

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday, 15 November 2018 commencing at 10.00am

Present:

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

In attendance:

Mayor Jim Boulton, Ms Meaghan Miller (General Manager, Corporate Services), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Ms Diana Manson (Parks and Reserves Officer) and Ms Jane Robertson (Senior Governance Advisor); one member of the media and eight members of the public

Apologies/Leave of Absence Requests

The following requests for leave of absence were made:

- Councillor MacLeod: 25 November 2018 – 19 December 2018
- Councillor McRobie: 21 December 2018 – 25 January 2019
- Ms Brown: 20 December 2018 – 1 February 2019
- Councillor Smith: 20 January 2019 – 4 February 2019
- Mr Taylor: 22-26 February 2019

On the motion of Councillor MacLeod and Councillor McRobie it was resolved that the Wanaka Community Board grant the requests for leave of absence.

Confirmation of Agenda

On the motion of Councillor MacLeod and Councillor McRobie the Wanaka Community Board resolved that the agenda be confirmed without addition or alteration.

Public Forum

1. Marty Black, Harbourmaster

Mr Black spoke in support of Coastguard Wanaka's application to lease an area of recreation reserve at Eely Point in order to construct a new base building. He observed that there was double the number of boats in Lake Wanaka than in Lake Wakatipu, but launching a rescue quickly from the current location was problematic. Eely Point was an ideal location and he totally supported the concept.

2. Trevor Tattersfield, Bernie Kane and Margaret Horn, Aspiring Retirement Village

The speakers presented a petition containing the signatures of those who were concerned about the safety at either end of Golf Course Road and at the village entrance on Golf Course Road. Because of new developments in the vicinity,

the design of the Golf Course Road/Ballantyne Road corner was not satisfactory and needed drastic changes. Most residents of the village still drove and there were concerns about safety when exiting. Mrs Horn advised that over the past two years she had seen several near misses. She was concerned about the situation at both ends of the road.

Mr Tattersfield noted that both intersections were on busy arterial roads and their alignments would not meet the Council's own design standards for arterial roads. Further, there were no warning signs in either direction and the Council was exposed in condoning the current situation. He recommended that some urgent action be taken.

Ms Brown thanked the speakers for gathering the support of many people and presenting a petition to add weight to their message.

Ms Miller advised that the General Manager Property and Infrastructure was aware of these concerns and was already taking action. The situation had also been advised to the Wanaka Masterplan team.

3. Doug Hamilton and Kevin King

Mr Hamilton and Mr King expressed concern about the number of vehicles that parked for all day on Cliff Wilson Street, meaning that customers to businesses without off-street parking had nowhere on the street to park. There were no parking restrictions in this area so people parking there all day were doing so legally. Freedom campers parking for long periods had also been observed in the area. This problem would be addressed by introducing time restricted parking on Cliff Wilson Street. Those people who worked in the area and wanted to park all day could use the free public carpark at Mitre 10.

The Board agreed that the public perceived the carpark as belonging to Mitre 10. There was a sign indicating that it was a public park but it was not very obvious.

4. Lee Eadie

Ms Eadie spoke in support of Coastguard Wanaka's application to lease the reserve at Eely Point for a new base building. A timely response was important in any rescue and it was important for the Coastguard to be as close as possible to the lake and to have a good boat ramp handy. The number of boats on the lake was increasing annually and the risk of an accident was similarly increasing. Commercial operators were also supportive of the Coastguard moving to this new location.

5. Jonathan Walmisley, President, Coastguard Wanaka

Mr Walmisley expressed thanks for the Board's support to get to this stage of what had been a very thorough process. The proposed site at Eely Point was ideal for Coastguard Wanaka as it was close to a safe launch site. The presence of the Coastguard amongst mainly recreational boats could also have an educational effect.

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He acknowledged that siting a building on the lakefront was likely to generate opposition but he would like to work with those who objected to achieve a compromise solution.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of minutes

On the motion of Mr Taylor and Ms Harrison the Wanaka Community Board resolved that the minutes of the meeting held on 27 September 2018 be confirmed as a true and correct record.

Councillor MacLeod and Councillor McRobie abstained because they were not present at the meeting.

1. Request to notify new lease to the Coastguard Wanaka Lakes over Eely Point Recreation Reserve

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) detailed the desire of Coastguard Wanaka Lakes ('CWL') to locate a new base building at Eely Point Recreation Reserve and to establish service and access right of way easements associated with the building. The report noted that this would require the Council to grant a ground lease over the reserve. Because the Wanaka Lakefront Reserves Management Plan did not contemplate this activity, public notification of the application was required. Whilst the proposed easements would not materially alter or permanently damage the reserve, nor affect the ability of the public to use and enjoy the reserve, the report recommended that alongside the mandatory requirement to publicly notify the intention to grant a lease to the coastguard, it was also appropriate to notify the potential easements at the same time.

