

**Wanaka Community Board
8 June 2016**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 8 June 2016 beginning at 10am

Present:

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

In attendance:

Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Stephen Quin (Parks and Reserves Planning Manager), Ms Jeannie Galavazi (Senior Parks and Reserves Planner), Ms Averil Kingsbury (Property Manager, APL Property Ltd), Mr Paul Speedy (Strategic Projects Manager), Ms Michele Poole (Communications Manager), Mr Rob Darby (Project Manager) and Ms Jane Robertson (Governance Advisor); 10 members of the public and 5 members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

An apology was received from Councillor Ella Lawton. (Mr Lloyd was absent on an approved leave of absence)

Councillor MacLeod sought a leave of absence 13-17 June (to attend a conference) and 20 June – 1 July (for District Plan hearings/deliberations).

On the motion of Councillor Cocks and Councillor MacLeod the Wanaka Community Board resolved that the apology be accepted and the leave of absence be approved.

Public Forum

1. Quentin Smith

Mr Smith advised that he was speaking in his capacity as Commodore of the Wanaka Yacht Club. He commended the work undertaken on the Wanaka Foreshore Development Plan and he considered that the outcomes were generally positive, but he was concerned that some of the issues the club had raised in its submission about boat parking and willow retention had not been addressed. The club did not believe that retaining the willows was practical as they were not in good form and their retention would not allow for parking between. He encouraged either their removal or replacement with other trees.

He expressed concern that the plan only showed parking on the up-hill side of area as the submission had stressed that no changes should result in a net loss of parking, especially as the club had a Licence to Occupy the whole area.

Concern was expressed that the proposed marina extension was potentially unsafe for yacht operations as it would remove the option for yachts casting off from the jetty to use the lee side. Mr Smith also pointed out that the marina extension would be a commercial operation and not a community facility and this should either be made clear on the plan or removed from it.

Councillor Macleod highlighted the importance of differentiating between the crack willows and the weeping willows, as the former needed to be removed for safety reasons. He noted that there were plans to install a commercial pontoon by Christmas and tidy the trees which may alleviate concerns about parking.

2. Quentin Smith

Speaking in a personal capacity, Mr Smith strongly supported the idea of making a big event of the Wanaka Sports Facility opening, but he considered that the tight timeframe would make it difficult to hold a meaningful opening on 7 July. He was keen to see the date pushed back as it would provide an opportunity to engage the Wanaka sporting community and make a big deal of the opening. He pointed out that the facility would not be fully ready on 7 July which was another reason to delay and instead he suggested holding a really big opening when the pool was finished. He stated that whatever happened, the opening should be focused on the sports community of Wanaka and not on political gain.

3. Richard Vorstermans, Wanaka Junior Football Club

Mr Vorstermans expressed concern that agenda report on the Wanaka Junior Football Club's application for a new lease over Kelly's Flat recommended public notification seeking submissions. He noted that the club had experienced major growth in recent years, was now the largest team club in Wanaka and in desperate need of a storage facility. He questioned why notification was necessary as the proposal was a permitted activity under the District Plan and did not need a resource consent. He added that construction of the existing public toilets at Kelly's Flat had not been publicly notified. Furthermore, a facility at Kelly's Flat was in line with the parks strategy, it was obvious the club needed the facility and he could not understand how public input would alter the strategic plan for the area. He added that there were also time and cost disadvantages to the club if matters had to proceed to a hearing.

Members noted that public notification was probably a statutory requirement under the Reserves Act and staff would confirm this when the report was considered.

4. Roger North

Mr North expressed concern that five of the six options shown in the Wanaka Lakefront Development Plan would reduce the area outside his business by about half, which would impact upon the amount of seating available as well as options to offer music and entertainment. He was also concerned about possible removal of the loading zone which was heavily used by all the businesses on the lakefront and the bike rack which was also well used.

Members observed that the plans were concept rather than detailed and these concerns should be addressed in detailed planning. Mr North noted that he had assessed the situation by scaling off the plans and was confident of his

conclusions. It was suggested that he raise these concerns directly with staff and visit on site to discuss.

5. Sergeant Aaron Nicholson and Constable Mike Thomas, New Zealand Police
Sergeant Nicholson reported on recent police activity in the Wanaka area highlighting the following:

- Summer had been busy with a limited shoulder season.
- Alcohol consumption underpinned a lot of crime in the town.
- Road policing represented about 50% of calls for service.
- CCTV installations were proving valuable for identifying offenders or giving context to incidents.
- A family and their associates who had been involved in criminal activity in Wanaka had recently left town which had reduced overall levels of crime in the town.
- There had been some incidence of wilful damage around the public toilets and there had been a suggestion to close them after midnight, although this would inconvenience users.
- Cardrona Valley Road was an area for much road policing with a major concern being slow drivers. More signage asking slow drivers to pull over and the addition of rumble strips on some corners would be useful.

Constable Thomas joined the table and there was further discussion about CCTV. He confirmed that a new camera was soon to be installed in the CBD. He noted that the CCTV plan was now about five years old and it should be reviewed to target identified hot spots.

