



Order Paper for the Meeting of the

WANAKA COMMUNITY BOARD

Thursday, 21 February 2019

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.

**Wanaka Community Board
21 February 2019**

Agenda for a meeting of the Wanaka Community Board, to be held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 21 February 2019 commencing at 10.00am.

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Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday, 15 November 2018 commencing at 10.00am

Present:

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

In attendance:

Mayor Jim Boulton, Ms Meaghan Miller (General Manager, Corporate Services), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Ms Diana Manson (Parks and Reserves Officer) and Ms Jane Robertson (Senior Governance Advisor); one member of the media and eight members of the public

Apologies/Leave of Absence Requests

The following requests for leave of absence were made:

- Councillor MacLeod: 25 November 2018 – 19 December 2018
- Councillor McRobie: 21 December 2018 – 25 January 2019
- Ms Brown: 20 December 2018 – 1 February 2019
- Councillor Smith: 20 January 2019 – 4 February 2019
- Mr Taylor: 22-26 February 2019

On the motion of Councillor MacLeod and Councillor McRobie it was resolved that the Wanaka Community Board grant the requests for leave of absence.

Confirmation of Agenda

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

Public Forum

1. Marty Black, Harbourmaster

Mr Black spoke in support of Coastguard Wanaka's application to lease an area of recreation reserve at Eely Point in order to construct a new base building. He observed that there was double the number of boats in Lake Wanaka than in Lake Wakatipu, but launching a rescue quickly from the current location was problematic. Eely Point was an ideal location and he totally supported the concept.

2. Trevor Tattersfield, Bernie Kane and Margaret Horn, Aspiring Retirement Village

The speakers presented a petition containing the signatures of those who were concerned about the safety at either end of Golf Course Road and at the village entrance on Golf Course Road. Because of new developments in the vicinity,

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the design of the Golf Course Road/Ballantyne Road corner was not satisfactory and needed drastic changes. Most residents of the village still drove and there were concerns about safety when exiting. Mrs Horn advised that over the past two years she had seen several near misses. She was concerned about the situation at both ends of the road.

Mr Tattersfield noted that both intersections were on busy arterial roads and their alignments would not meet the Council's own design standards for arterial roads. Further, there were no warning signs in either direction and the Council was exposed in condoning the current situation. He recommended that some urgent action be taken.

Ms Brown thanked the speakers for gathering the support of many people and presenting a petition to add weight to their message.

Ms Miller advised that the General Manager Property and Infrastructure was aware of these concerns and was already taking action. The situation had also been advised to the Wanaka Masterplan team.

3. Doug Hamilton and Kevin King

Mr Hamilton and Mr King expressed concern about the number of vehicles that parked for all day on Cliff Wilson Street, meaning that customers to businesses without off-street parking had nowhere on the street to park. There were no parking restrictions in this area so people parking there all day were doing so legally. Freedom campers parking for long periods had also been observed in the area. This problem would be addressed by introducing time restricted parking on Cliff Wilson Street. Those people who worked in the area and wanted to park all day could use the free public carpark at Mitre 10.

The Board agreed that the public perceived the carpark as belonging to Mitre 10. There was a sign indicating that it was a public park but it was not very obvious.

4. Lee Eadie

Ms Eadie spoke in support of Coastguard Wanaka's application to lease the reserve at Eely Point for a new base building. A timely response was important in any rescue and it was important for the Coastguard to be as close as possible to the lake and to have a good boat ramp handy. The number of boats on the lake was increasing annually and the risk of an accident was similarly increasing. Commercial operators were also supportive of the Coastguard moving to this new location.

5. Jonathan Walmisley, President, Coastguard Wanaka

Mr Walmisley expressed thanks for the Board's support to get to this stage of what had been a very thorough process. The proposed site at Eely Point was ideal for Coastguard Wanaka as it was close to a safe launch site. The presence of the Coastguard amongst mainly recreational boats could also have an educational effect.

He acknowledged that siting a building on the lakefront was likely to generate opposition but he would like to work with those who objected to achieve a compromise solution.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of minutes

On the motion of Mr Taylor and Ms Harrison the Wanaka Community Board resolved that the minutes of the meeting held on 27 September 2018 be confirmed as a true and correct record.

Councillor MacLeod and Councillor McRobie abstained because they were not present at the meeting.

1. Request to notify new lease to the Coastguard Wanaka Lakes over Eely Point Recreation Reserve

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) detailed the desire of Coastguard Wanaka Lakes ('CWL') to locate a new base building at Eely Point Recreation Reserve and to establish service and access right of way easements associated with the building. The report noted that this would require the Council to grant a ground lease over the reserve. Because the Wanaka Lakefront Reserves Management Plan did not contemplate this activity, public notification of the application was required. Whilst the proposed easements would not materially alter or permanently damage the reserve, nor affect the ability of the public to use and enjoy the reserve, the report recommended that alongside the mandatory requirement to publicly notify the intention to grant a lease to the coastguard, it was also appropriate to notify the potential easements at the same time.

The report was presented by Mr Cruickshank and Ms Manson.

Mr Cruickshank referred to the background and the Board's instruction for the matter to be delayed until a master plan was available for the reserve. He thanked the parks team for completing this work in a tight timeframe.

The Chair agreed that the proposal had been through a thorough process, with all viable options considered.

Ms Harrison observed that there were many local groups that wanted their own building and land was a very precious commodity in Wanaka. Coastguard Wanaka made a valuable contribution to water safety in the

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area, but the community also needed to make the best use of scarce resources.

Ms Brown noted that the Wanaka Lakefront Reserves Management Plan had stated that buildings were to be the exception rather than the rule and would have to be a structure that needed to be located directly beside the lake. She also questioned why there could not be more groups in a multi-use building and she asked the public notice to make it clear that granting a lease was not a fait accompli.

In light of the significance of the hearing, the Board agreed that it was appropriate in this situation to have a full panel of three Community Board members, rather than the two of three recommended.

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

- 1. Note the contents of this report;**
- 2. Approve notification under section 119 of the Reserves Act 1977 of an intention to grant a new lease under sections 54(1)(b)&(c) of the Reserves Act to the Coastguard Wanaka Lakes Incorporated, located on land with legal descriptions Sections 29 & 1543R Block XIV Lower Wanaka Survey District, subject to the following conditions:**

Commencement	TBC
Term	33 Years
Rent	Pursuant to Community Facility Funding Policy (\$1 per annum at commencement)
Reviews	5 yearly or when the Funding Policy is reviewed
Use	Marine Rescue Centre and associated activities including boat storage and provision of space for the Harbourmasters operations
Operational costs	All rates and charges associated with the land to be paid for by lessee
Assignment/Sublease	With Council approval
Liability Insurance	\$2 million

Expiry Conditions	Lessee can elect to remove improvements and make good or improvements to revert to Council ownership with no compensation payable
Break Clause	Council can give 5-years cancellation notice if the land is required for the 'provision of core infrastructure services'
Maintenance	All maintenance of the building and lease area including gardening to be paid for by lessee

3. Delegate the power to hear any submissions and make a recommendation to Council to three Wanaka Community Board members: Ms Battson, Ms Harrison and Councillor McRobie;
4. Approve notification under Section 48(2) of the Reserves Act 1977 of an intention to grant a Right of Way easement and associated underground infrastructure easements over Council Recreation Reserve at Eely Point Recreation Reserve, Wanaka, with legal description Sections 29 & 1543R Block XIV Lower Wanaka Survey District, to Coastguard Wanaka Lakes Incorporated subject to the following conditions:
 - a. QLDC or its successor in title may relocate the easements, as required;
 - b. That the easements will be non-exclusive as required by Council and surrendered and expiry or cancellation of the lease;
 - c. Council to retain discretion over the exact placement of the Right of Way and underground easements within the Recreation Reserve.

2. Licence to Occupy Road Reserve – 28 Helwick Street, Wanaka

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application from Gem Lake Ltd, the owner of 28 Helwick Street, for a Licence to Occupy ['LTO'] Road Reserve for temporary construction purposes. The LTO was needed so that a hoarding/gantry could occupy adjacent footpath during the construction of two new commercial buildings. The report had been considered by Council roading engineers who had recommended various conditions to ensure that construction works would be able to

proceed in a safe manner. Accordingly, the report recommended that the Board grant the LTO subject to the proposed conditions.

Items 2, 3 and 4 were presented by Mr Cruickshank. He confirmed that the footpath itself would remain open for the duration of the build.

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

- 1. Note the contents of this report;**
- 2. Grant a licence to occupy Helwick Street road reserve to enable Gem Lake Limited owners of 28 Helwick Street to undertake construction works subject to the following conditions:
Building/Resource Consent to be obtained prior to works commencing if required.**
 - a. Approval of a Traffic Management Plan (TMP) by Council Engineers before work commences.**
 - b. All activities are to be undertaken in accordance with Worksafe New Zealand standards for the work environment.**
 - c. The scaffold/gantry structure is to be designed by a Chartered Professional Engineer. A Producer Statement (PS1) is to be provided by the Engineer with works not to proceed until QLDC's Engineers are satisfied with the design. A Producer Statement (PS4) is then to be provided to QLDC within 7 days of the structure being erected.**
 - 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. The pavers and surrounding infrastructure are to be correctly protected and reinstated to the satisfaction of QLDC Engineers.**
 - f. The applicant to be liable for any damage and/or reinstatement of Council's or any other person's property that may arise from the proposed activity (i.e. reinstatement of footpaths, road marks etc). This will need to be evidenced by before and after photographs / video or similar**
 - g. The applicant to be liable for any damage and/or reinstatement of Council's or any other person's property that may arise from the**

proposed activity (i.e. reinstatement of footpaths, road marks etc). This will need to be evidenced by before and after photographs / video or similar.

- h. The licence area to be publicly available during the following times of the year in accordance with the Temporary Use of Public Space for Construction Purposes policy:**
 - i. 24 December – 6 January**
 - ii. Easter Break and week following**
 - iii. July School Holidays**
 - iv. Labour Weekend**

3. Temporary Road Closure Application – Wanaka New Year’s Eve Celebrations

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for temporary road closures associated with the annual QLDC New Year’s Eve celebrations in Wanaka. The report recommended that the Board approve the application subject to various conditions, noting that this would be consistent with previous years, it would serve to provide a safe environment before, during and after the event and there were alternative routes available meaning that traffic would not be unreasonably impeded.

Mr Cruickshank stated that the proposed temporary road closures were largely the same as last year but with improvements to help address the occurrences of youth intoxication. He advised that there had been no public concerns raised as a consequence of the initial public notice.

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

- 1. Note the contents of this report;**
- 2. Approve the road closure application for the annual New Year’s Eve Celebrations in Wanaka subject to the following conditions:**
 - a. No issues or concerns arise from the public notification of the road closure published in the ‘Wanaka Sun’ on 25 October 2018.**
 - b. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.**
 - c. Radio advertising two days prior to and on the morning of the event.**

- d. The event organisers shall arrange suitable disposal methods for recycling and rubbish/refuse.
 - e. The event organisers shall ensure access is available for emergency services and maintenance contractors if required;
 - f. The applicant shall notify all affected parties including residents and businesses on the closure route of the extent of the temporary road closure; this notification is to be undertaken prior to Christmas 2018. A copy of this notice is to be supplied to APL Property Limited.
3. Authorise the following schedule of road closures:
Saturday 29 December 2018

Roads to be Closed: Ardmore Street iSite layby

Period of Closure: 2000 Saturday 29 December 2018 to 0300 Sunday 30 December 2018

Sunday 30 December 2018

Roads to be Closed: Ardmore Street iSite layby

Period of Closure: 2000 Sunday 30 December 2018 to 0300 Monday 31 December 2018

Monday 31 December 2018

Roads to be Closed: Helwick Street from Ardmore Street to Dunmore Street

Period of Closure: 0700 Monday 31 December 2018 to 1100 Tuesday 1 January 2019

Roads to be Closed: Ardmore Street Log Cabin layby (excluding buses)

Period of Closure: 1430 Monday 31 December 2018 to 0300 Tuesday 1 January 2019

Roads to be Closed: Ardmore Street from Dungarvon Street to Lakeside Road and Ardmore Street iSite layby

**Period of Closure: 1700 Monday 31 December
2018 to 0300 Tuesday 1
January 2019**

4. Temporary Road Closure Application – Challenge Wanaka 2019

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) assessed an application for temporary road closures associated with the annual Challenge Wanaka sporting event scheduled to take place in February 2019. The report noted that Southern Safety Services Ltd had taken over the traffic management of this event in 2019 but the proposed temporary closures were largely in line with 2018. The report recommended that the Board approve the temporary road closures, subject to various conditions.

It was noted that there had been feedback from residents and commercial operators about the temporary closure of Mt Aspiring Road during the 2018 event and new measures had been put in place to address this in 2019. It was also hoped that the road would re-open earlier than signalled in the recommendation. Southern Safety Services Ltd sought further feedback after the 2019 event with a view to making changes in 2020.

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

- 1. Note the contents of this report;**
- 2. Approve the road closure application for the annual Challenge Wanaka 2019 event subject to the following conditions:**
 - a. No issues or concerns arise from the public notification of the road closure published in the ‘Wanaka Sun’ on 25 October 2018.**
 - b. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.**
 - c. Radio advertising two days prior and on the morning of the event.**
 - d. The event organisers shall arrange suitable disposal methods for recycling and rubbish/refuse.**
 - e. The event organisers shall ensure access is available for emergency services and maintenance contractors if required;**
 - f. The applicant shall notify all affected parties/residents within the closure areas of the extent of the temporary road closure and**

ensure their needs are all catered for. Contact details for the event organiser must be provided in this notification.

- g. A reminder notice advising of the duration and dates of the closure shall be distributed to all residential and business properties located along the closure route at least ten working days prior to the event. A copy of this notice is to be supplied to APL Property.
 - h. The applicant must advise of the closures through their own social media and contact QLDC Communications to arrange the closures to be further shared through Council social media. Contact details for the event organiser must be provided in this.
 - i. Where safe and practical, vehicles delivering to businesses within the closure area, should be permitted by traffic management crew to undertake their deliveries and if applicable, they should be directed to appropriate detour routes.
 - j. Clear signage is to be placed around the closure areas within the CBD advising the public that businesses in the affected area are still operating.
 - k. Parks are not to be coned off except where required for traffic management. In those instances, cones are to be removed as soon as practical.
 - l. The applicant shall provide APL Property with a copy of New Zealand Transport Agency's approval for the one way closure of Red Bridge.
3. Authorise the following schedule of road closures:

Infrastructure build up and breakdown

Roads to be Closed: Ardmore Street from
 Dungarvon Street to McDougall Street

Period of Closure: 0800 Wednesday 13
 February 2019 to 0300 Sunday 17 February 2019

Infrastructure build up and dismantle at end of event

Roads to be Closed: Dungarvon Street from Dunmore Street to Ardmore Street

Period of Closure: 0300 Saturday 16 February 2019 to 0300 Sunday 17 February 2019

Infrastructure build up and safe passage of athletes and dismantle at end of event

Roads to be Closed: Ardmore Street from Dungarvon Street to Lakeside Road

Period of Closure: 0300 Saturday 16 February 2019 to 0300 Sunday 17 February 2019

For safe passage of athletes and motorists

Roads to be Closed: Single Lane closure of Mount Aspiring Road from Meadowstone Road to Hospital Flat

Period of Closure: 0615 to 1200 Saturday 16 February 2019

For safe passage of athletes

Roads to be Closed: Ardmore Street from McDougall Street to Meadowstone Drive

Period of Closure: 0615 to 1200 Saturday 16 February 2019

Roads to be Closed: Mt Aspiring Road from Old Station Road to Meadowstone Drive

Period of Closure: 0615 to 1200 Saturday 16 February 2019

Roads to be Closed: McDougall Street from Brownston Street to Ardmore Street

Period of Closure: 0600 to 1200 Saturday 16 February 2019

For safe transition of cyclists at aid station

Roads to be Closed: Kane Road between Camphill Road and St Ninians Way

Period of Closure: 0815 to 1500 Saturday 16 February 2019

5. Chair's Report

A report from the Chair:

- Sought approval of a new staged implementation plan for delivering the Wanaka Lakefront Development Plan;
- Provided an update on progress with the Wanaka Masterplan;
- Provided an update on recent activities at the Wanaka Recreation Centre;
- Advised that the New Zealand Geographic Board had approved the proposal to change the name of Gladstone to John Creek and Johns Creek to John Creek and it had now been referred to the Minister of Land Information for a final determination and public gazettal;
- Provided an update on the Representation Review; and
- Summarised the actions from the previous meeting.

Ms Brown questioned the role and membership of the Wanaka Stakeholder Reference Group. The Chair advised that the community board was a member and it was different from the group recently formed in relation to the future of Wanaka Airport. Ms Brown suggested that the name needed to be changed because of potential confusion between the two groups.

