

Wanaka Community Board
25 October 2017

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 25 October 2017 beginning at 10am

Present:

Ms Rachel Brown (Chair), Ms Ruth Harrison, Councillor Ross McRobie, Councillor Quentin Smith and Mr Ed Taylor

In attendance:

Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Ms Jane Robertson (Senior Governance Advisor); three members of the public and three members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

Councillor MacLeod (on approved Leave of Absence).

Ms Harrison requested Leave of Absence for the period 15 May - 31 May 2018.

**On the motion of Mr Taylor and Councillor McRobie
the Wanaka Community Board resolved that the
request for leave of absence be granted.**

Public Forum

1. Paul Deavoll, (Head of South Island, Spark New Zealand)

Mr Deavoll addressed the item contained in the Chief Executive's report about Spark NZ's application for a temporary right of way and underground services easement over reserve in order to install a power supply for a temporary mobile networking facility. This was so that Spark could install mobile infrastructure to meet the high demand for service in the Upper Clutha area during the summer holiday period. These services supported people spending time in the region and connectivity was increasingly needed for health and safety purposes. He acknowledged that the service had performed poorly in Wanaka over Christmas 2016/17 and Spark did not want similar problems in 2017/18. However, Spark would not be able to deliver a satisfactory service over this high use period without the temporary facility proposed and he asked the Council to approve the application.

Suz Kuru (Acquisitions Manager, Spark New Zealand)

Ms Kuru advised that this installation would only be temporary. A permanent site had not yet been chosen but Spark was working to select a site in the next two years. The temporary site was needed to cope with the visitor influx in Wanaka over the summer holiday period and Spark needed it to be in place before Christmas. The site at the edge of Sticky Forest was well concealed and an easement over the reserve was the only way of getting electricity to the site. A very low impact construction method would be used so reinstatement of the reserve to its original appearance would be minimal. Spark was also open to discussing installation methods with the Council if it wanted an alternative. The installation should not take more than 1-3 days so any disruption would be minor and the pole would be coloured to match the surrounding environment.

2. Lynne Christie and Mike Johnson

Ms Christie stated that she was part of Lake Wanaka SouNZ and she had run the Rippon music festival since 1998. The event had put \$118,000 into the area for musical education and in 2018 she wanted to shift the venue from the vineyard to Glendhu Bay, across the road from the camping ground. It would be a slightly smaller event than Rippon with about 3,500 attendees and having a family feel was a priority. The plan was to run the event every two years.

Mr Johnson noted that a new venue had new challenges including health and safety considerations.

Mr Taylor expressed concern that on 10 February the camping ground and lakeside would be very busy. Ms Christie noted that the Harbour Master and Coastguard had been advised of plans for the event and had suggested practical ways of setting up. This would include a section for commercial taxis and a safe swimming (prohibition) area.

Councillor McRobie congratulated Lake Wanaka SouNZ for persisting with the venture and for getting another venue.

Declarations of Conflicts of Interest

Mr Taylor declared a conflict in respect of item 1 ('Affected Person's Approval – Warbirds Over Wanaka Community Trust') as he was Chief Executive of Warbirds. He advised that he would sit back from the table for the item and take no part in the discussion or decision.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Ms Harrison and Councillor McRobie the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 14 September 2017 be confirmed as a true and correct record.

Mr Taylor left the table at this point.

1. Affected Person's Approval – Warbirds Over Wanaka Community Trust

A report from Chris Green (Property Advisor, APL Property Ltd) assessed the Board providing Affected Person's Approval on behalf of the Council as land owner to an application from the Warbirds Over Wanaka Community Trust to use Roys Bay Recreation Reserve as a base area for the 2018 airshow. The report recommended that Affected Person's Approval be granted.

This report and items 2-5 were presented by Mr Cruickshank and Mr Burt.

In reply to a question, Mr Cruickshank noted that there was little change from previous applications. He added that although the resource consent application was for five years, the applicant would have to get Council's agreement to use the reserve area on each occasion. This would provide the opportunity for any changes to conditions to be made.

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

- 1. Note the contents of this report;**
- 2. Execute affected person's approval for resource consent application RM170871 for the purpose of operating the lake side portion of the Warbirds Over Wanaka Airshow.**
- 3. Delegate execution of the affected person's approval to the General Manager of Property and Infrastructure.**

Mr Taylor returned to the table.

2. Paddle Wanaka – New Licence Notification and Affected Person's Approval

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed the Board providing Affected Person's Approval and approval to notify a new licence to use recreation reserve at Albert Town as a pick up/drop off point for guided and instructional kayak or stand-up paddle boarding trips. The report recommended that approval to notify be given and that the Board form a hearings panel to hear any submissions and make a recommendation to Council.

