

Wanaka Community Board**13 July 2016****Report for Agenda Item: 3****Chair's Report****Purpose**

To present a report from the Wanaka Community Board Chair.

Recommendation

That the Wanaka Community Board:

1. **Note** the report; and
2. **Adopt** the Allenby Park Concept Plan.

Prepared by: Rachel Brown



Chair, Wanaka Community Board
05/07/2016

Hawea Unformed Legal Roads

- 1 APL has contacted all parties and is progressing outstanding areas for concluding the umbrella agreement. Agreement with UCTT and the Coopers on track screening and survey of vehicle bypass around underpass has been pending. Advice was received on 24 June that the Coopers have agreed to drop the requirement for screening, however would like to move the Butterfield Road track to isolate it from farm operations. A meeting was held on site on 28 June to determine location of the walking track on an alignment south of the water race and a new track location was agreed. However Mr Cooper has asked for the ability to close the track to be added for reasons of sensitive farm operations. APL is trying to resolve this without the need to grant the right to close the track.

Kane Road

- 2 The site has been examined and staff agree that the road is narrow at this point. It has been swept to address the loose material which had improved the condition but temporary warning signage has been installed at the site. It is acknowledged that the site needs to be sealed and this will be actioned when weather conditions are more favourable. Staff will continue to monitor the situation over the winter.

- 3 This is part of stage two of the Kane Road widening programme.

Wanaka Recreation Centre and Wanaka Community Pool ('WCP')

- 4 Due to the coincidence of the agenda preparation with the opening of the Wanaka Recreation Centre, no project update was available at the time of writing. It will however be provided as a verbal update at the meeting.

New Lease – Wanaka Junior Football Club

- 5 Notification is currently underway for the Wanaka Football Club and to date, no submissions have been received. The period of public notification concludes on 22 July. If no submissions are received, once the notification period has closed a report will go to Council recommending approval of the lease.

Lessor's Approval – Wanaka Croquet Club

- 6 The Wanaka Croquet Club has been advised of the Board's decision to grant lessor's approval to replace the current shed with a new Skyline garage design. The club has commenced fundraising applications and will continue to do so until funds have been raised for the new garage.

Scurr Heights Proceeds

- 7 The Council considered principles to guide the use of funds from the sale of the Scurr Heights land at the Council meeting held on 30 June 2016. The report also recommended accounting treatment for managing the approved distributions and the Council agreed the following:

That the Council

- a. **Confirm that the net sale proceeds from the recent sale of the Scurr Heights Land be credited to the Wanaka Asset Sale Reserve in line with previous practice; and**
- b. **Confirm the following guiding principles relating to future distributions from the Wanaka Asset Sale Reserve:**
 - **Distributions may be used to fund qualifying capital expenditure approved in the LTP or Annual Plan which benefits the residents of the Wanaka ward.**
 - **Distributions may not be used to fund operating expenditure.**
 - **Qualifying capital expenditure refers to capex which funds an increase in level of service for the Wanaka ward. This excludes capex required because of growth (otherwise funded from development contributions) and renewal capex (otherwise funded by depreciation).**
 - **Qualifying capital expenditure may include repayment of debt incurred on capex which has funded an increase in level of service for the Wanaka ward.**
 - **It excludes purchase of assets which are primarily acquired for speculative purposes.**

Wanaka Watersports Facility Trust

- 8 A minute released from the Commission on 12 May set out the process in response to an offer made by the applicant to make a minor alteration to the siting of the building, thereby retaining some of the trees on the site that were otherwise proposed to be removed. The full procedure was set out in my last report to the Board, but the key dates to note are that comments from submitters were due by 4 July and any final written comments from the applicant must be made to the Commission by 18 July 2016.

Wanaka Community House

- 9 Appeals need to be lodged within 15 working days of the decision being received and this is deemed to be 6 July. However, consideration also needs to be given to any appeals from submitters who received the decision by post. Accordingly, it is suggested that appeals should be lodged to the Environment Court by the end of this week (that is, 8 July).
- 10 An update on the situation will be provided at the meeting

Wanaka Airport Planning and Development

- 11 A further report responding to the actions sought at the Council meeting on 28 April is due to be presented at the July Council meeting.