The report was presented by Mr Cruickshank and Ms Manson.

Mr Cruickshank referred to the background and the Board's instruction for the matter to be delayed until a master plan was available for the reserve. He thanked the parks team for completing this work in a tight timeframe.

The Chair agreed that the proposal had been through a thorough process, with all viable options considered.

Ms Harrison observed that there were many local groups that wanted their own building and land was a very precious commodity in Wanaka. Coastguard Wanaka made a valuable contribution to water safety in the

area, but the community also needed to make the best use of scarce resources.

Ms Brown noted that the Wanaka Lakefront Reserves Management Plan had stated that buildings were to be the exception rather than the rule and would have to be a structure that needed to be located directly beside the lake. She also questioned why there could not be more groups in a multi-use building and she asked the public notice to make it clear that granting a lease was not a fait accompli.

In light of the significance of the hearing, the Board agreed that it was appropriate in this situation to have a full panel of three Community Board members, rather than the two of three recommended.

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

- 1. Note the contents of this report;**
- 2. Approve notification under section 119 of the Reserves Act 1977 of an intention to grant a new lease under sections 54(1)(b)&(c) of the Reserves Act to the Coastguard Wanaka Lakes Incorporated, located on land with legal descriptions Sections 29 & 1543R Block XIV Lower Wanaka Survey District, subject to the following conditions:**

Commencement	TBC
Term	33 Years
Rent	Pursuant to Community Facility Funding Policy (\$1 per annum at commencement)
Reviews	5 yearly or when the Funding Policy is reviewed
Use	Marine Rescue Centre and associated activities including boat storage and provision of space for the Harbourmasters operations
Operational costs	All rates and charges associated with the land to be paid for by lessee
Assignment/Sublease	With Council approval
Liability Insurance	\$2 million

Expiry Conditions	Lessee can elect to remove improvements and make good or improvements to revert to Council ownership with no compensation payable
Break Clause	Council can give 5-years cancellation notice if the land is required for the 'provision of core infrastructure services'
Maintenance	All maintenance of the building and lease area including gardening to be paid for by lessee

3. Delegate the power to hear any submissions and make a recommendation to Council to three Wanaka Community Board members: Ms Battson, Ms Harrison and Councillor McRobie;
4. Approve notification under Section 48(2) of the Reserves Act 1977 of an intention to grant a Right of Way easement and associated underground infrastructure easements over Council Recreation Reserve at Eely Point Recreation Reserve, Wanaka, with legal description Sections 29 & 1543R Block XIV Lower Wanaka Survey District, to Coastguard Wanaka Lakes Incorporated subject to the following conditions:
 - a. QLDC or its successor in title may relocate the easements, as required;
 - b. That the easements will be non-exclusive as required by Council and surrendered and expiry or cancellation of the lease;
 - c. Council to retain discretion over the exact placement of the Right of Way and underground easements within the Recreation Reserve.

2. Licence to Occupy Road Reserve – 28 Helwick Street, Wanaka

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application from Gem Lake Ltd, the owner of 28 Helwick Street, for a Licence to Occupy ['LTO'] Road Reserve for temporary construction purposes. The LTO was needed so that a hoarding/gantry could occupy adjacent footpath during the construction of two new commercial buildings. The report had been considered by Council roading engineers who had recommended various conditions to ensure that construction works would be able to

proceed in a safe manner. Accordingly, the report recommended that the Board grant the LTO subject to the proposed conditions.

Items 2, 3 and 4 were presented by Mr Cruickshank. He confirmed that the footpath itself would remain open for the duration of the build.

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

- 1. Note the contents of this report;**
- 2. Grant a licence to occupy Helwick Street road reserve to enable Gem Lake Limited owners of 28 Helwick Street to undertake construction works subject to the following conditions:**
Building/Resource Consent to be obtained prior to works commencing if required.
 - a. Approval of a Traffic Management Plan (TMP) by Council Engineers before work commences.**
 - b. All activities are to be undertaken in accordance with Worksafe New Zealand standards for the work environment.**
 - c. The scaffold/gantry structure is to be designed by a Chartered Professional Engineer. A Producer Statement (PS1) is to be provided by the Engineer with works not to proceed until QLDC's Engineers are satisfied with the design. A Producer Statement (PS4) is then to be provided to QLDC within 7 days of the structure being erected.**
 - d. 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.**
 - e. The pavers and surrounding infrastructure are to be correctly protected and reinstated to the satisfaction of QLDC Engineers.**
 - f. The applicant to be liable for any damage and/or reinstatement of Council's or any other person's property that may arise from the proposed activity (i.e. reinstatement of footpaths, road marks etc). This will need to be evidenced by before and after photographs / video or similar**
 - g. The applicant to be liable for any damage and/or reinstatement of Council's or any other person's property that may arise from the**

proposed activity (i.e. reinstatement of footpaths, road marks etc). This will need to be evidenced by before and after photographs / video or similar.