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 Councillor MacLeod and Mr O'Connor the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 9 May 2016 be confirmed as a true and correct record.

The Governance Advisor was directed to clarify the priority for Kane Road widening and what was happening with road edge rehabilitation near the Red Bridge.

1. Adoption of the Wanaka Lakefront Development Plan

A covering report from Jeannie Galavazi (Senior Parks and Reserves Planner) presented the Wanaka Lakefront Development Plan for the Board to recommend to Council for adoption.

Ms Galavazi and Mr Quin joined the table. Members thanked them for their work on this project.

There was discussion about whether the proposed marina extension should be annotated in the plan as being commercial. Mr Quin agreed that it was a commercial endeavour but the extent of its commercial nature and possible public benefits were currently unclear and he did not believe that any amendment was necessary.

Staff were asked to respond to the concerns expressed by Mr North in the public forum about town centre redevelopment and whether such issues would be covered in detailed design. Mr Quin stated that there would be further consultation with affected businesses on any redevelopments. Further, there were also likely to be a number of variations to the concept once detailed designs were developed. Members noted that in any development it was important to ensure that the overall number of carparks available in the CBD did not reduce.

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

1. Note the contents of this report; and

**2. Recommend to Council that the Lake Wanaka
Development Plan be adopted.**

2. New Lease – Wanaka Junior Football Club

A report from Averil Kingsbury (Property Manager, APL Property Ltd) assessed an application from the Wanaka Junior Football Club for a new lease over Kelly's Flat Reserve for the purpose of constructing a storage building. The report detailed the process for granting a new lease, noting that public notification of the proposal to grant a lease was needed, and sought approval for this course of action and the appointment of a hearings panel for any submissions received.

Ms Kingsbury joined the table. She confirmed that public notification was a statutory requirement under the Reserves Act unless the activity was specified in a Reserve Management Plan. In this case the proposal did not appear in the plan applicable to this reserve. In response to concerns about apparent inconsistency, she noted that the toilet block on Kelly's Flat had been deemed a public facility and had not required notification. She added that if no submissions were received, the granting of the lease would go straight to full Council for approval to expedite an outcome for the club.

Councillor Cocks observed that the area could be affected by stormwater overflow and asked whether the floor height should be raised. Ms Kingsbury noted that this had been discussed with the club which had accepted the suggestion and had agreed to elevate the floor level. Councillor Cocks noted that mounding to direct the flow of stormwater had also been identified in a previous plan and this needed to be incorporated into future management of the Kelly's Flat area.

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

- 1. Note the contents of this report;**
- 1. Approve notification of the intention to grant a lease over Recreation Reserve being Section 93 Blk XIV Lower Wanaka SD in favour of the Wanaka Junior Football Club for the purpose of constructing a storage facility, subject to the following terms and conditions:**
 - a. The lease to be for a period of 10 years with a further renewal of 5 years at Council's sole discretion.**
 - b. Council may terminate the lease at any time by giving 12 months' notice in writing.**
 - c. Any sub-lease to be subject to Council approval.**
 - d. The rent be \$1.00, if demanded, in accordance with the Community Facility Funding Policy.**
 - e. The licensee to maintain a minimum of \$2,000,000 public liability insurance.**
 - f. At the expiration of the lease remove improvements and make good or ownership of the Community Building, and all other structures on the land will revert to Council.**
- 2. Appoint Councillors Cocks, Lawton and MacLeod to hear any submissions and make a recommendation to Council.**

3 Lessor's Approval – Wanaka Croquet Club

A report from Averil Kingsbury (Property Manager, APL Property Ltd) discussed an application from the Wanaka Croquet Club for lessor's approval to replace the current shed on site with a new Skyline garage design. The report assessed the effects of providing lessor's approval and recommended that it be granted.

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

- 1. Note the contents of this report;**
- 2. Grant Lessor's Approval to the Wanaka Croquet Club to replace its existing shed with a Skyline garage on the land currently occupied being Section 3, 4 and part Section 5, SO 14793 BLK XXV Wanaka Town, subject to the following terms:**
 - a. Resource consent to be obtained (if required).**
 - b. Works to be undertaken within 2 years of Lessor's Approval.**

c. Contractor to provide a Health and Safety Plan along with confirmation of Public Liability Insurance before work commences.

3. Grant landowner's consent for the proposed improvements.

4. Chair's Report

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

- Hawea Unformed Legal Roads
- Wanaka Recreation Centre: project update and operational matters
- Wanaka Community Pool: project update
- Proposal for the management of alcohol at the Wanaka Recreation Centre
- Wanaka Watersports Facility Trust: next steps in consent application
- Wanaka Community House: timing of consent decision release
- Installation of Upper Ardmore Street street furniture
- Trial of extended Hawea Library opening hours
- Wanaka Airport Planning and Development
- Proposed District Plan hearings
- Projects underway (Property/Infrastructure and Parks/Reserves)

a) Wanaka Recreation Centre: Operations Plan

The operations plan and opening ceremony plan were circulated.

