



Order Paper for the Meeting of the

WANAKA COMMUNITY BOARD

Thursday, 3 August 2017

commencing at 10.00am

In the Armstrong Room,

Lake Wanaka Centre, Wanaka

9.12 ITEMS OF BUSINESS NOT ON THE AGENDA WHICH CANNOT BE DELAYED

A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with the item and the Chairperson provides the following information during the public part of the meeting:

- (a) the reason the item is not on the agenda; and
- (b) the reason why the discussion of the item cannot be delayed until a subsequent meeting.

s. 46A (7), LGOIMA

Items not on the agenda may be brought before the meeting through a report from either the chief executive or the Chairperson.

Please note that nothing in this standing order removes the requirement to meet the provisions of Part 6, LGA 2002 with regard to consultation and decision-making.

9.13 DISCUSSION OF MINOR MATTERS NOT ON THE AGENDA

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

REFERENCE:

Queenstown Lakes District Council Standing Orders adopted on 15 December 2016.

Agenda for a meeting of the Wanaka Community Board to be held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 3 August 2017 commencing at 10.00am.

Item	Page Number	Report/ Item Title
		Karakia/Prayer
		Apologies/Leave of Absence Requests
		Public Forum
		Declarations of Conflict of Interest
		Matters Lying on the Table
		Confirmation of Agenda
	4	Confirmation of Minutes 22 June 2017
1	18	Temporary Road Closure - Wanaka A&P Show 2018
2	25	Licence to Occupy Road Reserve – Lot 8 (Business Subzone), Three Parks, Wanaka
3	34	Licence to Occupy Road Reserve – Otago Regional Council Ground Water Monitoring Bores, Hawea
4	44	Proposal to Vest Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy
5	49	Chair's Report

**Wanaka Community Board
22 June 2017**

Minutes of a meeting of the Wanaka Community Board held in the Meeting Room, Wanaka Fire Station, Ballantyne Road, Wanaka on Thursday 22 June 2017 beginning at 10am

Present:

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

In attendance:

Ms Meaghan Miller (General Manager, Corporate Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Stephen Quin (Parks Planning Manager), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Warren Vermaas (Resource Management Engineer), Mr Rob Darby (Senior Project Manager, Property and Infrastructure) and Ms Jane Robertson (Senior Governance Advisor); 4 members of the public and 3 members of the media

Opening

The meeting commenced with a karakia from the Chair.

Apologies

An apology was received from Ms Harrison who was on approved leave of absence.

Councillor MacLeod sought a leave of absence 17-26 July 2017 for Proposed District Plan commitments and to attend the LGNZ Annual Conference.

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

Public Forum

1. Bryan Lloyd

Mr Lloyd advised of plans to remove seven wilding conifers from Lismore Park, provided that there was no objection to their removal from the disc golf club. He tabled advice to this effect from the Council's Arboricultural Officer, this advice also setting out other recommended conditions for the trees' removal.

2. Graeme Perkins and Graham Taylor, Luggate Community Association

Mr Perkins and Mr Taylor expressed support for plans to classify and reclassify reserves within the Luggate Red Bridge Reserves. The community had funding to contribute to the reserves' development and they were awaiting confirmation that Council funding was going to be available in the 2017/18 Annual Plan.

Wanaka Community Board
22 June 2017
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The General Manager Corporate Services advised that it was recommended that Luggate Community Association receive a grant from the 2017/18 Annual Plan of \$5,000 per annum for two years for development of the Red Bridge Reserves.

3. Vanessa Robb and Bryan Kreft

Mr Kreft tabled and read a statement in support of the application for a Licence to Occupy ['LTO'] a section of road on Stratford Terrace. Mr Kreft's statement detailed the background to the existing encroachments, noting that these had been settled with Council although the records had been lost. He now wanted to build a fence for the safety of his grandchildren and needed to build on road reserve because of mature vegetation in place. He sought a LTO for 10 years, and if granted, this would enable discussions to take place with the Council about closing the road under the Public Works Act. In light of the fact that the actual road verge appeared to be about 2.5 metres away, the situation had existed for about 60 years and no other party was affected by the LTO, he asked the Board to approve the recommendation as presented in the report. He supported the report recommendation and was happy with the conditions suggested.

4. Allan Dippie

Mr Dippie addressed the Board about items 6-9 on the agenda. He noted that there were going to be a lot of new roads to name in Willowridge's Three Parks development and he believed that naming after tractors was a good, solid theme. However, he questioned the recommendation to decline the proposed name 'Umbers' which he believed was entirely suitable as Mr Umbers had done a lot for the local community. He asked that this name be approved.

Mr Dippie asked the Board to approve the new road name 'Jackson Rise'. He noted that this was a tribute to Jackson Aitcheson who had worked for Willowridge and had been killed in a motor accident in October 2016. The suggestion had been made by the Luggate community and Jackson's grandparents had been humbled and honoured by suggestion.

Mr Dippie considered that a simpler solution to the recommendation for item 9 ('Road Dedication, Quartz Development Group Ltd, Grandview Stage 2 Subdivision, Hawea') would be for the Council to write to Willowridge seeking an indemnity that it would never enforce the covenant against the Council.

5. Vicki Spearing (Quartz Development Group)

Ms Spearing stated that what Mr Dippie had just offered as a resolution to item 9 was a good option for Quartz Development Group. She noted that the staff recommendation was also acceptable to the company and if the Board was reluctant to follow Mr Dippie's suggestion without legal advice, she was happy for the Board to adopt the report recommendation because she did not want the development delayed.

Mr Quin noted a small oversight in the report in that it was both the roads and reserves that were subject to the covenant.

**On the motion of Ms Brown and Councillor McRobie
the Wanaka Community Board resolved to suspend**

standing orders to extend the public forum beyond 30 minutes.

6. Sarah Burdon (Lake Hawea Holiday Park)

Mrs Burdon stated that the purpose of the proposed park redevelopment was to upgrade the existing old camping ground infrastructure to improve customers' experience.

On the motion of Ms Brown and Mr Taylor the Wanaka Community Board resolved that standing orders be reinstated.

Declarations of Conflicts of Interest

Councillor MacLeod declared a conflict in respect of items 3 and 9 as the areas had been the subject of hearings on the Proposed District Plan mapping chapter. He undertook to sit back from the table for item 3 but did not consider there was a significant issue with item 9 and would remain in the meeting for that.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Mr Smith and Mr Taylor the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 11 May 2017 be confirmed as a true and correct record.

Councillors McRobie and MacLeod abstained from voting because they were not at the meeting.

1 Easement to Aurora Energy – Lake Hawea Holiday Park

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) sought the Board's endorsement of a recommendation to Council to grant an electrical easement over Recreation Reserve with legal description Section 2 Block II Lower Hawea Survey District to Aurora Energy Ltd. The report noted that the easement was required to replace existing overhead lines and transformer with a new underground power cable and ground based transformer. The report also recommended that the easement did not require public notification as it would not permanently affect the reserve or the ability of people to use and enjoy it.

This report and items 2 and 3 were presented by Mr Cruickshank and Mr Burt.

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

1. Note the contents of this report;

2. Endorse a recommendation to Council that an electrical easement over Recreation Reserve, Section 2 Block II Lower Hawea Survey District be granted subject to section 48 (1)(d) of the Reserves Act 1977, to Aurora Energy Ltd subject to the following conditions:
 - a. Aurora Energy Ltd to notify and liaise with QLDC Infrastructure Department and the lessee of the land Glen Dene Holdings Ltd in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
 - b. Requirement for a bond payable to QLDC prior to construction works commencing will be waived in this instance;
 - c. The work site to be evidenced by before and after photographs or video to be provided by the applicant;
 - 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. Certificate of adequate public liability cover to be received;
 - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property & Infrastructure Department and lessee Glen Dene Holdings Ltd. Reinstatement to include any fencing or other structures.
 - g. Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.
3. Endorse a recommendation to Council that notification of the intention to grant the easement 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

2 Licence to Occupy Road Reserve – 59 Stratford Terrace, Wanaka

A report from Blake Hoyer (Property Advisor, APL Property Ltd) assessed an application for a Licence to Occupy Road Reserve to enable the owner of 59 Stratford Terrace, Wanaka to install a fence in road reserve. The report observed that the stopping the strip of road reserve for the purposes of acquiring the land had been considered by the applicants but a Licence to Occupy was preferred. The report noted that by providing a medium term licence of 10 years the applicant would be able to install a fence now and

there was further time to consider options around road stopping. To this end, the recommendation provided leave for the Council to terminate the licence at any time and require the road to be stopped and acquired by the applicant at some point in the future.

Members agreed that it made sense for the land to be acquired eventually. Mr Cruickshank advised that the process took at least 6 months so the Licence to Occupy was an immediate solution and the 10 years recommended both provided time for the applicant to think about it and was in recognition of the historic situation.

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

- 1. Note the contents of this report;**
- 2. Grant a Licence to Occupy Road Reserve to Brian Kreft, the owner of 59 Stratford Terrace, Wanaka, for a period of 10 years to enable the installation of a fence subject to the following conditions:**
 - a. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.**
 - b. Any damage as a result of the works within the road reserve to be resolved to the satisfaction of Council Engineers at the cost of the applicant.**
 - c. The structures must not compromise roading or services maintenance activities.**
 - d. Ongoing maintenance of the structures is to be the responsibility of the Licensee.**
 - e. Landscaping within the road reserve, enclosed by the fence, is to be maintained by the Licensee.**
 - f. The applicant consents to the Licence being encumbered against Section 1 & Part Section 2 Blk XLII Wanaka to ensure the recommended terms and conditions continue in perpetuity for the duration of the licence.**
 - g. The licence shall remain at Council's pleasure and may be terminated at any stage.**
 - h. Upon termination or expiration of the Licence, the Licensee shall remove the structures from the road reserve and rectify any damage.**

Councillor MacLeod left the meeting at 10.42am.

3 Glen Dene Holdings – Affected Person’s Approval for Hawea Holiday Park Redevelopment

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) presented plans to redevelop the Hawea Holiday Park which was located on Council administered Recreation Reserve, and assessed whether or not to the Council should grant Affected Person’s Approval [‘APA’] as part of the resource consent process. The report recommended that the Board give APA as the redevelopment provided a significant upgrade of the facilities that would enhance the experience of park users.

Mr Cruickshank circulated updated redevelopment plans. He understood that the changes were relatively minor and consisted of a carport on the side of the proposed storage shed, a covered entry to the Top House Lodge and an extension to the ablution block.