Proposed District Plan Hearings

- 12 Hearings for Subdivision and Development (chapter 27) will start on 25 July and are expected to run for about three weeks in Queenstown and Wanaka

Projects Summary

The Property and Infrastructure Department's summary of projects currently underway is attached (Attachment A).

Information from Parks and Reserves is set out below.

Policy updates:

- 13 Wanaka Recreation Reserve Management Plan – The draft Wanaka Recreation Reserve Management Plan will be presented to the Board's July workshop in order to get informal feedback. It will then be presented formally at the Board's August meeting at which the Board's approval in order to undertake public notification will be sought
- 14 It is intended to review the Lismore Park, Kelly's Flat and Allenby Park Reserve Management Plan beginning late 2016, subject to Council approving this review on the 16/17 work programme (no change).
- 15 The Wanaka Lakefront Development Plan was adopted by the Wanaka Community Board and Council in June. Detailed design is now progressing for prioritised areas of the plan, for example, the jetty by the marina/boat ramp.

CAPEX updates

- 16 All parks and reserves projects in 2015/16 were completed except those deferred (e.g. the Wanaka Recreation Reserve improvements) and Gladstone Track renewal, which was delayed by contractor due to weather issues in May. This project as well as a small remaining component of the Pembroke Park path project will be requested to be carried over to 2016/17. The 2016/17 programme, including the Wanaka Recreation Reserve improvements, is being developed and will be discussed with the Board at the workshop on 27 July

Other matters

- 17 A concept plan for Allenby Park has been developed in collaboration with the community and with funding from the Wanaka Community Board. It is recommended that the plan (as attached) is adopted by the Board. Funding opportunities to implement the plan can be investigated by the community noting that there is no budget available in the 2016/17 Annual Plan.

Reports from Liaison Positions, Community Associations and recent Council meetings

- 18 Members are invited to report on the Board-related activities they have been involved in since the date of the last meeting and Councillors are asked to comment on any matters of interest to the Board from recent Council meetings.

Attachments

- A Infrastructure Team Summary Report
- B Allenby Park Concept Plan

INFRASTRUCTURE TEAM SUMMARY REPORT

REPORT ISSUED ON: Wednesday, 6 July 2016

dd/mm/yy	Due in next 2 wks		On Track
dd/mm/yy	On Hold		At Risk
dd/mm/yy	Overdue		Complete N/A

PROJECT	CATEGORY	ACTIVITY TYPE	PROJECT MANAGER	CONCEPT DESIGN GATEWAY	DETAILED DESIGN GATEWAY	CONSTRUCTION GATEWAY	PRACTICAL COMPLETION	POST HANDOVER GATEWAY	H&S STATUS	FINANCIAL STATUS	RISK/ISSUE STATUS	PROJECT HEALTH STATUS
Wastewater - Renewals - Wanaka Package	Renewals	Sewerage	Simon Leary		1/08/15	1/09/15	15/06/16					
Gordon Road Pump Station Upgrade	New Capital	Sewerage	Simon Leary		18/12/15	12/02/16	11/03/16	3/06/16				
Edgewater Gravity Sewer Upgrade - Seperable Portion 2	New Capital	Sewerage	Rob D				30/06/16	30/09/16				
Wanaka Wastewater - Aubrey Road East Ret	New Capital	Sewerage	Lane V	28/07/14	20/10/14	1/06/15	15/10/15	12/02/16				
Wanaka Airport Pump Station (Upgrade to	New Capital	Sewerage	Rob D			9/01/16						
District Wide Reseals Project	Renewals	Transportation - NZTA	Richard H	27/11/14	19/02/15	1/10/15	30/05/16	1/07/16				
Wanaka Wastewater - Golf Course Road Gra	Renewals	Sewerage	Rob D	14/08/15	11/09/15	6/11/15	4/12/15	26/02/16				

