

**Wanaka Community Board
10 August 2016**

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

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive), Mr Stephen Quin (Parks and Reserves Planning Manager), Mr Aaron Burt (Parks and Reserves Planner), Mr Dan Cruickshank (Senior Property Manager, APL Property Ltd), Mr Blake Hoger, Property Manager, APL Property Ltd), Ms Jane Robertson (Senior Governance Advisor); seven members of the public and three members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

An apology was received from Mr Ross McRobie.

On the motion of Councillor Lawton and Councillor MacLeod the Wanaka Community Board resolved that the apology be accepted.

The following requests for leave of absence were made:

- Mr Bryan Lloyd: 9-18 September 2016
- Councillor Ella Lawton: 17-21 September 2016

On the motion of and Councillor MacLeod Councillor Lawton the Wanaka Community Board resolved that the apology be accepted.

Public Forum

1. Rudi Sanders

Mr Sanders stated that he was part of 'CCR', the company running the local holiday parks under contract with Council. The company now wished to upgrade the Glendhu Bay camping ground which had not changed markedly over the past 60 years. Unlike in earlier times, businesses like camping grounds could not just be viable over the summer months and plans to improve Glendhu Bay camping ground had started in 2015 with the building of a new lodge, new ablution block and kitchen. These new facilities had been well received and the camp was receiving interest from groups like wedding parties and ski groups. However, the main ablution block was old and there were still some very old and cold cabins and to ensure the on-going viability of the facility, CCR wished to upgrade these

facilities. Glendhu Bay remained one of the few camping grounds in New Zealand right on the beach beside a lake and it was important to make it stronger, healthier and more comfortable.

Members acknowledged the major economic contribution to the town and district made by the camping grounds and the importance of retaining the 'kiwi camping' culture at them.

A question was raised about the proximity of some of the proposed new buildings to the road. In reply it was noted that some of existing buildings were already close to the road. In addition, the relative height was needed for sewerage fall but construction methods would seek to mitigate noise effects.

Declarations of Conflicts of Interest

No declarations were made.

Confirmation of Agenda

Ms Brown stated that in light of the presence of individuals from CCR Ltd, the item concerning their application for resource consent should be moved up the agenda and considered first in the meeting. She also suggested that it would be more logical to deal with the general renewals for Table and Chair Licences before considering the application for a variation. Accordingly, she proposed that the agenda be amended thus.

On the motion of Mr O'Connor and Councillor Cocks the Wanaka Community Board resolved that the agenda be confirmed with the order of items being altered so that item 4 ('Affected Person's Approval – CCR Ltd, Glendhu Bay') is considered first in the meeting and that item 3 precedes item 2.

Confirmation of Minutes

On the motion of Mr O'Connor and Councillor Lawton the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 13 July 2016 be confirmed as a true and correct record.

Councillor MacLeod abstained because he was not present at the meeting.

4. Affected Persons' Approval – CCR Limited, Glendhu Bay

A report from Dan Cruickshank (Senior Property Manager, APL Property Ltd) advised of an application for resource consent made by CCR Ltd to undertaken various updates at the Glendhu Bay Camping Ground, a facility that was leased from the Council. As property owner, the Council's approval as an affected party was sought as part of the resource consent process. The report recommended that affected person's approval be granted.

The report was presented by Mr Cruickshank and Mr Burt.

It was noted that separate Lessor's approval for the alteration of existing buildings and the construction of buildings would be sought.

Councillor MacLeod observed that underground power lines did not meet the standard for depth below ground. Mr Cruickshank confirmed that work was underway to develop an underground mapping programme across all of the Council camping grounds. The situation at Glendhu Bay would be reviewed as part of the health and safety assessment for the resource consent application.

It was noted that whilst some of the proposed buildings did not comply with the 20m setback rule, there were already other buildings close to the road boundary. Furthermore, the Planner's assessment of the application would consider the effects of this non-compliance.

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

- 1. Note the contents of this report;**
- 2. Approve and affected person's approval for resource consent application RM160608 dated 7 July 2016 at Sec 1-3 Block XV Lower Wanaka SD for the purpose of constructing 14 buildings.**
- 3. Delegate execution of the affected person's approval to the QLDC Property Manager.**

1. Notification of Draft Reserve Management Plan for the Wanaka Recreational Reserve (Wanaka Showgrounds)

A covering report from Aaron Burt (Planner, Reserves) presented the draft Reserve Management Plan for the Wanaka Recreation Reserve (the 'Wanaka Showgrounds') and sought a recommendation from the Wanaka Community Board to the Council for the plan to be notified for public consultation.