In light of these changes, the Board agreed that the delegation to the General Manager Property and Infrastructure could be extended to approve any minor changes to the plans.

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

- 1. Note the contents of this report;**
- 2. Approve the provision of Affected Person’s Approval to Glen Dene Holdings, for the development within the Lease and Licence area.**
- 3. Delegate signing authority for the Affected Person’s Approval to the General Manager, Property and Infrastructure including any minor changes to the development plans.**

Councillor MacLeod re-entered the meeting at 10.47am.

4 Classification & Reclassification of Reserves – Luggate Red Bridge

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) considered the classification of several parcels of reserve land known collectively as the Luggate Red Bridge, suggesting that the various land parcels be classified differently, specifically, most as Historic Reserves but one section classified as Recreation Reserve. The report recommended that these classifications be approved for public notification, seeking objections.

The report was presented by Mr Cruickshank and Mr Quin. Mr Cruickshank confirmed that the purposes under the current classifications were now obsolete. He added that the proposal for a Historic Reserve was the first in this part of the district.

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

1. **Note the contents of this report;**
2. **Approve notification of the intention to classify and reclassify reserve land, collectively known as the Luggate Red Bridge Reserves, with legal descriptions:**

To be Historic Reserve

- a. **Lot 5 DP 490602**
- b. **Section 37 Blk VII Lower Hawea SD**
- c. **Section 6 Blk VII Lower Hawea SD**
- d. **Section 1 SO 489559**
- e. **Section 3 SO 489559**

To be Recreation Reserve

- a. **Section 34 Blk VII Lower Hawea SD**

3. **Appoint Councillor Calum MacLeod, Mr Quentin Smith and Mr Ed Taylor, any two of whom can hear any objections received and make a recommendation back to full Council on the proposed classification and reclassification.**

5 Proposal to Vest Various Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

A report from Aaron Burt (Senior Planner, Parks and Reserves) presented information about proposed reserves associated with five unrelated developments and recommended that the Board recommend to Council the vesting of these 13 proposed reserves identified within five unrelated developments and that reserve land and reserve improvement development contributions be offset for 10 of those reserves.

The report was presented by Mr Burt and Mr Quin.

There was further discussion about Lot 200 which was not eligible for an offset of reserve development contributions because it was needed for drainage. Mr Quin confirmed that such a 'pocket park' would not be permitted under the current Parks and Open Space Strategy. He added that there were plans to develop a narrow walkway that could extend through this site, but stairs may be necessary for access. Again, he stressed that a better outcome would have been possible under the current strategy.

With reference to the reserves from Quartz Development Group Ltd, Mr Quin suggested that the indemnity condition from item 9 should be included in the resolution so that the reserves were also covered. This could also include any indemnity conditions that the Board may wish to add in response to the comments made in the Public Forum.

Having regard to the offer made by Mr Dippie in the Public Forum, the Board agreed that the staff recommendation was satisfactory and legal advice was necessary if an alternative direction was contemplated. Accordingly, the Board agreed to add additional words: '*... or, subject to legal advice, an alternative indemnity.*'

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

1. Recommend to Council the vesting of the 13 identified proposed reserves be approved:

- a. Lots 200 and 201, Orchard Road Holdings 'Alpha Ridge' Meadowstone Drive
- b. Lots 96 and 97, GAD Ltd, Kirimoko Crescent
- c. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea
- d. Lots 998 and 999, Willowridge Developments Ltd 'Timsfield' Hawea
- e. Lot 1000, Exclusive Developments Ltd, 'Hikuwai' Aubrey Road

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

- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;
- ii. Presentation of the reserve in accordance with Council's standards for reserves;
- iii. A potable water supply point to be provided at the boundary of the reserve lot;
- iv. 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;
- v. A three year maintenance period by the current landowner commencing from vesting of the reserve, except for Lots 998 and 999 in 'Timsfield', which shall have a one year maintenance period;
- vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

vii. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea

Obtaining an indemnity from Quartz Development Group Ltd (and its directors and shareholders) in relation to any costs incurred by Council arising from any potential enforcement of the 'no complaints' covenant against Council, or, subject to legal advice, an alternative indemnity.

2. Recommend to Council that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment and the Parks and Open Space Strategy 2017, subject to recommendation three above, and excluding part of Lot 1000 'Hikuwai' (area of stormwater detention to be defined), all of Lots 998 and 999 in 'Timsfield' and all of Lot 200 in 'Alpha Ridge'.
3. Recommend to Council that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment (excluding Lots 998 and 999 in 'Timsfield' and Lot 200 in 'Alpha Ridge'), subject to:
 - a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
 - 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.

6 Road Naming Application – New subdivision of Lot 2 DP362505 off Orchard Road

A report from Warren Vermaas (Resource Management Engineer) assessed an application from Orchard Road Holdings Limited to name a new private road located off Orchard Road, Wanaka. The report recommended the name 'Wilbur Gunn Way' over the alternatives offered ('Jerome Case Way' and 'Little Orchard Way').

Mr Vermaas presented this report and items 7 and 8. He detailed the levels of research he undertook to assess a name's local relevance. He had recommended approval of the name Wilbur Gunn because of its connection with farming activity as this was the former use of the land.

Councillor McRobie did not support the recommendation and expressed a preference for the name 'Little Orchard Way'. Mr Smith considered that the farming connection was obscure and Ms Brown agreed that an orchard theme would provide scope to be more creative with future road names in the area.

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

- 1. Note the contents of this report; and**
- 2. Accept the application for the new road name: Little Orchard Way.**

7 Road Naming Application – Willowridge Developments Limited application to name three new roads within the Three Parks Development

A report from Warren Vermaas (Resource Management Engineer) assessed an application from Willowridge Developments Limited to name three new roads located off Sir Tim Wallis Drive, Wanaka. The report recommended approval of the first choices for roads two and three ('McCormick Street' and 'Deering Street') because of their connection with tractor manufacturing, which referred to previous farming use of the land. However, the report recommended that the Board decline the only alternative put forward for road one ('Umbers Street') because the policy stated that road naming after a person recently deceased should be avoided.

Councillor MacLeod stated that Bryan Umbers had made an outstanding contribution to Wanaka over several decades, having owned and operated the local BP garage since the 1950's and having contributed to the local community through business, church, Rotary membership and as Chief of the Volunteer Fire Brigade. He had been 83 years old when he had died in 2016.

Members agreed that Umbers would be a name familiar to many in the district as Umbers Garage had been a landmark in central Wanaka for many years and the Umbers were a local family. The Board agreed to support this as a road name.

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

- 1. Note the contents of this report; and**
- 2. Accept the application for new road names: McCormick Street, Deering Street and Umbers Street.**

8 Road Naming Application – Willowridge Developments Limited application to name one new road within the Stage 2B Luggate Development

A report from Warren Vermaas (Resource Management Engineer) assessed an application from Willowridge Developments Limited to name one new road located off Pisa Road within the Stage 2B Luggate Development, Wanaka. The report recommended that the Board approve the name 'Jackson Rise' although it was contrary to the road naming policy that stated that names of persons recently deceased should be avoided. The report noted that no alternative names had been offered by the applicant.

Mr Vermaas stated that he had recommended adoption of the name sought out of respect to the family, although he acknowledged that it was outside the policy guidelines.

Mr Smith asked why no alternatives had been supplied. Mr Vermaas stated that the applicant had been asked to provide three alternatives but had declined to do so. Mr Smith stated that he was uncomfortable about naming a road after a recently deceased person.

Mr Taylor expressed concern that naming a road after a traffic accident victim would establish a precedent for road naming. Councillor MacLeod questioned whether naming a bench in a nearby reserve would be a better memorial to this individual.

Councillor MacLeod proposed an addition to the resolution requiring amendment to the road naming policy to provide further guidance in such situations. The General Manager Corporate Services suggested that the policy already provided the option for the Board to exercise its discretion with proposed names that were contrary to policy, so no further amendment was needed.

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

- 1. Note the contents of this report; and**
- 2. Approve the application for the new road name: Jackson Rise.**

Mr Taylor voted against the motion and Mr Smith abstained from voting.

9 Road Dedication – Quartz Development Group Limited – Grandview Stage 3 Subdivision, Hawea

A report from Liz Simpson (Team Leader Subdivision and Property) considered accepting five roads to be transferred to Council subject to a 'no complaints' covenant within Stage 3 of the Grandview subdivision, Hawea.

The Governance Advisor circulated an amended plan of the subdivision.

The report was presented by Mr Quin. He noted that there were now five roads and so the reference to 'Grandview Road and Sentinel Place in the recommendation should be deleted and replaced with the words 'all roads'.

There was discussion about the addition of text to link this item with the vesting of reserves (Item 5: Lots 100-105, Quartz Development Group Ltd, 'Sentinel Park' Hawea). Clarity was also sought on the road titles.

On the motion of Ms Brown and Councillor McRobie the Wanaka Community Board resolved to suspend standing orders to allow a member of the public to speak at the meeting.

Ms Vanessa Robb (Solicitor) joined the table. She confirmed that there were two titles involved, being Lots **30** and 45 DP 325203.

On the motion of Ms Brown and Councillor McRobie the Wanaka Community Board resolved to reinstate standing orders.

The resolution was amended to include the additional Lot number and the earlier text agreed in item 5 regarding an alternative indemnity.

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

- 1. Note the contents of this report; and**
- 2. Recommend to Council that it accept all roads currently described as Lots 30 and 45 DP 325203, to be transferred to QLDC subject to the following:**
 - a. Obtaining an indemnity from Quartz Development Group Ltd (and its directors and shareholders) in relation to any costs incurred by Council arising from any potential enforcement of the 'no complaints' covenant against Council, or, subject to legal advice, an alternative indemnity.**

10. Wanaka Chair's Report

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

- Extension of Lease over Recreation Reserve: Pisa Alpine Charitable Trust
- Adoption of 2017/18 Annual Plan
- Spark Wi-Fi
- Use of names: Gladstone/John Creek
- Wanaka Community Pool
- Projects Summary – Property and Infrastructure; Parks and Reserves

Mr Cruickshank joined the table to update the Board on discussions with Spark about two telephone boxes on Helwick Street and the problems with people congregating in the area to use the Wi-Fi. He advised that Spark had agreed that use of phone boxes was dwindling and there was an over-supply of them in the Wanaka CBD. Spark was keen to resolve the issue and had altered their free Wi-Fi service so that it now provided only 15 minutes/month for non-Spark users. Spark could also turn off its Wi-Fi and planned to remove one of the phone boxes in this location, with the other possibly donated to the Cube. They were also in discussion with Lake Wanaka Tourism about providing free Wi-Fi on the lake front.

