

Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday 3 December 2020 commencing at 10.00am

Present:

Mr Barry Bruce (Chair), Ms Jude Battson, Mr Chris Hadfield, Councillor Calum MacLeod, Councillor Niamh Shaw, Councillor Quentin Smith, Mr Ed Taylor

In attendance:

Mr Mike Theelen (Chief Executive), Dr Thunes Cloete (General Manager, Community Services), Ms Briana Pringle (Parks and Open Spaces Manager), Mr Aaron Burt (Senior Parks Planner), Ms Sarah Mitchell (Property Advisor, APL Property Ltd), Mr David Wallace (Manager, RM Engineering), Ms Katherine Robertson (Planning Support), Mr Andrew Edgar (Asset Engineer), Mrs Haylee Carr (Roading Contract Technician) and Ms Jane Robertson (Senior Governance Advisor); three members of the media and six members of the public

Apologies/Leave of Absence Applications

There were no apologies.

The following requests for leave of absence were made.

- Councillor MacLeod: 10-15 December 2020
- Ms Battson: 19-24 December 2020

On the motion of Councillor Smith and Mr Taylor the Wānaka Community Board resolved that the requests for leave of absence be granted.

Declarations of Conflicts of Interest

No conflicts were notified.

Public Forum

1. Alan Richardson

Mr Richardson spoke about arrangements for carparking within stage 2 of the Wanaka Lakefront Development. He supported removing camper van parking from the lakefront but feared that the problem of parked vehicles obscuring the view would simply return if the project proceeded as proposed. He wanted a solution that ensured vehicle accessibility without ruining the view, so suggested that the number of mobility parks be increased and that a temporary drop off zone be introduced. He also suggested increasing the present four mobility parks to ten at each end to cater for those truly in need. The drop-off zone would cater for families who could stop briefly to unload supplies. This would leave a viewing area 100 parks wide. He believed this was a workable solution because people would be satisfied with the parking arrangements if they were able to stop to unload in the temporary zone.

The Governance Advisor advised that there were two further members of the public at the meeting who wished to speak in the Public Forum. She advised that Standing Orders allowed the Chair to waive the requirement to pre-register for the Public Forum.

The Chair advised the members of the public in attendance at the meeting that they were permitted to address the Board without having registered.

2. Ben King (Legal Counsel, Todd & Walker Law Ltd)

Mr King spoke on behalf of the Upper Clutha A&P Society. He stated that the officer report was largely correct but his intention was to address matters with which the Society had concerns. The Society's current permitted use as detailed on the lease agreement was very restrictive, the result being that except for storage, the facilities could only be used one weekend per year for the A&P Show. This was the waste of a resource that could otherwise be used by the A&P society and others in the community. Such a use was enabled in the Reserve Management Plan and was permitted in the Upper Clutha Rugby Club's lease agreement, with this group only as far away as the other side of the park.

3. Mike Scurr (Chair, Upper Clutha A&P Society)

Mr Scurr asked that when the lease application was notified, the Board used the wording for intended use as put forward by the A&P Society, and not the wording recommended in the officer report. The Society understood that there may be some objections but such concerns could be dealt with as part of the notification and hearing process.

Confirmation of Agenda

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

Confirmation of Minutes

Councillor Shaw noted that Mr Deaton (public forum speaker) had not actually submitted a formal application and therefore it was incorrect to refer to 'his application.' She asked that the minutes be amended to read 'his *proposed* application'.

On the motion of Mr Bruce and Mr Taylor the Wānaka Community Board resolved that the minutes of the meeting held on 5 November 2020 as amended be confirmed as a true and correct record.

1. **Wānaka Lakefront Development Plan Stage 2**

A report from Maddy Dowman (Parks Projects Officer) presented the developed design and sought Board approval to proceed with detailed design and implementation of Stage 2 of the Wanaka Lakefront Development Plan. The report noted that the preferred community outcome had been *concept option 1*, featuring

new car parking spaces along the lakeside of Ardmore Street and new millennium pathway tiles to be placed in a new location, alongside the active travel promenade. Dr Cloete and Ms Pringle presented the report. Ms Pringle explained aspects of the developed design. She advised that the estimated cost of delivering stage 2 was \$2.8M which included landscape development, relocation of the millennium tiles and overall design.