The following general updates of note were made:

- The AGM of the Hawea Community Association had recently taken place with April McKenzie elected as chair.
- The Upper Clutha Tracks Trust had held their AGM in November; work would start on the accessibility ramp onto the Hawea Swing Bridge as soon as building consent was issued. It was hoped it would be finished by Christmas.
- Discussions continued to bring about agreement on Hawea Legal Roads.
- The Wanaka Alcohol Group was appearing at a hearing of the District Licensing Committee on 4 December in opposition to a local bar's application to open until 4am.
- The Council would adopt the Navigation Safety Bylaw 2018 at an extraordinary Council meeting to be held on 20 November. Members paid tribute to the contribution Lee Webster had made during his time at QLDC.
- The new Luggate Hall was a great opportunity to test the passive building process. 45% of the building cost would be met from external funders but all-of-life operating costs would be minimised if it was a passive building.
- The Albert Town Community Association remained concerned about inappropriate use of the Albert Town camping ground and were keeping a watching brief on the situation. They were also very interested in the outcome of the Navigation Safety Bylaw 2018.
- The Cardrona Residents' Association was concerned about plans for a trout fishery hatchery and hot pools because of their very high water take

when the water scheme in the area was already oversubscribed. There were also ongoing issues with unpleasant smell from the sewage plant.

- The Board thanked the Community Services General Manager and his staff for their work on developing the Responsible Camping Strategy.

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

- 1. Note the contents of this report;**
- 2. Approve the updated Staged Implementation Plan (2018) for the Wanaka Lakefront Development Plan.**

The Mayor commented on various matters of interest to the Board including the future of Wanaka Airport, the possible introduction of a visitor levy in the district and plans to establish a Southern Cross hospital in Queenstown.

The meeting concluded at 11.31am.

Confirmed as a true and correct record:

Chairperson

D A T E

**Wanaka Community Board
21 February 2019**

Report for Agenda Item: 1

Department: Planning & Development

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

Purpose

The purpose of this report is to consider an application from J Blennerhassett and J Hayward to name a right of way located at 104-114 Studholme Road, Wanaka.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the new road name, **Cons Track** with the condition that the owners of Lot 1 DP 350268, Lot DP 395564 & Lots 1-2 DP 435847 provide their approval.

Prepared by:



Cameron Jones
Land Development Engineer

14/01/2019

Reviewed and Authorised by:



David Wallace
Manager,
Resource Management Engineering
Planning and Development
14/01/2019

Background

- 1 An application has been received to name a right of way associated with the subdivision of Lot 3 DP 435847 on Studholme Road in Wanaka.
- 2 Attachment A contains the location of the subdivision and a plan of the proposed roads to be named.
- 3 This report puts these road names to the Wanaka Community Board for a decision. The names are not considered in poor taste or likely to cause offence.

Comment

4 The applicant has put forward the following choice (as labelled in Attachment A):

Right of Way – Cons Track

Alternative Choices – Alpha Rise & Alpha Ridge Road

- 5 The applicant has chosen the name Cons Track after its creator Con Kelliher, the plowman for the Wanaka Station during the 1940s and 1950s responsible for the tracks existence. The applicant states that Con cut the track which is to be named and it shall be used as a right of way for the approved subdivision. Scans of historical Wanaka Station records (see Attachment B) from 1948 and 1955 have been provided demonstrating that Con worked on the station at these times. It is understood Con Kelliher has been deceased for a significant period and the name is proposed to recognise the work done to form this track in the past. As the track was created by Con some 70 years ago it is considered reasonable to name the road in this fashion.
- 6 Two other options were provided - Alpha Rise and Alpha Ridge Road – however the close proximity to Alpha Close nearby may cause confusion particularly for emergency services.

Road Naming Policy

- 7 We have considered the names against the Road Naming Policy and note the following:
- The background offered in relation to Cons Track may be considered outside the provisions of the Road Naming Policy, as section 5.3b of the Policy allows for a name to be named after a “notable” historical person or event.
- 8 While notable so some Wanaka residents it is not clear that the person suggested is notable to the wider community so it is considered prudent for the Wanaka Community Board to make a decision regarding this road name. The name does not need to meet the Road Naming Policy to be considered appropriate and can be accepted if considered appropriate by the Board.
- 9 It is also noted that several properties are already accessed via the right of way to be named, so the owners of these properties will need to provide their approval of the name. An appropriate clause to the approval of the name is therefore recommended.

Options

10 Option 1 – Do Nothing.

11 The road needs to be named before the applicant can have the titles issued for the subdivision. This is a resource consent condition that the applicant must comply with by way of application to Council.

- 12 The road needs to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.
- 13 There are no advantages to doing nothing and the disadvantage is that the new road name cannot be finalised.

Option 2 – Approve the application.

Advantages:

- 14 The road name which is approved can be formalised upon receipt of the approval of the owners of Lot 1 DP 350268, Lot 2 DP 395564 & Lots 1-2 DP 435847 and staff can proceed with updating the Council records and other outside parties with new addressing.

Disadvantages:

- 15 The road name proposed does not entirely comply with Council's Road Naming Policy.

Option 3 – Decline the application as applied for.

Advantages:

- 16 If the application is declined, the applicant will need to return to the Council with alternative names. This could be considered an advantage if the applicant returns to Council with revised road names which comply with the policy.

Disadvantages:

- 17 The road naming will be postponed, which will affect the applicant as they will be delayed in progressing with erection of signage, allocation of addressing and finalising the matter.
- 18 This report recommends **Option 2** for addressing the matter. As mentioned previously, the name offered is not in use or likely to cause poor taste or offence. The discretion for approval of road names in the Wanaka area outside of the policy sits with the Wanaka Community Board.

Significance and Engagement

- 19 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy, because:
- The naming of this new road will not have a large impact on the environment, culture and people of the district.
 - The background offered for the road name is outside existing policy and the application has been brought to the Wanaka Community Board for consideration.
 - There is no impact on the Council's capability and capacity in respect to the objectives set out in the Financial Strategy, Ten Year Plan and the Annual Plan.
 - The decision does not relate to the sale or transfer of shareholding of any of the Council's strategic assets.

Risk

- 20 This matter related to the operational risk OR011A, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk as it refers to the Council's need to deal with Land Information Memorandum and requests for service using Council records. These rely on location address information being available on our system, TechOne, which is also used for reporting and performance monitoring of our contractors and for dealing with requests from ratepayers.
- 21 The recommended option considered above mitigates the risk OR011A by - Treating the risk - putting measures in place which directly impact the risk.

Financial Implications

- 22 There are no operational and capital expenditure requirements or other budget or cost implications resulting from the decision.

Council Policies, Strategies and Bylaws

- 23 The Council's Road Naming Policy 2016 was considered in association with this application. The policy objective notes that:

"The Queenstown Lakes District Council is responsible for naming roads within its boundaries. Roads are named to reflect the identity of the local area and to ensure ease of identification for the Council, the public and key services such as emergency, postal and courier services."

- 24 Road name applications in the Wanaka Area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 25 This matter is included in the 10-Year Plan/Annual Plan. Road naming is a regulatory function which relates to Section 319 A of the Local Government Act 1974.

Local Government Act 2002 Purpose Provisions

- 26 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 the Council to allocate site addresses to development occurring in this area.
 - Can be implemented through current funding under the 10-Year Plan and Annual Plan.
 - Is outside the Road Naming Policy but within the terms of reference for the Wanaka Community Board.
 - 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

27 The persons who are affected by or interested in this matter are the applicants, the properties which already gain access over the right of way and the Queenstown Lakes District Council.

28 No community consultation has been undertaken in association with this request.

Attachments

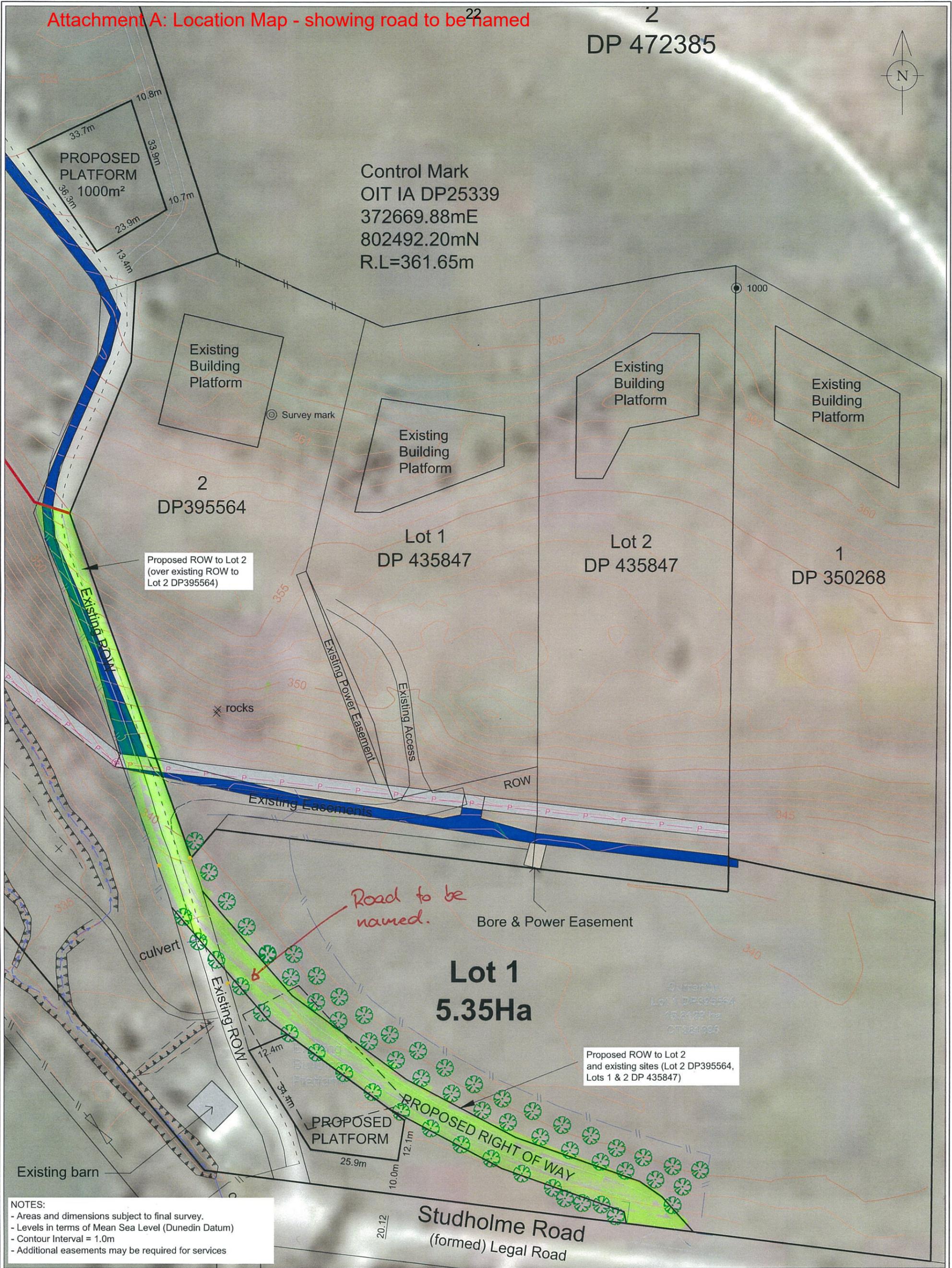
- A Location Map – Proposed Subdivision – South Lot 3 DP 435847 (showing road to be named)
- B Scans of Wanaka Station records
- C Council's Road Naming Policy 2016

Attachment A: Location Map - showing road to be named

2
DP 472385



Control Mark
OIT IA DP25339
372669.88mE
802492.20mN
R.L.=361.65m



Proposed ROW to Lot 2
(over existing ROW to
Lot 2 DP395564)

Proposed ROW to Lot 2
and existing sites (Lot 2 DP395564,
Lots 1 & 2 DP 435847)

- NOTES:
- Areas and dimensions subject to final survey.
 - Levels in terms of Mean Sea Level (Dunedin Datum)
 - Contour Interval = 1.0m
 - Additional easements may be required for services

REV.	DATE	REVISION DETAILS	BY:
F	4-10-17	for consent	BAM
A	10-6-16	Initial release	BAM

TITLE:
**PROPOSED SUBDIVISION - SOUTH
LOT 3 DP 435847
STUDHOLME ROAD - WANAKA
for J BLENNERHASSETT**

DATE: 4-10-2017	Scale 1:1000	DRAWING & ISSUE No.
BY: Bruce McLeod	Original Plan A3	2874-9R-2F
		PO Box 2493 Wakatipu 9349 Ph 03 442 3466 Fax 03 442 3469 Email admin@ascl.co.nz

Wanaka Station
13

WHITCOMBE'S
N.Z. DIARY
1955



No. 3

A WEEK IN AN OPENING

Monday9th MayFine Day

Kelliher - Started ploughing Rams Pdh
 Sorokoput - Putting in posts + painting gates
 Tschursinow - On Holiday
 Anderson - Bulldozing in races Rams Pdh

Went round sheep in truck
 Bach gave out lifting willow branches.

Tuesday

10 TUESDAY

10th MayFine Day

Kelliher - Ploughing Rams Pdh
 Sorokoput - Round sheep + fencing Cecil's Bld
 Tschursinow - On Holiday
 Anderson - Bulldozing in races Rams Pdh

11 WEDNESDAY

Kelliher - Ploughing Rams Pdh
 Sorokoput - Putting in posts + round sheep
 Tschursinow - On Holiday
 Anderson - Bulldozing gully on Lakeside Pdh
 and brought 3 pipes from waterfall

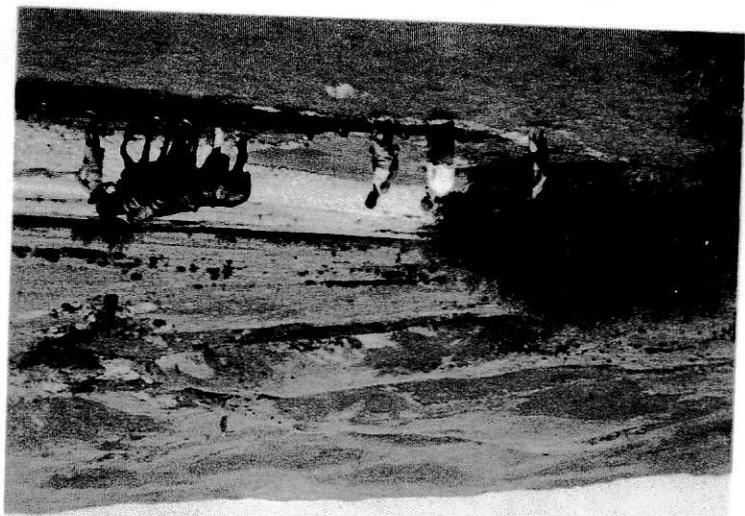
25 TIME AND WAGES BOOK

Waraba Station

FORTHNIGHT ENDING 31/10

CSW—A2570

NAME	Employed as	Occupation	Rate of Charge	HOURS WORKED														TOTAL HOURS		Ordinary Rate of Pay	Over-time Rate of Pay	Total Wages			Unemployment Levy	
				M.	T.	W.	T.	F.	S.	S.	M.	T.	W.	T.	F.	S.	S.	Ordinary Time	Over-time			£	s	d	£	d
C. Kelliker	Tractor + Agriculture	Stn																	£4-5-0 Hous + H + 2/3							
			8	8	8	8	8			8	8	8	8	8	8											
			8	8	8	8																				
H. McFarlane	Irrigating + Ditching	Stn																	£4-5-0 H + 2/3							
			8	8	8	8	8			8	8	8	8	8	8											
			8	8	8	8	8																			
C. Tompkinson	Sheep + General	Stn																	£4-5-0 H + 2/3							
			8	8	8	8	8			8	8	8	8	8	8											
			8	8	8	8																				
E. McRullen	General Farm Work	Stn																	£6-5-0 H + 2/3							
			8	8	8	8	8			8	8	8	8	8	8											
			8	8	8	8																				
R. Robertson	Irrigating Ditching	Stn																	£4-5-0 H + 2/3							
			8	8	8	8	8			8	8	8	8	8	8											
			8	8	8	8																				
R. Jopson	General Farm Work	Stn																	£3-5-0 2 days							
			8	8	8	8	8			8	8	8	8	8	8											
			8	8	8	8																				



1948

Thursday

5 THURSDAY

5th August AUGUST

Beautiful Warm Day

Kelliher - gassing burrows in bottom Dam

McFarlane - Clearing main Waterfall Race.

