans; and**
- 3. Recommend to Council that the Nohoanga Management Plans be adopted.**

## **1. Chair's Report**

Members presented updates from their various liaison positions. Further comment was made on the following matters:

- Waste and recycling services in Makarora
- Wanaka Airport master plan and strategic direction
- Millennium tiles
- Future of Wanaka Residents Association
- Proposed District Plan hearings in 2016
- Meetings held to consider the development of a Local Alcohol Policy
- Agreement between the Upper Clutha Tracks Coordinator Group and the Aspiring Tracks Network and activities planned for the summer season
- The siting of new bike racks in town
- Safety improvements on Gunn Road
- Issues with the Cardrona cycle track development
- Discussions about siting a recycling station on Domain Road
- Wanaka Community House consent application process
- Priorities for seal extensions on Ballantyne Road

Mr McRobie advised that he was no longer chair of the Wanaka Warbirds Trust.

### Actions:

- It was suggested that Lake Wanaka Tourism present to the Board every six months.
- It was agreed that the Board should make a site visit to Wanaka Airport.
- The Chair noted that the Wanaka Alcohol Group was very keen to progress the idea of an alcohol-free community space.

## **Resolution to Exclude the Public**

**On the motion of Ms Brown and Councillor Cocks the Wanaka Community Board resolved that the public be excluded from the following parts of the proceedings of the meeting:**

**The general subject of the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds under Section 48(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:**

**Item 7: Scurr Heights Subdivision Land**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
7. Scurr Heights Subdivision Land	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <ul style="list-style-type: none"> <li>h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;</li> <li>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</li> <li>j) prevent the disclosure or use of official information for improper gain or improper advantage.</li> </ul>	<p>Section 7(2)(h)</p> <p>Section 7(2)(i)</p> <p>Section 7(2)(j)</p>

*The meeting went into public excluded at 12.31pm at which point it adjourned briefly.*

*The meeting resumed in public excluded at 12.33pm.*

*The meeting came out of public excluded and concluded at 1.07pm.*

**Confirmed as a true and correct record:**

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**Chairperson**

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**10 February 2016**