Councillor Smith observed that the view shafts had been widened in the developed design, resulting in the loss of ten carparks. He asked whether this aspect of the design could evolve further. Mr Taylor agreed that finding the balance between providing carparking and preserving the view was of great interest to the public. Ms Pringle advised that carparking and view shafts could be adapted as part of detailed design, although Dr Cloete noted that staff wanted to proceed to final design without delay.

It was noted that the addition of further mobility parking spaces would be looked at as part of detailed design. Members were also keen to ensure that the informal play area was left as natural as possible.

Councillor Smith indicated that he was prepared to support the recommendation because the concept had received broad public support and would evolve through detailed design.

Mr Taylor commended staff for their willingness to work through the concerns that had been raised about the original concept plans. He considered that the plans had moved a long way and he was confident that the final result would be very attractive.

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

- 1. Note the contents of this report;**
- 2. Approve the recommended developed design based on the Stage 2 design outcomes received through community engagement;**
- 3. Agree that final detailed design plans of Stage 2 will be confirmed as appropriate by the General Manager – Community Services in discussion with the Chair of the Wānaka Community Board.**
- 4. Agree that once the detailed design plans of Stage 2 have been approved, the project can move to implementation.**

2. Hāwea Domain Draft Reserve Management Plan

A report from Christine Skipworth (Parks and Reserves Planner) presented the Hāwea Domain draft Reserve Management Plan for adoption so that the statutory consultation period could begin.

Ms Skipworth presented the report. She confirmed that engagement with current users had occurred as part of preparing the draft plan.

There was further discussion about the consultation period. Members wanted consultation to cover the holiday period so that non-permanent residents could submit, but if consultation started immediately, it would be open for up to three months which was much longer than usual. Staff pointed out that there was a statutory shut down over the Christmas period and it would be better to retain the usual consultation period but start it later to capture holiday-makers.

Councillor MacLeod observed that there was extensive use of the word 'appropriate' in the draft plan. He suggested that it be used more cautiously, especially because he considered it a subjective word.

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

1. **Note the contents of this report;**
 2. **Approve the Draft Hāwea Domain Reserve Management Plan for public notification in accordance with section 41(6) of the Reserves Act 1977; and**
 3. **Appoint a Hearings Panel comprising Mr Barry Bruce, Ms Jude Battson and Councillor Quentin Smith to hear submissions and make a recommendation on the Draft Hāwea Domain Reserve Management Plan to the Wānaka Community Board.**
3. **Upper Clutha A&P Society – Notification of intention to grant a lease variation for permitted use**

A report from Dan Cruickshank (APL Property Ltd) sought Board approval to notify the intent to grant a lease variation to the Upper Clutha A&P Society relating to the permitted use of activities for the society. This was to enable a double storey structure to be constructed, because only a single storey building had been anticipated when the lease had been granted in 2015. The report noted that A&P Society also wanted to include other community uses in the lease but expressed concern that expanding the permitted use may create unintended effects on adjacent neighbours and reserve users. Accordingly, the report recommended terms and conditions that would accommodate some of the society's needs.

Mr Burt presented the report.

Members considered the differences between the A&P Society's wording for the lease variation and the recommended option provided by the report writer. Members questioned whether what the society proposed was too broad and could ultimately be ambiguous. However, there was also acknowledgement that the rugby club's lease was much more permissive than the society's and they were essentially on the same area of land.

Dr Cloete reminded the Board that the application would be publicly notified and through this process the effects of activities on the reserve would be considered. The A&P Society itself could also make a submission.

Mr Taylor asked about the inconsistencies with the rugby club's lease conditions and whether because of their proximity to each other, the leases shouldn't be more aligned. Mr Burt advised that staff were engaging with the Upper Clutha Rugby Club to define the purpose more specifically in order to remove any ambiguity.

Following further discussion, the Board agreed to change the recommendation and instead to approve the text for public notification of the purpose to that favoured by the A&P Society.