Templeton - Feeding out + Clearing tail race No 8.

Anderson - Feeding out + gassing in Dam Pdh

Hamilton - Making race boxes + repairing pipeline in woodshed

Robertson - Clearing races in Orchard.

County Engineer advised putting in 3ft pipes at intake

Friday

6 FRIDAY

6th August

Showery + warm

Kelliher - rebuilding embankment No 8 Mt 2m

McFarlane - Clearing main race Waterfall.

Templeton - Feeding out and on embankment Mt 2m

Anderson - Feeding out and hauling logs in swamp Pdh.

Hamilton - rebuilding embankment Mt 2m.

Robertson - Clearing small races Dogmateth.

got snowex sick + chain fixed at blacksmiths
3 shored handles.

Saturday

7 SATURDAY

7th August

Beautiful Day

Kelliher - gassing bottom Dam Pdh.

McFarlane - Clearing main waterfall race.

Templeton - Feeding out to sheep

Anderson - Feeding out to sheep

Hamilton - gassing rabbits bottom Dam.

Robertson - Clearing house race round trees.

Finished gassing both Dam Pdh, Swamp, Oaks Flat,
Cow + Horse Pdh.

8 SUNDAY

8th August

Beautiful Day

QUEENSTOWN LAKES DISTRICT COUNCIL**ROAD NAMING POLICY****1 AUGUST 2016****1. Policy and Objectives**

The objective of this policy is to provide a consistent and comprehensive approach to the naming of roads in the District

The Queenstown Lakes District Council (QLDC) is responsible for naming roads within its boundaries. Roads are named to reflect the identity of the local area and to ensure ease of identification for the Council, the public and key services such as emergency, postal and courier services. The procedures under which the Council wishes to achieve these objectives are set out below. The Council is empowered to name roads under Section 319 A of the Local Government Act 1974.

2. Scope

The Council's policy will apply to new or unnamed roads including roads with existing names that are not officially recognised, changes in road names, and it also includes areas that require an official address for identification purposes such as private rights of way, service lanes and pedestrian access ways.

3. Procedure for Naming a Legal Road

1. When a new road is formed the applicant will submit a written application on the approved form to the Council requesting the Council's formal approval for the name of the road. Each written application shall be accompanied by:-
 - a) Preferred name plus two alternatives listed in order of preference.
 - b) Legal description of the road and a copy of the subdivision plan highlighting the road
 - c) A location map.
 - d) A background to the names, their origins and their link with the area with confirmation that the same name does not exist within the Queenstown Lakes District or within 30km of the Queenstown Lakes District boundary.
 - e) The applicants address and contact phone number.
 - f) Road naming application deposit fee. Note charges incurred will be charged at a pro rata basis and will therefore reflect the complexity of the application and information provided
 - g) Signed copies of the APA (Affected Parties Approval) form, from each party affected by the proposed road name change, in cases where the subject road to be named has inhabited properties along it at the time of the application.
 - h) If APA is not received from all parties submissions from those parties will be provided with the application or evidence will be provided of written communication with or from the parties identifying that they are either not in support or are indifferent to the proposal and do not wish to comment.

2. The Council receives the application and checks the suitability of the preferred and alternative names against its Policy.
3. If in accordance with policy it is approved by a Council officer. If not in accordance with the policy it will go to Property Sub Committee, Wanaka Community Board or full Council for approval.
4. The Council approves, declines or amends the name for the road by way of a formal resolution of the appropriate Council committee or Council Officer.
5. The Council advises the applicant in writing of the Council's decision.
6. If the Council approves the name of the road, the Council will require the applicant to erect street signs showing the name of the road. All costs associated with the creation and erection of such signs are borne by the applicant, and such signs shall be erected as soon as practicable after the date of the Council's decision. The sign must conform to Council's street sign specification.
7. Immediately after the Council approves the name of any road, the Council will advise the Electoral Office, Land Information NZ, Valuation NZ, Quotable Value, NZ Post, Council's rating and GIS departments and all emergency services in the area of the name of the road.
8. Council's subdivision engineers will ensure that the road naming process is completed and the signs installed before the Section 224C certificate is prepared for issue. Performance bonds are not acceptable.

4. Procedure for Naming of Private Roads and Rights of Ways

Names for private roads and rights of way must be submitted for consideration on the approved form and will go through the same process as for legal roads. The approved name will then be recorded in Council's GIS system and flagged as a private road or right of way. The street sign must have the word "Private" under the street name and the applicant is required to pay for the signage. (Refer to the Signs Bylaw for exact specifications).

Rights of Ways

Where more than five allotments are served by a private right of way the council requires the ROW be named, and numbered accordingly. The name of the right of way must be submitted to Council for approval following the process set out above.

Where five or less allotments are served by a private right of way the ROW may be officially named following the procedures set out in this policy.

5. Guidelines for the selection of new road names.

1. There must not be another street named the same in the Queenstown Lakes District emergency services area or within 30km of the QLDC district boundary.
2. Identical names or homophones in the District or within 30km of the District boundary, will not be accepted. If the road name consists of more than one word (excluding the suffix) then the significant part of the word must not be the same as the significant part of any other road name i.e. Coronet Peak Road and Peak View Ridge are fine, but Coronet Peak Road and Coronet Drive would not be accepted

3. The name has significant local content or meaning. The name should reflect one of the following:

a) Common or established theme

Where more than one road is being created in a subdivision, a common theme is recommended for the names. If a naming theme is already established in a suburb, the names for that suburb should remain consistent with that theme.

b) Historical Person or Event

The name of a notable person or event from early history should ideally have a local association with the area.

c) Significant feature

It is appropriate to name a road after a significant feature in the area (for example, geographical feature, landscape, flora, or fauna). Naming after features which do not exist in the area should be avoided (for example, naming after native trees or plants that are not evident in the area or views that cannot be identified).

d) Traditional or appropriate Maori name

If the name suggested is a Maori name, then the name will have to be checked by the applicant with Southern and Otago Runanga to ensure that it is not offensive to manawhenua and Maori and is appropriate, spelt correctly and interpreted correctly. There is no formal requirement to check a Maori name, however a Maori road or street name will not be considered unless the following have been consulted with:

1. Kai Tahu ki Otago Ltd (KTKO Ltd) (Otago Iwi)
2. Te Ao Marama Incorporated (Southern Iwi)

It is also a courtesy to consult with local whanau.

e) Personal name for special service

This can be for conservation, sport, community service or other sphere of activity with local association which can be duly recognised. Naming after persons living or recently deceased should generally be avoided and will not be considered unless that person has made a noteworthy contribution to that locality.

4. Names should be easy to spell and pronounce and have an appropriate meaning.
5. The name should not be considered to be in poor taste or likely to cause offence.
6. Full names may only be used where the name is of a reasonable length and the first name needs to be used to correctly identify the individual being commemorated. Full names that are longer than 15 letters (including the space between the names, but not including the "road type") will not usually be considered.
7. The end name for the roadway should be the one that most accurately reflects the type of roadway that it is. A list of accepted end names and meanings for these names is included with Council's list of available street end names.
8. A name can also be taken off Council's list of street names if it is appropriate for that area. This list will be given out with application forms.

6. Councils List of Street Names

There is a list of names which have been accepted by Council that the applicant can utilise if it falls within the policy. These names have come from:

- war memorials in the district.
- nominations from individuals or societies.
- surveyed and named streets which have never been formed.

7. Costs / Fees for Road Naming Applications

The cost of processing different types of road naming applications will be set by Council from time to time. The rate charged will be for administration support as outlined in the QLDC Fees and Charges schedule found by following the link below.

<http://www.qldc.govt.nz/assets/Uploads/Forms/Resource-Consents/Resource-Consent-Engineering-Initial-Fees-and-Other-Charges.pdf>

Council's list of accepted end names

Alley	A narrow street or passage, usually enclosed on either side.
Arcade	Covered walkway with shops along the sides.
Avenue	A roadway with trees or other objects at regular intervals.
Boulevard	A broad main street with rows of trees along it.
Circle	A street surrounding a circular or oval shaped space.
Close	A short enclosed roadway ie a cul-de-sac.
Court	A short enclosed roadway ie a cul-de-sac.
Crescent	A street of houses in a crescent shape.
Drive	An especially scenic road or street.
Esplanade	Level piece of ground especially one used for public promenade.
Glade	Roadway usually in a valley of trees.
Green	As for Common, but not necessarily bounded by a reserve.
Grove	A roadway which often features a group of trees standing together.
Highway	Main thoroughfare between major destinations.
Lane	A narrow street or road, may be single passage only.
Loop	Roadway that diverges from and rejoins the main thoroughfare.
Mall	Wide walkway, usually with shops along the sides.
Mews	A roadway having houses grouped around the end.
Parade	A public promenade or roadway.
Place	A short sometimes narrow enclosed roadway.
Promenade	Wide flat walkway, usually along the water's edge.
Quay	Roadway alongside or projecting into water.
Rise	A roadway going to a higher place of position.
Road	A roadway forming a means of communication between one place and another.
Square	A street surrounding a square or rectangular shaped space.
Steps	Walkway consisting mainly of steps.
Street	A township carriageway that has houses on both sides.
Terrace	A roadway usually with houses on either side raised above the road level.
Track	A narrow country street that may end in pedestrian access.
Walk	Thoroughfare for pedestrians.
Way	A track or path for passing along.
Wharf	A roadway on a wharf or pier.

**Wanaka Community Board
21 February 2019**

Report for Agenda Item: 2

Department: Community Services

Reserve Management Plan for the following reserves:

1. **Lismore Park**
2. **Allenby Park**
3. **Kelly's Flat**
4. **Faulks Terrace Recreation Reserve**
5. **Domini Park**
6. **Kennedy Crescent Recreation Reserve**

Purpose

To consider for adoption, the Reserve Management Plan for the identified reserves.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Recommend to Council**, that the Reserve Management Plan (RMP) for the identified reserves be adopted;
3. **Agree** to the title 'Wanaka Central Reserves Management Plan 2019' as a practical title for the Reserves Management Plan.
4. **Note** that the RMP will be ultimately reformatted to a professional standard and will include additional and updated images.

Prepared by:



Aaron Burt
Senior Planner: Parks &
Reserves
29/01/2019

Reviewed and Authorised by:



Jeannie Galavazi
Parks Planning Manager
5/02/2019

Background

- 1 The Reserves Act 1977 requires administering bodies to keep management plans for reserves held under the act under constant review to ensure relevance.
- 2 Public consultation on the draft RMP opened on 1 February 2018 and closed on 3 April 2018. Twenty-three public submissions were received.
- 3 A public hearing was convened on 5 December 2018, the purpose being to consider submissions and listen to those submitters in attendance who sought to be heard. Mr Ed Taylor (Chairperson), Ms Ruth Harrison and Ms Jude Battson, were appointed to consider the submissions and determine any appropriate amendments to the draft RMP.
- 4 Seven submitters spoke at the hearing.
- 5 The minutes of that hearing are included with this report (Attachment A), with the outcome of deliberations being that aspects of the proposed RMP be amended as deemed appropriate.

Comment

- 6 The RMP has been prepared in accordance with the Reserves Act 1977. Following the hearing, the penultimate step is for the Wanaka Community Board to consider the RMP, and if appropriate, recommend to Council that the RMP be adopted.
- 7 The final step is for Council to adopt the RMP under delegation from the Minister of Conservation.
- 8 The hearings panel recommend the plan for adoption, which has been amended following the submissions and the hearings process. The final version of the RMP is attached as Attachment B, with the recommended changes highlighted.
- 9 In summary the key changes are:
 - a) Enabling active transport linkages provided they do not conflict with recreational use of reserves.
 - b) Recognising that community youth groups can sometimes require buildings, and providing for this in the Reserve Specific Policies for Lismore Park.
- 10 The RMP for the identified reserves has been prepared as a high level document that outlines policy for the management of the reserves, and guides Council on making decisions on leases and licences on the reserves. The detail of how the reserves will look and operate will be established through subsequent development plans (subject to annual plan approval).
- 11 The six reserves included in the RMP are all located generally within central Wanaka. Other large reserves within the Wanaka town centre such as Pembroke Park have separate management plans. It is suggested that a practical title for the RMP for ease of reference is Wanaka Central Reserves Management Plan 2019.

Options

12 Option 1 Adopt the plan.

Advantages:

13 Objectives and policies will provide for efficient and quality decision making on activities on the reserves. This direction will be clear for all users, public and operators on the reserves.

Disadvantages:

14 None

15 Option 2 Don't adopt the plan

Advantages:

16 None

Disadvantages:

17 There will be no strategic management of the reserves to meet the future needs of the community.

18 Not having a management plan will contravene the Reserves Act 1977.

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

Significance and Engagement

20 This matter is of low to medium significance, as determined by reference to the Council's Significance and Engagement Policy when taking into account the potentially high level of community interest against the 'low' assessments against of the other factors.

Risk

21 This matter relates to the strategic risk SR1 - Current and future development needs of the community (including environmental protection), as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because the Reserve Management Plan is a high level strategy that aims to improve the management, amenity, accessibility and public enjoyment of the reserves.

Financial Implications

22 There are no capital expenditure requirements at this stage. Operational costs for producing the development plan can be met through existing budgets.

Council Policies, Strategies and Bylaws

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

- Proposed and Operative District Plan.

24 This matter is not included in the 10-Year Plan/Annual Plan

- Submissions can be made to the Annual Plan to seek funding for any proposed Reserve Development Plan.

Local Government Act 2002 Purpose Provisions

25 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 enabling sound management practices for the use of the reserves;
- Can be implemented through current funding under the 10-Year Plan;
- 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

26 The persons who are affected by or interested in this matter are the residents and ratepayers of the Queenstown Lakes District Community, and visitors to the area.

27 The Council publicly notified the RMP and a public hearing was held on 5 December 2018.

Legal Considerations and Statutory Responsibilities

28 The development of the RMP was completed under the Reserves Act 1977.

29 The Conservation Minister has delegated decision making powers for reserve management plans to local administering bodies.

Attachments

A Hearing Minutes

B Reserve Management Plan (Amended)

Hearing of Submissions

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

5 DECEMBER 2018

Page 1

Minutes of a meeting to hear submissions on the draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves held in Lake Wanaka Centre, Ardmore Street, Wanaka on Wednesday, 5 December 2018 commencing at 10.00am

Present:

Mr Ed Taylor (Chair), Ms Jude Battson and Ms Ruth Harrison

In attendance:

Mr Aaron Burt (Senior Planner - Parks and Reserves) and Ms Jane Robertson (Senior Governance Advisor)

Commencement of the hearing

The Governance Advisor called the meeting to order and asked the elected members to determine the Chairperson for the hearing.

On the motion of Ms Harrison and Ms Battson it was resolved that Mr Taylor chair the hearing.

Mr Taylor took the chair.

Declarations of Conflicts of Interest

Ms Harrison advised that her partner was on the board of the Kahu Youth Trust.

Mr Taylor advised that he had resigned from the position as Chair of the Kahu Youth Trust prior to the hearing.

Ms Battson advised that she was the Wanaka Community Board representative to the Kahu Youth Trust.

The Chair advised that he did not consider that his or Ms Battson's conflicts were substantive and they did not need to take any action. Whilst Ms Harrison's conflict was also not substantive he asked her to sit back from the table when the representative of Kahu Youth addressed the hearings panel and to refrain commenting upon any aspect of their submission during the course of the hearing or deliberations.

The panel considered whether to accept the late submission from Mike and Jane Saunders for consideration.

On the motion of Ms Harrison and Ms Battson it was resolved that the late submission from Mike and Jane Saunders be accepted for consideration.

Hearing of Submissions

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

5 DECEMBER 2018

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Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Officer's covering report

Mr Burt detailed the consultation undertaken to formulate the plan. He noted that initial feedback had contributed to the draft Reserve Management Plan upon which the official public consultation had been undertaken. The draft Reserve Management Plan was a high level document that set out the Council's intention for managing the reserves and provided guidance for leases, licences and activities. It did not deal with specific or finer development points.

The hearing panel would make its recommendations to the Wanaka Community Board which would consider and recommend the final form of the plan to full Council.

Hearing of submissions

Ms Harrison sat back from the table.

1. Richard Elvey (Kahu Youth Trust)

Mr Elvey advised that Kahu Youth were having to vacate their current premises and the combination of high land costs and expensive rents meant that they had nowhere to go. Councillor MacLeod had suggested that new premises could be developed for them on Lismore Park beside the water tanks. This would be an ideal location as the group used outdoor space all the time, it was close to Mt Aspiring College and it would occupy a dead corner of the park. The disc golf and bike course were nearby and were also popular with young people and the building would be available for these groups to use, meaning that it would become a new community facility.

Ms Harrison rejoined the table.