Mr Speedy and Ms Poole joined the table.

Mr Burns highlighted aspects of the operations plan. It was noted that handover of the building would occur in early July with an official opening of the sports hall on Thursday, 7 July. He considered it was an important milestone that needed to be recognised even though the multi-turf would not be finished until later in July. Following the official opening there would be community open days over the weekend with the centre open for bookings from the Monday following.

Mr Burns detailed the staffing structure. It was noted that initially many of the staff would be based in Queenstown but resourcing could change once patterns of demand emerged. He added that there would be a sole Swim School provider which was considered to be the best overall service delivery mechanism in a shared space. The Chair disagreed with this approach and asked to be included in further discussions on this matter before a final decision was made.

The Chair asked how information about operation of the Wanaka Recreation Centre would be circulated to sports groups and she suggested that a meeting be convened. Concern was also expressed about contacting sports groups that might not previously have been identified. Ms Poole advised that contact would be made with all parties who had commented in the various consultation processes undertaken for the sports facility and this would reach most groups. She noted that there was a small risk of this process missing a completely new group, but there

would also be other general publicity initiatives which should reach these parties.

Ms Poole undertook to clarify if attendees needed to have a response ready for the cleansing ceremony. She also noted that a meeting could be arranged if there was a need to supplement the existing communications strategies. She noted that 20 June was the critical date for more detailed information about the opening.

b) Wanaka Recreation Centre: Alcohol Policy

Consideration was given to the Chair's recommendation that the Board recommend to Council that the Wanaka Recreation Centre have an alcohol-free environment during day to day operations; for the purposes of holding events that its booking procedures highlight the process for applying for a special liquor licence; and that it be noted that the centre is not suited for an on-licence.

Councillor Cocks stated that he generally supported the recommendation and agreed with the aim of questioning the normality of alcohol consumption but he had some doubt about part (c) of the recommendation and whether this would restrict any sports club which may establish on the site in the future from applying for an on-licence. He favoured part (c) of the recommendation stating that any position taken on alcohol at the venue would not preclude a future sports club from applying for an on-licence.

Mr O'Connor stated that he opposed the recommendation in its current form. He noted that police had not linked alcohol-related harm with any sports groups and he was against placing a blanket ban over the centre and making it difficult for a club to apply for a liquor licence. He believed that any mention of an 'alcohol-free policy' would immediately put off customers.

Councillor MacLeod stated that he was also opposed to part (c) which he considered was going too far when the business strategy for the centre sought to maximise commercial opportunities.

Mr McRobie also expressed concern about the recommendation and the way in which personal freedoms could be affected by what was proposed. He did not consider that adopting the recommendation would have a major impact on alcohol use in Wanaka and he was concerned that placing hurdles of this sort in front of organisers would make it more difficult to attract conferences to the centre.

The Chair stated that the form of the recommendation was on the Regulatory Manager's advice. She noted that an alternative was for the Board to request a staff report on developing an alcohol policy.

Mr Burns suggested that if the Board was of the mind to request the Council to develop a policy for alcohol use at the Wanaka Recreation Centre, it needed also to provide some guidance of the outcome sought from such a policy.

Consideration was given to amending part (a) of the recommendation to reflect the Board's request for the development of a written alcohol policy for the Wanaka Recreation Centre. It was noted that appropriate signage could be obtained from Public Health South.

Councillor Cocks suggested an amendment to (c) noting that the contents of parts (a) and (b) of the resolution would not preclude future applications being made for on-licences at the Wanaka Recreation Centre.

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

- a. That QLDC takes this opportunity to contribute to the reduction of alcohol-related harm by creating an alcohol policy for the Wanaka Recreation Centre and install appropriate signage and information;**
- b. That QLDC allows for the alternative function of the Wanaka Recreation Centre as an events centre, by including in the booking process the option and information required to apply for a special liquor licence;**
- c. That it be noted that this does not preclude future applications for on licences at the Wanaka Recreation Centre.**

Councillor Cocks left the meeting at 12.13 pm.

c) General Discussion

Mr Darby joined the table and responded to questions about infrastructure projects. He was asked to ascertain if funding for the Wanaka-Mt Aspiring Road had been carried forward.

Mr Quin joined the table to discuss parks and reserves projects. He noted that the Coastguard still seeking a boat storage facility somewhere on the Wanaka Recreational Reserve and wanted this activity included in the Reserve Management Plan. A discussion with the pottery group about a facility was still to occur. He undertook to update the Board on when work on the Gladstone Track would take place. He noted that sealing of the Pembroke Park path was now complete but other works (fencing, turf planting) would happen after winter.

Mr McRobie asked staff to clarify when the safety fences would be removed from the Albert Town slip site.

On the motion of Ms Brown and Mr McRobie it was resolved that the Wanaka Community Board note the contents of this report.

The meeting concluded at 12.30pm.

Confirmed as a true and correct record:

Chairperson

13 July 2016