Members considered the request from the Lake Hawea community for Council support to officially remove the obsolete name 'Gladstone' from all topographical maps of the locality and replace it with the name 'John Creek'. There was some discussion about whether this should be 'John's Creek' instead, but the Chair noted that whilst use of 'John's' had fallen into vernacular usage, it was actually a surname and 'John Creek' was supported by the Hawea Community Association.

The Chair noted that the next stage of the Wanaka Community Pool construction was to select furniture, fixtures and fittings and she asked that this be undertaken in association with stakeholders.

Mr Darby and Mr Quin spoke to the project summaries from Property and Infrastructure and Parks respectively. Mr Darby commented further on the Edgewater gravity sewer and Mount Aspiring Road booster pump. He confirmed that the Wanaka Yacht Club borefield was no longer proceeding. Mr Quin detailed plans for Roy's Bay Park Improvements project which would proceed in the next financial year. He explained that the Albert Town bridge track link was on hold pending the outcome of a geo-tech assessment about slope stability, but the project budget could be deferred until a preferred option was identified.

Members presented summaries of their meetings with local community groups:

- Members commented positively on central government's contribution to new toilets at Makarora.
- Mr Smith noted that Friends of Allenby Park was awaiting advice that it had received funding for the upgrade in the 2017/18 Annual Plan. The General Manager Corporate Services confirmed that it was recommended that increased funding of \$30,000 be allocated.
- Councillor MacLeod congratulated Dr Ella Lawton on her recent successful election to the Otago Regional Council.
- The Wanaka Alcohol Group had recently appointed Bronwyn Coers as its Co-ordinator.
- The Community House had recently met with stakeholders to progress the project now that resource consent had been obtained.

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

1. Note the contents of the report; and
2. Express support on behalf of the Queenstown Lakes District Council for the area formerly known as 'Gladstone' to be henceforward officially known on topographical maps as 'John Creek'.

The meeting concluded at 12.28am.

Confirmed as a true and correct record:

Chairperson

3 August 2017

**Wanaka Community Board
3 August 2017**

Report for Agenda Item: 1

Department: Property & Infrastructure

Temporary Road Closure - Wanaka A&P Show 2018

Purpose

The purpose of this report is to consider a temporary road closure application for the Wanaka A&P Show scheduled to take place from Thursday 8th to Sunday 11th March 2018.

Executive Summary

- The Wanaka A&P Show applies on an annual basis to close the portion of McDougall Street between Ardmore and Brownston Streets.
- The closure is requested to allow the event to take place in a safe and efficient manner due to the large number of participants and attendees.
- The recommendation is for approval with similar conditions that have been applied to the temporary road closure in prior years.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the road closure application for the Wanaka A&P Show 2018 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 notifying all affected parties via the submitted affected party notice, of the extent of the temporary road closure;

this notification is to be undertaken five working days prior to the closure occurring. A copy of this notice is to be supplied to APL Property Limited.

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 Thursday 8 March 2018 to 0800 on Sunday 11 March 2018

Prepared by:



Sarah Mitchell
APL Property
Property Consultant

11/07/2017

Reviewed and Authorised by:



David Wallace
Queenstown Lakes District Council
Manager RM Engineering

24/07/2017

Background

- 1 An application has been received from Southern Safety Services Limited on behalf of the Wanaka A&P Society to close part of a road temporarily in order to hold the annual Wanaka A&P Show in March 2018.
- 2 The road closures for the 2018 event are outlined within the recommendation and are shown in Attachment A. The extent of the closure is similar to those approved for the 2017 event however the closure is to finish one hour earlier in 2018.
- 3 The Council can close roads to vehicular traffic for events by using provisions of the Local Government Act 1974. The Wanaka Community Board is delegated to consider applications to temporarily close roads under this legislation.

Comment

- 4 The Wanaka A&P Show is an annual event. Event organisers apply to temporarily close part of McDougall Street on an annual basis to vehicular traffic to manage traffic and for the safety of exhibitors and the public.
- 5 The closure enables exhibitors and competitors to enter and exit the grounds with the applicants utilising the road closures to control the entering and departing traffic and public. It takes a considerable number of staff to control this area and ensure the safety of assembling and disassembling of the show for the public,

trade exhibitors and competitors and through traffic would have a considerable impact on the safety of event participants. The road closure will enable safe set up of the event, safe access across the road during the event and safety during the dismantling of the event.

- 6 The applicants have suggested two alternative routes for traffic during the closure via Ardmore, Dungarvon and Brownston Streets.
- 7 In approving the temporary road closures for the 2017 Wanaka A&P Show the Wanaka Community Board asked for alternative transport modes to be encouraged in relation to this event. A Park and Ride option was made available by the organisers to get to the venue and bike parking areas were provided for. Notification of the Park and Ride option was incorporated with the final advertisement notifying the road closures and it is recommended that this also be the case for the 2018 event.
- 8 Following receipt of this application we have also received an application for temporary road closures associated with Motatapu 2018 which is to be held on the Saturday of Wanaka Show weekend being 10 March 2018. The organisers have advised that they were required to move the event to this weekend as the NZ Golf Open is now being held on the weekend that was initially proposed. They advise that whilst it is not ideal holding their event the same weekend as the Wanaka Show Southern Safety is preparing the Traffic Management Plan for both events and is confident that both events can be managed efficiently. Historically both events have been held on the same date and the majority of the athletes heading towards Glendhu Bay for the Motatapu event will be going well before the show opens their gates.
- 9 Council Engineers have been consulted regarding the proposed temporary road closure for the Wanaka A&P Show 2018 and they advise that whilst both the A&P show and Motatapu events have historically been on the same day numbers to both events have increased significantly. They will be liaising closely with the Traffic Management Plan provider for the events. They acknowledge that those involved in the Motatapu event will be well into Glendhu Bay area before the Wanaka Show opens however they may need to forewarn any show attendees from that area and beyond. Council Engineers saw no further issues with the proposed road closure with an approved Traffic Management Plan in place which detailed the route detour signage.
- 10 They also commented that the Park & Ride that operated for the event in 2017 appeared to work well with many people utilising it and it would be good to see this in place again for the 2018 event.
- 11 The road closure has been well managed in the past. There are no residents or businesses on the closure route. A standard requirement of all temporary road closure approvals is that a Traffic Management Plan is approved before the roads are closed. This will be in place to deal with the usual flow of traffic and will ensure that all traffic and pedestrian flows are managed with appropriate signage, barriers and wardens.

- 12 No issues or complaints have arisen from this road closure when it has occurred in previous years and no concerns have been arisen relating to the proposed closure in 2018.
- 13 The recommendation is for approval of the application, subject to the same conditions which have been applied in previous years.

Options

- 14 Option 1 The Wanaka Community Board approves the application for temporary road closure.

Advantages:

- 15 Council will remain consistent with previous years road closures approved for the event.
- 16 The event will be able to be continue to run as proposed.
- 17 The road closure will enable safe set up of the event, safe access across the road during the event and safety during the dismantling of the event.
- 18 An alternative route is available allowing traffic to still move freely around the surrounding area.

Disadvantages:

- 19 Road closures affect the normal flow of traffic which can affect businesses and can inconvenience the public.

- 20 Option 2 The Wanaka Community Board can decline the application for temporary road closure.

Advantages:

- 21 There would be less inconvenience for the public that use the road with it remaining open to normal vehicular traffic.

Disadvantages:

- 22 Council would be inconsistent with road closures approved for this event in past years.
- 23 It may mean the event will not be able to be run as planned or not at all.
- 24 It could create an unsafe environment for the set up and dismantling of the event and for the general public during the event.

- 25 Option 3 The Wanaka Community Board approve the application for temporary road closure with additional conditions to those recommended in the application.

- 26 There are no specific advantages or disadvantages to this option but the Wanaka Community Board may recommend additional conditions to the closure should it wish.

This report recommends **Option 1** for addressing the matter as it allows the Wanaka A&P Show 2018 to proceed as planned in a safe managed environment.

Significance and Engagement

- 27 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy as it relates to Council's roading network which is identified as a significant asset.
- 28 The proposal for closure temporarily and on conditions to minimise the impact on traffic and pedestrian flows is in line with the Policy's recommendations.

Risk

- 29 This matter relates to the strategic risk SR3 Management practice – working within legislation, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because the options highlighted require the Council to follow a regulatory process in order to notify the temporary closure of parts of the roading network. A variety of operational risks (such as meeting levels of service, regulatory compliance and the health and safety risks associated with parties using roads) are triggered when the Council considers whether or not to grant the temporary road closure.
- 30 This matter also relates to strategic risk SR6a – assets critical to service delivery (infrastructure assets) with the risk classified as low. This is because the impact of the occupation is minimal for the public and does not have a significant permanent impact on Council's infrastructure.
- 31 This matter also relates to operational risk SR27 levels of service, as documented in the Council's risk register. This risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for a private activity.
- 32 The recommended option treats the risks by ensuring conditions are included in any road closure approval that addresses the risks.

Financial Implications

- 33 There are no cost implications resulting from the decision. The applicants have paid a fee for the road closure application and will pay for any advertising that is required as part of the process.

Council Policies, Strategies and Bylaws

- 34 The following Council policies, strategies and bylaws were considered:
- *Significance and Engagement Policy 2014* – providing clarity on Council's decision making processes and assessing the extent to which individuals,

organisations, groups and sectors in the community are affected by the Council's decisions.

- *Criteria for Closing Significant Road Policy* - McDougall Street is listed in this policy as a significant road, however, routes in and out of Wanaka are not disrupted by the closure, with alternative detours available.

35 The recommended option is consistent with the principles set out in the named policies. This matter is not included in the 10-Year Plan/Annual Plan as the costs associated with the proposed road closures will be met by the applicant.

Local Government Act 2002 Purpose Provisions

36 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by ensuring that the Wanaka A&P Show 2018 can continue in the preferred format;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

37 The temporary road closure has been advertised in The Wanaka Sun inviting comment and will be advertised again before the closure takes place. This is a statutory requirement of the Local Government Act 1974. No issues or concerns have arisen from this notification.