2. Martin Galley, Ed Waddington (Disc Golf, Wanaka)

Messrs Galley and Waddington addressed the panel about future developments Disc Golf Wanaka wished to undertake on Lismore Park.

Mr Galley advised that the group wanted to undertake various improvements to the course, especially to address the effects of it getting busier. The group was supportive of Kahu Youth developing a building on the park as this would serve as a facility for disc golf players and may attract others to the park. There was no charge to use the disc golf facility and it was a popular local activity, attracting a large number of locals and visitors of all ages. \$20,000 had been raised to develop the facility but because of anticipated continued growth, the club wished to make a number of improvements that would allow more people to use the course.

The various improvements were as follows:

Hearing of Submissions

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

5 DECEMBER 2018

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- People were running off the end of tee boxes which was causing erosion. Installing larger tee boxes would help to lessen erosion.
- Most users met at the Beaumont Street end and the parking area needed to be better organised to prevent parking at different angles.
- The club would like the grass to be mowed more regularly as long grass caught rubbish and hid depressions in the ground. Fewer people used the course when the grass was long.
- At least 50 people used the park each day and under the New Zealand Building Code toilet calculator two toilets were recommended for 50 users of an outdoor sports facility. The club would be happy for one basic toilet to be installed there.

The Chair advised that the management plan did not prohibit these proposals. However, toilets were expensive and the Council had to prioritise requests. A composting toilet was not an option. It was suggested in order to progress matters the club continue discussions with the Community Board and the parks team about what improvements they desired.

3. Mike Saunders

Mr Saunders suggested that in terms of development, Lismore Park should remain in a raw state. He wanted the community to be involved in the formative stages of a reserve development plan as it caused local frustration if a plan was already 'drawn up'.

Mr Saunders was critical of the frequency with which Lismore Park was mowed. He believed that it was a severe fire risk when the grass was long and considered it a 'disgrace to the community'. He supported the comments of the disc golf representatives about redesigning the course especially to develop the tee off areas and he favoured moving some which were on fragile knobs of land.

Lismore Park could be an option for future CBD development. The Council buildings in Wanaka were scattered and hard to access. Wanaka lacked a civic hub and new public buildings such as a hall, library, arts centre and museum needed to be planned for. These could be sited on part of Lismore Park.

Whilst acknowledging the value of Mr Saunders' suggestions, it was noted that buildings of this nature on Lismore Park would be contrary to the Reserves Act.

Mr Saunders expressed concern about the safety of park users at the top of Little Street because there were many vehicles parked in this area and especially before and after school there were a lot of children.

4. Morgan Weatherington (speaking on behalf of Kimberley Davis)

Ms Weatherington advised that Ms Davis wanted a community maternity hub to be developed on the Kennedy Crescent reserve. She had found a clause in the Reserves Act which permitted leasing reserve land for such a purpose:

Hearing of Submissions

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

5 DECEMBER 2018

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61 Powers (including leasing) in respect of local purpose reserves

(2A) In addition to the powers of leasing conferred by subsection (2), the administering body, in the case of a local purpose reserve that is vested in the administering body, may lease all or any part of the reserve to any person, body, voluntary organisation, or society (whether incorporated or not) for any of the following purposes:

(a) community building, playcentre, kindergarten, plunket room, or other like purposes:

Section 54 also permitted the erection of structures necessary for the use of a reserve, not directly associated with outdoor recreation.

Kennedy Crescent was an ideal location for a maternity hub because of its proximity to the Wanaka Medical Centre and the heli pad. Such a facility could be leased by the SDHB. Wanaka struggled to have enough midwives because securing appropriate premises was expensive. It was also difficult to offer a free public service as not all costs were covered by government funding.

Mr Burt acknowledged this suggestion but noted that these provisions of the Reserves Act depended on the type of reserve, bearing in mind that there were 12 different types identified in the Act. He did not consider that such a proposal would be possible on the Kennedy Crescent Reserve because it was a recreation reserve and not a local purpose reserve.

5. Loris King

Mrs King strongly favoured retaining and protecting reserves. She considered that certain Reserve Management Plans ['RMP'] had resulted in downgrading the reserves they sought to protect, especially Lismore Park. She noted that the size of the plans had reduced markedly over the years, with the 2003 Lismore Park RMP containing 59 pages but five years later in 2008 was included with Allenby Park and Kelly's Flat in a new RMP that only contained 13 pages. In 2018 with now five other parks included the RMP had been further reduced and was now only six printed pages of text. She believed this reflected the serious downgrading of Lismore Park which was a highly regarded reserve with views of the lake and mountains. Reserves were primarily for sporting and recreational purposes rather than for buildings. She noted that there was an information hoarding on the Kennedy Crescent Reserve where it was not needed whilst a hoarding had never been erected on Lismore Park. She hoped that one would be erected soon.

She had serious concerns about the trends emerging today noting that the action plan was out of date and needed to be corrected. She had also not been notified of this hearings as in the past and only found out that it was happening through the notice in the Otago Daily Times. She was concerned about the future because often Council staff did not seem to know what they are doing and had once been advised by a staff member that all reserves were owned by the Council. This was patently wrong as a lot of reserves were crown land and only administered by the

Hearing of Submissions

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

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Council. Further, she did not favour unnecessary buildings on reserves, as no building would be more valuable than leaving a free and open space.

6. Ian Greaves (Bike Wanaka)

Mr Greaves noted that Wanaka had been growing as a mountain biking location since the 1990's. The aims of Bike Wanaka were to ensure the Sticky Forest became a community asset, to build and maintain the track network and to be an advocate for broader biking issues in the community.

Bike Wanaka had a bike park on a section of Lismore Park and were responsible for its further development. However the jumps in the park were highly technical and more suitable for advanced riders and Bike Wanaka wanted to develop a course that catered for beginners. In Domini Park local kids had built a bike jump but had recently been persuaded to remove it because it was unsafe. This would continue to happen until a safe alternative was put in and Bike Wanaka would also like to establish an uphill track on Domini Park. Reserve policy 4.4.5 identified a bike park being incorporated into Domini Park and Bike Wanaka wanted this to be its less technical track. However they considered that 'consider options' was too vague and asked for it to be amended to 'support options'.

Bike Wanaka supported the development of a building for Kahu Youth on Lismore Park.

7. Simon Telfer (Active Transport Wanaka)

Mr Telfer stated that a key objective of Active Transport Wanaka was to make urban commuting safe for people on bicycles and reserves could play an important part in this. He encouraged the panel to expand policy 4.3.15 ('Access') to acknowledge the contribution that reserves made to the active transport network and suggested that the policy enable tracks to be developed, provided that they did not detract from the recreational purposes of the reserve. The language used to describe tracks and trails should also be modified to 'commuter pathways' as this changed their recreational focus.

Kelly's Flat was used for soccer but it could easily accommodate more use as a thoroughfare as soccer only happened at weekends and on one week day. Many children traversed the reserve to get to school but it got muddy during the winter. Mr Telfer suggested that a pathway would address this and it could also serve as a fitness trail. He suggested adding a further policy under the reserve specific policies for Kelly's Flat:

4.4.2 (f) The perimeter of the reserves may be developed as a physical activity trail and as the means of securing access.

He noted that this access would provide a missing chunk to the network and he was concerned that without a specific policy the RMP might somehow prevent this happening. He acknowledged that it was included in the general policies but he wanted a new policy to reference Kelly's Flat specifically. He added that a perimeter track would also be helpful for parents watching soccer and it would not

Hearing of Submissions**Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat,
Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves****5 DECEMBER 2018****Page 6**

impact upon the layout of the soccer fields. It could also be a useful place to learn to ride a bicycle.

The public part of the meeting concluded at 11.20am and adjourned at this point.

The hearing reconvened for deliberations at 11.30am.

Hearing of Submissions

Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat, Faulks Terrace, Domini Park and Kennedy Crescent Recreation Reserves

5 DECEMBER 2018

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Deliberations

The panel supported the inclusion of policy 4.4.1(j) which enabled the presence and establishment of buildings associated with recreational and sporting users if a community need was established to the satisfaction of QLDC. This provided for the possible establishment of a new building for Kahu Youth without public notification about use of the reserve in this way. It was suggested that the policy be extended to guide the size and location of any buildings. It was agreed that buildings should also have the input of the Urban Design Panel.

The panel agreed that Disc Golf Wanaka's submission was largely directed at a development plan. Because of the expense of installing new toilets the panel asked whether the proposed Kahu Youth building could include a lockable toilet that disc golf players could use.

The panel considered that Mike Saunders' submission also dealt with matters that would be covered under the development plan.

Consideration was given to the submissions which sought the development of a Maternity Hub on the Kennedy Crescent reserve. Staff viewed the Reserves Act and noted that the provision quoted in these submissions was applicable only to a local purpose reserve, whilst Kennedy Crescent was a recreational reserve:

16(11)(b) All reserves created before the commencement of this Act pursuant to Part 28 of the Municipal Corporations Act 1933, Part 25 of the Municipal Corporations Act 1954 or Part 2 of the Counties Amendment Act 1961 shall, after the commencement of this Act, and without further notice or gazetting, be held and administered as follows:

- (i) as recreation reserves under section 17, if their purpose was recreation:*
- (ii) as historic reserves under section 18, if their purpose was historic:*
- (iii) as scenic reserves under section 19, if their purpose was scenic or the preservation of scenery:*
- (iv) as local purpose reserves under section 23, if their purpose was utility, road, street, access way, esplanade, service lane, playcentre, kindergarten, plunket room, or other like purpose:*

The panel considered how Bike Wanaka's request to develop Domini Park could be accommodated and whether a memorandum of understanding was appropriate. Some concern was expressed that they were taking on more than they could handle and it would be important to have agreement with them that any development met certain standards.

Consideration was given to the request from Active Transport Wanaka to add a new policy to acknowledge the role of reserves in providing key linkages and access. There was a risk of reserves becoming non-vehicle roads but the panel agreed that a new policy (d) could be added to 4.3.15 (Access) that use of reserves for recreational pathways was acceptable provided that they did not detract from the recreational use.

Hearing of Submissions**Draft Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat,
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On the motion of Mr Taylor and Ms Harrison it was resolved that the hearings panel:

- 1. Consider the submissions to the draft Reserve Management Plan, together with advice from officers;**
- 2. Recommend to the Wanaka Community Board, that they recommend to Council that the Reserve Management Plan be adopted with changes;**
- 3. Consider the title Wanaka Central Reserves Management Plan as a practical title for the Reserves Management Plan.**

The meeting concluded at 12.04 pm.

PROPOSED RESERVE WANAKA CENTRAL RESERVES
MANAGEMENT PLAN 2019,

FOR THE RECREATION RESERVES KNOWN AS:

**LISMORE PARK, KELLY'S FLAT, ALLENBY PARK, FAULKS
TERRACE, DOMINI PARK & KENNEDY CRESCENT**

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NEXT STEPS

Action	Date
Hearings Panel to make recommendation to Council for the adoption of the final version of the Reserve Management Plan.	Feb 2019
QLDC adopt the Reserve Management Plan via Council resolution.	March 2019

1. INTRODUCTION

This Reserve Management Plan (plan) provides a vision for the following Recreation Reserves (the reserves), subject to this plan:

1. Lismore Park
2. Allenby Park
3. Kelly's Flat
4. Faulks Terrace
5. Domini Park
6. Kennedy Crescent

At the time of writing this plan these reserves have been included as together they incorporate the most prominent or frequently used recreation reserves in Wanaka not covered by recent or current Reserve Management Plans, including the following plans:

- Pembroke Park and Bridgeman Green Reserve Management Plan
- Wanaka Lakefront Reserves Management Plan
- Wanaka Recreation Reserve (A&P Showgrounds) Management Plan

This Plan supersedes the Lismore Park, Kellys Flat and Allenby Park Reserve Management Plan 2008.

This Plan describes the general intentions for the use, maintenance, protection, preservation and development of the reserves, through a series of objectives and policies. The objectives and policies assist with decision making regarding development and use of the Reserves.

The Reserves Act 1977 requires the Queenstown Lakes District Council (QLDC/Council) to prepare Reserve Management Plans for all land classified as 'Recreation Reserves' under Council management or control.

2. RESERVE DESCRIPTIONS

Lismore Park Recreation Reserve is upon land legally described as Part Section 90 Block IX TN of Wanaka, and comprises an area of approximately 18.5 hectares.

Its boundaries are clearly defined by Plantation Road, Beaumont Street, Lismore Street, Heddich Street and the boundaries of the Hill View Place houses.

Mount Aspiring College is located adjacent to Lismore Park on Plantation Road. The park is located a short walk from Ardmore Street and the Wanaka town centre.

The park contains a stand of Conifers, in addition to other tree species scattered throughout the reserve.

The eastern section of the reserve is the highest point, with the land falling away gently toward the lake. The glacial processes are obvious in the undulating landform, and such unmodified examples of glacial deposition are rare in an urban setting and provides a unique character.

The site is frequently used for casual recreation. A portion of the reserve is leased to Bike Wanaka for

the establishment of bike jumps, trails and pump tracks which are actively managed by the biking community. A frisbee disc golf course of 18 holes is established on the lower half of the site and is well used.

Formal and informal tracks run through the reserve and are well used for through access associated with school travel and people walking from the urban areas to the town centre, and for recreational use.

Allenby Park Community Reserve is upon land legally described as Lot 23 DP 303952, and comprises approximately 1.6 hectares.

The reserve was established in the early 2000s by Allenby Farms through the developments of the surrounding subdivision and had the dual purpose of a sports field reserve and some stormwater detention purpose that is evident by some exposed concrete drain caps.

The surface of the park is well established for sports turf with the small banks around the perimeter established with a variety of exotic street trees.

The reserve has been well used by formal and informal sports training and actively. Junior soccer, cricket and other codes have used the reserve for training with goal posts often in place on the park for soccer. The dimensions of the field are too small for senior soccer, rugby or cricket games.

The site is regularly used for informal fitness training and general recreation. It also is a regular route for

walkers and runners accessing Mt Iron from the urban subdivisions.

The reserve is located adjacent to Allenby Place and Rob Roy Lane, at the foot of Mount Iron.

The site is predominately mown grass, with trees along the road verges and park edges.

Kelly's Flat Recreation Reserve is upon land legally described as Section 93 Block XIV Lower Wanaka SD, and comprises approximately 3.5 hectares.

It fronts on to Aubrey Road and Kings Drive. The Holy Family Catholic School is located on the opposite side of Aubrey Road and Wanaka primary school adjoins the reserve directly to the South.

The entire site is grassed and mown and established as sports fields predominately for soccer with line markings and goal post often present. A small toilet block is located in the north west corner of the reserve.

Angle parking was established on Aubrey Road to support the use of the site. Students accessing the schools often walk through the reserve.

The Council has approved a lease area for the Wanaka Junior Football Club to install a changing and storage facility in the north west corner of the reserve near the existing toilets.

Faulks Terrace Recreation Reserve is upon land legally described as Section 7 Block XLIX Town of Wanaka, and comprises an area of approximately 4.26 hectares. The site contains undulating terrain remnant of the terminal moraine and is established with mown grass and established trees. The site affords good views to the west over Lake Wanaka.

There is limited active recreation on the site but is used informally for casual walks and dog exercise. The community surrounding value the open space amenity the site offers.

Domini Park Recreation Reserve is upon land legally described as, Section 100 Block XIV Lower Wanaka SD, Section 106 Block XIV Lower Wanaka SD and Lot 111 DP 347413.

The reserve is the southern end of a linear parcel of reserve land that traverses the ridge line between Anderson Road and Scurr Heights. Mature conifers are established on part of the site and a walking track extends from Aubrey Road at the northern end to Domini Park at the southern end.

Domini Park has an established playground, toilets, BBQs and shelters that are well used by families for gatherings and children's parties. The playground includes a flying fox and in addition to the formal playground there is a large open area of grass surrounded by extensive plantings, which is used for informal recreation.

Kennedy Crescent Recreation Reserve is upon land legally described as Lot 1 DP 9499, and comprises an area of 1.69 hectares.

The reserve is rectangular in shape and bordered to the south by Stone Street, and east by Cardrona Valley Road. The west and north boundaries adjoin a variety of residential properties. A pedestrian/cycle linkage at the northwest corner connects with Kennedy Crescent.

The land is reasonably flat mown grass, with a small number of mature trees.

The site has very limited activity, typically comprising informal recreation by the close residents.

3. DESCRIPTION OF PRIMARY USERS AND ACTIVITIES

The following descriptions are a general overview and are not exhaustive:

- 3.1 Lismore Park: Disc Golf, Mount Aspiring College, bike park, dog exercise, walking.
- 3.2 Allenby Park: Junior sport, exercise, dog exercise, running, soccer training
- 3.3 Kellys Flat: Wanaka Junior Football Club, touch rugby, running, athletics, through access.
- 3.4 Faulks Terrace: Walking, exercise, dog walking, picnics.