Mr Cruickshank noted that although the application included Eely Point, it would be left until preparation of the Eely Point Reserve Master Plan.

Ms Brown noted that there was no public toilet near the Albert Town ramp for customers to use. Mr Cruickshank advised that he would raise this point with the operator and seek further detail on how this could be managed.

Councillor Smith asked how the proposal would fit within the master plan. Mr Cruickshank noted that it would be helpful for the master plan to be subject to a full public process so that licences could also be considered. Councillor Smith suggested that this proposal could be included in the notification now. Mr Burns stated that this was not good practice and therefore inadvisable.

Ms Brown noted that there needed to be future discussion about congestion on the water and managing different types of activities. It was noted that this had already been recognised and the fact that a Waterways Management Plan was needed.

On the motion of Ms Harrison and Councillor Smith it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Approve notification of the intention to grant a licence to Paddle Wanaka Ltd over recreation reserve at Albert Town, with legal description Lot 2, DP 375247, subject to the following terms and conditions:**

Commencement	TBC
Term	5 years
Rent	The greater of \$500.00 plus GST or 7.5% of gross revenue
Reviews	At renewal
Renewals	1 of a further 5 years by agreement of both parties
Assignment /Sublease	With Council's approval
Use	Hire, lessons, guided and unguided tours with stand-up paddle boards and kayak
Insurance	Requirement to have public liability insurance of \$2 million
Safety/Suspension	Council to retain ability to suspend the licence for safety purposes or to avoid large public events. Health and Safety plan to be provided to Council, and be approved by the Harbourmasters office prior to commencing the activity
Other	Licensee must ensure they hold a valid resource consent

for the purpose of kayak and stand-up paddle board hire, lessons, guided and self-guided tours.

The licensee to obtain a Commercial Activity Permit in accordance with the Waterways and Ramp Fees Bylaws (if required) or successors to this policy.

- 3. Appoint Rachel Brown, Ruth Harrison and Ross McRobie (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.**
- 4. Delegate signing of Affected Person's Approval to the applicant's Resource Consent application, to the General Manager Property and Infrastructure. Any material changes to the application shall be first discussed with a nominated representative of the Wanaka Community Board, and guidance sought prior to any exercise of APA. This is to acknowledge that a degree of flexibility could be necessary in this circumstance.**

3. Affected Person's Approval – Tuki Festival

A report from Chris Green (Property Advisor, APL Property Ltd) assessed the Board providing Affected Person's Approval (APA) on behalf of the Council as land owner to an application from Lake Wanaka SouNZ to use the Glendhu Bay Motor Camp for part of the Tuki Festival and agree to the anticipated volume levels of the festival. The report noted that the resource application was for a total of ten years, allowing the applicant to operate the festival 5 times on a bi-annual basis, starting with the first festival on 10 February 2018. It was recommended that Affected Person's Approval be granted.

Questions were raised about the proposed prohibition area. Mr Cruickshank noted that provision was made for this under the Navigation Safety Bylaw. He noted that it did not impact the whole bay, notwithstanding that the application under consideration was for the land based activities only. It was noted that the group had a good relationship with the camping ground operators and it was expected that their APA would be forthcoming.

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

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

- 1. Approve the provision of Affected Person's Approval for resource consent application**

RM170926 for the purpose of operating the Tuki Festival.

- 1. Delegate signing authority for Affected Person's Approval to the General Manager of Property and Infrastructure.**

4. Proposed new Easements – Aurora Energy Ltd

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed the Board granting approval for an easement in relation to the proposed new Aurora substation on the corner of Riverbank and Ballantyne Roads. The report recommended that the easement be granted and that no easement fee be payable in this instance.

Mr Cruickshank noted that work was on-going with Aurora to establish the various easements required. Whilst the current proposal could be an interim step it allowed Aurora to begin construction works.

On the motion of Councillors Smith and McRobie it was resolved that the Wanaka Community Board:

- 1. Note the contents of this report;**
- 2. Approve the following easement in relation to the proposed substation:**
 - i) In-ground electricity easement over Lot 1 DP 306149 [as shown in pink on the scheme plan in attachment A]; subject to the following conditions:**
 - a) Aurora to notify and liaise with QLDC in advance of any onsite works so that they can oversee and provide input relating to the existing in ground infrastructure, and ensure access to the dog pound is maintained;**
 - b) The work site to be evidenced by before and after photographs or video to be provided by the applicant;**
 - c) A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;**
 - d) Certificate of public liability insurance to be provided;**
 - e) Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property and**

Infrastructure Department. Reinstatement to include any fencing.

- f) Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.**

3. Approve that no easement fee be paid by Aurora.

4. Delegate authority to approve final terms and conditions of the electrical easements, including location, and execution authority to the General Manager – Property & Infrastructure.