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

- 1. Note the contents of this report;**
- 2. Approve notification of the intention to grant a lease variation for the Upper Clutha A&P Society with the following permitted use:
The Lessee shall use the Premises or Permit the Premises to be used only for:
 - a. The Lessee's purposes (being the holding of the Lessee's annual Agricultural and Pastoral Show, storage of equipment used for this show and other related purposes); and/or*
 - b. Other community organisations purposes (being non-commercial activities which support the function and needs of the Upper Clutha community).***
- 3. Appoint Ms Battson, Councillor MacLeod and Mr Taylor (any two of whom can form a hearing panel) to hear any submissions and make a recommendation to Council in accordance with section 120 of the Reserves Act.**

4. Temporary Road Closure Application – Challenge Wanaka 2021

A report from Sarah Mitchell (APL Property) detailed the temporary road closures sought for Challenge Wanaka 2021 and sought Board approval of the temporary closures subject to several recommended conditions.

Ms Mitchell and Mr Wallace presented the report.

Ms Mitchell noted that in the early consultation some concern had been expressed about business access and arrangements had been made for clear range convoy access at specific times which had addressed the concerns. The organisers were also planning to contact all residents past the closure point in order to lock in specified times for access. Agreed timings would be included in the final public notification advertisement.

Councillor MacLeod asked about procedures to ensure aquatic pest eradication before competitors entered Lake Wānaka. Ms Mitchell undertook to follow up this question with the event organisers.

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

- 1. Note the contents of this report;**
- 2. Approves the temporary road closure application for the Challenge Wānaka 2021 event subject to the following conditions:**
 - a. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.**
 - b. The applicant must make provision for piloted controlled access through the road closures for affected commercial operators getting clients to their activities to the satisfaction of the Wānaka Community Board.**
 - 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 applicant must ensure access is available for emergency services, QLDC Road Maintenance Contractor any other Council maintenance contractors if required and a mobile phone contact must be provided to NZ Police in the event of the need for emergency access.**
 - f. The applicant shall notify all affected parties including residents and businesses who operate within and beyond the closure areas of the extent of the temporary road closure and ensure their needs are suitably catered for. Contact details for the event organiser must be provided in this notification.**

- g. The applicant must liaise with the Department of Conservation (DOC) to ensure people accessing or returning from the walking tracks beyond the closure area are aware of the closures and suitable access through the closures is provided for, if required.
- h. A reminder notice advising of the duration and dates of the closure shall be distributed to DOC and all affected parties, including residents and businesses who operate within and beyond the closure areas, at least ten working days prior to the event. A copy of this notice is to be supplied to APL Property.
- i. 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.

3. Authorises the following schedule of road closures:

Otago Secondary Schools & Tri NZ Secondary Schools Event

Road to be Closed: Wānaka Mt Aspiring Road from Motatapu Road to Hospital Flat

Period of Closure: 1200 to 1600 Thursday 18 February 2021

Road to be Closed: Motatapu Road for 2.5 km from Wānaka Mt Aspiring Road

Period of Closure: 1300 to 1600 Thursday 18 February 2021

Challenge Wānaka Half

Road to be Closed: Wānaka Mt Aspiring Road from Motatapu Road to Treble Cone Ski field turnoff

Period of Closure: 0700 to 1230 Saturday 20 February 2021

Road to be Closed: All of Motatapu Road

Period of Closure: 0900 to 1600 Saturday 20 February 2021

5. **Road Naming Application: Horseshoe Bend Drive**

A report from Kat Robertson (Planning Support) presented an application to name an existing private right of way *Horseshoe Bend Drive*. The report noted that no alternative name had been provided and one neighbouring party had opposed the road name. Notwithstanding that, the name was not contrary to the road naming policy and it was recommended that the Board approve the name.

Ms Robertson and Mr Wallace presented the report. Mr Wallace noted that since preparation of the report, one further affected party had submitted their approval.

Members asked why the matter was being considered by the board, especially as the roadway in question had been known informally as 'Horseshoe Bend Drive' for a number of years. Mr Wallace advised that the lack of APA from all affected parties required the Board to determine the outcome. He confirmed that following naming, it would remain a private roadway.

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

- 1. Note the contents of this report; and**
- 2. Approve the application for the following new road name:**
 - a. Horseshoe Bend Drive.**

The meeting adjourned at 11.03am and reconvened at 11.08am.

6. **Parking Restrictions at the Roy's Bar Marina**

A report from Alex Jamieson (Parks and Reserves Planner) sought Board approval to introduce a four hour time limit for parking in the Roy's Bay Marina to stop working people from parking in this location all day and to provide spaces for reserve users from whom there was a high demand for parking.

Dr Cloete and Ms Pringle presented the report.