3.5 Domini Park: Playground, walking, dog exercise, petanque, social gatherings, BBQs, through access

3.6 Kennedy Crescent: Dog exercise, through access.

4. VISION, OBJECTIVES AND POLICIES

4.1 Vision

The Reserves are for the enjoyment and benefit of the community and visitors, to facilitate recreation, sport, community wellbeing and green belt amenity.

4.2 Objectives

The following objectives and policies will guide the management of the Reserves:

4.2.1 The reserves accommodate appropriate activities in defined areas that enhance the communities use, access and enjoyment of the Reserves.

4.2.2 The reserves are maintained and developed in a planned manner to achieve quality open space that provides enhanced opportunities for the use and enjoyment of the community and visitors.

4.2.3 The reserves positively contribute to the character and ecology of the green belt and include specimens to enhance the distinctive autumn colours of the Wanaka area.

4.2.4 Any buildings shall support the uses of the reserve and community use of the reserve, and positively contribute to the amenity of the area.

4.2.5 The reserves are Smokefree areas.

4.3 General Policies

4.3.1 Development Plan

a) Prepare a Development Plan for each reserve, in consultation with the community that reflects the reserve specific policies set out in this management plan.

4.3.2 Signage

a) Allow for signage on the reserves to identify the reserve, facilities available, and additional interpretive information.

b) Allow for signage to convey a Smokefree message.

c) Prohibit advertising billboards and other commercial signs (as defined in the District Plan), unless approved by Council in conjunction with a specific temporary event occurring on the same site.

d) Support the establishment of a community Information hoarding associated with Kennedy Crescent Recreation Reserve.

4.3.3 Trees and Landscaping

a) Ensure that trees are retained where they benefit the use and amenity of the reserves.

b) Produce a tree management and succession plan for each reserve in conjunction with any Development Plan.

c) Encourage the establishment of specimen trees to provide shelter (as necessary), structure and form to the reserves. Consideration can include trees that exhibit seasonal colour and flowers, or provide fruits and nuts for gathering.

d) Only remove mature trees where they unduly impede the use of the reserve for recreation or sporting uses, create physical damage to infrastructure, or constitute an accepted hazard.

e) Monitor and control as necessary, noxious and wilding species where the establishment and proliferation of such can have a materially detrimental effect on the use and enjoyment of the reserve or on the surrounding landscape.

f) Ensure that reserves are mown and maintained to a level necessary to assure the health of the turf and the ability to support the recreational and sporting uses of the reserves.

- g) Encourage community engagement and involvement in selecting, planting and caring for reserve plantings.

4.3.4 Irrigation

- a) Allow for in-ground and/or external irrigation for the grassed areas of formal sports fields in the relevant reserves. Any irrigation shall be to support sports field use where there is a demonstrated need that irrigation is necessary to meet the sporting needs of the community and to support the establishment of and care of amenity and community planting.

4.3.5 Buildings

- a) Allow the development of buildings, as appropriate and necessary to provide for the function and support of formal sport and recreation activities undertaken upon the reserves, or as anticipated by reserve specific policies. Any such buildings shall first be covered by a relevant lease.
- b) Encourage a collaborative and non-exclusive use of buildings, so that they are available for community and sporting groups.
- c) Encourage building designs, colours and materials that are of a high quality and do not detract from the character or amenity of the reserve and surrounds. The input of the Wanaka Urban Design Panel will be required for any new building or redevelopment. Buildings shall be

supported by landscaping to ensure that they enhance the character of the reserve.

- d) Where buildings are no longer being well utilised, an alternative use consistent with the objectives of the reserve should be found, or the building removed.
- e) Public toilets and shelters may be constructed on the reserves to meet the needs of reserve users.

4.3.6 Sports Fields

- a) Minimise the impact of organised sport and events on playing surfaces by defining and enforcing maintenance requirements and recovery periods.
- b) Maintain formalised sports fields to a premier level of service, equivalent to other comparably used sports fields in the District. This shall be incorporated into any Development Plan.
- c) Encourage a collaborative and non-exclusive use of sports fields, to ensure they are available for a variety of community and sporting groups. This is providing that no overuse occurs that might otherwise compromise the ground surface.

4.3.7 Lighting

- a) Provide adequate lighting of car parks, toilets and paths from streets to facilities to enable safe night time use where required.

- b) Ensure any lighting is installed in accordance with the Council's lighting policy, to reduce light glare and light spill beyond the reserve, improve the comfort and safety of reserve users, and limit night pollution of the night sky.

4.3.8 Events & Activities

- a) Permit the use of the reserves for sporting, cultural, community and recreational events and activities, including associated parking if ground conditions allow.
- b) Ensure that events and activities do not compromise the primary functions of the reserves to enable recreation and sporting opportunities, and those events and activities have contingency plans to relocate should ground conditions not be suitable.
- c) Prohibit the use of glass on reserve areas used for sporting activities.

4.3.9 Dogs

- a) Manage dogs in accordance with Council's current policy on dogs and dog control bylaws.

4.3.10 Model Aircraft and UAVs

- a) Prohibit the operation and take off/landing of UAV/Drones and model aircraft on (or from) the Reserves, unless otherwise specifically enabled by relevant Council policies and permissions.

4.3.11 Bookings

- a) Direct bookings for the reserves through the QLDC's Event Booking Coordinator.

4.3.12 Smokefree

- a) Ensure that the reserves are Smokefree, to encourage a Smokefree lifestyle, and send a positive message to the community.

4.3.13 Utility Services

- a) Permit utility services necessary for servicing the Reserve, its buildings and other buildings within it.
- b) Permit the placement of Council utility services where the reserve is not likely to be materially altered or permanently damaged, or the rights of the public using the reserve are permanently affected. Any areas of works will be reinstated.
- c) All utility services are to be placed underground unless it is impractical due to exceptional circumstances.
- d) Underground services shall be carefully sited with existing features, including trees, waterways and paved surfaces.

4.3.14 Furniture

- a) Provide park furniture such as seats, rubbish bins, barbeques, drinking fountains, fitness

equipment and bicycle stands for the use, comfort and convenience of park users. The Wanaka Community Board shall be consulted and guidance sought, for any such establishment of new furniture.

- b) Promote park furniture that is of a localised consistent design and style within each reserve and is suitable for purpose.

4.3.15 Access

- a) Facilitate reasonable access to as many areas of the reserves as possible for persons with restricted mobility.
- b) All structures such as toilets, sports clubs and shelters shall be constructed to be accessible in accordance with the relevant New Zealand Standard.
- c) Any playgrounds, paths or fitness equipment shall give consideration to providing opportunities for people with limited mobility.

e)d) Consider the development of cycle and pedestrian trails that are demonstrated as necessary to facilitate greater active transport connectivity networks, only where the development of such will not conflict with, or detract from the recreational purpose of the reserve.

4.3.16 Encroachment

- a) Monitor and enforce reserve boundaries that adjoin residential properties, to ensure that adjacent residential properties are not encroaching into the reserve by extending their landscaping, lawn areas, structures, or using the reserve for the storage of property.

4.4 Reserve Specific Policies

4.4.1 Lismore Park

- a) Retain the open space and landscape character of Lismore Park, whilst enhancing the reserve's ecological values.
- b) Provide for the continued use and development of the bike park in the eastern area of the reserve. Input from Council's arborist will be necessary where potential effects on trees are likely.
- c) Support the development of the bike park in a manner that seeks to enhance the experience of users.
- d) Consider a family friendly bike loop around the perimeter of the park, and ensure that cycle use areas are located and designed so that landscaping, pathways and furniture can mitigate potential conflicts with pedestrians and other park users. This can be considered under the Development Plan.

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- e) Provide for the use and enhancement of the Disc Golf course. This can include the upgrade and development of associated furniture, including signage, facilities, seating and landscaping.
- f) Consider improvements to the reserve that encourage recreational and sporting use by local schools, provided that the open space and character of the reserve is retained.
- g) Retain the largely passive nature of the park with the exception of biking activities, disc golf, and its use by local schools for low impact recreational use.
- h) Consider new recreational opportunities, permits and licenses where they don't conflict with existing uses and are consistent with the character of the site.⁵⁷
- i) Support the development of parking areas in road reserve areas and their connection with reserve areas i.e. fencing and accessible pathways.
- j) Support the presence and establishment of buildings and related leases, associated with community youth groups, recreational and sporting uses, if a community need is demonstrated to the satisfaction of the QLDC. The location and scale of any proposed built form and associated parking, landscaping or infrastructure shall require the endorsement of the Wanaka Community Board.

- k) Enable the ecological values of the reserve to be enhanced through native revegetation in areas to be considered by the Development Plan.

4.4.2 Kelly's Flat

- a) Provide for organised sport to be played at Kelly's Flat, with preference given to junior soccer.
- b) Enable options to expand the availability of usable areas for sporting use, including earthworks necessary to modify the topography to create level playing areas.
- c) Enable training lighting for sports fields, if required to meet the sporting needs of the community. Lighting design should minimise light spill or glare on adjoining residential areas.
- d) Support the creation of parking areas if they are necessary to support users of the reserve and do not materially diminish the recreational opportunities available on the reserve.
- e) Enable the establishment of soccer training aids in appropriate areas.

4.4.3 Allenby Community Park

- a) Support the presence and establishment of playground equipment, fitness circuit, walking and biking paths and tracks, BBQ equipment and seating and picnic shelter.

- b) Support improvements to the park surface as necessary to facilitate sporting and recreation uses.

- c) Ensure that the Development Plan considers areas to contain a playscape, various bike training stations, half court, fitness stations, pedestrian and cycle paths.

4.4.4 Faulks Terrace

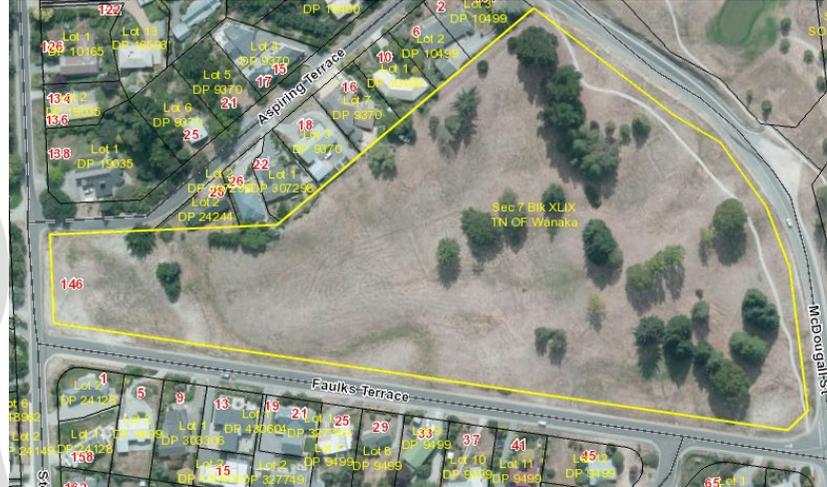
- a) Retain the open space and landscape character of the reserve.
- b) Seek improved facilities to encourage further use and enjoyment of the reserve, including seating, pathways, play areas and a community barbeque area.

4.4.5 Domini Park

- a) Consider options to incorporate a bike track into any Development Plan.



ALLENBY PARK RECREATION RESERVE



FAULKS TERRACE RECREATION RESERVE



DOMINI PARK RECREATION RESERVE



KENNEDY CRESCENT RECREATION RESERVE

**Wanaka Community Board
21 February 2019**

Report for Agenda Item: 3

Department: Community Services

Proposal to Vest Land in Wanaka as One Recreation Reserve and Seven Local Purpose Reserves and to Offset Reserve Improvement Contributions as per the Development Contributions Policy

Purpose

To consider recommending to Council, an approval for one Recreation Reserve and Seven Local Purpose Reserves, and to offset reserve improvement development contributions as applicable.

Recommendation

That the Wanaka Community Board:

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

Northlake Investments Ltd, Northlake Road, Wanaka – RM181451

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

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

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

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

- i. Consent being granted (as necessary and subject to any subsequent variations) for any subdivision required to formally create the reserves, and to also level out topography (if advised necessary by the Parks & Reserves Planning Manager);
- ii. Such a consent for any Recreation Reserves shall ensure that in any staged development, the creation of a Recreation Reserve is bound to the first

- stage to seek title, or subject to alternate timing requirements deemed necessary by the Parks & Reserves Planning Manager;
- iii. Presentation of the reserve in accordance with Council's standards for reserves;
 - iv. The submission of a Landscape Plan to Council by the developer for certification as appropriate, including subsequent implementation of landscape and planting for the reserves. The certification of such a plan shall be by the Parks and Reserves Planning Manager.
 - v. The formation of sealed pathways on the reserves to a minimum 2 metre wide width, and to also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
 - vi. A potable water supply point to be provided at the boundary of the reserve lots;
 - vii. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;
 - viii. The registration of a Consent Notice on any land within the development adjoining the reserves, to ensure any fences on land adjoining, or boundaries along any reserve, shall no greater than 1.2m in height, and be 50% visually permeable;
 - ix. A three year maintenance period by the current landowner commencing from vesting of the reserves;
 - x. A maintenance agreement being prepared and signed by the Parks and Reserves Planning Manager specifying how the reserves will be maintained during the maintenance period; and
 - xi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
- 2 **Recommend to Council** that any reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
- a. 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:

Reviewed and Authorised by:



Aaron Burt
Senior Planner:
Parks &
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5/02/2019



Jeannie Galavazi
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5/02/2019



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General Manager
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8/02/2019

Background

- 1 One Recreation Reserve and seven Local Purpose Reserves, proposed within two separate subdivision developments are addressed by this report. The following identifies the separate developments and their associated proposed reserves.
- 2 Developer: Northlake Investments Limited (NIL), have applied to QLDC for an Outline Development Plan (ODP) for part of Activity Areas D1, B3, C2 and E1 of the Northlake Zone to allow for 175 allotments, with associated roading and reserves. The ODP is currently being considered under Resource Consent application reference RM181451. One Recreation Reserve and three Local Purpose (Connection) Reserves are identified in this development, plans associated with the proposal are included as **ATTACHMENT A**.
- 3 The proposed Recreation Reserve (11,200m²) is consistent with the definition of a 'Local Park' as identified in the Parks and Open Space Strategy (2017). Such parks require a minimum of 0.3ha of open space in greenfield developments and should be of a configuration that provides a transition/buffer space from adjacent roads. Such parks should also accommodate a flat kick-around space of approximately 30x30m and be accessible to a residential catchment.
- 4 At this stage there is no commitment to any improvements from Council's Parks team, as it is considered appropriate to facilitate mixed use, and the needs of the community need to be established prior to committing to any specific reserve improvements. The nature of any subsequent reserve improvements can be ascertained at a later date, and at this stage the reserve is being considered as an identified extent of land.
- 5 An increasing concern is that proposed Recreation Reserves in (potential) multiple staged developments need to be vested in the initial stage to seek title. This is because when reserves are included in the potentially last stage, a residential development might be mostly developed and then the final stage might be deferred indefinitely, or not transpire. This means that a reserve that might otherwise be expected or relied upon, might not eventuate. It is a recommendation that the creation of the Recreation Reserve should be bound to the first stage of any development to seek title, unless otherwise agreed by the Parks & Reserves Planning Manager.

- 6 The three Local Purpose (Connection) Reserves are referenced as A, B & C respectively. Because they are associated with an ODP application, as opposed to an actual subdivision application (which typically follow an ODP), lot numbers and areas have not been prescribed. However, there is sufficient information and recommended conditions to anticipate a reasonably certain outcome and allow for consideration of the proposed reserves at this stage. It should however be noted that an approval of the ODP will be a pre-requisite to enable the ultimate creation of the Local Purpose (Connection) Reserves, and that consideration of principles of Urban Design will be assessed under RM181451.
- 7 These Local Purpose Reserves may facilitate pedestrian and cycle access, although because of the density of surrounding development, it is of pivotal importance that passive surveillance is afforded throughout the extent of the Local Purpose (Connection) Reserves. Without such, the suggested reserves could instead be potentially unsafe for users. The expectation is that built form will not extend up to the reserve boundaries, and that all fencing along the reserves will not be greater than 1.2m in height, and will be at least 50% visually permeable. This is to ensure that the pedestrian/cycle connections are open, visible and not walled in by adjacent development to the extent that they might otherwise become hidden from view and unsafe.
- 8 It should be a condition of the acceptance that sealed pathways shall be a minimum of two metres in width, and meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016). It should also be a condition that any suggested landscaping be first endorsed by the Parks and Reserves Planning Manager.
- 9 Developer: Exclusive Developments Ltd (EDL) Hikuwai development, Aubrey Road and Outlet Road. Resource Consent (RM170797) has been granted, to create approximately 191 residential allotments and one reserve to vest with Council, identified as proposed Lot 1000 (3.06ha). Lot 1000 was previously considered by the Wanaka Community Board on 11 May 2017, and is proposed as a Recreation Reserve and a Local Purpose Reserve (containing a stormwater pond).
- 10 The developer did not seek approval for the four Local Purpose (Connection) Reserves at that time, and approval is now sought. It is noted that the term “accessway” has been shown on the plans to illustrate the purpose of the reserves, although this report instead refers to the purpose as “connection” because this is more consistently applied to such reserves.
- 11 Proposed Lots 500 and 503 are intended to provide access connections, and will contain a formed pedestrian/cycle path. Proposed Lots 501 and 502 are to provide dual access connection and stormwater functions, and will contain a formed path and an in-ground stormwater pipeline (requiring an easement) which carries the stormwater from Northlake. These would also function as an overland flow path should the pipeline ever block. There will be Chorus cables laid under 501 and power cables in 502 (requiring easements). The proposed reserves are identified in **ATTACHMENT B**.