38 Council Engineers have been consulted in the preparation of this report and they concur with the recommendations and conditions proposed.

39 We have publicly notified the intent to close the road, advised Emergency Services, NZ Police, Ritchies Connectabus, InterCity, Council contractors and Council staff who would have an interest in the road closures and followed the statutory administrative requirements of the Local Government Act 1974.

Legal Considerations and Statutory Responsibilities

40 Temporary road closures are controlled by Section 11(e) of the Local Government Act 1974. As authority for approval of road closures is delegated to the Wanaka Community Board and considering Section 10 (2) of the Local Government Act 2002 the advice recommends a decision that is efficient, effective and appropriate to present and anticipated future circumstances.

Attachments

Map showing extent of road closures

UPPER CLUTHA A&P 2018 - TEMPORARY ROAD CLOSURE
McDougall Street from Ardmore Street to Brownston Street
0800 on Thursday 8 March 2018 to 0800 on Sunday 11 March 2018



**Wanaka Community Board
3 August 2017**

Report for Agenda Item: 2

Department: Property & Infrastructure

Licence to Occupy Road Reserve – Lot 8 (Business Subzone), Three Parks, Wanaka

Purpose

The purpose of this report is to consider granting a Licence to Occupy to Linda Montgomery & Robert Fraser, the owners of Lot 8 (Business Subzone), Three Parks, Wanaka to occupy the road reserve for the purposes of providing bicycle parking and for an encroachment of an architectural eave and wing wall.

Recommendation

That the Wanaka Community Board

1. **Note** the contents of this report;
2. **Approve** granting a Licence to Occupy to Linda Montgomery & Robert Fraser to occupy the road reserve adjacent to Lot 8 (Business Subzone), Three Parks, Wanaka for the purposes of providing bicycle parking and for an encroachment of an architectural eave and wing wall subject to the following conditions;
 - a. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
 - b. Building and Resource Consent to be obtained prior to works commencing.
 - c. Any damage as a result of the works within the road reserve to be resolved to the satisfaction of Council Engineers at the cost of the applicant.
 - d. The structures must not compromise roading or services maintenance activities.
 - e. Ongoing maintenance of the structures are to be the responsibility of the Licensee along with any damage that may occur to the road reserve as a result of the structures.
 - f. The applicant consents to the Licence being encumbered against their title to ensure the terms and conditions continue in perpetuity for all future owners of the property.

- g. The use of the bicycle park shall not be limited to occupants of the applicant's building.
- h. The bicycle park area shall remain at Council's pleasure.

Prepared by:



Property Advisor
APL Property Limited

23/06/2017

Reviewed and Authorised by:



David Wallace
Manager – Resource
Management Engineering
Queenstown Lakes District
Council

20/07/2017

Background

- 1 The owners of Lot 8 (Business Subzone), Three Parks, Wanaka are seeking a Licence to Occupy Road Reserve to provide bicycle parking and for an encroachment of an architectural eave and wing wall.
- 2 The bicycle park will be 10.75m² (3.5m x 3.07m) in size, formed with exposed aggregate concrete and will be fitted with moveable bicycle stands. The bicycle park has been proposed by the applicant to encourage staff working at the property to ride to work.
- 3 The proposed eave and wing wall are architectural features for aesthetic purposes in order to enhance the urban design. The resultant alcove will extend into the road reserve up to 0.788m for a length of 8.64m taking up a maximum area of 6.8m².
- 4 Both uses of the road reserve are proposed to continue indefinitely for the life of the building.

Comment

- 5 Council Engineers have confirmed that the proposal will have no impact to existing Council infrastructure.
- 6 The provision of bicycle parking promotes a healthy lifestyle and reduces traffic on our roads. The land would otherwise be used for landscaping which requires a financial contribution from Council to provide and maintain. The recommended conditions below places the maintenance of this area back on the applicant.
- 7 The eave and wing wall will arguably enhance the aesthetical appeal of the building and urban design of the area however are still required to meet the design requirements of the District Plan. Any approval of this proposal will be conditional upon Resource and Building Consent being granted.

- 8 While the eave and wing wall will be a permanent encroachment for the life of the building, the bicycle park could possibly be used for other purposes and it is recommended that the use of this land remains at Council's pleasure.
- 9 It is not recommended to charge rent or a fee for the use of the road reserve on this occasion. The wing wall is simply to improve the visual appeal of the building and make a more attractive environment. It does not increase the floorspace of the building, and therefore generates no return.
- 10 Similarly, the council is seeking to promote use of bicycles creating cycle pathways throughout the development. The applicants intend to provide a shower and lockers in the building and will provide the bicycle stand themselves. There is no return generated by the applicant.
- 11 Should Council be interested in charging a fee for the use of the land, the value of such land is approximately \$350.00 per square meter. Any fee charged by Council remains at its discretion. As a guide, Council's Easement Policy sets a fee of 30% of the underlying land value for a right of way easement.
- 12 Following discussions with Council Engineers it is recommended that any approval is subject to the following conditions:
 - a. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
 - b. Building and Resource Consent to be obtained prior to works commencing.
 - c. Any damage as a result of the works within the road reserve to be resolved to the satisfaction of Council Engineers at the cost of the applicant.
 - d. The structures must not compromise roading or services maintenance activities.
 - e. Ongoing maintenance of the structures are to be the responsibility of the Licensee along with any damage that may occur to the road reserve as a result of the structures.
 - f. The applicant consents to the Licence being encumbered against their title to ensure the terms and conditions continue in perpetuity for all future owners of the property.
 - g. The use of the bicycle park shall not be limited to occupants of the applicant's building.
 - h. The bicycle park area shall remain at Council's pleasure.

Options

13 Option 1 Council can approve the Licence to Occupy Road Reserve application subject to the conditions proposed above.

Advantages:

14 Council are seen to be consistent in the promotion of bicycle use in the district.

15 A bicycle parking facility is provided at no cost to the community.

16 The visual appeal of the building is improved.

17 The extent of landscaping and landscaping maintenance required by QLDC is reduced.

Disadvantages:

18 The road reserve will become encumbered by private structures.

19 Option 2 Council can approve the Licence to Occupy Road Reserve application subject to conditions alternative to those proposed above, such as the inclusion of a fee.

Advantages:

20 Similar to Option 1 however Council may wish to add, amend or remove certain conditions.

Disadvantages:

21 Similar to Option 1.

22 Option 3 Council can decline the Licence to Occupy Road Reserve application.

Advantages:

23 The road reserve will remain unencumbered.

Disadvantages:

24 Council may be seen to be inconsistent in their promotion of bicycle use in the district.

25 A bicycle parking facility will not be provided for the community's benefit.

26 The design of the building will need to re-assessed.

27 QLDC will be required to maintain the area proposed to be occupied.

28 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

29 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy as it relates to Council's roading network which is identified as a significant asset.

Risk

30 This matter relates to the strategic risk SR3 Management Practise - working within legislation, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because a variety of operational risks (such as meeting levels of service, regulatory compliance and the health and safety risks associated with parties using roads) are triggered when the Council considers whether or not to grant the licence to occupy.

31 This matter also relates to strategic risk SR6a – assets critical to service delivery (infrastructure assets) with the risk classified as low. This is because the impact of the occupation is minimal for the public and does not have a significant permanent impact on Council's infrastructure.

32 This matter also relates to operational risk SR27 levels of service, as documented in the Council's risk register. This risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for a private activity.

33 The recommended option treats the risks by ensuring conditions are included in any licence which address the risks.

Financial Implications

34 There are no cost implications resulting from the decision. The Applicants have paid a fee for their application to be processed and the cost of the licence document will be met by the applicant.

Council Policies, Strategies and Bylaws

35 The following Council policies, strategies and bylaws were considered:

- *Significance and Engagement Policy 2014* – providing clarity on Council's decision making processes and assessing the extent to which individuals, organisations, groups and sectors in the community are affected by the Council's decisions.
- *Long Term Plan* – this consideration to grant or otherwise a Licence to Occupy in line with the terms of reference of the Property Subcommittee is considered part of the Council's 'Regulatory Services' outlined in the Plan.

36 The recommended option is consistent with the principles set out in the named policies.

37 This matter is not included in the 10-Year Plan/Annual Plan as the cost of the licence will be met by the applicant.

Local Government Act 2002 Purpose Provisions

38 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing a bicycle park facility to be installed at no cost to the community;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

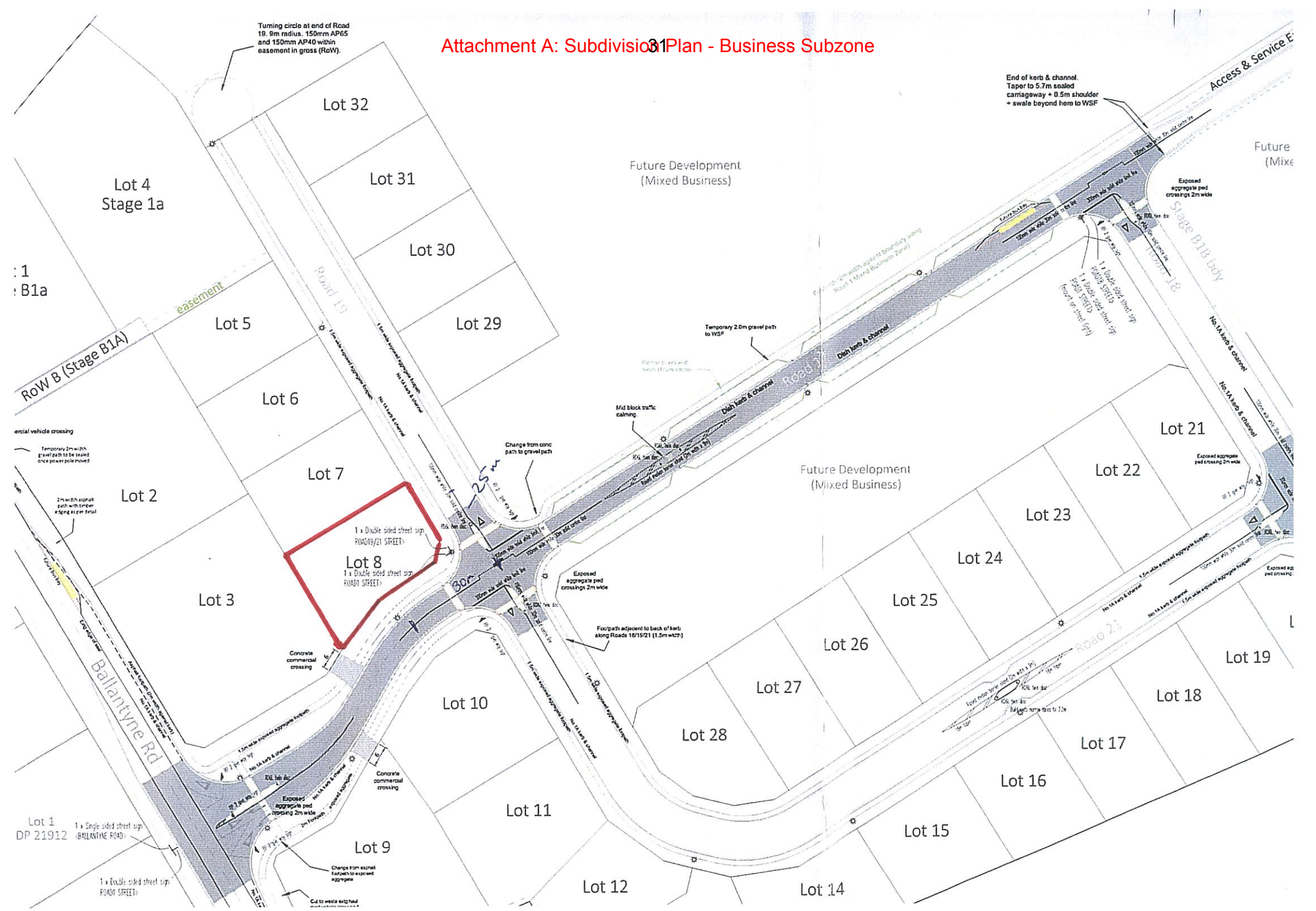
Consultation: Community Views and Preferences