Councillor Smith expressed the view that four hours was a suitable time limit because it would fit in with how operators used their boats. It was noted however, that parking throughout in the area was likely to be readdressed as part of Stage 5 of the Wanaka Lakefront Development Plan, meaning that it could change at a later date.

The Board supported the proposed introduction of a time limit and asked that it be introduced before the very busy summer period. In addition, it was noted that the area was monitored by CCTV and the Harbour Master supported the introduction of a parking time limit in this area.

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

- 1. Note the contents of this report; and**
- 2. Approve the proposed new parking restriction of a four hour time limit at the Roy's Bay Marina, noting that these will come into force once signed or marked.**

7. Additional parking restrictions under the Traffic and Parking Bylaw 2018

A report from Haylee Carr (Roading Contract Technician) detailed a variety of new (and updates to existing) parking time limits for which Board approval to introduce and enforce was sought. The parking restrictions proposed for approval fell into different categories:

- New parking restrictions
- Hatching required on non-standard parking spaces
- No stopping restrictions in various locations
- A heavy vehicle restriction for the full length of MacPherson Street

Mr Taylor asked about the introduction of four ten minute parks outside Paper Plus to provide short-term parking options for people to use the Post Office agency in the shop. It was noted that this proposal was assessed in the Chair's Report.

Councillor MacLeod observed that there were many non-standard parking spaces all over Wānaka, such as the example shown in Russell Street, that could not accommodate a car, but could be used for motorcycle or cycle parking. Rather than marking them with 'no parking' yellow lines, he suggested that in future such 'half' car parks be designated as motorcycle parks.

Councillor Smith noted that consideration would have to be given in the future to providing a greater number of EV parking stations.

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

- 1. Note the contents of this report; and**
- 2. Approve the changes to new and existing restrictions applying to the on-road and off-road parking restrictions [as shown in Attachment A to these minutes], noting that these will come into force once signed or marked.**

8. Chair's Report

A report from the Chair presented:

- An update on the appointment of a new Upper Clutha Liaison Manager;
- A proposal to introduce new parking arrangements outside the NZ Post Agency at the corner of Dunmore and Helwick Streets;

- A proposal to allocate funding from the Minor Improvement Works Budget to paint a mural in the new underpass and to appoint local artist Chrissy Wickes to oversee the project; and
- News from the Upper Clutha Libraries and the Wānaka Recreation Centre.

The Chief Executive advised that in his view, any change to parking arrangements needed to be undertaken in accordance with the Traffic and Parking Bylaw. He suggested that the best way to expedite the request was to add the proposal for consideration at the next meeting of the Traffic and Parking Subcommittee. The Governance Advisor noted that there was a meeting scheduled for the following week and Mrs Carr undertook to add any recommendation from the Board to her report in which a number of other new parking restrictions were being put forward.

Mr Hadfield spoke in support of the Board allocating funding to developing a mural in the new underpass.

Members presented updates on their community areas and interests:

- The Alpine Community Network Trust had observed greatly increased demand for its services in 2020.
- Councillor Shaw reported on increasing awareness of the fire risk for properties at the bottom of Mt Iron and the community was keen to explore ways of mitigating the risk.
- The Chair reported that a meeting of the millennium tiles group had taken place recently. Some sensitivities were evident but the group was generally heading in the right direction.
- Mr Taylor advised that the Mt Barker Residents Association was very happy that work on Ballantyne Road had started and he paid tribute to the work of Alison Howie in her communications and consultation with local residents.
- Visitations at the I-site were one-fifth of the usual number and there had been little spill-over in Wānaka from the Queenstown Marathon.

On the motion of Mr Bruce and Mr Taylor it was resolved that the Wānaka Community Board:

- 1. Note the contents of this report;**
- 2. Recommend to the Traffic and Parking Subcommittee that a bus stop on Dunmore Street be converted to four 10-minute carparks and an existing carpark on Helwick Street be converted to a disabled parking bay;**
- 3. Approve the spend of \$2,800 from the Minor Improvements Works Budget; and**
- 4. Authorise the Chair to engage the services of Ms Wickes to oversee the development and delivery of the mural, including required consent applications.**

The meeting concluded at 11.52am.

CONFIRMED AS A TRUE AND CORRECT RECORD

CHAIR

DATE