

Minutes of a meeting of the Wānaka Upper Clutha Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday 30 November 2023 commencing at 10.00am

Present

Mr Simon Telfer (Chair), Councillor Barry Bruce, Councillor Lyal Cocks, Mr Chris Hadfield, Ms Linda Joll, Councillor Cody Tucker and Mr John Wellington

In attendance

Councillor Quentin Smith, Mr Mike Theelen (Chief Executive), Mr Mike Wardill (Engineering Reporting Team Leader and (Acting) Manager Development Engineering and Subdivision), Mrs Jeannie Galavazi (Senior Parks Planner), Ms Jessica Hughes Hutton (Parks and Reserves Planner), Mr Jon Winterbottom (Governance Team Leader) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and six members of the public

Karakia

The meeting opened with a karakia given by Ms Joll.

Apologies/Leave of Absence Applications

There were no apologies.

The following requests for Leave of Absence were made:

- Mr John Wellington: 3-11 December 2023
- Councillor Barry Bruce: 4-9 December 2023
- Councillor Tucker: 15 December 2023 – 5 January 2024
- Ms Linda Joll: 5-11 December 2023; 11 December 2023 – 30 January 2024

On the motion of Mr Telfer and Ms Joll the Wānaka-Upper Clutha Community Board resolved that the requests for Leave of Absence be approved.

Motion carried.

Declarations of Conflicts of Interest

There were no declarations.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. Nancy Latham (Friends of Bullock Creek, Guardians of Lake Wānaka, Wānaka Lake Swimmers Club and Touchstone)

Ms Latham noted that all these groups had concerns about suboptimal storm water management in the Roy's Bay Catchment, resulting in degradation of the ecology of Lake Wānaka and Bullock, Middle and Stoney Creeks. The groups had sought the Board's support to get answers from Queenstown Lakes District Council but the outcomes the groups sought had not been achieved. She asked if there was a short term plan for managing water within Wānaka's urban catchments in a way that enhanced the environment rather than degrading it. She tabled a list of further questions.

2. Andrew ('Howie') Howard

Mr Howard noted that most districts in New Zealand were not named after a town. He believed that use of 'Queenstown' in the district name implied it was the only major centre which created a bias against Wānaka. He acknowledged that Wānaka had been much smaller when the district had been established but it was significantly bigger now and there needed to be a discussion about acknowledging it in the district's name.

3. Roger Gardiner, Friends of Bullock Creek

Mr Gardiner expressed concern about the illegal dumping of fill on the road reserve in Yougal Street which had caused stormwater to spill into Bullock Creek. It had been difficult to get further information about the situation from Council and the only course of action available had been to make a request for official information. He understood the situation's complexity but the fill needed to be removed. Bullock Creek needed to be treated with respect and was not a stormwater drain.

4. John Taylor (Hāwea Community Association and Guardians of Lake Hāwea)

Mr Taylor expressed concern about the signage proposed for Gladstone Trail. It was large and brightly coloured and would be visual pollution on an outstanding landscape. There had been widespread negative reaction to what was proposed and the community was concerned that the same signage would be installed on all tracks and trails. If so, he anticipated an immense negative reaction from local communities. He asked for the Board's support to stop the project to install new signage and to retain the existing signs.

Deputation

Niamh Shaw, Chair, Path Wānaka/Ara ki Wānaka (formerly the Wānaka Alcohol Group)

Ms Shaw provided an overview of the group's objectives and the various agencies in the community with which it liaised. The group had moved beyond working solely with alcohol control programmes to develop long term strategies to support the values the community sought. A programme currently under consideration was 'Planet Youth' based on a model developed in Iceland and other programmes mooted were substance abuse education and strengthening the support role of schools. The banner and signage policy had been last updated in 2009 and a review was needed. It was hoped that the Board would support these plans.

Confirmation of Agenda

On the motion of Mr Telfer and Councillor Bruce the Wānaka-Upper Clutha Community Board resolved that the agenda be confirmed without addition or alteration.

Motion carried.

Confirmation of minutes

On the motion of Mr Telfer and Mr Wellington the Wānaka-Upper Clutha Community Board resolved that the minutes of the meeting of the Wānaka-Upper Clutha Community Board held on 12 October 2023 be confirmed as a true and correct record.

Motion carried.

1. **Temporary Road Closure Application – New Year’s Eve, Wānaka**

A report from Lea Pooley (Subdivision Officer) assessed an application for temporary road closures of Ardmore Street and Helwick Street over the period 29 December 2023 to 1 January 2024 for the annual New Year’s Eve celebrations. The report recommended that the temporary closures be approved, subject to a series of standard conditions.

