

Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Wānaka on Thursday, 21 February 2019 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:

Mr Stewart Burns (General Manager, Finance, Regulatory and Legal), Mr Dave Wallace (Manager, Resource Management Engineering), Mr Aaron Burt (Senior Planner, Parks and Reserves), 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

There were no apologies.

Declarations

No declarations were made.

Public Forum

1. Richard Elvey, Kahu Youth Trust

Mr Elvey noted that the Kahu Youth Trust hoped to lease land on Lismore Park to build a youth club which would also serve as a community hub to be used by other organisations. Such a building would allow the group to grow and would provide a permanent, sustainable home. Further, members would be able to use the park a lot more than at present and the site was near Mt Aspiring College. Funders were supportive of the proposal with plans already developed and being discussed with interested parties. He encouraged the Board to approve the Reserve Management Plan as this would enable such a building to be developed.

2. Dean Fluitt

Mr Fluitt expressed disappointment in the consultation undertaken on the Wānaka Lakefront Development Plan. He considered that what was proposed was contrary to the work completed in 2000 for 2020. He believed that the current plans were trying to shut the lake edge off from the community. He wanted to be able to drive up to the lakefront to use the beach as he had always been able to in the past, and taking away parking was totally ruining this experience. He stated that the lake was what Wānaka was about and it was not about a garden and a path. He wanted to get involved in the development plans and questioned how definite the current plans were. He also commented on plans for campervan parking.

Wānaka Community Board
21 February 2019
Page 2

3. Grant Ruddenklau, Upper Clutha A&P Society

Mr Ruddenklau stated that he was speaking on behalf of members of the society about use of the showgrounds for parking. He realised that this had been a short term option but noted there were real concerns that this may end up being a solution to parking in town. The members were concerned because it was a reserve area specifically for the annual show and formed part of the green belt of Wānaka and needed to be protected. Parking was not a permissible activity under the Reserve Management Plan for the showgrounds and he did not want it to continue to be used as a parking area.

4. Neville Harris

Mr Harris observed that the area of the lakefront referred to in development plans as 'south beach' had never been known as such, but was called Roys Bay. He was opposed to removing the Millennium Path and agreed that it was not realistic to move it. Accordingly, it should stay in the current place with the new development to occur around it. Council planning for lakefront development was undertaken in secret and in any case, the Reserve Management Plan stated that that area of lakefront should remain an open area. He had also been assured by the Mayor that the Millennium Path would stay in its present location. He believed the best option was to stop work until all aspects of the foreshore plan and roading issues were resolved. Time was not of the essence.

The Town Centre Plan and road closure proposals for mid-March did not cater for ageing residents. They were an important part of the community and would not be riding a bicycle or walking. The trial would be over a weekend when it should have occurred on a working day. He did not want development plans to kill what was popular with Wānaka.

5. Frances Copland

Mrs Copland reminded the Board that they were elected by the people to serve the people and their job was to listen to the people.

Confirmation of Agenda

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

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of minutes

On the motion of Councillor MacLeod and Ms Harrison the Wānaka Community Board resolved that the minutes of the meeting held on 15 November 2018 be confirmed as a true and correct record.

1. Road Naming Application – J Blennerhassett and J Hayward application to name a right of way at 104-114 Studholme Road

A report from Cameron Jones (Land Development Engineer) assessed an application from J Blennerhassett and J Hayward to name a right of way located at 104-114 Studholme Road, Wānaka. The applicants had chosen the name 'Cons Track', after its creator Con Kelliher, the plowman for the Wānaka Station during the 1940's and 1950's who was responsible for the track's existence. The decision had been referred to the Board under the Road Naming Policy because the background offered in relation to the requested name was outside the provisions of the policy. This was because although the policy allowed a name to be named after a "notable" historical person or event, it was not clear that the person suggested was notable to the wider community, although obviously important in the original development of this track. The report recommended that the application for the name 'Cons Track' be approved.

The report was presented by Mr Wallace.

On the motion of Councillor MacLeod and Ms Battson it was resolved that the Wānaka Community Board:

- 1. Note the contents of this report; and**
 - 2. Approve the application for the new road name, *Cons Track* with the condition that the owners of Lot 1 DP 350268, Lot DP 395564 & Lots 1-2 DP 435847 provide their approval.**
- 2. Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace Recreation Reserve, Domini Park and Kennedy Crescent Recreation Reserve**

A report from Aaron Burt (Senior Planner, Parks and Reserves) presented the final Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace Recreation Reserve, Domini Park and Kennedy Crescent Recreation Reserve for the Board to consider and to recommend to Council for adoption.

This report and item 3 were presented by Mr Burt.