39 Council Engineers have been consulted about this application and their comments are contained within this report.

Attachments

- A Subdivision Plan - Business Subzone
- B Site Plan
- C Architectural Drawings

Attachment A: Subdivision Plan - Business Subzone



AREAS (m ²)	Percentage
Site area	1,051.48
Building footprint	275.01
Permeable area	42.89
Site coverage	4.10%
	26.15%

CAR PARKING Position	Stall width (m)	Stall depth (m)	Aisle width (m)
Parks at 90° (#1 - 13)	2.5	5.0	8.0 min.
	2.7	5.0	6.0 min.
	2.6	5.0	7.0 min.
Parks at 60° (#14 - 20)	2.7	5.0	
Accessible parks (#12)	3.5	5.0	

SIGNAGE AREA MAXIMUMS (On building)

GROUND FLOOR SIGNAGE

Floor areas (m ²)	max sign area m ² (15% of FL)
T1	= 91.27
T2	= 61.48
T3	= 67.54
T4 & T5	2.0 (Sign beside entry lobby on GFL)

FIRST FLOOR SIGNAGE

T4 & T5	2.0 Sign for both tenancies
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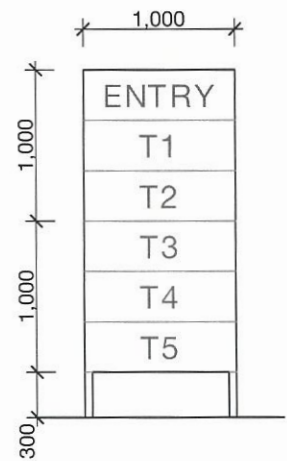
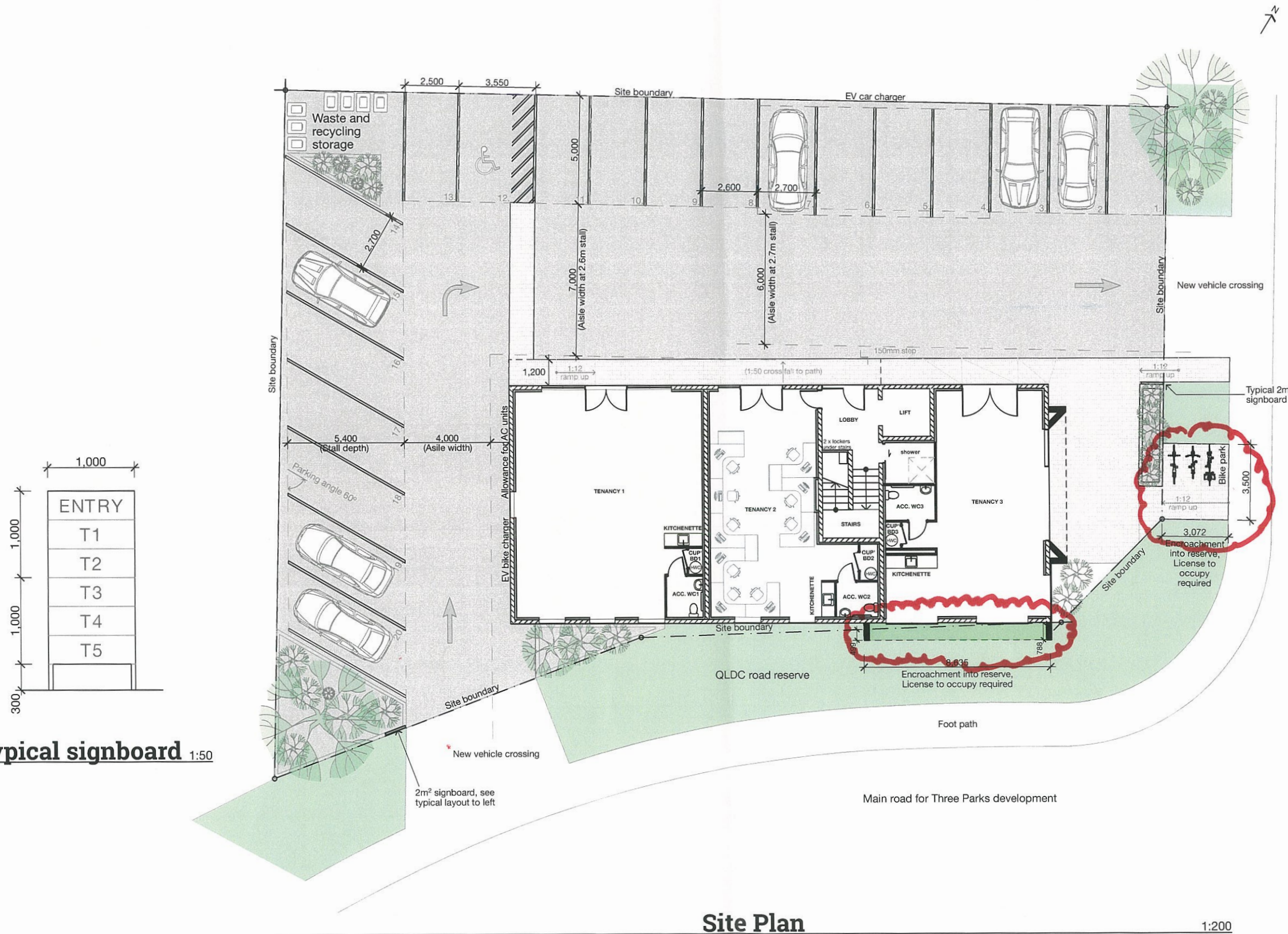
STREET FRONTAGE GLAZING AREAS

EAST ELEVATION

Wall area	= 80.4m ²
Glazed area	= 27.2m ²
Percentage	= 33.84%

SOUTH ELEVATION

Wall area	= 180.1m ²
Glazed area	= 58.8m ²
Percentage	= 32.10%



Typical signboard 1:50

Site Plan

1:200



**Wanaka Community Board
3 August 2017**

Report for Agenda Item: 3

Department: Property & Infrastructure

Licence to Occupy Road Reserve – Otago Regional Council Ground Water Monitoring Bores, Hawea

Purpose

The purpose of this report is to consider granting a Licence to Occupy to Otago Regional Council to occupy road reserve for the purpose of installing two ground water monitoring bores at the intersections of Domain Road and Cemetery Road & Gladstone Road and Cemetery Road, Hawea.

Recommendation

That the Wanaka Community Board

1. **Note** the contents of this report;
2. **Approve** granting a Licence to Occupy to Otago Regional Council to occupy road reserve for the purpose of installing ground water monitoring bores at the intersections of Domain Road and Cemetery Road & Gladstone Road and Cemetery Road, Hawea for a period of 50 years subject to the following conditions:
 - a. Works are to be undertaken in accordance with Otago Regional Council's Land Use Consent No. RM14.101.01;
 - b. A comprehensive Site Management Plan is to be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;
 - c. Bores are to be flush with the surrounding ground so as not to create a safety hazard.
 - d. A hazard marker is to be installed in accordance with the NZTA's sign specifications, specifically a WYHM Delineation and Hazard Marker (RM 17) on a frangible white post.
 - e. All services, including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for;
 - f. The applicant to be liable for any damages and/or reinstatement of Council's or any other person's property that may arise from the proposed activity. This will need to be evidenced by before and after photographs / video or similar;

- g. No compromise shall be made to Council infrastructure or access to same.
- h. The installations remain at Council's pleasure.

Prepared by:



Blake Hoger
Property Advisor - APL

28/06/2017

Reviewed and Authorised by:



David Wallace
Manager – Resource
Management Engineering
Queenstown Lakes District
Council

20/07/2017

Background

- 1 The Otago Regional Council ['ORC'] would like to install two groundwater monitoring bores within the road reserve at the intersections of Domain Road and Cemetery Road & Gladstone Road and Cemetery Road, Hawea.
- 2 The purpose of the bores is to continuously monitor groundwater levels and to collect groundwater quality samples. Depending on the results of the study, the bores may be nominated as a State Environment Bores. As a result, the ORC has sought to secure access to the bore for the next 50 years.