Mr Wardill presented this report and item 2.

On the motion of Councillor Bruce and Ms Joll it was resolved that the Wānaka-Upper Clutha Community Board:

- 1. Note the contents of the report;**
- 2. Approve the temporary road closure application for the 2023/2024 New Year’s Eve Celebrations subject to the following conditions:**
 - a. Any issues or concerns which may arise from the public notification published in the Wānaka Sun, Friday 22 September 2023 are addressed to the satisfaction of officers.**
 - b. Approval of the final Traffic Management Plan by QLDC Planning and Development under delegated authority prior to the event taking place.**
 - c. Radio advertising two days prior to and on the morning of the event.**

- d. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.
 - e. The event organisers ensure access is available for emergency services and maintenance contractors if required.
 - f. The event organisers liaise with businesses on the closure route to ensure deliveries to these businesses are not affected and where safe and practical, vehicles delivering to businesses within the closure area, should be permitted by traffic management crew prior to the event commencing.
 - g. The applicant must notify all affected parties of the extent of the temporary road closure with, the notification to be undertaken prior to Christmas 2023. A copy of the notice is to be supplied to Queenstown Lakes District Council (lea.pooley@qldc.govt.nz).
 - h. The applicant must contact QLDC Communications Team (communications@qldc.govt.nz) to arrange for the closures to be shared through Council social media.
3. Authorise the following schedule of road closures:
- Date of Closure: 29 and 30 December 2023**
- 0800 – 0000 Ardmore Street (log cabin layby only, excluding buses)**
- 1800 - 0400 Ardmore Street (small layby, adjacent to Kai Whakapai Eatery and The Doughbin Bakery)**
- Date of Closure: 31 December 2023 to 1 January 2024**
- 0800 – 0300 Ardmore Street (log cabin layby only, excluding buses)**
- 1700 – 0300 Ardmore Street from Dungarvon Street to Lakeside Road**
- 1700 – 0300 Helwick Street from Ardmore Street to Dunmore Street**
- 1800 - 0400 Ardmore Street (small layby, adjacent to Kai Whakapai Eatery and The Doughbin Bakery)**

Motion carried.

2. **Licence to Occupy Road Reserve - Dublin Bay Road, Wānaka - Domestic water pipe**

A report from Leonie Stapleton (License to Occupy Administrator) assessed an application for a Licence to Occupy road reserve to enable F K Mackenzie to install a water pipe beneath Dublin Bay Road, Wānaka at a location approximately 75 metres north of the intersection with Dublin Bay Access Road, Wānaka to supply Lot 4 DP 24317 with water indefinitely. The report recommended that the Licence to Occupy be approved, subject to standard conditions.

On the motion of Councillor Cocks and Councillor Tucker it was resolved that the Wānaka-Upper Clutha Community Board:

1. **Note the contents of the report;**
2. **Grant a Licence to Occupy Road Reserve to enable F K Mackenzie to install a water pipe beneath Dublin Bay Road, Wānaka at a location approximately 75 metres north of the intersection with Dublin Bay Access Road, to supply Lot 4 DP 24317 with domestic water supply indefinitely, subject to the following conditions:**
 - a. **The Licence shall remain at Council's pleasure.**
 - b. **It is the responsibility of the Applicant to ensure that all works on the road reserve comply with both the Building Act, and the Resource Management Act 1991. Resource Consent and Building consents are to be obtained prior to works commencing, if required.**
 - c. **All works must comply with both a Traffic Management Plan (TMP) and Corridor Access Request (CAR). The TMP and CAR must be approved by Council engineers before any work commences on the road reserve.**
 - d. **All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.**
 - e. **The applicant shall contact relevant utility companies regarding possible telecommunication, power and any other reticulated services located within the road reserve.**
 - f. **The pipe must not compromise roading or services maintenance activities.**

- g. The appropriate Otago Regional Council permits are obtained for the water take if required.
- h. The appropriate easements for the right to convey water are obtained for where the pipe crosses private land.
- i. Ongoing maintenance of the occupation is to be the responsibility of the Licensee.
- j. Any damage as a result of any maintenance works is to be resolved to the satisfaction of Council engineers at the cost of the applicant.
- k. Any works within the road reserve are to be undertaken to the specification and approval of Council's engineers and shall include an engineering plan with a trench profile plan.
- l. Council will require an 'as-built' plan of the new water pipe that is compatible with QLDC's GIS system be submitted to subdivision@qldc.govt.nz
- m. All services including Three Waters, phone, power and gas within the road reserve must be identified prior to any works being undertaken on the road reserve. There shall be no damage to Council Infrastructure nor shall access to the road reserve by Council be fettered before, during, or after the works are completed. Council reserves the right to charge a reasonable rate for any damage done to infrastructure.
- n. The applicant consents to a Covenant in Gross being recorded against the title to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.