- h. The licence area to be publicly available during the following times of the year in accordance with the Temporary Use of Public Space for Construction Purposes policy:**
 - i. 24 December – 6 January**
 - ii. Easter Break and week following**
 - iii. July School Holidays**
 - iv. Labour Weekend**

3. Temporary Road Closure Application – Wanaka New Year's Eve Celebrations

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for temporary road closures associated with the annual QLDC New Year's Eve celebrations in Wanaka. The report recommended that the Board approve the application subject to various conditions, noting that this would be consistent with previous years, it would serve to provide a safe environment before, during and after the event and there were alternative routes available meaning that traffic would not be unreasonably impeded.

Mr Cruickshank stated that the proposed temporary road closures were largely the same as last year but with improvements to help address the occurrences of youth intoxication. He advised that there had been no public concerns raised as a consequence of the initial public notice.

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

- 1. Note the contents of this report;**
- 2. Approve the road closure application for the annual New Year's Eve Celebrations in Wanaka subject to the following conditions:**
 - a. No issues or concerns arise from the public notification of the road closure published in the 'Wanaka Sun' on 25 October 2018.**
 - b. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.**
 - c. Radio advertising two days prior to and on the morning of the event.**

- d. The event organisers shall arrange suitable disposal methods for recycling and rubbish/refuse.
- e. The event organisers shall ensure access is available for emergency services and maintenance contractors if required;
- f. The applicant shall notify all affected parties including residents and businesses on the closure route of the extent of the temporary road closure; this notification is to be undertaken prior to Christmas 2018. A copy of this notice is to be supplied to APL Property Limited.

3. Authorise the following schedule of road closures:
Saturday 29 December 2018

Roads to be Closed: Ardmore Street iSite layby

Period of Closure: 2000 Saturday 29 December 2018 to 0300 Sunday 30 December 2018

Sunday 30 December 2018

Roads to be Closed: Ardmore Street iSite layby

Period of Closure: 2000 Sunday 30 December 2018 to 0300 Monday 31 December 2018

Monday 31 December 2018

Roads to be Closed: Helwick Street from Ardmore Street to Dunmore Street

Period of Closure: 0700 Monday 31 December 2018 to 1100 Tuesday 1 January 2019

Roads to be Closed: Ardmore Street Log Cabin layby (excluding buses)

Period of Closure: 1430 Monday 31 December 2018 to 0300 Tuesday 1 January 2019

Roads to be Closed: Ardmore Street from Dungarvon Street to Lakeside Road and Ardmore Street iSite layby

**Period of Closure: 1700 Monday 31 December
 2018 to 0300 Tuesday 1
 January 2019**

4. Temporary Road Closure Application – Challenge Wanaka 2019

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for temporary road closures associated with the annual Challenge Wanaka sporting event scheduled to take place in February 2019. The report noted that Southern Safety Services Ltd had taken over the traffic management of this event in 2019 but the proposed temporary closures were largely in line with 2018. The report recommended that the Board approve the temporary road closures, subject to various conditions.

It was noted that there had been feedback from residents and commercial operators about the temporary closure of Mt Aspiring Road during the 2018 event and new measures had been put in place to address this in 2019. It was also hoped that the road would re-open earlier than signalled in the recommendation. Southern Safety Services Ltd sought further feedback after the 2019 event with a view to making changes in 2020.

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

- 1. Note the contents of this report;**
- 2. Approve the road closure application for the annual Challenge Wanaka 2019 event subject to the following conditions:**
 - a. No issues or concerns arise from the public notification of the road closure published in the ‘Wanaka Sun’ on 25 October 2018.**
 - b. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.**
 - c. Radio advertising two days prior and on the morning of the event.**
 - d. The event organisers shall arrange suitable disposal methods for recycling and rubbish/refuse.**
 - e. The event organisers shall ensure access is available for emergency services and maintenance contractors if required;**
 - f. The applicant shall notify all affected parties/residents within the closure areas of the extent of the temporary road closure and**

ensure their needs are all catered for. Contact details for the event organiser must be provided in this notification.