The report was presented by Mr Burt and Mr Quin.

Consideration was given to the draft plan and the following changes were agreed:

- The reserve to be referred to as 'the Reserve' throughout the Plan to ensure consistency.
- Both 4.2.1 and 4.2.2 contain largely the same information and one should be deleted.
- 4.2.4 amended to read: '... for the use and enjoyment of by the Community and visitors.'
- An alternative access point from Stone Street added as (a)(viii).
- 4.3.1(c) and 4.3.3(c) essentially said the same thing in regard to tree management.

- 4.3.5(e) amended to read: '.... to enable the potential establishment of a building built form to support the function and needs of the Wanaka community.'
- 4.3.6(a) amended to read: 'Allow for the future development of an area to be used as a cricket pitch...'
- 4.3.9 amended to begin with the imperative of the verb: 'Require campers to obtain specific permission from (or authority on behalf of) Council and to fulfil any associated requirements.'
- 4.3.10: Dogs – as the Dog Control Bylaw and Policy could change in the future, this section to include a link to direct people to the current provisions for dog control.
- Touch rugby and cricket to be included as community recreation uses.

Councillor Lawton noted that in light of the amendments still required she wished to undertake a further review of the draft before its release for public consultation. She also suggested that a communications plan be prepared and Mr Quin undertook to address both of these matters at a future workshop. In addition Councillor Lawton suggested that a map with relevant labels be provided as part of the consultation process. Mr Quin noted that the area was currently being surveyed and a new map would be included with the plan. A request was made to include a direction indicator on the survey plan.

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. Recommend to Council that the Draft Reserve Management Plan for the Wanaka Recreational Reserve (Wanaka Showgrounds site) as amended, legally described as Section 12 Block XV Town of Wanaka and Section 10 Block XV Town of Wanaka be notified.**

It was noted that the Board's recommendation to notify would be considered at the Council meeting on 24 August and following public notification there would be a two month consultation period after which there would be a hearing and deliberations. It was expected that the Board would be in a position to recommend to Council the adoption of the final Reserve Management Plan early in 2017.

3. Wanaka Table & Chair Licence Renewals 2016

A report from Blake Hoger (Property Manager, APL Property) presented a proposal for approval to renew all existing Licences to Place Tables and Chairs in a Public Space in the Wanaka area which were due for renewal on 31 August 2016. In addition the report considered three variations to existing licences and recommended their approval.

This report and item 2 were presented by Mr Hoger. He explained the process to confirm the licence holders' wish to renew.

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;
2. Approve the renewal of the following 'Licences to Place Tables and Chairs in a Public Space' for a further one year term commencing 1 September 2016:

Trading Name of Licensee	Location	Area (m2)	Rental Income
Speights Ale House	Ardmore Street	93	\$4,650.00
Lake Bar	Ardmore Street	67.2	\$3,360.00
Kai Whakapai	Ardmore Street	44.84	\$2,242.00
Ritual Café	Helwick Street	9.115	\$319.03
Relishes Café Wanaka	Ardmore Street	15.56	\$778.00
Da Vincis	Helwick Street	9.115	\$319.03
Trout Bar	Ardmore Street	54.8	\$2,740.00
Fitzpatricks Irish Pub	Brownston Street	25	\$875.00
Alchemy	Ardmore Street	11.52	\$576.00
Big Fig	Ardmore Street	25.5	\$1,275.00
The Doughbin Bakery and Café	Ardmore Street	10.2	\$510.00

3. Approve the variation of existing 'Licences to Place Tables and Chairs in a Public Space' for:
 - a. Wanaka Speights Ale House
 - b. Lake Bar
 - c. Trout Bar

2. **Variation to existing Licence to Place Tables & Chairs in a Public Space – Alchemy, Wanaka**

A report from Blake Hoger (Property Manager, APL Property) assessed the effects of permitting a variation to an existing Licence to Place Tables and Chairs in a Public Space currently held by Alchemy, Wanaka. The report noted that the proposed furniture met the design guidelines required by the policy, as did the siting and proposed layout. Accordingly, it was recommended that the variation be approved.