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Bremner Park Stormwater Upgrade - Interi	Renewals	Stormwater	Simon Leary	23/06/15	21/07/15	15/09/15	15/11/15	12/02/16				On Hold
Water Supply - Renewals - Wanaka Package	Renewals	Water Supply	Simon Leary			1/09/15	15/06/16					
Albert Town Ring Main	Renewals	Water Supply	Rob D		3/04/15	13/11/15	6/05/16	29/07/16				
Wanaka Yacht Club Borefield Stage 1	New Capital	Water Supply	Rob D	28/08/15	23/10/15	12/02/16	3/06/16	26/08/16				
Beacon Point Road - Upgrade	New Capital	Transportation - NZTA	Simon Leary	31/03/15	9/10/15	29/01/16	30/03/16	30/03/17				On Hold
Wanaka Transportation - MI - Bridge between Tenby St East and West	New Capital	Transportation - Non Sub	Simon Leary	8/05/15	15/10/15	18/01/16	29/02/16	28/02/17		On Hold	N/A	On Hold
Wanaka Wastewater - Upgraded Aubrey Rd West	Renewals	Sewerage	Rob D			2/02/18	22/04/18	26/04/18		N/A	N/A	N/A
Wanaka Transportation - MI - Hawea Flat Cycleway	New Capital	Transportation - Non Sub	Richard H				30/10/15					
Wanaka MI - Kane Road - Seal Widening - Stage 2	New Capital	Transportation - NZTA	Simon Leary	3/04/15	29/05/15	18/09/15	9/10/15	18/12/15		On Hold	N/A	On Hold

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Link Way Booster	New Capital	Water Supply	Simon Leary	10/03/15	7/04/15	30/06/15	12/12/15	11/03/16				
Wanaka Mt Aspiring Road Widening and Dra	New Capital	Transportation - NZTA	Simon Leary	23/03/15	18/05/15	7/11/15	28/02/16	27/02/17				
Brownston Street Parking	New Capital	Transportation - Non Sub	Richard H	20/02/15	17/04/15	7/08/15	30/10/15	18/12/15				
Upper Ardmore Street Furniture	New Capital	Transportation - Non Sub	Richard H									
Completion of Ardmore/Dungarvon Intersec	New Capital	Transportation - Non Sub	Richard H	18/04/15	16/05/15	11/07/15	8/08/15					
Wanaka Lakefront Park Entrances Reconfig	New Capital	Transportation - Non Sub	Richard H	18/04/15	16/05/15	11/07/15	8/08/15					

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Cardrona New Wastewater Scheme	New Capital	Sewerage	Rob D	9/11/15								
Hawea Water Upgrades - Intake to Scott's	New Capital	Water Supply	Andrew T	10/01/15	7/03/15	27/06/15	19/09/15	18/12/15				

