

Minutes of a meeting of the Wānaka Community Board held in the Lake Hāwea Centre, Hāwea on Thursday, 4 April 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:

Dr Thunes Cloete (General Manager, Community Services), Mrs Maddy Dowman (Parks and Reserves), Mrs Joanne Conroy (Property Advisor, APL Property Ltd), Mr Cameron Jones (Land Development Engineer), Ms Diana Manson (Parks and Reserves Officer) and Ms Jane Robertson (Senior Governance Advisor); one member of the media and approximately 45 members of the public

Special Announcements

The Chairperson acknowledged the tragedy in Christchurch on 15 March and the terrible impact it had had on the Moslem community as well as the local community.

Apologies/Leave of Absence Requests

There were no apologies or requests for leave of absence.

Declarations

No declarations were made.

Public Forum

1. Callum Stevenson (Aubrey Road Residents Association)

Mr Stevenson expressed concern about the removal of all on-street parking along Aubrey Road between Anderson Road and Kings Drive in favour of cycleways. Following the issue of several infringement notices to residents the Council had been contacted expressing concern about the adequacy of the design, implementation and process of installing the cycleways. Several emails from a variety of parties had been received admitting a lack of consultation but no explanation about the process had been provided. The Land Development and Engineering Code of Practice required that at least one on-street carpark be provided for each residential dwelling or lot and as part of the subdivision consent each dwelling was entitled to one on-street carpark. Mr Stevenson asked the Council to provide each resident of Aubrey Road with some form of visitor parking.

2. Michael Ross

Mr Ross advised that the Queenstown Airport ('QAC') Statement of Intent ('SOI') contained numerous references to Wānaka Airport, indicating that redevelopment was likely. Prior to this occurring, he had assumed that the topic would have been debated in the community. He was concerned that the Council discussions about the SOI had not been public and it was not included

as a discussion on the Board agenda, despite a request several days ago for this to occur. He questioned why there had been no discussion at Board level about such a huge local topic as it was the Board's role to consider any matter of interest or concern to the community. He believed that the Board should call a special meeting to discuss the SOI in public.

3. Gerry Rowley, Mt Barkers Residents Association.

Mr Rowley stated that he was concerned about the future of Wānaka Airport, especially about the effects of over-tourism. He was concerned that QAC's plans for it had changed since it had undertaken consultation in 2016. In the interim, the Queenstown community had rejected plans to extend noise boundary limits. New consultation should be undertaken in Wānaka because the expectations for Wānaka Airport would have also changed as a result.

4. Graeme Perkins, Chair Luggate Community Association

Mr Perkins advised that he supported the views expressed by Michael Ross. Luggate residents had many concerns about what went on at Wānaka Airport. The 2016 consultation had been about governance but he considered it was a conflict of interest for the Council to be both principal shareholder and landlords of Wānaka airport whilst also representing it. He questioned how the Council could represent the community effectively when it did not appear to understand the latest ground swell of opinion. The community was nervous that future activities at Wānaka Airport would have an adverse effect over the whole valley.

5. Yeverley McCarthy

Mrs McCarthy advised that the Wānaka Community House's fundraising currently stood at a total of \$2.9M but needed a total of \$3.9M to complete the project. The shortfall could be covered by a loan but it was important to raise the money so that the facility could open unencumbered. It would be a vibrant community hub with 40 tenants signed up to date and with constant inquiries being made. The Trust would ask for \$50K operating funding from the Council's 2019/20 draft Annual Plan.

On behalf of the Board, the Chair congratulated the Community House Trust on delivery of this project.

6. April Mackenzie, Chair, Hāwea Community Association ('HCA')

Ms Mackenzie advised that the HCA sought further explanation about the Hāwea wastewater treatment plant and the fact that it had been operating whilst being non-compliant with the Otago Regional Council resource consent for at least 7 years. She noted that the Otago Daily Times had quoted the Mayor as saying that it was acceptable to continue operating as noncompliant because it was not worth investing in the scheme in the short term. She questioned whether this was an acceptable position and asked what steps the Council needed to make to make the scheme compliant. She asked for the matter to be included on a future Board agenda.

7. Barry Lee

Mr Lee spoke on behalf of Helwick and Ardmore Street property owners. He asked why key stakeholders such as the commercial property owners and their tenants had not been consulted about the recent activation trials. He believed

that these trials had highlighted the lack of parking and lack of easy thoroughfare in central Wānaka. During the trials local businesses had experienced up to a 40% drop in foot traffic and such activities had a detrimental effect on local businesses and jobs. As major ratepayers he believed they should have been notified.