Comment

- 3 The bore will be in the order of 35m deep. Upon completion of the drilling, an above ground lockable toby will be installed with a concrete pad around it.
- 4 A telemetry box will also be installed that will house equipment required to send real time groundwater levels back to the ORC. The telemetry box will be affixed to a post, close to the fence-line of the adjacent private property.
- 5 The application notes that the toby may stand above the ground some 50cm, however QLDC Council engineers have noted their preference for the toby to be flush with the surrounding ground surface.
- 6 Council engineers have also requested some hazard markers be placed by the bore in accordance with the NZTA's sign specifications.
- 7 Council's GIS mapping system shows the road berm at the Gladstone Road and Cemetery Road intersection as being within private land. ORC has had the area surveyed which confirmed the road berm is within the road reserve.
- 8 Following discussions with Council engineers it is recommended that any approval is subject to the following conditions:

- a. Works are to be undertaken in accordance with Otago Regional Council's Land Use Consent No. RM14.101.01;
- b. A comprehensive Site Management Plan is to be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;
- c. Bores are to be flush with the surrounding ground so as not to create a safety hazard.
- d. A hazard marker is to be installed in accordance with the NZTA's sign specifications, specifically a WYHM Delineation and Hazard Marker (RM 17) on a frangible white post.
- e. All services, including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for;
- f. The applicant to be liable for any damages and/or reinstatement of Council's or any other person's property that may arise from the proposed activity. This will need to be evidenced by before and after photographs / video or similar;
- g. No compromise shall be made to Council infrastructure or access to same.
- h. The installations remain at Council's pleasure.

Options

- 9 Option 1 Council can approve the Licence to Occupy application subject to the recommended conditions.

Advantages:

- 10 Groundwater levels and groundwater quality can be monitored for an extended period of time in the Hawea area.

Disadvantages:

- 11 The road reserve will be occupied and may complicate future planning for Council's own infrastructure.

- 12 Option 2 Council can approve the Licence to Occupy application subject to alternative conditions or require the bores to be in different locations.

Advantages:

- 13 Similar to Option 1 however Council may wish to add, amend or remove certain conditions.

Disadvantages:

- 14 Similar to Option 1.

15 Option 3 Council can decline the Licence to Occupy application.

Advantages:

16 The road reserve will not be encumbered with infrastructure.

Disadvantages:

17 Groundwater levels and groundwater quality may either not be monitored or ORC will need to find another location.

18 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

19 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy as it relates to Council's roading network which is identified as a significant asset.

Risk

20 This matter relates to the strategic risk SR3 Management Practice - working within legislation, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because a variety of operational risks (such as meeting levels of service, regulatory compliance and the health and safety risks associated with parties using roads) are triggered when the Council considers whether or not to grant the licence to occupy.

21 This matter also relates to strategic risk SR6a – assets critical to service delivery (infrastructure assets) with the risk classified as low. This is because the impact of the occupation is minimal for the public and does not have a significant permanent impact on Council's infrastructure.

22 This matter also relates to operational risk SR27 levels of service, as documented in the Council's risk register. This risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for a private activity.

23 The recommended option treats the risks by ensuring conditions are included in any licence which address the risks.

Financial Implications

24 There are no cost implications resulting from the decision. The Applicants have paid a fee for their application to be processed and the cost of the licence document will be met by the applicant.

Council Policies, Strategies and Bylaws

25 The following Council policies, strategies and bylaws were considered:

- *Significance and Engagement Policy 2014* – providing clarity on Council's decision making processes and assessing the extent to which individuals,

organisations, groups and sectors in the community are affected by the Council's decisions.

- *Long Term Plan* – this consideration to grant or otherwise a Licence to Occupy in line with the terms of reference of the Property Subcommittee is considered part of the Council's 'Regulatory Services' outlined in the Plan.

26 The recommended option is consistent with the principles set out in the named policies.

27 This matter is not included in the 10-Year Plan/Annual Plan as the cost of the licence will be met by the applicant.

Local Government Act 2002 Purpose Provisions

28 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing groundwater levels and groundwater quality to be monitored at no cost to the community;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

29 Council engineers have been consulted about this application and their comments are contained within this report.

Attachments

- A Site Plans
- B Survey Plan of Gladstone Road and Cemetery Road intersection
- C Photographs of similar bores and telemetry systems
- D Otago Regional Council's Land Use Consent No. RM14.101.01

Attachment A: Site Plans

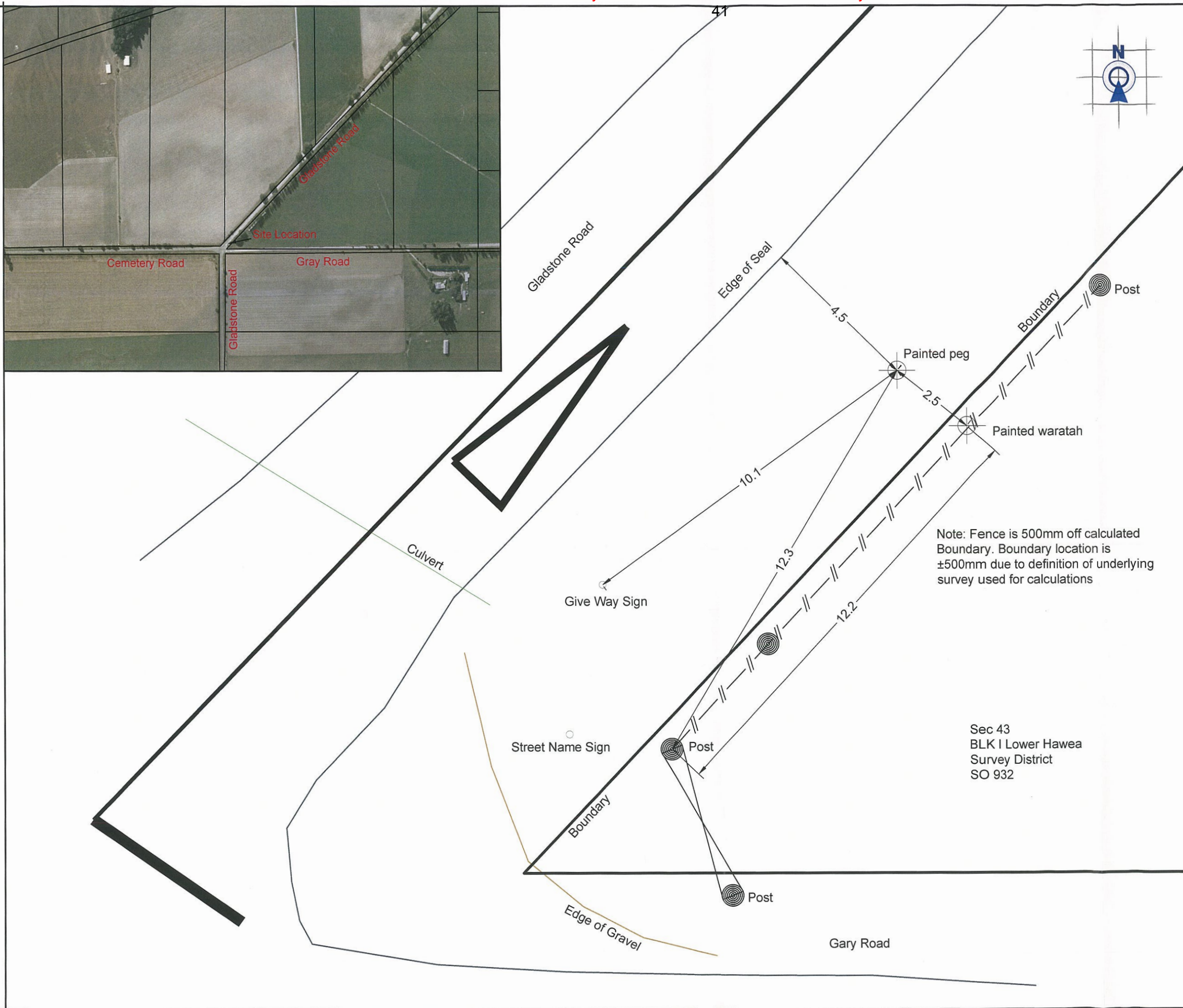


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Attachment B: Survey Plan of Gladstone Road and Cemetery Road intersection



KEY

- Building
- Tree
- Mudtank single / double
- Stormwater Manhole / lateral
- Stormwater Line / lateral
- Foulsewer Manhole
- Foulsewer Line
- Sign
- Water toby / valve / hydrant
- Water Main
- Gas House Connection
- Gas Line
- Power Service Box
- Telecom Service Box
- Telecom Manhole
- Street Light
- Footpath / kerb / edge of seal
- Fence
- Major Contours (2.0m)
- Minor Contours (0.5m)
- Lot Boundary
- Post
- Sign Post

NOTES:

Coordinates are in terms of Lindis Peak 2000
 Origin of coordinates: Trig B Lower Hawea SD
 813939.08mN
 386248.61mE

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 0800 PPGROUP

WANAKA
 19 Reece Crescent
 or P.O. Box 283
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 T 03 443 0110
 E wanaka@ppgroup.co.nz

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Note: Fence is 500mm off calculated Boundary. Boundary location is ±500mm due to definition of underlying survey used for calculations

Sec 43
 BLK I Lower Hawea
 Survey District
 SO 932

Client & Location:
ORC - Project W6E516
 Gladstone Road
 Hawea

Purpose & Drawing Title:
Bore Location Diagram
 Gladstone Road
 Hawea

Surveyed by:	PGS	Original Size:	Scale:
Designed by:	-	A3	1:100 @ A3
Drawn by:	PGS		
Checked by:	MJB		
Approved by:	MJB		
Job No:			DO NOT SCALE
W5311		Sheet No: 100	Revision No: A Date Created: 01/06/2016

Upon completion of the drilling an above ground lockable toby will be installed with a concrete pad around it. A telemetry box will also be installed that will house equipment required to send real time groundwater levels back to the Otago Regional Council. An example of what the completed bore may look like is pictured below in Figure 3 and 4.



Figure 3: Example of finished bore



Figure 4: Example of finished bore and telemetry system.



Consent No. RM14.101.01

LAND USE CONSENT

Pursuant to Section 104A of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Otago Regional Council

Address: 70 Stafford Street, Dunedin

To drill holes over aquifers across Otago for the purpose of sampling groundwater

For a term expiring 9 May 2046

Location of consent activity: various

Legal description of consent location: various

Map Reference: Various

Conditions

Specific

1. This consent shall not be subject to cancellation under S126 of the Resource Management Act.
2. All work carried out under this consent shall be to the New Zealand Standard "Environmental Standard for Drilling of Soil and Rock" NZS 4411:2001.
3. The consent holder shall ensure that any losses of water containing sediment or other contaminants to land or groundwater arising from the exercise of this consent are minimised.
4. Immediately upon completion of drill holes, the consent holder shall ensure that the drill holes are be appropriately sealed/grouted and backfilled to prevent the ingress of contaminants.
5. The consent holder shall advise the Environmental Services Department of the Otago Regional Council of any location of a bore where the bore is to be left as a monitoring bore. The location in map reference NZTM northing and easting shall be provided.