12 It is considered that standard conditions typically required on connection reserves will be sufficient to ensure that any pedestrian/cycle use of the reserves can be undertaken appropriately.

13 Any reserves that might be required for stormwater functions, will not be eligible for an offset of reserve contributions.

Comment

14 The potential NIL Recreation Reserve will fulfil the purpose of a Local Park and is of a suitable size and location, such that it will provide a useful reserve area to benefit the community.

15 The potential NIL Local Purpose (Connection) Reserves, and the EDL Local Purpose (Connection/Connection & Stormwater) Reserves 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.

16 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

17 Option 1 Accept the proposal for the vesting of the reserves and to offset reserve improvement contributions as per the Development Contributions Policy.

Advantages:

18 The land is proposed to be vested to Council at no cost at the time of vesting, and it will be the developer's responsibility to meet the standards prescribed in the recommended conditions as a pre-requisite to vesting.

Disadvantages:

19 Council will have to maintain or manage the respective reserves at a cost to the ratepayer, after three years.

20 Option 2 Reject or modify the proposal for the vesting of the reserves and to offset reserve improvement contributions as per the Development Contributions Policy.

Advantages:

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

Disadvantages:

22 Council will refuse areas of land being offered at no cost.

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

Significance and Engagement

24 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

25 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 low.

26 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

27 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 they will be maintained to.

Council Policies, Strategies and Bylaws

28 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

29 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 community for good quality local public services in a way that is most cost effective for households and businesses.

Consultation: Community Views and Preferences

30 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community.

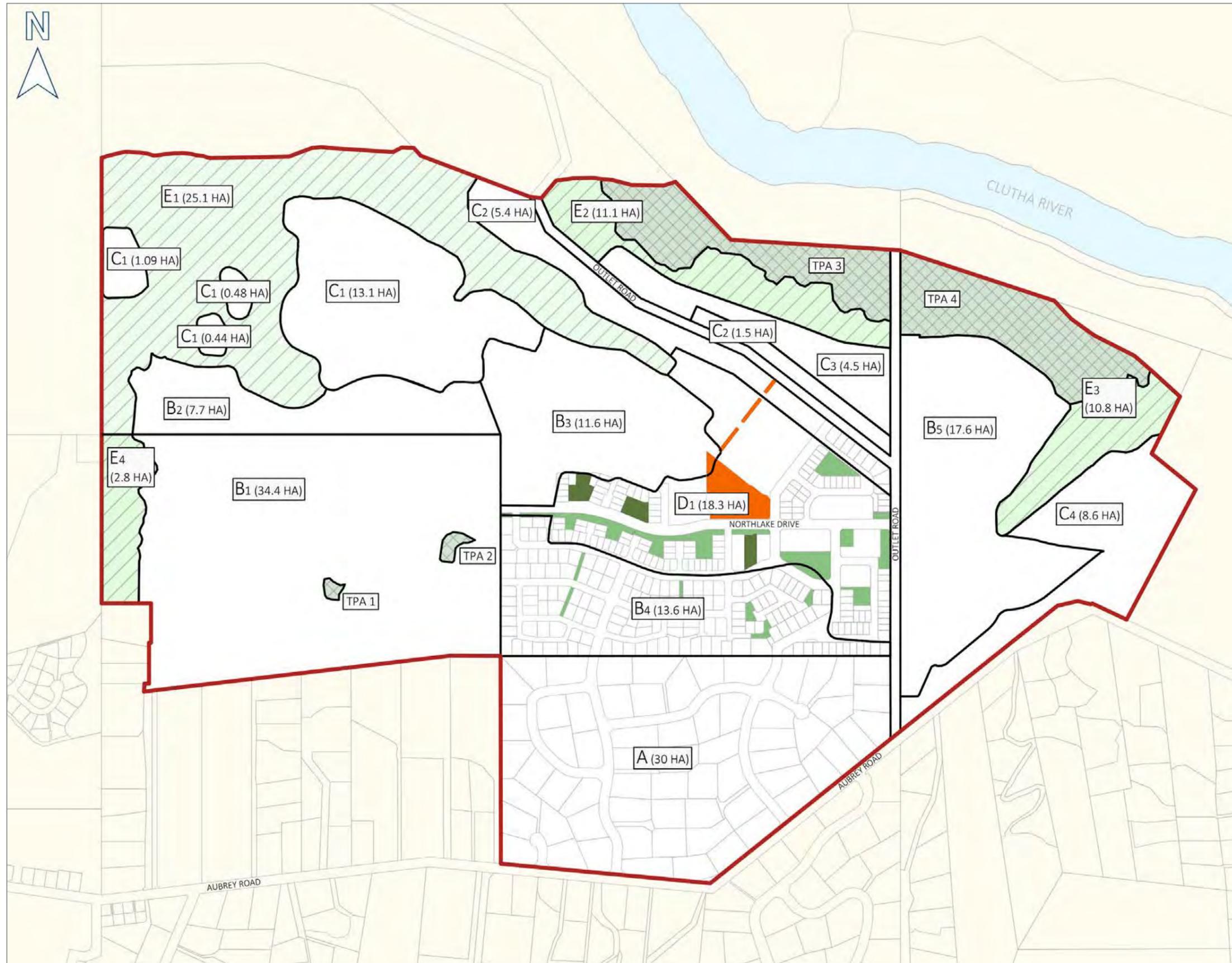
31 No specific media statement or public communication is considered necessary.

Attachments

- A Northlake Investments Limited
- B Exclusive Developments Limited

NORTHLAKE

NORTHLAKE CONTEXT - RESERVES



LEGEND

- Northlake Special Zone
- Activity Area Boundary
- Building Restriction Area
- Tree Protection Area and Building Restriction Area
- Open Space
- Approved Reserves (constructed)
- Approved Reserves (not yet constructed)
- Reserves for Approval by WCB

NORTHLAKE

D1 ACTIVITY AREA RESERVE



LEGEND

- Reserve
- Major contour (2m)
- Minor contour (0.5m)

** Note contours to be confirmed at detailed design*

Scale 1:750 @ A3



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APPLICANT
Exclusive Developments

COMPRISED IN	OT19A/448
TERRITORIAL AUTHORITY	QLDC
LAND DISTRICT	Otago
TOTAL AREA	38.7 Ha
DATE	28/05/2018

Drawing Title
 Scheme Plan
 Lots 1-4, 6-10, 13-14, 16-70,
 Lots 180-200, 303-304, 400-405,
 Lots 500-503, 600-605, 999
 Being a Proposed Subdivision of
 Pt Lot 1 DP 27290

Prepared for
Resource Consent

Plan Revisions

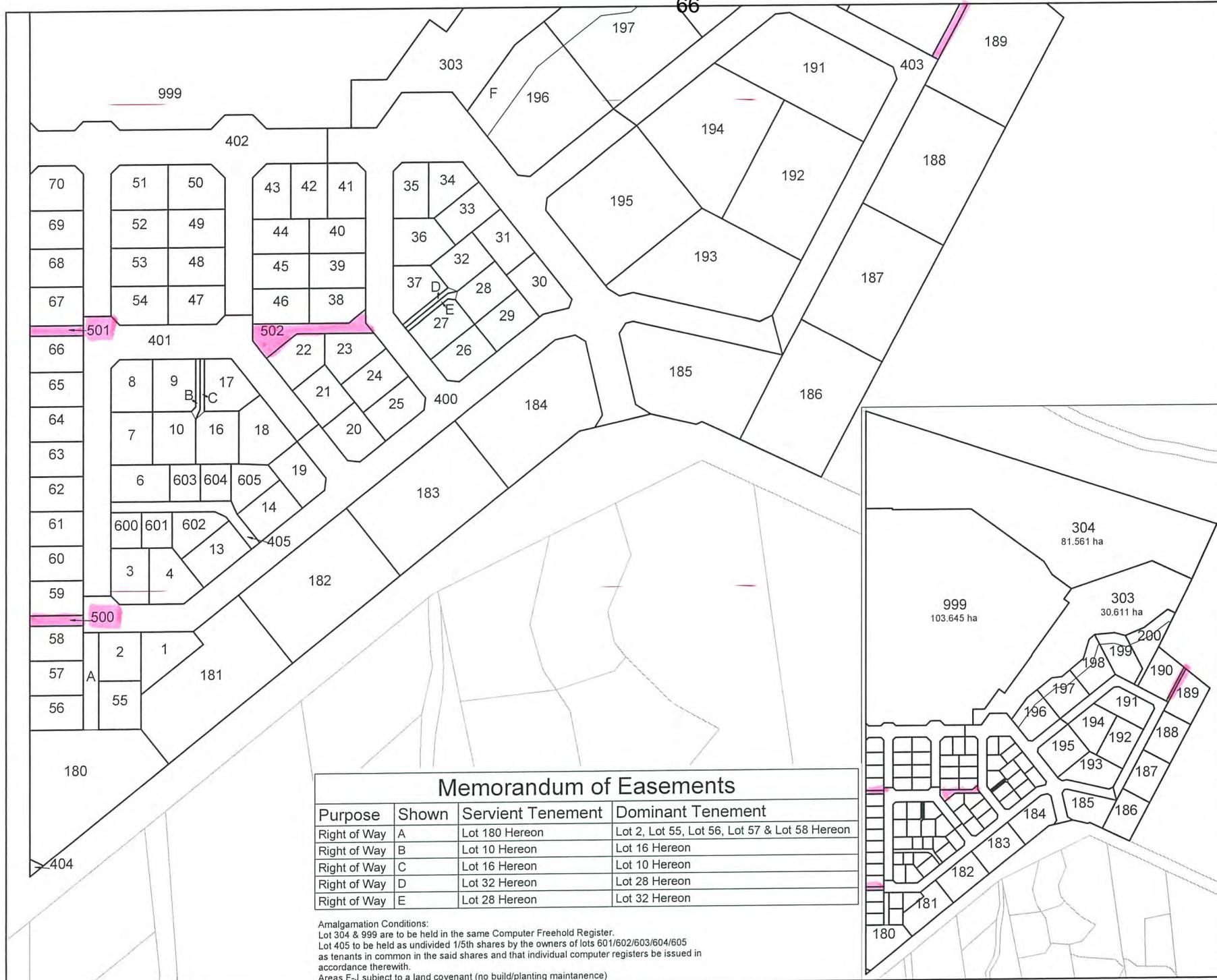
REV	DESCRIPTION	DATE
A	Issued For Approval	21/03/2018
B	Corner Splays Added	04/04/2018
C	Lots Added	09/04/2018
D	AC & Title Updated	02/05/2018
E	Text Update	28/05/2018

SCALE
 1:2000 @ A3

DATUM & LEVEL
 Lindis Peak 2000
LEVEL IN TERMS OF DATUM: Vertical Datum 1954
 ORIGINAL IN 1:2000 SCALE PL 02/03/08

DRAWING REFERENCE	SHEET	REVISION
U4001	S1	E

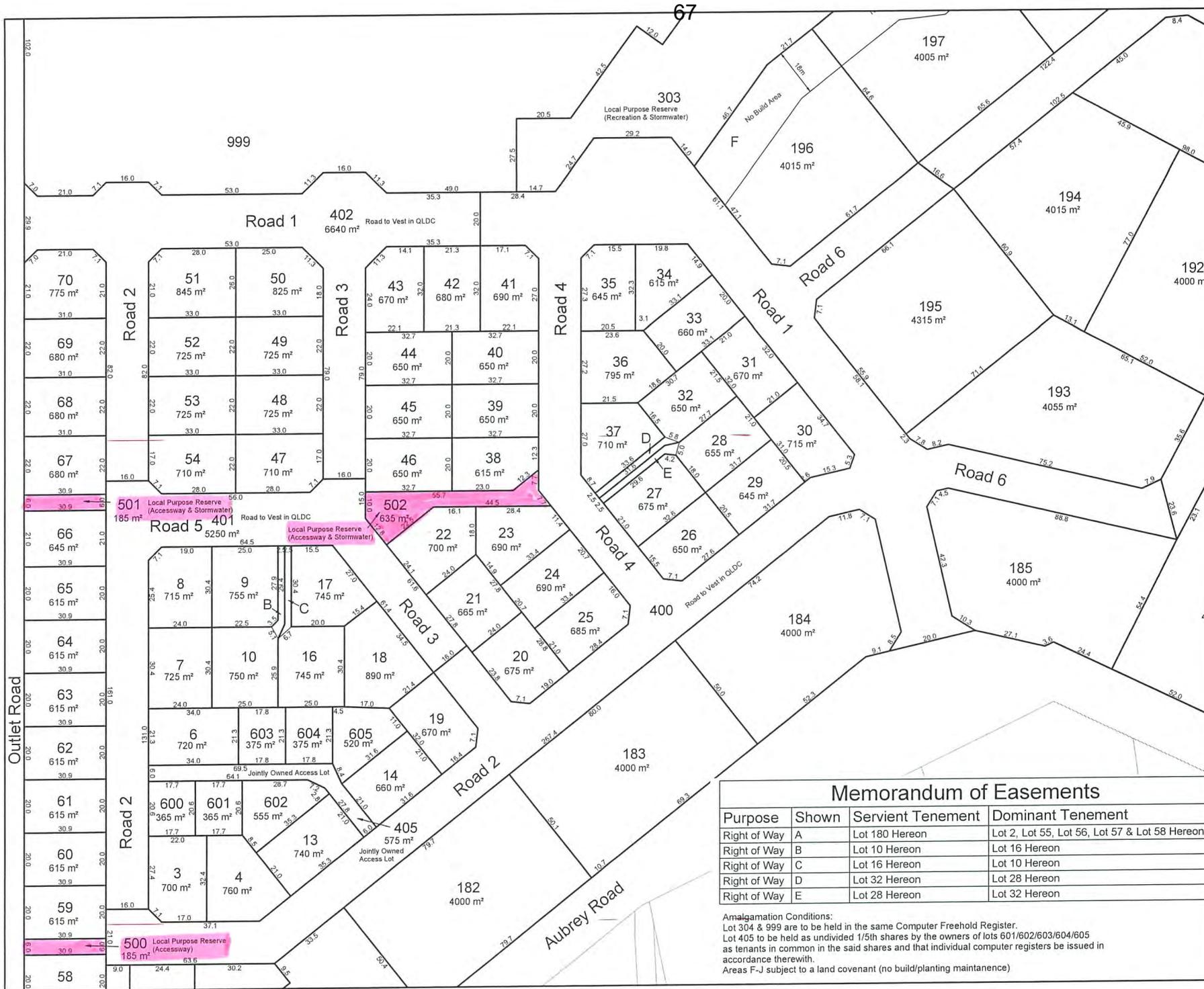
SUBMITTED	DRAWN	CHECKED	APPROVED	DATE
GW	LW	VW		28/05/2018



Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Lot 180 Hereon	Lot 2, Lot 55, Lot 56, Lot 57 & Lot 58 Hereon
Right of Way	B	Lot 10 Hereon	Lot 16 Hereon
Right of Way	C	Lot 16 Hereon	Lot 10 Hereon
Right of Way	D	Lot 32 Hereon	Lot 28 Hereon
Right of Way	E	Lot 28 Hereon	Lot 32 Hereon

Amalgamation Conditions:
 Lot 304 & 999 are to be held in the same Computer Freehold Register.
 Lot 304 & 999 are to be held in the same Computer Freehold Register.
 Lot 405 to be held as undivided 1/5th shares by the owners of lots 601/602/603/604/605
 as tenants in common in the said shares and that individual computer registers be issued in
 accordance therewith.
 Areas F-J subject to a land covenant (no build/planting maintenance)