On the motion of Councillor Smith and Councillor MacLeod, the Wānaka Community Board resolved that Standing Orders be suspended to allow the period of the Public Forum to be extended.

8. Neville Harris

Mr Harris tabled his submission but did not address the Board.

9. Frances Copland

Mrs Copland advised that the Millennium Walkway had been a year 2000 project and it was a project that had been done for the people by the people. The fact the tiles were not all uniform was part of their charm and they were a work of art done by people in the community. She questioned why the Board wanted to change things and asked whether the proposed relocation of the pathway tiles had been the subject of Board discussions held without due process. She had collected 1,700 signatures in a petition opposing the path's removal in 10 days but the Board was not listening to the community and had its own agenda. She expressed frustration at the cost of other initiatives such the activation trials.

10. Graeme Todd

Mr Todd addressed the Board about plans to demolish the Millennium walkway. He noted that it had been constructed following extensive consultation and had been funded by the community and individuals. It was disrespectful to these people to demolish it and there had been inadequate consultation and predetermination by the Board.

He asserted that until recently all consultation had indicated that the tiles would remain in their present position and the walkway retained. The community wanted the walkway tiles to be left where they are. If plans to demolish the walkway went ahead he intended to seek an injunction to stop work and a judicial review of the processes.

11. Liz Hall

Mrs Hall was of the view that the Millennium Pathway had not been part of the Wānaka Lakefront Development Plan for some time. She noted that the trial to move the tiles had not been successful and the Council had nowhere to store the tiles which indicated that it had no intention to follow this course of action. The plan released two days ago was the first indication that the Millennium Pathway was to be moved. She considered that the Council and Board had their own agendas and were not listening to the public. Tourists continually admired Wānaka and she asked the Board not to ruin it. She suggested that the Council fix the broken tiles and relocate the cycle path.

12. Dean Fluitt

Mr Fluitt said the lakefront was not broken so the Board should leave it alone. Preventing parking there was stopping people sitting there enjoying the view. If the development plan proceeded as currently drafted the community would lose this parking and vehicular access to the lakefront.

13. Andrew Miller

Mr Miller was critical that there was no opportunity for public involvement in the shape of the long-awaited Wānaka lakefront development yet the Board was contemplating approving it today. It would be irresponsible to approve the plan whilst there were still public concerns about the future of the Millennium Pathway and lakeside parking. He believed that the community should have at least a month to review the plans with implementation embedded with the masterplan and all considered together.

On the motion of Councillor Smith and Councillor MacLeod the Wānaka Community Board resolved that Standing Orders be reinstated.

The meeting adjourned at 10.49 am and reconvened at 10.51 am.

Confirmation of Agenda

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

Confirmation of Minutes

On the motion of Councillor McRobie and Ms Battson the Wānaka Community Board resolved that the minutes of the Board meeting held on 21 February 2019 be confirmed as a true and correct record.

1. Wānaka Lakefront Development Plan Design of Stage 2, South Beach

A report from Maddy Dowman (Projects Officer, Parks and Reserves) presented proposed changes to the design of stage 2 of the Wānaka Lakefront Development Plan. The changes proposed were (a) for the Millennium Walkway to be incorporated into the feature gardens with the same content to be engraved onto a new tile; and (b) for the design process for carparking to be deferred to allow it to coincide with the Wānaka Town Centre Masterplan process, with (c) various actions to offset the loss of approximately 120 lakefront carparks. The report noted that this would have an impact upon the project timeline and sought approval of the updated timeline. It also sought approval of detailed design that would incorporate the proposed changes.

The report was presented by Mrs Dowman and Dr Cloete.

Dr Cloete presented an alternative series of recommendations which recommended deferring the stage 2 development until the masterplan had developed a long term solution for parking on the lakefront and to defer the construction of the 4 metre pathway until parking had been resolved. Consequential recommendations were to amend the timeline for implementation of the Wānaka Lakefront Development Plan and to proceed with detail design of Stage 3.

Ms Brown questioned the proposed approach to carparking in the report as she considered it a departure from what she had understood previously. She also asked why it was necessary to move the Millennium Pathway if the carparking was not being put in. She observed that the 2016 plan had integrated management of the reserve with carparking as well as the Millennium Pathway and she had supported this approach. It had also been widely supported in the community. She considered that the lakefront was a destination and it was important to be able to park there.

Dr Cloete advised that the recommendation to defer the carparking was because it was a key component of the Wānaka Masterplan. Planned consultation on the Masterplan could raise matters that would alter the position on lakefront parking. He advised that consultation on the Wānaka Masterplan should be ready to commence by the end of May with an outcome expected by the end of September.

Mr Taylor agreed that parking was the key issue but that what was proposed in the report was significantly different from earlier plans. He considered that proceeding without having the parking addressed would be a mistake.