Ms Harrison detailed the main issues raised at the hearing of submissions. There was discussion about the use of reserves for parking, noting that it was permissible where it enabled use of the reserve but not for wider uses. It was noted that use of the showgrounds for parking as raised in the Public Forum was a temporary use only. There was also discussion about the process from this point for Kahu Youth who wished to build a youth centre on Lismore Park.

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

- 1. Note the contents of this report;**
 - 2. Recommend to Council, that the Reserve Management Plan (RMP) for the identified reserves be adopted;**
 - 3. Agree to the title 'Wānaka Central Reserves Management Plan 2019' as a practical title for the Reserves Management Plan; and**
 - 4. Note that the RMP will be ultimately reformatted to a professional standard and will include additional and updated images.**
- 3. Proposal to Vest Land in Wānaka as One Recreation Reserve and Seven Local Purpose Reserves and to Offset Reserve Improvement Contributions as per the Development Contributions Policy**

A report from Aaron Burt (Senior Planner, Parks and Reserves) assessed one Recreation Reserve and seven Local Purpose Reserves to be vested and the offset of reserve improvement development contributions. The report recommended that the Board recommend to Council that it accept the vesting of the reserves and approve the offset of Reserve Improvement Contributions.

Mr Burt advised that Northlake Investments had put forward a new Outline Development Plan and the proposed reserves aligned with this new plan. The proposed Recreation Reserve was centrally placed and the three reserves for connection were all logically positioned to align with existing walkways/cycleways.

Councillor Smith expressed concern that without a final Outline Development Plan the Board did not know exactly what was proposed in regard to the reserves.

Ms Harrison believed that there was risk in determining the matter at this meeting and moved that the item lie on the table, subject to more information coming back to the Board. However, this course of action was not supported and lapsed for want of a seconder.

Mr Burns pointed out that the recommendation provided some comfort on what improvements were proposed, with it recommended that detailed design plans be approved by the Parks and Reserves Planning Manager.

Councillor Smith suggested that his concerns would be addressed if a condition was added to the recommendation requiring the reserves to be developed in accordance with an approved Outline Development Plan and that approval of the detailed design plans for the reserves to be delegated to

both the Parks and Reserves Planning Manager and the Wānaka Community Board Chair. The Board agreed to these suggested additions.

On the motion of Councillor Smith and Ms Battson was resolved that the Wānaka Community Board:

- 1. Recommend to Council that the vesting of the one Recreation Reserve and seven Local Purpose reserves be approved:**

Northlake Investments Ltd, Northlake Road, Wānaka – RM181451

- a. One Recreation Reserve (11,200m²): Road 1 Northlake Drive.**
- b. Three Local Purpose (Connection) reserves, referenced as A (231m²), B (420m²) & C (420m²).**

Exclusive Developments Ltd, Hikuwai development, Aubrey Road & Outlet Road, Wānaka – RM170797

- c. Lot 500 (185m²): Local Purpose (Connection) Reserve.**
- d. Lot 501 (185m²): Local Purpose (Connection & Stormwater) Reserve.**
- e. Lot 502 (635m²): Local Purpose (Connection & Stormwater) Reserve.**
- f. Lot 503 (260m²): Local Purpose (Connection) Reserve.**

Subject to the following works being undertaken at the applicant's expense:

- i. Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography (if advised necessary by the Parks & Reserves Planning Manager);**
- ii. Such a consent for any Recreation Reserves shall ensure that in any staged development, the creation of a Recreation Reserve is bound to the first stage to seek title, or subject to alternate timing requirements deemed necessary by the Parks & Reserves Planning Manager;**
- iii. Presentation of the reserve in accordance with Council's standards for reserves;**
- iv. The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent**

implementation of landscape and planting for the reserves. The certification of such a plan shall be by the Parks and Reserves Planning Manager.

- v. The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
 - vi. A potable water supply point to be provided at the boundary of the reserve lots;
 - vii. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;
 - viii. The registration of a Consent Notice on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;
 - ix. A three year maintenance period by the current landowner commencing from vesting of the reserves;
 - x. A maintenance agreement being prepared and signed by the Parks and Reserves Planning Manager specifying how the reserves will be maintained during the maintenance period; and
 - xi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
2. Recommend to Council that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
- a. The reserve being developed in accordance with an approved Outline Development Plan and detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager and Wānaka Community Board Chair.

- b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.**
- c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.**

4. Temporary Road Closure Application – Wānaka A&P Show 2019

A report from Sarah Mitchell (Property Advisor, APL Property Ltd) assessed an application for a temporary road closure for the Wānaka A&P Show from Wednesday 6 March to Sunday 10 March 2019. The report recommended that the temporary road closure be approved, subject to conditions.