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APPLICANT
Exclusive Developments

COMPRISED BY
 OT19A/448

TERRITORIAL AUTHORITY
 QLDC

LAND DISTRICT
 Otago

TOTAL AREA
 38.7 Ha

DATE
 28/05/2018

Drawing Title
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 Lots 1-4, 6-10, 13-14, 16-70,
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 Pt Lot 1 DP 27290

Prepared for
 Resource Consent

Plan Revisions

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A	Issued For Approval	21/03/2020
B	Corner Splays Added	04/04/2018
C	Lots Added	09/04/2018
D	AC & Title Updated	02/05/2018
E	Text Update	28/05/2018

SCALE
 1:1300 @ A3

DATUM & LEVEL
 Linds Peak 2000
 LEVEL IN TERMS OF DATUM Vertical Datum 1954
 ORIGINAL HORIZONTAL DATUM NZMA2000

DRAWING REFERENCE	SHEET	REVISION
U4001	S3	E

SURVEYED	DRAWN	CHECKED	APPROVED	DATE
GW	LW	VW		28/05/2018

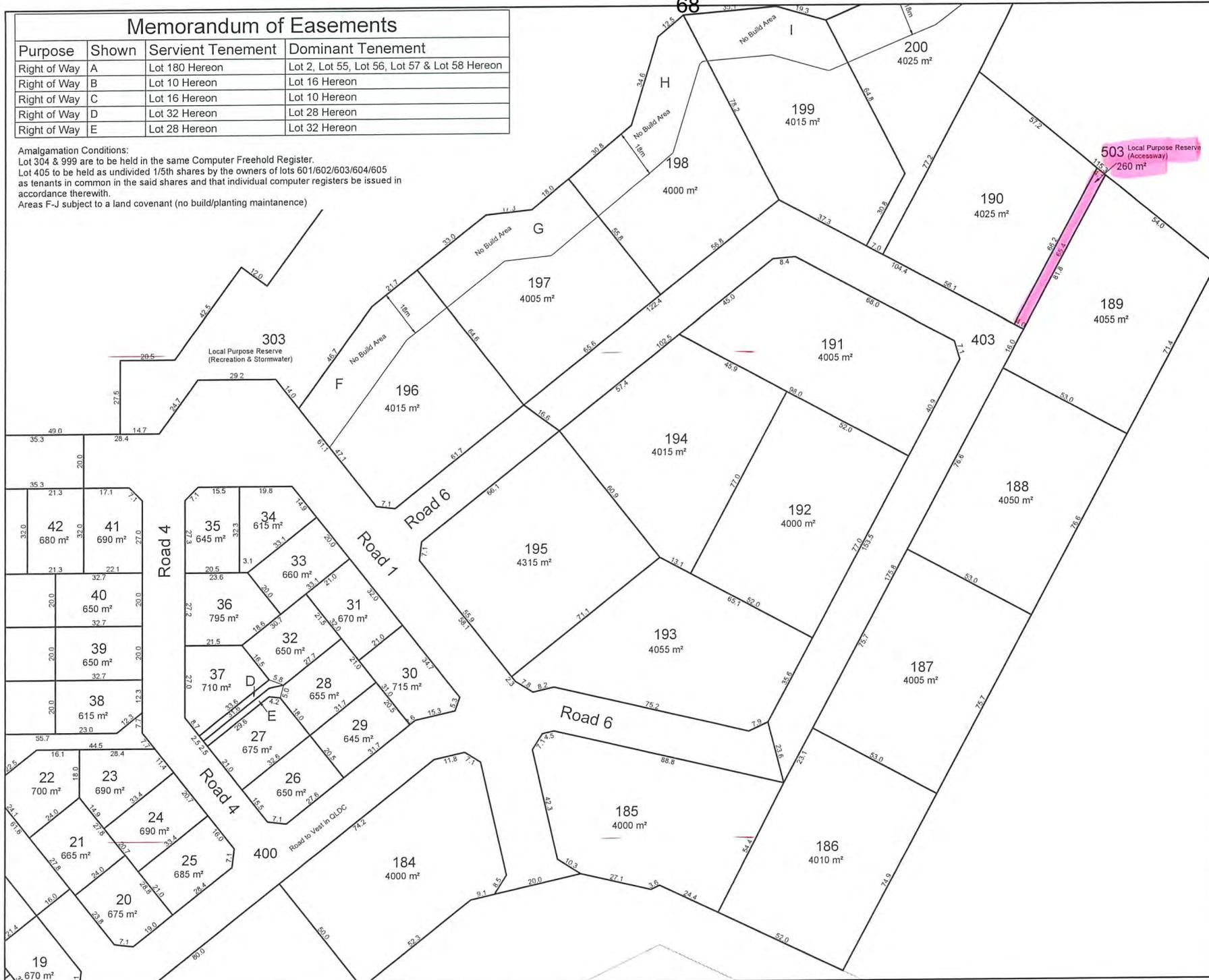
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 Areas F-J subject to a land covenant (no build/planting maintenance)

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Right of Way B		Lot 10 Hereon	Lot 16 Hereon
Right of Way C		Lot 16 Hereon	Lot 10 Hereon
Right of Way D		Lot 32 Hereon	Lot 28 Hereon
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APPLICANT	OT19A/448
COMPOSED IN	QLDC
TERRITORIAL AUTHORITY	Otago
LAND DISTRICT	Otago
TOTAL AREA	38.7 Ha
DATE	28/05/2018

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SCALE
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DATUM & LEVEL
Lindis Peak 2000
LEVEL IN TERMS OF Tasman Vertical Datum 1954
 ORIGINAL IS L.P.M. 606, REV 1/07/2006

DRAWING REFERENCE	SHEET	REVISION
U4001	S4	E

SURVEYED	DRAWN	CHECKED	APPROVED	DATE
GW	LW	VW		28/05/2018

**Wanaka Community Board
21 February 2019**

Report for Agenda Item: 4

Department: Property & Infrastructure

Temporary Road Closure Application – Wanaka A&P Show 2019

Purpose

The purpose of this report is to consider a temporary road closure application for the Wanaka A&P Show from Wednesday 6th to Sunday 10th March 2019.

Executive Summary

The Wanaka A&P Society have applied to close the portion of McDougall Street between Ardmore and Brownston Streets to allow their annual 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

1. **Note** the contents of this report;
2. **Approve** the road closure application for the Wanaka A&P Show 2019 subject to the following conditions.
 - a. Approval of the final Traffic Management Plan by QLDC Planning and Development.
 - b. Radio advertising two days prior and on the morning of the event.
 - c. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.
 - d. The event organisers ensure access is available for emergency services and maintenance contractors if required;
 - e. The event organisers encourage alternative transport modes to the event such as adequate bike parking and Park and Ride option.
 - f. The applicant must advise of the closure and the alternative transport modes through their own social media and contact QLDC Communications to arrange the closures to be further shared through Council social media.
 - g. The applicant must notify all affected parties of the extent of the temporary road closure; this notification is to be undertaken at least

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

- h. All reasonable concerns raised by affected parties shall be addressed by the applicants to the satisfaction of Council. In addressing such concerns, the applicants shall nominate a responsible person to liaise with Council.

3. **Authorise** the following schedule of road closures:

Road to be Closed: McDougall Street from Ardmore Street to Brownston Street

Period of Closure: 0800 on Wednesday 6 March 2019 to 0800 on Sunday 10 March 2019

Prepared by:



Sarah Mitchell
APL Property
Property Advisor

10/12/2018

Reviewed and Authorised
by:



David Wallace
Manager – Resource
Management Engineering
QLDC

18/12/2018

Background

- 1 An application has been received from Southern Safety Services Limited on behalf of the Wanaka A&P Society to temporarily close part of a road in order to hold the annual Wanaka A&P Show in March 2019.
- 2 The road closures for the 2019 event are outlined within the recommendation and are shown in Attachment A. The closure extent is similar to those approved for the 2018 event however it is proposed to close the road a day earlier on the Wednesday to cater for the growth that the event is experiencing and to allow more time to set up.
- 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 close roads temporarily under this legislation.

Comment

- 4 The Wanaka A&P Show is an annual event and over the past years approval has been granted to close part of McDougall Street to vehicular traffic to allow for set up and set down for the event, manage traffic and ensure safety for 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 all traffic in and out of the area and public attending the event. 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 alternative routes for traffic during the closure via Ardmore, Dungarvon and Brownston Streets.
- 7 In the past the Wanaka Community Board has requested alternative transport modes be encouraged in relation to this event. An extended overflow and oversize parking area will be provided for on Golf Course Road and, as has occurred in previous years, a Park and Ride option will again be made available. The availability of this will be widely advertised by the applicant and notification of this Park and Ride option will be incorporated with the final advertisement in the Wanaka Sun QLDC Noticeboard notifying the road closures for the 2019 event. Suitable bike parking areas will also be provided for and cycling to the event encouraged.
- 8 As occurred in 2018 the event will again coincide with the Motatapu sporting event which is to take place on Saturday 9th and Sunday 10th March 2019 however both events managed to run without incident in 2018 on the same weekend and again Southern Safety Services will be preparing the Traffic Management Plan for both events and they are confident they 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 with all participants in Motatapu being made aware of the road closures for the Wanaka Show and the alternative routes available.
- 9 Council Engineers have been consulted and they advise there are no concerns with the recommended conditions in place for any road closure approved.
- 10 The road closure has been well managed in the past and 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.

- 11 No issues or complaints have arisen from this road closure when it has occurred in previous years and there are no concerns relating to the proposed closure in 2019.
- 12 The event has run successfully in the past and the recommendation is for approval of the application, subject to the same conditions which have been applied in previous years.

Options

- 13 Option 1 To approve the application for a temporary road closure associated with the event.

Advantages:

- 14 Council will remain consistent with previous years road closures approved for the event.
- 15 The event will be able to continue to run as proposed.
- 16 The road closure will enable safe set up of the event, safety for participants during the event and safety during the dismantling of the event.
- 17 Alternative routes are available allowing traffic to still move freely around the surrounding area.

Disadvantages:

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

- 19 Option 2 To decline the application for a temporary road closure associated with the event.

Advantages

- 20 There would be less inconvenience for the public that use the roads with them remaining open to normal vehicular traffic.

Disadvantages:

- 21 Council would be inconsistent with previous road closures allowed for the events.
- 22 It may mean the event will not be able to be run as planned or not at all.
- 23 It could create an unsafe environment for the set up and dismantling of the event and for the participants during the event.
- 24 This report recommends **Option 1** for addressing the matter as the event will be able to proceed as planned in a safe, managed environment.

Significance and Engagement

- 25 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it relates to Council's roading network which is identified as a significant asset.
- 26 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

- 27 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 approve a temporary road closure.
- 28 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 temporary road closure is minimal for the public and does not have a significant permanent impact on Council's infrastructure.
- 29 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.
- 30 The recommended option mitigates the risk by treating the risk – putting measures in place which directly impact the risk because conditions are included in any road closure approval which address the risks.

Financial Implications

- 31 There are no cost implications resulting from the decision. The applicant has 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

- 32 The following Council policies, strategies and bylaws were considered:
- a. *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.
 - b. *Criteria for Closing Significant Road Policy* – Ardmore Street (from Brownston Street to Sargood Drive Street) is listed in the 'Criteria for Closing Significant Roads Policy' as a significant road and the proposed road closure comes within this portion of Ardmore Street. However, routes in and out of Wanaka are not disrupted by the closure with alternative detours available. Ardmore Street has been temporarily closed on other

occasions, without complaint or incident. This closure is often associated with key Wanaka events.

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

Local Government Act 2002 Purpose Provisions

34 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 Wanaka A&P Show 2019 can continue in the preferred format;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- 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

35 The persons who are affected by or interested in this matter are the general public who may use the road and businesses on the closure routes.

36 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. At the date of this report no issues or concerns have arisen from this notification.

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

38 We have publicly notified the intent to close the road, advised Emergency Services, NZ Police, Ritchies Connectabus, InterCity, QLDC Events office, 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

39 Temporary road closures are controlled by Schedule 10 Section 11(e) of the Local Government Act 1974. As authority for approval of road closures is delegated to the Chief Executive 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.

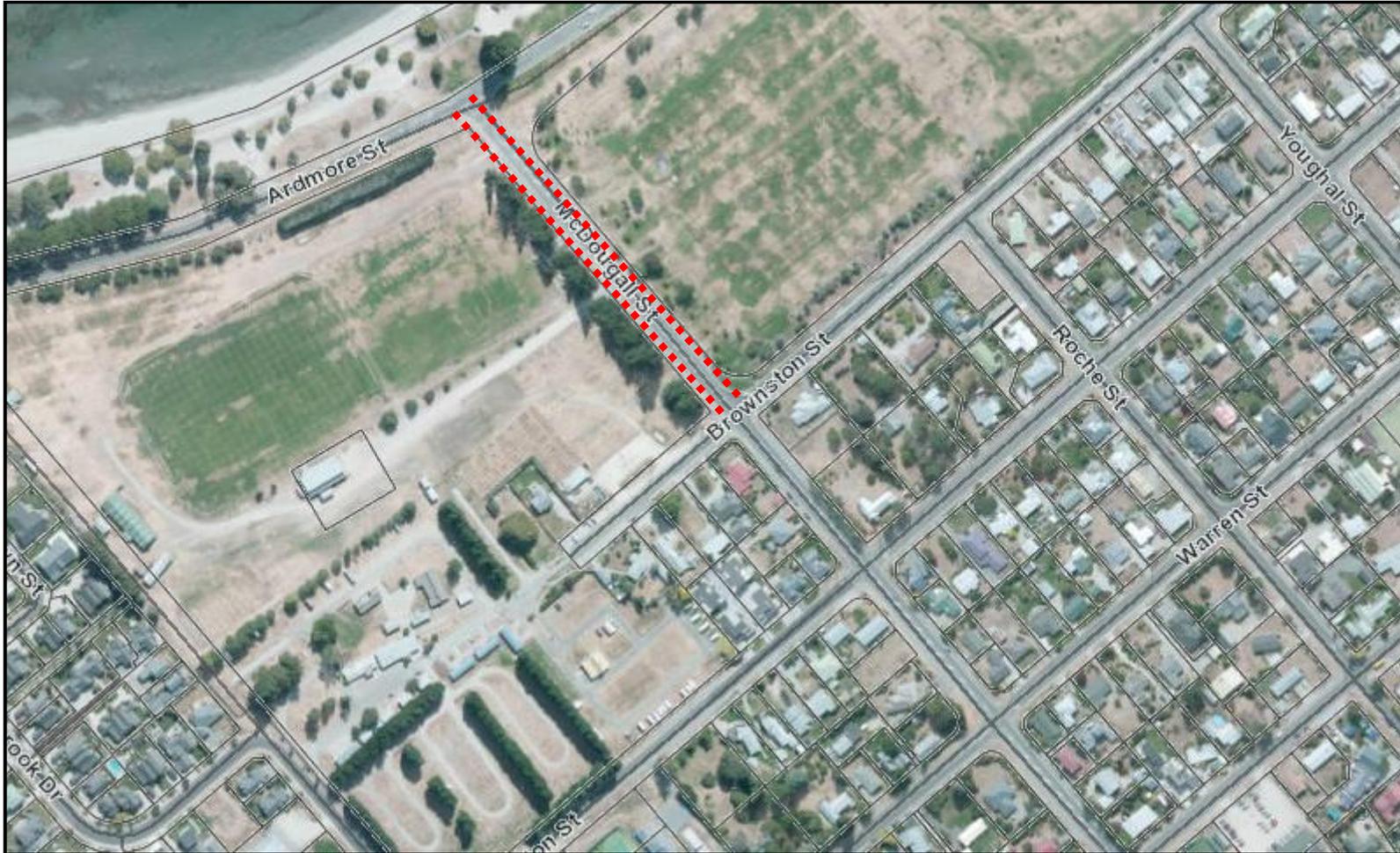
Attachments

A. Map of Road Closure Area

Attachment A: Map of Road Closure Area



WANAKA A&P 2019 - TEMPORARY ROAD CLOSURE
McDougall Street from Ardmore Street to Brownston Street
0800 on Wednesday 6 March 2019 to 0800 on Sunday 10 March 2019



**Wanaka Community Board
21 February 2019****Report for Agenda Item: 5****Department: Property & Infrastructure****Hawea Playgroup Incorporated – New Lease****Purpose**

The purpose of this report is to consider a lease to the Hawea Playgroup Incorporated for the site they occupy on the corner of Camp Hill Road and St Ninians Way, Hawea Flat.