Councillor McRobie observed that the position had changed because of the Wānaka masterplan and it was important to review the total component of parking in town rather than doing it piecemeal. However he was concerned that the masterplan process could significantly alter the direction taken on Wānaka lakefront parking and away from the Board's control. Accordingly he suggested that part (2) of the recommendation be amended to defer stage 2 of the lakefront development until the lakefront parking issues were resolved to the Board's satisfaction. This would serve to uncouple it from the Wānaka Town Centre Masterplan outcomes. This approach was supported by the rest of the Board.

Dr Cloete confirmed that there would be financial implication of deferring the contract as signalled in part (3) of the recommendation.

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

- 1. Note the contents of this report;**
- 2. Agree to defer the Wānaka Lakefront Development Plan Stage 2 project until the lakefront parking issues are resolved to the satisfaction of Wānaka Community Board;**

- 3. Agree to defer the contract for the construction of the 4 metre wide pathway with The Roding Company until such time as point (2) has been agreed, including associated cost;**
- 4. Agree to amend the timeline for implementing the Wānaka Lakefront Development Plan accordingly; and**
- 5. Agree to proceed with detailed design of Stage 3, Lakeside.**

2. Notification of Right of Way and Underground Services Easements associated with 434 Domain Road, Hāwea

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for a right of way and underground services easements over Council recreation reserve in Hāwea and whether the intention to grant the right of way easement should be notified. The report recommended that the notification of the application be approved and that the Board appoint three members to hear any submissions and make a recommendation to Council.

Items 2 and 3 were presented by Mrs Conroy. She confirmed that the area concerned was not the whole of the fenced part of the reserve.

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

- 1. Note the contents of this report;**
- 2. Approve notification of intent to grant right of way easement over Council recreation reserve (Hāwea Section 32 Block IV Lower Hāwea SD) in favour of the proprietors of 434 Domain Road, Hāwea (Lot 1 DP 491433) with any easement to be registered under Lot 2 of the proposed subdivision plan;**
- 3. Include mention of service easements in the notification; and**
- 4. Appoint Ms Battson, Ms Harrison and Mr Taylor (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.**

3. Easement over the Dampier Bay Recreation Reserve, for Combings Farm, Wānaka – Mount Aspiring Road

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application to establish two service easements to convey lake water for irrigation, and associated electricity, over the Dampier Bay Recreation Reserve, adjacent to Combings Farm, Wānaka – Mount Aspiring Road. The report recommended that the easements be granted subject to conditions and further that public notification of the intention to grant the easements was not required because the rights of the public to access the reserve would not be permanently affected and the easements did not materially alter or damage the reserve.

Councillor MacLeod stated that it would be courteous to consult the Guardians of Lake Wānaka about taking water from the lake. Members agreed that this was a reasonable addition to the conditions and agreed to add it as 2(o) to the resolution.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council that subject to section 48(1) of the Reserves Act 1977, two underground easements for the right to convey water and electricity over Section 12 BLK XIII Lower Wānaka SD and Section 18 BLK XIII Lower Wānaka SD (Recreation Reserve) in favour of Après Demain Limited of Lot 1, 3 & 4 LT517513, is endorsed subject to the following conditions;**
 - a. Any necessary resource consent, including for earthworks, and any relevant variations, are obtained for the proposal.**
 - b. Approval from LINZ for any authorisations necessary to convey and draw water over the bed of Lake Wānaka, including pumps.**
 - c. Notify and liaise with QLDC Infrastructure Department in advance of any onsite works, so that they can oversee and provide input relating to any existing in-ground infrastructure;**
 - d. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment**
 - e. A \$2,000 bond payable to the Queenstown Lakes District Council prior to any excavation and the instillation of pipes commencing;**

- f. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the sites and make specific reference to signage along the Millennium Track;**
- g. Certificate of adequate public liability cover by those undertaking the works to be received by APL Property prior to commencement of works;**
- h. All electrical cables shall be either buried, or on rocky slopes located within galvanised pipe affixed to rock such that it cannot move. The pipe shall go down to meet the exposed cable when it is within 400mm of the surface at the rock. The cable shall be neutral screen i.e. incorporating an outer layer of protection beyond the main cables carrying the current in case of cable strike. Prior to any onsite works, the methodology shall first be confirmed as appropriate by an APL authorised electrical contractor, and within one week of the works on each easement completing, the applicant shall contact APL to arrange for the work to reviewed by an APL authorised electrical contractor. All directions of that electrical contractor shall be followed by the applicant, and all costs for the methodology review and works review shall be borne by the applicant.**
- i. The work site to be evidenced by before and after photographs, video or similar to be provided by the applicant to APL;**
- j. QLDC Parks and Reserves to be consulted prior to pipe installation or native vegetation disturbance.**
- k. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Parks & Reserves Department.**
- l. Reinstatement of the Millennium Track immediately following installation and to the satisfaction of the Upper Clutha Tracks Trust**
- m. Council to retain the ability to vary permitted water take through Recreation Reserve.**