Motion carried.

3. Reserves to vest in Wānaka

A report from Jessica Hughes Hutton (Parks and Reserves Planner) assessed the approval of one Local Purpose (Access and Services) Reserve in the Northlake subdivision in Wānaka, and one Local Purpose (Access) Reserve in the Koreke Rise subdivision in Lake Hāwea. The resolution recommended the Board recommend to Council that the proposed reserves be approved in accordance with the Reserves Act 1977.

Mrs Galavazi and Ms Hughes Hutton presented the report. In response to a question Mrs Galvazi noted that neither reserve was proposed to be a recreation reserve and reserve land contributions would be payable.

Councillor Smith questioned the subdivision design and whether the proposed reserves were integrated with roading or connected in any way to a public space. He considered it poor subdivision design and asked officers assessing these applications to look for greater levels of integrated development.

On the motion of Mr Wellington and Councillor Bruce it was resolved that the Wānaka-Upper Clutha Community Board:

- 1. Note the contents of the report; and**
- 2. Recommend to Council that vesting of the following reserves be approved:**
 - a. Northlake Investments Limited RM211044 – Local Purpose (Access and Services) Reserve. Lot 1037, being 400m².**
 - b. Orchard Road Holdings RM220897 – Local Purpose (Access) Reserve. Lot 101, being 115m².**

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

- i. Compliance with the conditions of Resource Consents RM211044 and RM220897 (and any subsequent variations) which include:**
 - The formation of a sealed pathway on the reserve to meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);**
 - Provision of a potable water supply point to be provided at the boundary of the reserve lot;**
 - The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between any public reserve vested in or administered by the Council and any adjoining land;**
 - The registration of a Consent Notice (or alternative encumbrance) on any land within the development adjoining the reserve, to ensure any fences on land**

adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;

- **A three-year maintenance period by the consent holder commencing from vesting of the reserve; and**
- **A maintenance agreement for reserve prepared and approved (signed) by the Parks & Open Spaces Planning Manager specifying how the reserves will be maintained during the maintenance period.**

ii) Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy; and

iii) Presentation of the reserve in accordance with Council's policies

Motion carried

4. Chair's Report

A report from the Chairperson presented comments about:

- Temporary Closure of Roy's Bay Ski Lane
- Gladstone Track (Hāwea) signage
- Members' Sector Engagement Updates
- Summary of Three Waters capex

The Chair spoke positively about the 'Share With Us' session held the previous day in the Dinosaur Park. It had been well attended and he considered that the 'Share With Us' initiatives were proving to be a great way of engaging with the community. Special thanks were extended to staff members Eden Sloss, Samantha Saccomanno and Campbell Weal who had supported the most recent event.

Concern was expressed about the signage proposed for the Gladstone Track (as well as other tracks in the network) and the adverse visual impact of the signs' size, frequency and colour. Members were critical that they would be rolled out throughout the district and questioned whether tracks in the Upper Clutha were required to comply with national safety guidelines. There were questions about where such a mandatory directive had come from and whether mana whenua had been consulted. It was agreed that there were more appropriate ways of implementing signage and a unified signage design was needed in preference to the proposed signage that was both ugly and intrusive. Members observed that the Board should have been consulted on a topic with such a high level of public interest.

Mr Wellington spoke positively about the formal opening of the Lismore Park jump park and the way in which original Council seed funding had allowed a community group to leverage other funding.

There was further discussion about work on the Beacon Point new reservoir and Project Pure upgrade, which were showing as amber ('at risk') and red ('critical') on the Three Waters project report. The Chief Executive noted that he had visited Project Pure recently and understood that it was tracking well and commissioning was on track. He was happy to seek clarification on why it was deemed 'critical'. He suggested that the Board visit both plants as they were important pieces of infrastructure with unique design elements. The Chief Executive confirmed plans to move project reporting for all capital projects onto the website.

On the motion of Mr Telfer and Ms Joll it was resolved that the Wānaka-Upper Clutha Community Board:

- 1. Note the contents of the report, in particular the plan to undertake a temporary closure of the Roy's Bay ski lane over the holiday period 2023/24 (22 December 2023 to 11 February 2024).**

Motion carried

The meeting concluded at 11.15am.

CHAIR

DATE