Notes to Consent Holder

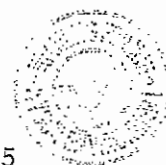
1. This consent does not confer any access to land.

Issued at Dunedin this 9th day of May 2014

A handwritten signature in cursive script, appearing to read "Marian Weaver".

Marian Weaver

Resource Manager Procedures and Protocols



A handwritten signature in cursive script, appearing to read "Marian Weaver".

**Wanaka Community Board
3 August 2017**

Report for Agenda Item: 4

Department: Property & Infrastructure

Proposal to Vest Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy

Purpose

The purpose of this report is to consider recommending to Council the approval to vest two proposed reserves identified within a development, and to offset reserve land and reserve improvement development contributions for those reserves.

Recommendation

That the Wanaka Community Board:

- 1 **Recommend to Council** the vesting of the two identified proposed reserves be approved;
 - a. Lots 200 and 201, Kirimoko Limited Partnership, 'Kirimoko Heights' development, Kirimoko Crescent.

subject to the following works being undertaken at the applicant's expense:
 - i. Presentation of the reserve in accordance with Council's standards for reserves;
 - ii. A potable water supply point to be provided at the boundary of the reserve lot;
 - iii. 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;
 - iv. A three year maintenance period by the current landowner commencing from vesting of the reserve;
 - v. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

- 2 **Recommend to Council** that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment and the Parks and Open Space Strategy 2017, subject to recommendation three above.

- 3 **Recommend to Council** that 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. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
 - 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.

Prepared by:



Aaron Burt
Senior Planner: Parks and
Reserves

14/07/2017

Reviewed and Authorised by:



Stephen Quin
Parks and Reserves Planning
Manager

17/07/2017

Background

- 1 Two proposed reserves within the same development are addressed by this report.
- 2 Developer: Kirimoko Limited Partnership for the 'Kirimoko Heights' development. Resource Consent RM160560 granted on 5 August 2016 (and varied under RM170266 & RM170482) for subdivision to create 33 residential allotments, one balance lot, and two local purpose reserves. The location of the development is described as Kirimoko Crescent, Wanaka. The two reserves include Lot 200 (172m²) Local Purpose Reserve (access), to provide a pedestrian/cycle linkage between two roads. Lot 201 (130m²) is similarly proposed as a Local Purpose Reserve (access) to provide a pedestrian/cycle linkage between two roads. The reserves are illustrated in **Attachment A**. Both reserves have been identified in the approved resource consent.

Comment

- 3 The potential reserves in the Kirimoko Partnerships development will provide linkages that will assist with pedestrian and cycle movement. The proposed reserves are consistent with the 'connections' parks and open space typology as identified in the Parks and Open Space Strategy 2017.

- 4 Reserve land and reserve improvement contributions will be offset in accordance with the Development Contributions Policy current at the time of contributions payment. The recommended option ensures that reserve improvement contributions will only be offset against improvements agreed by the Parks and Reserves Planning Manager, that the offsets will reflect the actual cost of the works and that Council will not meet any costs of work that exceed the value of contributions required.

Options

- 5 Option 1 Accept the proposal for the vesting of the reserves and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy and the Parks and Open Space Strategy 2017.

Advantages:

- 6 The land is proposed to be vested in Council at no cost.
- 7 The vesting of the reserves will confirm what is envisaged and in accordance with the Resource Consent and applicable applications for the developments.

Disadvantages:

- 8 Council will have to maintain or manage the reserves at a cost to the ratepayer after three years.
- 9 Option 2 Reject or modify the proposal for the vesting of the reserves and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy and the Parks and Open Space Strategy 2017.

Advantages:

- 10 Council will not have to maintain/manage the reserves at a cost to the ratepayer.

Disadvantages:

- 11 Council will refuse areas of land being offered at no cost.
- 12 The areas of reserve have been identified through the respective consent process and not vesting them could create conflicts with any associated grant of Resource Consent.

- 13 This report recommends **Option 1** for addressing the matter.

Significance and Engagement

- 14 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because there will be little impact on Council's function if the recommended option is taken.

Risk

- 15 This matter related to the operational risk OR002 and OR010b. OR002 relates to an Increase in Expenditure and OR010b relates to Damage or loss to third party asset or property as documented in the Council's risk register. The risks are classed as moderate.
- 16 This matter relates to this risk because accepting the land will increase Council's expenditure on maintenance after the initial land owner maintenance period. The recommended option ensures conditions are required to be met in terms of reserve specifications prior to handover to Council which should ensure expenditure on maintenance is at anticipated levels. The vesting is also in accordance with the Parks and Open Space Strategy 2017 further reducing risk of judicial review of any decision to accept the land.

Financial Implications

- 17 The applicants will be required to maintain the reserves for the first three years. Following this point provision will need to be made available within Council's maintenance budgets dependent on the facilities in the reserves and the level of service to which they will be maintained.

Council Policies, Strategies and Bylaws

- 18 The following Council policies were considered:
- Significance and Engagement Policy
 - Parks and Open Space Strategy 2017
 - Development Contributions Policy
 - Vesting of Roads and Reserves Policy

Local Government Act 2002 Purpose Provisions

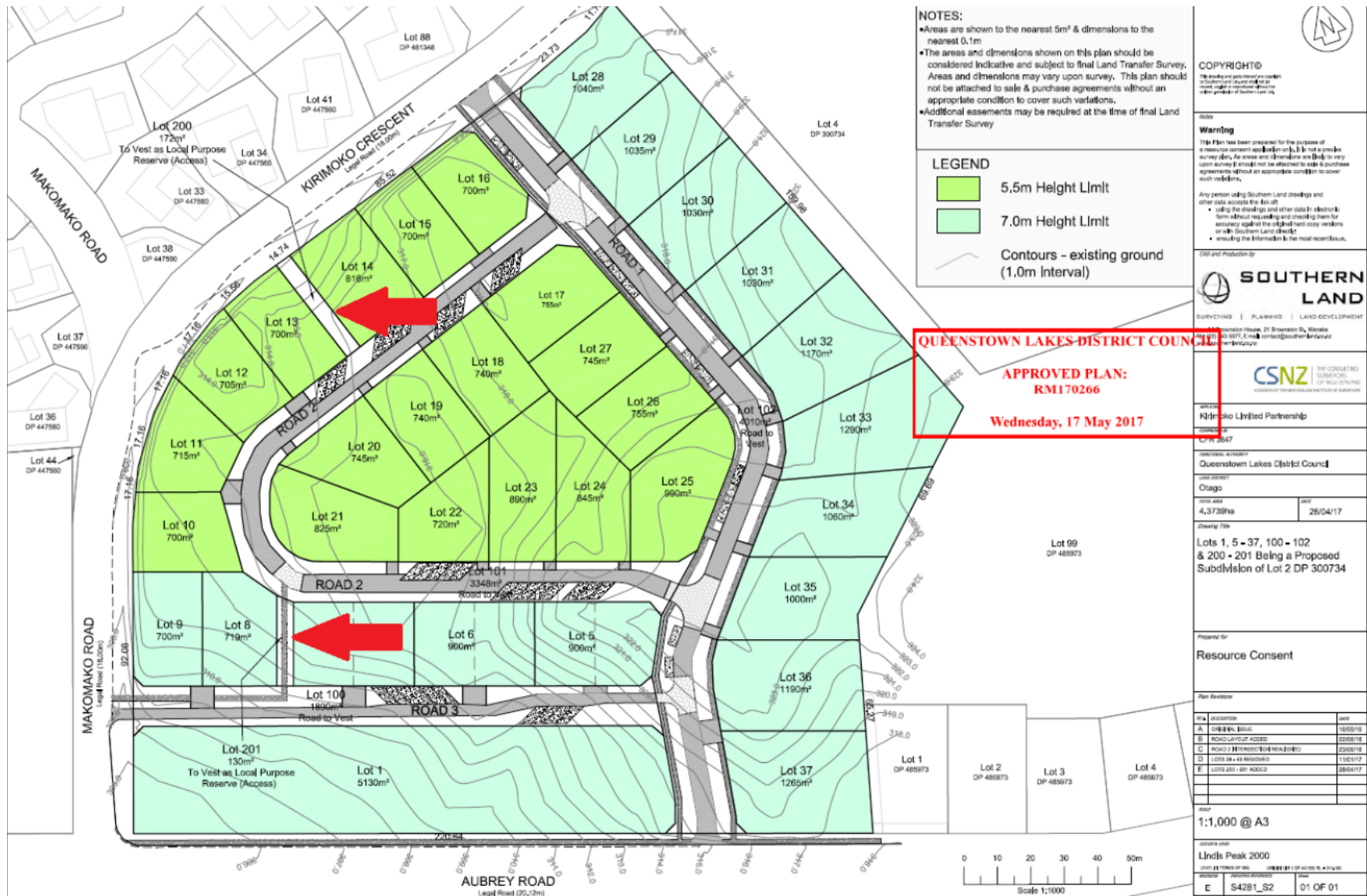
- 19 In relation to section 10(1)(b) of the Local Government Act 2002 the proposed activity involves meeting the current and future needs of the Queenstown community for good quality local public services in a way that is most cost effective for households and businesses.

Consultation: Community Views and Preferences

- 20 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.
- 21 No specific media statement or public communication is considered necessary.

Attachments

- A Kirimoko Limited Partnership: Kirimoko Heights reserves



Wanaka Community Board**3 August 2017****Report for Agenda Item: 5****Chair's Report****Purpose**

To present a report from the Wanaka Community Board Chair.

Recommendation

That the Wanaka Community Board:

1. **Note** the report;
2. **Support** the construction of the Wanaka Community House as an essential social services hub for the Upper Clutha Region;
3. **Recommend** that the Queenstown Lakes District Council consider maximum rates rebate for the Wanaka Community House; and
4. **Agree** to write letters of support on behalf of:
 - a) Wanaka Community House Charitable Trust
 - b) Te Kakano Aotearoa Trust
 - c) Friends of Allenby Park
 - d) Upper Clutha Sports Community

Prepared by: Rachel Brown



Chair, Wanaka Community Board
21/07/2017

Wanaka Community House

1. The Wanaka Community House Charitable Trust (WCHCT) has recently updated the Board on progress with the Community House facility for the Upper Clutha Region. WCHCT has requested formal support from the Board for its mission: "Community House will provide a cost-effective welcoming space that nurtures the well-beings of all individuals and groups in our community." The Trust also asks the Board for a letter to support further applications for funding.
2. In addition, the Trust has asked the Board to recommend to Council that it consider a maximum rate rebate for the Community House.