- n. **Easement approval to be valid for a period of up to 5 years from the date of full Council approval.**
 - o. **Notifying the Guardians of Lake Wānaka.**
 - 3. **Recommend to Council that notification to grant the easements is not required, as a statutory test in Section 48(3) of the Reserves Act 1977 is met for the reasons set out in this report; and**
 - 4. **Recommend to Council that authority to approve final terms and conditions, and execution authority, is delegated to the General Manager Community Services; and**
 - 5. **Recommend to Council that the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of the easements to the applicant over Section 12 BLK XIII Lower Wānaka SD and Section 18 BLK XIII Lower Wānaka SD – Recreation Reserve.**
4. **Road Naming Application – David Reid (Alpine Estate) application to name four roads on Lot 2 DP 498936 (as subdivided by RM170065)**

A report from Cameron Jones (Land Development Engineer) assessed the application from David Reid of Alpine Estate to name four roads associated with the subdivision of Lot 2 DP498936 on Deans Drive, Wānaka. The report recommended that the names 'Doug Ledgerwood Drive', 'Campbell Road', 'Peterculter Drive' and 'Marjon Drive' be approved.

The report was presented by Mr Jones.

The Chair observed that the names should have local relevance and whilst Campbell Road acknowledged a station owner from the 1900's he was unaware of the history of Peterculter and Marjon. Further, he was opposed to developers' names being used in road naming and was therefore uncomfortable with the request for the name 'Doug Ledgerwood Drive'.

Mr Jones advised that the suggestions were deemed to be outside the policy and this was the reason they were being presented to the Board for a decision.

Ms Brown noted that with the number of new subdivisions in the area there needed to be a concerted effort to keep adding to the register of potential road names.

Because of the concerns about the suggestions, the Chair indicated that he would take each recommended road name separately.

Doug Ledgerwood Drive

Ms Battson advised that she did not support the name and considered it was too long anyway. Councillors Smith stated that he did not support this name because of its direct connection with the developer.

Mr Campbell advised that the policy allowed road names of up to 15 characters and this suggestion was 15 characters exactly.

On the motion of Councillor MacLeod and Councillor McRobie it was resolved that the Wānaka Community Board approve the application for the new road name Doug Ledgerwood Drive.

Councillor Smith and Ms Battson recorded their votes against the motion.

Campbell Road

On the motion of Mr Taylor and Councillor MacLeod it was resolved that the Wānaka Community Board approve the application for the new road name Campbell Road.

Peterculter Drive/Marjon Drive

Some concern was expressed that the application did not explain the local relevance of these proposed names.

On the motion of Mr Taylor and Councillor MacLeod it was resolved that the Wānaka Community Board approve the application for the new road names Peterculter Drive and Marjon Drive.

Ms Battson, Ms Harrison and Councillor Smith recorded their votes against the motion.

It was **agreed** unanimously that the Wānaka Community Board undertake a review of the list of potential road names.

5. Chair's Report

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

- Wānaka Masterplan
- Wānaka Recreation Centre
- Poll regarding Tourist Levy

The report also updated the actions from the previous Board meeting and appended the Infrastructure Team Summary Report, Minor Improvements Update and Parks and Reserves Capital Programme and Renewals.

Members provided general updates on local community activities with the following items of note raised:

- Link Upper Clutha would henceforth be part of the Alpine Community Development Trust which had been necessitated by the end of their funding support.
- The Mt Barker Residents' Association hoped to know from NZTA by month end the outcome of the Ballantyne Road business case.
- The Wānaka Residents' Association had officially wound up.
- The Board acknowledged the Council's 'My Places' meetings and all involved in managing the Wānaka activation trials. It was also positive to see progress with minor works projects.
- The Hāwea Community Association had been having discussions about the District Plan township zone and was concerned to find out what was happening with wastewater.
- The cavalcade at the Hāwea Domain had highlighted the need for a water supply to be installed and to have a Reserve Management Plan in place.
- The Wānaka Alcohol Group had recently become an incorporated society so was now a formal entity.

On the motion of Ms Harrison and Councillor McRobie it was resolved that the Wānaka Community Board note the contents of the report.

The meeting concluded at 11.56am.

Confirmed as a true and correct record:

Chairperson

DATE