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

1. Note the contents of this report;
2. Agree to vary the existing Licence to Place Tables and Chairs in a Public Space currently held by Alchemy, Wanaka by amending the permitted furniture and increasing the licence area to 32m².

The agenda returned to the original printed order.

5. **Affected Person's Approval – Upper Clutha Sawmill & Wanaka Firewood Limited**

A report from Averil Kingsbury (Property Manager, APL Property Ltd) considered an Affected Person's Approval (APA) sought from the Council in regard to an application for resource consent from the Upper Clutha Sawmill & Wanaka Firewood to use land designated as Local Purpose Gravel Reserve for the storage and sale of firewood. The report presented information about the proposed operation, briefly assessing the effects of the activity, recommending that the Board agree to provide Affected Person's Approval on behalf of the Council.

The report was presented by Mr Cruickshank and Mr Burt.

In light of the General Manager Property and Infrastructure's current absence on leave, it was agreed that the delegation to execute Affected Person's Approval should be extended to include the Parks and Reserves Planning Manager.

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. Execute affected persons' approval for resource consent application RM150777 plans at Section 37 Part 38 Block III Lower Wanaka for the purpose of operating a firewood storage and supply business.**
- 3. Delegate execution of the affected person's approval to the General Manager of Property & Infrastructure or the Parks and Reserves Planning Manager.**

6. **Lakeland Adventures Limited – Sublease to Lakeland Adventures Wanaka Limited**

A report from Blake Hoger (Property Manager, APL Property Ltd) considered an application from Lakeland Adventures Ltd, who currently held a lease over Section 13 BLK XV TN of Wanaka (being Recreation Reserve), to sublease to Lakeland Adventures Wanaka Limited. The purpose of the sublease was to enable Lakeland Adventures Wanaka Limited to operate the Lakeland Adventures business, which had been purchased from the existing log cabin and would remain under the ownership of Lakeland Adventures Ltd. The report recommended that approval be given.

The report was presented by Mr Hoger and Mr Quin.

Councillor Lawton stated that whilst she had no problem in principle with granting the application, in light of previous conversations about the foreshore management plan and the future of building, she wished it to be made clear that any renewal of the lease would be solely the Council's decision. Mr Hoger confirmed that the Lessee and Sub-lessee were both well aware of

the lease expiry, but he undertook to reiterate when advising the Sub-lessee of the report outcome.

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;**
- 2. Approve the sublease of Section 13 BLK XV TN of Wanaka from Lakeland Adventures Limited to Lakeland Adventures Wanaka Limited subject to the following:**
 - a. All terms and conditions of the original lease dated 1 December 1997 remain the same and in force;**
 - b. The sublease is not to be further sublet without Lessor Consent;**
 - c. All Lessor's costs associated in approving a sublease are to be paid by the Lessee;**
- 3. Delegate authority to approve final terms and conditions of the Deed of Sublease and execution authority to Council's Property Manager.**

7. Chair's Report

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

- Hawea Unformed Legal Roads
- Wanaka Recreation Centre and Wanaka Community Pool
- New Lease – Wanaka Junior Football Club
- Wanaka Watersports Facility Trust
- Wanaka Community House
- Wanaka Airport Planning and Development
- Proposed District Plan hearings
- Projects underway (Property/Infrastructure and Parks/Reserves)

There was further discussion about efforts to address high tender prices received on the pool. It was not considered that a decrease would result in any fundamental change in service delivery as the issues were more related to the materials and some of the sub-contractor costs. Councillor Lawton expressed the wish for the construction to retain the ability to retrofit other more energy efficient fittings in the future. The Chief Executive undertook to pass this consideration onto Finance staff who were negotiating to reduce costs.

The Chair advised that she wished to include the priority list of minor safety projects (roading) for discussion at all future meetings of the Board.

Community reports raised the following key issues:

- Members of Lake Wanaka Tourism wanted to address the Board at a future workshop.

- A request was made for an updated Council staffing structure diagram to be circulated to Board members.
- The Chair referred again to the proposed Alcohol Policy for the Wanaka Recreation Centre and her hope that it would be presented to the next Council meeting.
- The Chief Executive undertook to circulate to Board members a copy of the Council's submission on the local government reforms currently being considered by central government.

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

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

The meeting concluded at 11.52am.

Confirmed as a true and correct record:

Chairperson

14 September 2016