- g. A reminder notice advising of the duration and dates of the closure shall be distributed to all residential and business properties located along the closure route at least ten working days prior to the event. A copy of this notice is to be supplied to APL Property.
 - h. The applicant must advise of the closures through their own social media and contact QLDC Communications to arrange the closures to be further shared through Council social media. Contact details for the event organiser must be provided in this.
 - i. Where safe and practical, vehicles delivering to businesses within the closure area, should be permitted by traffic management crew to undertake their deliveries and if applicable, they should be directed to appropriate detour routes.
 - j. Clear signage is to be placed around the closure areas within the CBD advising the public that businesses in the affected area are still operating.
 - k. Parks are not to be coned off except where required for traffic management. In those instances, cones are to be removed as soon as practical.
 - l. The applicant shall provide APL Property with a copy of New Zealand Transport Agency's approval for the one way closure of Red Bridge.
3. Authorise the following schedule of road closures:

Infrastructure build up and breakdown

Roads to be Closed: Ardmore Street from
Dungarvon Street to McDougall Street

Period of Closure: 0800 Wednesday 13
February 2019 to 0300 Sunday 17 February 2019

Infrastructure build up and dismantle at end of event

Roads to be Closed: Dungarvon Street from Dunmore Street to Ardmore Street

Period of Closure: 0300 Saturday 16 February 2019 to 0300 Sunday 17 February 2019

Infrastructure build up and safe passage of athletes and dismantle at end of event

Roads to be Closed: Ardmore Street from Dungarvon Street to Lakeside Road

Period of Closure: 0300 Saturday 16 February 2019 to 0300 Sunday 17 February 2019

For safe passage of athletes and motorists

Roads to be Closed: Single Lane closure of Mount Aspiring Road from Meadowstone Road to Hospital Flat

Period of Closure: 0615 to 1200 Saturday 16 February 2019

For safe passage of athletes

Roads to be Closed: Ardmore Street from McDougall Street to Meadowstone Drive

Period of Closure: 0615 to 1200 Saturday 16 February 2019

Roads to be Closed: Mt Aspiring Road from Old Station Road to Meadowstone Drive

Period of Closure: 0615 to 1200 Saturday 16 February 2019

Roads to be Closed: McDougall Street from Brownston Street to Ardmore Street

Period of Closure: 0600 to 1200 Saturday 16 February 2019

For safe transition of cyclists at aid station

Roads to be Closed: Kane Road between Camphill Road and St Ninians Way

Period of Closure: 0815 to 1500 Saturday 16 February 2019

5. Chair's Report

A report from the Chair:

- Sought approval of a new staged implementation plan for delivering the Wanaka Lakefront Development Plan;
- Provided an update on progress with the Wanaka Masterplan;
- Provided an update on recent activities at the Wanaka Recreation Centre;
- Advised that the New Zealand Geographic Board had approved the proposal to change the name of Gladstone to John Creek and Johns Creek to John Creek and it had now been referred to the Minister of Land Information for a final determination and public gazettal;
- Provided an update on the Representation Review; and
- Summarised the actions from the previous meeting.

Ms Brown questioned the role and membership of the Wanaka Stakeholder Reference Group. The Chair advised that the community board was a member and it was different from the group recently formed in relation to the future of Wanaka Airport. Ms Brown suggested that the name needed to be changed because of potential confusion between the two groups.

The following general updates of note were made:

- The AGM of the Hawea Community Association had recently taken place with April McKenzie elected as chair.
- The Upper Clutha Tracks Trust had held their AGM in November; work would start on the accessibility ramp onto the Hawea Swing Bridge as soon as building consent was issued. It was hoped it would be finished by Christmas.
- Discussions continued to bring about agreement on Hawea Legal Roads.
- The Wanaka Alcohol Group was appearing at a hearing of the District Licensing Committee on 4 December in opposition to a local bar's application to open until 4am.
- The Council would adopt the Navigation Safety Bylaw 2018 at an extraordinary Council meeting to be held on 20 November. Members paid tribute to the contribution Lee Webster had made during his time at QLDC.
- The new Luggate Hall was a great opportunity to test the passive building process. 45% of the building cost would be met from external funders but all-of-life operating costs would be minimised if it was a passive building.
- The Albert Town Community Association remained concerned about inappropriate use of the Albert Town camping ground and were keeping a watching brief on the situation. They were also very interested in the outcome of the Navigation Safety Bylaw 2018.
- The Cardrona Residents' Association was concerned about plans for a trout fishery hatchery and hot pools because of their very high water take

when the water scheme in the area was already oversubscribed. There were also ongoing issues with unpleasant smell from the sewage plant.

- The Board thanked the Community Services General Manager and his staff for their work on developing the Responsible Camping Strategy.

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

- 1. Note the contents of this report;**
- 2. Approve the updated Staged Implementation Plan (2018) for the Wanaka Lakefront Development Plan.**

The Mayor commented on various matters of interest to the Board including the future of Wanaka Airport, the possible introduction of a visitor levy in the district and plans to establish a Southern Cross hospital in Queenstown.

The meeting concluded at 11.31am.

Confirmed as a true and correct record:

Chairperson

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