Recommendation

That the Wanaka Community Board:

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

Commencement	TBC
Term	3 Years
Renewal	Two further terms of 3 years by agreement of both parties
Rent	Pursuant to Community Facility Funding Policy (\$1 per annum at commencement)
Reviews	5 yearly or when the Funding Policy is reviewed
Use	Activities associated with a community playgroup and playcentre
Operational costs	All rates and charges associated with the land to be paid for by lessee
Assignment/Sublease	With Council approval
Liability Insurance	\$2 million
Expiry Conditions	Lessee can elect to remove improvements and make good or improvements to revert

to Council ownership with no compensation payable

Break Clause

Council can give 1-year cancellation notice if the land is required for the 'provision of core infrastructure services'

Maintenance

All maintenance of the building and property including gardening to be paid for by lessee

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

Prepared by:



Daniel Cruickshank
Property Advisor - APL

23/01/2019

Reviewed and Authorised by:



Peter Hansby
GM Property and
Infrastructure

12/02/2019

Background

- 1 Council purchased the land and buildings at 554 Camp Hill Road, Hawea Flat from Telecom in 1998. At the time, the Hawea Playgroup has been occupying the house on the site for six years rent free, but Telecom wanted to sell the site. Council paid \$10,000 for the site and then the playgroup paid Council \$2,500 for the improvements. The land is currently freehold without a reserve classification. The land measures 1012 square metres.
- 2 Council granted a lease to the Playgroup for 19 years and 364 days from 30 October 1998 with a final lease expiry due on the 29 October 2018, however they continue to occupy the site under holding over provisions, with the same terms and conditions applying.
- 3 The facility includes an older style house and two sheds. The property is serviced by a septic tank and dispersal field that the Playgroup upgraded in 2017.
- 4 The current lease allows for the improvements to revert to Council ownership on expiry, with no compensation payable.

Comment

- 5 The Playgroup are seeking a new lease when the current one expires in October. They have 124 children enrolled and run three sessions each week. The premises

are used for after school craft and music lessons, and during the weekend for birthday parties and other small events. The Playgroup was certified by the Ministry of Education in 2009.

- 6 The Playgroup is considered a valued community asset. They are part of the “triangle education hub” along with the Hawea Flat Primary School and Kindergarten, providing a great support network for parents with young children.
- 7 The land is not classified as reserve and therefore no notification is required prior to granting a new lease. Only Council is delegated to grant leases and therefore the Board is required to make a recommendation to Council that the lease be granted.
- 8 The Hawea Community Association has been consulted and have given their written support for the Playgroup being provided a new lease.
- 9 An initial term of 3 years is proposed, with two renewals by agreement of both parties, in line with Council’s community lease terms guidance.

Options

- 10 Option 1 To approve a new lease over Part Section 11 Block V Lower Hawea Survey District to the Hawea Playgroup.

Advantages:

- 11 Allows an early childhood education facility to continue to operate at Hawea Flat.
- 12 Ensures that a facility continues to be available to the public for other activities.
- 13 Reduces Council’s operational costs through rates and other maintenance being paid for by the lessee.

Disadvantages:

- 14 The land would not be available for other purposes.

- 15 Option 2 Decline the new lease.

Advantages:

- 16 The land would be available for other purposes.

Disadvantages:

- 18 Would not allow an early childhood education facility to continue to operate at Hawea Flat.
- 19 Would not enable a facility to continue to be available to the public for other activities.
- 20 Would not reduce Council's operational costs through rates and other maintenance being paid for by the lessee.

21 This report recommends **Option 1** for addressing the matter because it will allow an early childhood education facility to continue to operate in Hawea Flat.

Significance and Engagement

22 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because it relates to Council land.

Risk

23 This matter relates to the operational risk OR011A Decision Making, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because the Board is required to make a considered decision in a timely way.

Financial Implications

24 Council will not receive any income from the proposed lease under the current Community Facility Funding Policy, however the Playgroup will pay the costs associated with drafting a new lease document and cover ongoing operational and maintenance costs for the site.

Council Policies, Strategies and Bylaws

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

- Significance and Engagement Policy
- Community Facility Funding Policy

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

27 This matter is not included in the 10-Year Plan/Annual Plan but has no impact upon it.

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 granting a lease to enable an early childhood education activity to continue;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- 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 The persons who are affected by or interested in this matter are the residents and ratepayers of the Queenstown Lakes District community.

30 The Hawea Community Association has been consulted and provided their endorsement to a further lease, but no further consultation is anticipated or required.

Attachments

A Plan of lease area



The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data. While reasonable use is permitted and encouraged, all data is copyright reserved by Queenstown Lakes District Council. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED

**Wanaka Community Board
21 February 2019**

Report for Agenda Item: 6

Chair's Report

Purpose

To provide the Board with an update on projects of interest and previous actions and to address other matters not listed elsewhere on the agenda.

Recommendation

That the Wanaka Community Board:

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

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

And resolve instead that the Wanaka Community Board:

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

Prepared by:



Quentin Smith, Wanaka Community Board Chair
11 February 2019

Wanaka Lakefront Development Plan

1. Earlier this month I was presented informally with a petition signed by 1,697 persons seeking that *'The Millennium Path on Wanaka Lakefront is not to be removed as it is an integral part of Wanaka history'*.
2. The Council's Standing Orders detail how the Council should process a petition. The following is an extract from the current Standing Orders:

16. Petitions

16.1 Form of petitions

Petitions may be presented to the local authority or any of its committees, local boards or community boards. Petitions must contain at least 20 signatures and consist of fewer than 150 words (not including signatories). They must be received by the chief executive at least 5 working days before the date of the meeting at which they will be presented.

16.3 Petition presented by member

Members may present petitions on behalf of petitioners. In doing so, members must confine themselves to presenting:

- (a) the petition;*
- (b) the petitioners' statement; and*
- (c) the number of signatures.*

3. In presenting the petition to the Board at this meeting I am fulfilling section 16.3 of Standing Orders and I recommend that the Board resolve to receive the petition.

Wanaka Masterplan

4. The Wanaka Town Centre Masterplan draft shortlist options and activation trial workshop was held with the Wanaka Community Reference Group (WCRG) and Project Team on Tuesday 5 February.
5. A summary document of meeting outcomes will be circulated to the WCRG members by 12 February.
6. Some high level community engagement will occur alongside the activation trials scheduled for 15-18 March. This will test community views on the 'big moves' proposed within the masterplan programme.
7. The short-list options will be workshopped with the WCRG and wider stakeholder group on 4 April.
8. The 3rd edition of the e-newsletter "In the Loop" will go out in the coming weeks to stakeholders and interested parties who have signed up to our database to keep them updated on project developments.

Wanaka Recreation Centre

The following is a general update on recent activities at the Wanaka Recreation Centre ('WRC').

9. It has been a busy summer holiday period in the pools and on the courts.

10. The first ever school holiday programme at WRC was attended by more than 100 children over two weeks with a different sports/craft and a swim every day except on days out to Puzzling World, Basecamp indoor climbing and Cinema Paradiso.
11. Social leagues: Sport 10 ending this month; indoor cricket begins 4 March (five weeks) followed by mixed social basketball.
12. The venue hosted MAC swim sports on 5 February with the pools closed to the public from 9.00am-3.00pm to allow around 700 students to compete; great atmosphere and the noise was (reportedly) deafening during the final relays!
13. There is increasing attendance at regular programmes, e.g. Zumba, 'buggy fit' for mums and bubs plus six aquatic fitness classes each week (grown from 5-6 regulars to up to 30 people).
14. There is on-going engagement with local clubs and groups about the WRC Masterplan and draft Queenstown Lakes-Central Otago Regional Sport and Recreation Facility Strategy.

New Zealand Community Boards' Conference 2019

15. The New Zealand Community Boards' Conference will take place this year in New Plymouth, 11-13 April. The conference theme is **Community Boards in a Time of Change** and Jude Battson has expressed an interest in attending.
16. It has been standard practice that at least one Board member attends the conference when it is being held in the North island. Jude has never before attended the conference as a member of Wanaka Community Board and it is a great opportunity to network with other board members from around New Zealand and to take part in a good variety of informative discussion topics.
17. Early bird registration closes on 1 March (a registration cost of \$755 increasing to \$855 after this date) and I would support the Board agreeing that Jude attends. Budget is available to cover costs of registration, travel and accommodation.
18. The conference programme can be viewed here: http://www.nzcbc2019.co.nz/nzcbc19/programme_speakers/programme

Hearings Panel for Coastguard Wanaka Hearing

19. At the meeting held on 15 November 2018 the Board passed the following resolution forming a hearing panel for Coast Wanaka Lakes' application for a lease over Eely Point Recreation Reserve.

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

20. A hearing date of 27 February was set several weeks ago. A total of 29 submissions were received, of which 11 supported and 17 opposed granting a lease. Seven submitters (all opposed) have indicated that they wish to speak at the hearing.
21. Jude Battson now has a personal commitment around the date of the proposed hearing and wishes to be replaced on the hearings panel. The Board stipulated at the 15 November meeting that this hearing panel should consist of three members, meaning that a replacement member is needed. Ed Taylor has indicated he is available on the proposed meeting date and has volunteered to fill the vacancy on the panel.
22. Accordingly, I am recommending that we rescind this previous motion and resolve alternatively that the panel shall consist of Ms Harrison, Councillor McRobie and Mr Taylor.

Actions from previous meetings

23. Actions on items considered at the previous Board meeting have been progressed as detailed below.

Agenda item	Update
1. Request to notify new lease to the Coastguard Wanaka Lakes over Eely Point Recreation Reserve	<u>Complete:</u> Intention to grant a new lease was notified for public comment in the Wanaka Sun on 22 November, and submissions closed on 21 December. A hearing date of 27 February has been arranged.
2. Licence to Occupy Road Reserve – 28 Helwick Street, Wanaka	<u>Underway:</u> the licence has been drafted and was sent to the applicant in December but is not yet signed (to be confirmed prior to meeting).
3. Temporary Road Closure Application – Wanaka New Year's Eve Celebrations	<u>Complete:</u> Conditions fulfilled and event held.
4. Temporary Road Closure Application – Challenge Wanaka 2019	<u>Complete:</u> Event will have taken place by the date of the Board meeting.
5. Chair's Report: Updated Staged Implementation Plan (2018) for the Wanaka Lakefront Development Plan	<u>Underway:</u> Staff continue to work with the Board on aspects of the Wanaka Lakefront Development Plan.

Liaison positions, community associations, and Council meeting updates

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

Regular project reports

25. The following project updates are attached for the information of the Board:

- Infrastructure Team Summary Report (**Attachment A**)
- Minor Improvement Projects (**Attachment B**)
- Parks and Reserves Capital Programme and Renewals (**Attachment C**)

INFRASTRUCTURE TEAM SUMMARY REPORT
SUMMARY OVERVIEW REPORT

REPORT ISSUED ON : 12th of February 2019



Very Low						<input type="radio"/>	Strategic Business Case / Programme Business Case
Low						<input type="radio"/>	Indicative Business Case
Moderate	No Incidents	On Budget	Fully Realised	On Track		<input type="radio"/>	Detailed Business Case
High	Near Miss	At Risk	Partially Realised	At Risk		<input type="radio"/>	Implementation Phase
Very High	Reportable	Over Budget	Not Realised	Overdue		<input type="radio"/>	Project Close Out

Bundle #	Project #	Project Name	RISK PROFILE (RP)	H&S STATUS FOR PERIOD (HS)	FINANCIAL STATUS (FS)	PRACTICAL COMPLETION DATE	Expected to Realised benefits from BBC	OVERALL PROJECT STATUS (OPS)	COMMENT	Current Activities / Major Milestone	PERCENTAGE OF COMPLETION
108	108	Luggate new WWPS & Cxn to Project Pure	High	Green	Green	19/07/2019	Fully Realised	<input checked="" type="radio"/>	RP: HoA (Heads of Agreement) for easement yet to be uplifted Toy museum easement is now complete QAC on final negotiations (Target 18/2/19)	Construction undergoing until July-2019	72%
109	109	Hawea WTP minor upgrades	Very Low	Green	Green	11/06/2019	Fully Realised	<input checked="" type="radio"/>		Currently evaluating work proposal Construction to start in March 2019	45%
111	111	Capell Ave Hawea Watermain extension	Low	Green	Green	20/06/2019	Fully Realised	<input checked="" type="radio"/>		Procurement of Design services until February 2019 Detailed Design to start in Feb-2019	58%

INFRASTRUCTURE TEAM SUMMARY REPORT
SUMMARY OVERVIEW REPORT

REPORT ISSUED ON : 12th of February 2019



Very Low							Strategic Business Case / Programme Business Case
Low							Indicative Business Case
Moderate	No Incidents	On Budget	Fully Realised	On Track			Detailed Business Case
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11	11	WASTEWATER TREATMENT PLANT UPGRADE DESIGN				15/06/2020	Fully Realised				4%
11	11.1	Project Pure FOG Treatment facility				15/06/2020	Fully Realised		BECA undertaking the indicative business case, programmed to be complete by March 2019	12-March-2019: PCG to present BBC for Project Pure	7%
11	11.2	Project Pure WWTP upgrade				15/06/2020	Fully Realised		BECA undertaking the indicative business case, programmed to be complete by March 2019	12-March-2019: PCG to present BBC for Project Pure	7%
12	12	WASTEWATER TREATMENT PLANT UPGRADE CONSTRUCT				27/05/2022	Fully Realised				0%
12	12.1	Project Pure FOG Treatment facility				27/05/2022	Fully Realised		Project to be complete before the end of construction of Hawea WWPS		0%
12	12.2	Project Pure WWTP upgrade				27/05/2022	Fully Realised				0%

Project Title	Project Description	Construction Complete
Anderson Road Cycleway	Options for future layout of Anderson Road including cycleway, shared paths, parking.	TBC
Aubrey Road cycle lane project Stage 2	Aubrey Road cycle lane project Stage 2	3/11/2018
Aubrey Road Cycle lane Anderson-Gunn Rd	Options assessment to upgrade and seal the cycle path. Justified on a cost benefit basis. Including suggestions for staged approach to sealing i.e. over 3 years.	1/07/2019
Capel Ave Footpath & Drainage Upgrade	2m width footpath, K&C 1 m moving strip and road edge tidy up in front of tennis courts.	19/12/2018
Cardrona Valley Road Safety Review	Cardrona Valley Rd is a major link between Queenstown and Wanaka but is still a local collector road. Ensure road meets its upgraded hierarchy status	TBC
Alison Ave Gunn Road Corner Review	Alison Ave/Gunn Road corner review	TBC
Gladstone Rd widening	Gladstone Road widening edge break due to heavies	TBC
Kane Road Widening Pavement Construction	Kane Rd Widening	1/05/2018
Brownston Street sump grate assessment	Raise sump grate height	20/02/2019
Wanaka signs budget allocation	Wanaka signs budget allocation	NA
Wilkin Road	Wilkin Rd, New Footpath school route	TBC
Nook Road Intersection	Realigning of the intersection to ensure vehicles slow down turning into and out of Nook Rd.	1/02/2019
Dungarvon Street Pedestrian Upgrade	Dungarvon Street crossing point pedestrian access (Opus to review movements)	31/01/2019
Golf Course Road Pedestrian Upgrade	Golf Course Road Footpath/Crossing retirement village	15/02/2019
Moraine Place Footpath & K&C	2m width footpath, K&C 1 m moving strip	31/02/19
	Bernard road footpath	
	Hedditch Street footpath	

Wanaka Parks & Reserves Capital Programme + Renewals			
<i>Monthly WCB Update -- February 2019</i>			
Project	Details/Description	Projected start date	Projected completion date
Aspiring Rd - replace permaloo with exeloo *	Toilet/car park completed on schedule. Waiting for asbuilt plans so project completion can be signed off.	Early October	21/12/2018
Minor Renewal Reserve Works - Wanaka Ward	See details below		1/06/2018
Playground Renewals	Playground resurfacing commenced, Dinosaur Park closed 22 February - 4 March for this work to be completed.	1/08/2018	1/06/2019
Street Tree Replacement program - 2-3 streets a year Wanaka	Programme underway.	1/08/2018	1/07/2019
TIF Funding project public toilets at Albert Town, Red Bridge Luggate	MBIE TIF agreement signed by both parties. Awaiting PCG approval to proceed with programme of works.	second half of 2019	
Minor Renewal Reserve Works - Wanaka Ward			
Wanaka Fencing and Entrances			
	Scotts Beach Lake Hawea 2 sections post and rail fence. Project completed.	19/02/2018	1/12/2019
Wanaka Park garden enhancements/plants			
Wanaka furniture			
Wanaka Park improvements (Skate bowls, sports facilities, turf			
Wanaka Skatepark repairs	Wanaka Skatepark Assessment and Feasibility Report produced by Opus, currently working with Opus to get repair work on Stage 1 done.		1/07/2019
Wanaka Roding Parks and Reserves Maintenance			