Potential play opportunities



Macrocarpa stepping pods



Planting as part of the play environment



Hardy native shrubs such as Griselinia littoralis



Turn bars with safety surfacing



Embankment slide



Gondola snake swing 4585



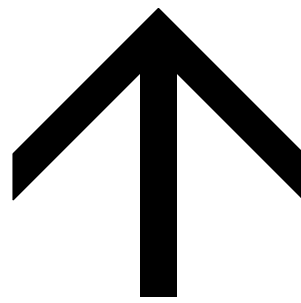
Push up bars

Site Analysis

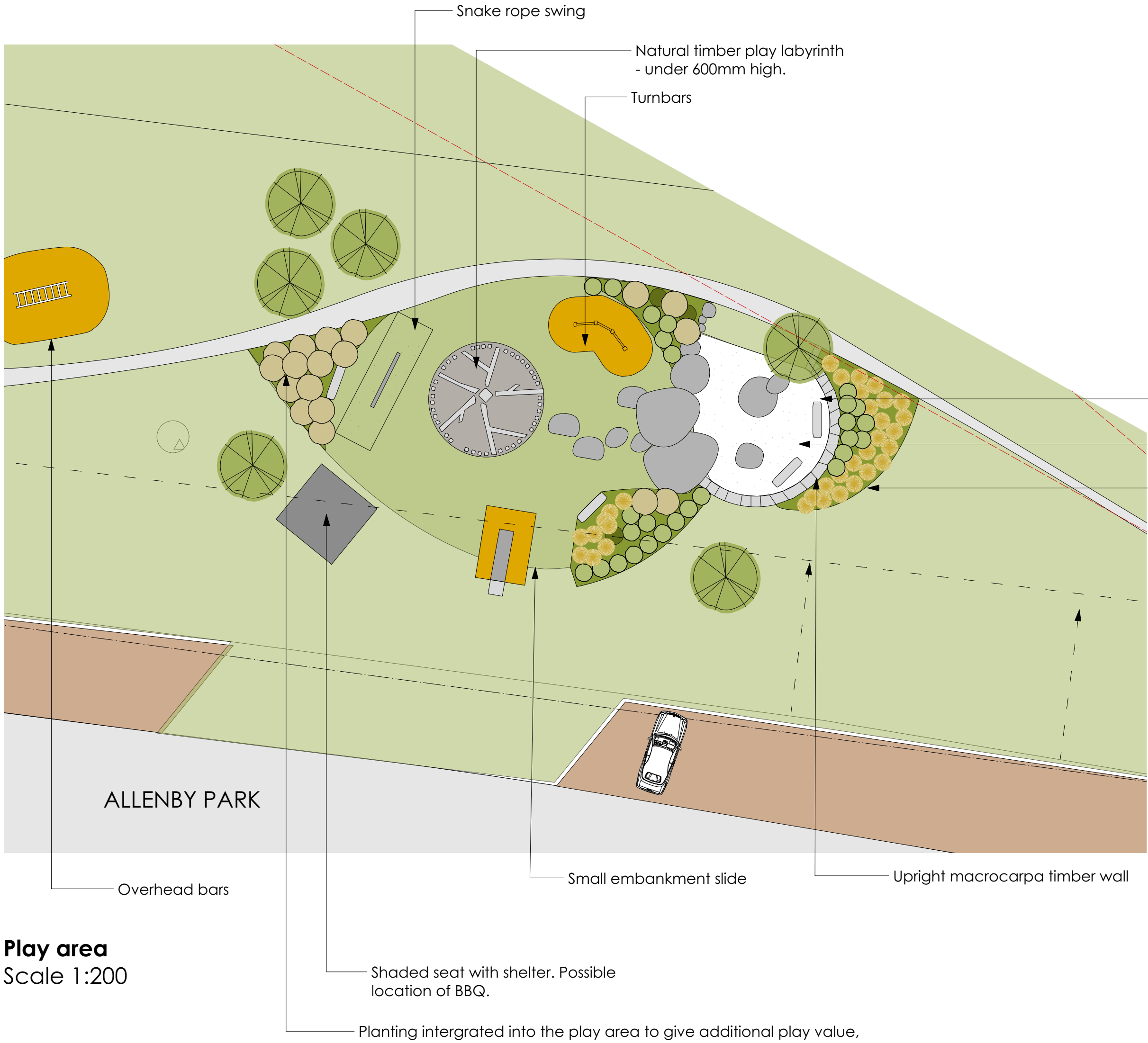


Site A
Positive
More visible from road
Negative
No footpath access
Concrete water lids
Further from toilets at Mount Iron
2 roads adjacent to play area, potentially less safe

Site B
Positive
Closer to toilets at Mount Iron
Adjacent to parking area
Views back to Mount Roy looking over the park
Only 1 road - less traffic potentially safer
A point where people come to while crossing the park
Negative
Not as visible as corner site



Allenby Park Concept Plan
Scale 1:500



Play area
Scale 1:200

Macrocarpa seats set in sand for parents.
Gravel play area with large rocks breaking up area into smaller zones.
Mix of native plants and colourful drought tolerant species such as Sedum 'Autumn Joy' and Guara sp. Keep colourful plants away from main play areas for bees.

Key

- Bark mulch
- Building
- Concrete
- Existing parking
- Footpath
- Grass
- Gravel
- Planting
- Play equipment
- Safety surfacing
- Stone
- Tarseal
- Timber
- Existing trees
- Proposed trees
- Slope
- Boundary



Overhead bars



Timber labyrinth



Large rocks to play on

Brief

The initial brief for the Landscape Development Plan is to:

- Retain the open character of the park
 - Develop new nodes for activity
 - Identify the current users of the park
 - Improve the range of uses that the park is used for
 - Retain the views to Mt Iron and surrounding hills
- Possible future ideas include a fitness track, play equipment with emphasis on natural play, BBQ, track, half court

May, 2016
Vectorworks file: Allenby Park, Land Con Plan - Draft A
Concept Plan only not for construction
Scales as per plans @ A1