This report and item 5 were presented by Mr Cruickshank.

Concern was expressed about the potential for rubbish to be left lying around after the event. Mr Cruickshank advised that the Event Manager would be reminded of this issue. In addition, a request was made to increase the park and ride facility. Mr Cruickshank advised that this could only now be considered for the 2020 event.

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

- 1. Note the contents of this report;**
- 2. Approve the road closure application for the Wānaka A&P Show 2019 subject to the following conditions:**
 - a. Approval of the final Traffic Management Plan by QLDC Planning and Development.**
 - b. Radio advertising two days prior and on the morning of the event.**
 - c. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.**
 - d. The event organisers ensure access is available for emergency services and maintenance contractors if required;**
 - e. The event organisers encourage alternative transport modes to the event such as adequate bike parking and Park and Ride option.**

- f. The applicant must advise of the closure and the alternative transport modes through their own social media and contact QLDC Communications to arrange the closures to be further shared through Council social media.
 - g. The applicant must notify all affected parties of the extent of the temporary road closure; this notification is to be undertaken at least ten working days prior to the closure occurring. A copy of this notice is to be supplied to APL Property Limited.
 - h. All reasonable concerns raised by affected parties shall be addressed by the applicants to the satisfaction of Council. In addressing such concerns, the applicants shall nominate a responsible person to liaise with Council.
3. Authorise the following schedule of road closures:
- Road to be Closed: McDougall Street from Ardmore Street to Brownston Street
- Period of Closure: 0800 on Wednesday 6 March 2019 to 0800 on Sunday 10 March 201

5. **Hāwea Playgroup Incorporated – New Lease**

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for a new lease of the site they occupied on the corner of Camp Hill Road and St Ninians Way, Hāwea Flat. The report noted that the land was not reserve and it therefore did not require public notification. However, only Council could grant a lease and the Board was required to make a recommendation to Council. The report recommended that a lease be granted, subject to conditions.

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

- 1. Note the contents of this report;
- 2. Recommend to Council that a new lease be granted to the Hāwea Playgroup Incorporated over Part Section 11 Block V Lower Hāwea Survey District subject to the following conditions:

Commencement	TBC
Term	3 Years
Renewal	Two further terms of 3 years by agreement of both parties

Rent	Pursuant to Community Facility Funding Policy (\$1 per annum at commencement)
Reviews	5 yearly or when the Funding Policy is reviewed
Use	Activities associated with a community playgroup and playcentre
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 1-year cancellation notice if the land is required for the 'provision of core infrastructure services'
Maintenance	All maintenance of the building and property including gardening to be paid for by lessee

3. Recommend to Council that they delegate signing authority to the General Manager of Property and Infrastructure.

6. Chair's Report

A report from the Chair:

- Asked the board to formally accept the petition signed by 1,697 persons seeking that *"The Millennium Path on Wānaka Lakefront is not to be removed as it is an integral part of Wānaka history"*;
- Presented updates on the Wānaka Masterplan and activities at the Wānaka Recreation Centre;
- Sought support for WCB member Jude Battson to attend the New Zealand Community Boards' Conference 2019 in New Plymouth;
- Requested an alteration to the membership of the hearing panel for the Coastguard Wānaka hearing; and
- Summarised the actions from the previous meeting.

The Chair advised that the Board could expecting a report to be presented to the next meeting next meeting addressing the Wānaka Lakefront Development including the Millennium Pathway and parking. He also reminded the Board about the activation trials happening in the Wānaka CBD in March.

Members questioned what had happened to trees that had recently been taken down. It was suggested that the arborist be reminded to remove them. The board observed that a tree succession programme was needed because a number of trees had been lost in recent storms.

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

- 1. Note the contents of this report;**
- 2. Receive the petition signed by 1,697 persons seeking that 'The Millennium Path on Wānaka Lakefront is not to be removed as it is an integral part of Wānaka history';**
- 3. Agree that Jude Battson shall attend the biennial Community Boards Conference to be held in New Plymouth 11-13 April 2019;**
- 4. Rescind the following motion from the Wānaka Community Board meeting of 15 November 2018:**

Delegate the power to hear any submissions and make a recommendation to Council to three Wānaka Community Board members: Ms Battson, Ms Harrison and Councillor McRobie.

And resolve instead that the Wānaka Community Board:

Delegate the power to hear any submissions and make a recommendation to Council to three Wānaka Community Board members: Ms Harrison, Councillor McRobie and Mr Taylor.

The meeting concluded at 11.25am.

Wānaka Community Board
21 February 2019
Page 11

Confirmed as a true and correct record:

Chairperson

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