5. Agreement to Grant a Temporary Right of Way & Underground Services Easement – Spark New Zealand Limited, Platinum Ridge Recreation Reserve

A report from Blake Hoyer (Property Advisor, APL Property Ltd) assessed the Board recommending to Council that it approve an Agreement to Grant a Temporary Right of Way and Underground Service Easement over Recreation Reserve for the purposes of providing power supply to a temporary networking facility to be located at Beacon Point, Sticky Forest. The report recommended that the easement be granted subject to a number of conditions. It also recommended that public notification of the intention to grant the easements was not required as it would not affect the ability of people to use and enjoy the reserve nor would it create any long-term permanent effect on the reserve.

It was noted that although 'temporary', the licence was for a period of two years, plus a further two at Council's discretion. Councillor Smith noted that there had been complaints about the site on Mt Iron and the Board needed to be mindful of the location Spark sought for a permanent facility. He also sought comfort that the reserve would be reinstated properly and suggested that it should more appropriately sit with parks and reserves staff. It was agreed to amend the recommendation, delegating the Community Services Department the authority to sign off the reinstatement, as this was reflective of the current staffing structure.

On the motion of Mr Taylor and Ms Harrison it was resolved that the Wanaka Community Board:

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

Recommend to full Council:

- 2. To approve an Agreement to Grant a Temporary Right of Way and Underground Service Easement over Recreation Reserve Lot 726 DP 399076 in accordance with section 48 (1)(d) of the Reserves Act 1977 in favour Spark New Zealand Limited subject to the following conditions:**

- a. Spark New Zealand Limited to notify and liaise with QLDC's Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
 - b. The work site to be evidenced by before and after photographs, video or similar to be provided by Spark New Zealand Limited;
 - c. A comprehensive safety plan must be prepared and implemented, at Spark New Zealand Limited's cost, to ensure a safe environment is maintained around the subject site;
 - d. Certificate of adequate public liability cover to be received;
 - e. Method of installation of power supply and location to be confirmed with Council Engineers before commencement of works;
 - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Community Services. Reinstatement to include any roading, fencing or other structures.
 - g. The term of the Agreement shall be for a period of 2 years with a further term of 2 years at Council's sole discretion.
3. That notification of the intention to grant the easements is not required as the statutory test in section 48(3) of Reserves Act 1977 is met for the reasons set out in this report; and
 4. That authority to approve final terms and conditions of the Agreement to Grant an Easement, including location, and execution authority be delegated to the General Manager – Property & Infrastructure; and
 5. That it exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of easements to Spark New Zealand Limited over Lot 726 DP 399076.
6. Direct that the above actions be included in the Chief Executive Officer's report to Council on 26 October 2017 for action by Council.

6. Chair's Report

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

- LINK Community Forum
- 10-Year Plan

- Wanaka Community Pool
- Projects Summary: Property and Infrastructure (including minor improvements projects); Parks and Reserves

The Chair commented on the great turn out at the Community Forum. She also expressed specific thanks to Marie Day (Community & Events Facilitator) and Ulrich Glasner (Chief Engineer) for their efforts to inform the community about the 10-Year Plan (Long Term Plan) through the various public meetings held. Councillor Smith noted that he had attended one of these meetings and whilst of value, he would have preferred to see a more detailed plan to which a response could be made rather than an open book.

Mr Burns commented on the Wanaka pool development. He acknowledged that there were some budgetary and time pressures and it would be realistic to expect a small budgetary over-run. There was however, a firm commitment to meet the amended timeframe of completion by the end of May 2018. Some minor errors in the report template for the pool development were corrected.

Mr Darby joined the table and responded to questions about the Property and Infrastructure project report. He confirmed that work continued on the Business Case for the Mt Aspiring Road widening.

Members acknowledged that following a question raised at the previous meeting, the Crown Range road markings had been refreshed.

Concern was expressed that the project report showed an estimated cost range of \$100,000 to \$500,000 which was too wide. Mr Darby advised that this was because such projects were only in their early planning stage and a more accurate costing would be prepared if the Council committed to undertaking the project.

It was reported that sound progress was being made on Cardrona wastewater with on-going meetings taking place between the Chief Engineer and developers in the Cardrona area.

Some concern was expressed that the work of the Upper Clutha Water Group may be disrupted with the change in Chief Executive of the Otago Regional Council.

Councillor Smith acknowledged help given by Allan Dippie with recent tree removal work. He also thanked the Council and sponsors for the support given which had ensured the success of the recent Festival of Sport,

Ms Brown advised that the Hawea Community Association had formed a working group to examine the future delivery of drinking water. She also detailed work being undertaken by the Upper Clutha Track Trust and the recently rebranded Friends of Wanaka Library.

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

The meeting concluded at 11.16am.

Confirmed as a true and correct record:

Chairperson

30 November 2017