3. I propose we write a letter of support as requested and also pass the motion suggested above.

Extension of Lease Over Recreation Reserve Pisa Alpine Charitable Trust

4. The hearings panel of Quentin Smith and I heard submissions on 8 June. We deliberated after the hearing and have recommended to Council the following:

Taking into account the matters raised by the submitter, the Council report, the Reserves Act and the background of the Recreation Area, the panel recommends the granting of the proposed additional 33 years lease, being a total lease of 99 years without need for further conditions.

5. The recommendation will be considered at the ordinary Council meeting scheduled to take place on 17 August 2017. A copy of the panel's full decision is available upon request.

Gladstone/John Creek

6. A letter was sent to Mrs Barbara Chinn after the last meeting confirming the Board's support for the area formerly known as 'Gladstone' to be henceforward officially known on topographical maps as 'John Creek'. This will allow Mrs Chinn to pursue the matter formally with the Geographical Board.

Removal of Wilding Conifers from Lismore Park

7. The Board was advised at the last meeting of plans to remove seven wilding conifers from Lismore Park, subject to approval from the disc golf club. Since this earlier advice, staff have suggested that a better way forward in terms of overall management of the trees in Lismore Park would be to consider the future of these trees as part of the review of the Lismore Park's Reserve Management Plan. A draft plan will be publicly notified later this year for consultation which will enable wider public comment.

Hawea Unformed Legal Roads

8. On 6 July QLDC signed the agreement to allow this matter to progress, so now work has started on road legalisation. The easement for the Newcastle Link Track which Upper Clutha Tracks Trust is to form will be registered at the same time as road legalisation. The process should take a few months.

Mead Road

9. The new owners of Hunter Valley Station have confirmed that they are now able to address with Council both the legalisation of any existing road that has never been legalised in the station and to correct the alignment of parts of the legal road with the existing road. This matter is now with the Council's Infrastructure team.

Te Kakano Aotearoa Trust

10. The Trust is currently making an application to the MFE Freshwater Improvement Fund. They have requested a letter from the Board to support their bid. I propose that we write a letter of support for Te Kakano's project, emphasising the importance of lake water quality to our community and the need for such a locally driven, strategic and collaborative approach.

Allenby Park

11. The Friends of Allenby Park have received funding from Council for development of Allenby Park into a better community asset and are now seeking further funding. They have requested a letter from the Board to support their funding applications. I propose we write this letter to support this community initiative.

Festival of Sport and Recreation

12. The Upper Clutha Sports Community is organising its annual Festival of Sport and Recreation at the Wanaka Recreation Centre in September. They have received some in-kind funding from Council and request a letter from the Board to support further funding applications. I propose we write this letter.

Wanaka Community Pool

13. A separate project report is attached [Attachment A].

Projects Summary

14. See Attachment B for the Property and Infrastructure Department's summary of projects currently underway.

Reports from Liaison Positions, Community Associations and recent Council meetings

15. Members are invited to report on the Board-related activities they have been involved in since the date of the last meeting and Councillors are asked to comment on any matters of interest to the Board from recent Council meetings.

Attachments

- A Wanaka Community Pool project report
- B Property and Infrastructure Team Summary Report

Wanaka Community Pool – July 2017



Project Cost (Traditional build)	\$12.28M	Project Delivery	QLDC/RCP
Project Funding Lotteries	\$400K	Project Delivery Date	March 2018
Project Funding Otago Community Trust	\$500k	Project Governance/Ownership	QLDC
Project Funding Central Lakes Trust	\$1M	Current Phase	Construction
Olive West Trust	\$100K		

Scope

- On July 30th 2015 Council resolved to direct officers to progress the design of the Wanaka Pool and negotiate a construction contract with Cook Brothers with the Chief Executive delegated authority to appoint the contractor to the value of \$12.28M.
- The pool scope included a ramped 25m 8 lane pool, 20x10m learn to swim pool and toddlers area, spa pool, change rooms and ancillary facilities.

Performance/Critical messages

- CBC are on site and currently undertaking the following work over the next month including completing the plantroom backfill and pour slabs, Learn to Swim pool backfill, foundation beams completed and in ground drainage completed for pool gutters and plant room floor slab.
- Discussion is underway with the Sport & Recreation team around operational overlays to ensure the functionality of the pool operations, i.e. pool control room, events and activities to be held
- Work underway also includes completing the lap pool installation.
- Signage has also been installed at the WRC at the front and side entrances. Internal panels in the stadium have been removed to allow access for construction of the pool hall walls.

TIMELINE											
		2016								2017	2018
	2015	1	2	3	4	1	2	3	4	1	
APPROVAL											
DESIGN											
CONSTRUCTION											
YEAR	2015	2016				2017				2018	
QUARTER	JULY	1	2	3	4	1	2	3	4	1	

WE ARE HERE



INFRASTRUCTURE TEAM SUMMARY REPORT

REPORT ISSUED ON: Tuesday, 18 July 2017

dd/mm/yy	Due in next 2 wks	On Track
dd/mm/yy	On Hold	At Risk
dd/mm/yy	Overdue	Complete N/A

PROJECT	CATEGORY	ACTIVITY TYPE	PROJECT MANAGER	CONCEPT DESIGN GATEWAY	DETAILED DESIGN GATEWAY	CONSTRUCTION GATEWAY	PRACTICAL COMPLETION	POST HANDOVER GATEWAY	H&S STATUS	FINANCIAL STATUS	RISK/ISSUE STATUS	PROJECT HEALTH STATUS	FY 15/16 BUDGET	FORECAST
Wanaka Transportation - Minor Improvements, Non-Sub	Renewals	Transportation - Non Sub	John O	20/07/16	20/07/16	31/08/16	6/06/17	25/08/17					475,398	475,398
Crown Range SPR - Minor Improvements	Renewals	Transportation - NZTA	John O	13/02/16	9/04/16	30/07/16	30/06/17	22/09/17					123,300	
Wanaka Wastewater - Golf Course Rd	New Capital	Sewerage	Rob Darby	1/06/17	10/03/17	30/06/17	22/09/17	15/12/17					150,384	148,000
Edgewater Gravity Sewer Upgrade - Seperable Portion 3 and 4	New Capital	Sewerage	Rob Darby			15/02/17	18/05/17	11/08/17					395,906	405,000
DISTRICT WIDE RESEALS	Renewals	Transportation - NZTA	John O	25/03/16	17/06/16	1/10/17	3/03/17	2/06/17					1,705,000	1,705,000
CAMP HILL ROAD - Sealed Road Pavement Rehab - RP: 1510 to 3200	Renewals	Transportation - NZTA	Rob Darby	15/10/16	15/10/16	15/02/17	15/04/17	16/06/17					534,100	397,000
Ardmore St Build Outs	New Capital	Transportation - NZTA	Rob Darby			7/11/16	21/12/16	18/01/17					45,000	44,745
Cardrona New Water Supply Scheme	New Capital	Water Supply	Rob Darby	25/03/16	20/05/16								367,296	360,000
Wanaka Airport Pump Station - BBC	New Capital	Sewerage	Deborah - BBC	1/06/17	30/06/17	25/08/17	22/09/17	15/12/17						
Water Supply - Renewals - Wanaka	Renewals	Water Supply	Simon Leary	29/02/16	25/04/16	15/08/16	30/06/17	22/09/17					257,600	257,600
Wanaka Water Supply, Anderson Road Extension	Renewals	Water Supply	Rob Darby	6/05/16	1/07/16	15/02/17	30/05/17	30/06/17					299,200	480,000
Wanaka Airport water supply reticulation - BBC	Renewals	Water Supply	Deborah - BBC	1/06/17	30/06/17	25/08/17	22/09/17	15/12/17						
Beacon Point Road - Project	Renewals	Stormwater	Simon Leary	18/01/16	14/03/16	4/07/16	30/09/16	10/02/17					490,000	497,500
Wastewater - Renewals - Wanaka	Renewals	Sewerage	Simon Leary	25/04/16	23/05/16	15/08/16	30/06/17	22/09/17					75,900	
Mt Aspiring Road booster to address fire	Renewals	Water Supply	Rob Darby	28/11/15	20/02/16	1/10/16	20/12/16	10/03/17			On Hold	On Hold	613,552	7,000



INFRASTRUCTURE TEAM SUMMARY REPORT

REPORT ISSUED ON: Tuesday, 18 July 2017

dd/mm/yy	Due in next 2 wks	On Track
dd/mm/yy	On Hold	At Risk
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PROJECT	CATEGORY	ACTIVITY TYPE	PROJECT MANAGER	CONCEPT DESIGN GATEWAY	DETAILED DESIGN GATEWAY	CONSTRUCTION GATEWAY	PRACTICAL COMPLETION	POST HANDOVER GATEWAY	H&S STATUS	FINANCIAL STATUS	RISK/ISSUE STATUS	PROJECT HEALTH STATUS	FY 15/16 BUDGET	FORECAST
Albert Town Ring Main	Renewals	Water Supply	Rob Darby	11/03/16	8/04/16	1/07/16	29/07/16	21/10/16					70,000	64,000
Wanaka Yacht Club Borefield Stage 1	New Capital	Water Supply	Deborah - BBC	6/02/17	6/02/17	10/04/17	10/04/17	10/04/17		On Hold		On Hold	60,000	
Mt Aspiring Road Widening	New Capital	Transportation - NZTA	Rob Darby	17/03/17	12/05/17	1/09/17	1/12/17	10/03/18					300,000	299,000
Cardrona New Wastewater Scheme	New Capital	Sewerage	Rob Darby	24/09/15	17/12/15	28/07/16	18/11/16	13/01/17					722,651	691,000
Ardmore St/Lakefront Streetscape	New Capital	Transportation - Non Sub	Rob Darby										50,000	35,000
Resilience - Crown Range Road Land Instability Construction	New Capital	Transportation - NZTA	Andrew Timms	28/05/16	20/08/16	1/04/17	1/07/17	1/10/17					514,399	350,000