



Order Paper for the Meeting of the

**WANAKA COMMUNITY BOARD**

Thursday, 24 May 2018

commencing at 10.00am

In the Armstrong Room, Lake Wanaka Centre,

Wanaka



## Wanaka Community Board Agenda 24 May 2018



Agenda for a meeting of the Wanaka Community Board to be held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 24 May 2018 commencing at 10.00am.

### Karakia

Kia tau nga manaakitanga o te Kaihanga  
Ki runga i a tatau katoa  
Arahina mai matau kia u  
Ki te tika ki te tonu

May the blessings of our creator  
Be bestowed upon us all  
May we be lead towards  
That which is true and correct

Item	Title	Page
	Leave of absence: <ul style="list-style-type: none"> <li>• Ruth Harrison</li> <li>• Councillor Calum MacLeod</li> </ul> Apologies: <ul style="list-style-type: none"> <li>• Ed Taylor</li> </ul>	
	Leave of Absence Requests	
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**Wanaka Community Board**  
**12 April 2018**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 12 April 2018 beginning at 10am

**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:**

Ms Meaghan Miller (General Manager, Corporate Services), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mrs Joanne Conroy (Property Advisor, APL Property Ltd), Ms Diana Manson (Parks and Reserves Officer), Mr Dave Wallace (Manager, Resource Management Engineering), Mr Simon Battrick (Manager, Sport and Recreation), Ms Erin Moogan (Maintenance and Operations Manager), Ms Jane Robertson (Senior Governance Advisor); 8 members of the public and 3 members of the media

**Opening**

The meeting commenced with a karakia.

Ms Brown announced that she had tendered her resignation as Chair of the Wanaka Community Board the previous day. She addressed the Board and advised of her intention to continue as a member. She invited Councillor Smith, as the Deputy Chair, to take the chair in the interim.

Councillor Smith paid tribute to Ms Brown's contribution to the Board.

Ms Miller spoke on behalf of the Mayor and Chief Executive who were both unable to attend the meeting. She read a message from Mayor Jim Boulton in which he acknowledged Ms Brown's dedicated public service for 4½ years and her significant contribution over this time.

Councillor Smith presented Ms Brown with flowers and a gift from the Council.

**Election of Chair**

Councillor Smith advised that the Board had a statutory responsibility to have a Chair. Accordingly, it needed to elect a Chair immediately. He detailed the process, noting that Clause 25 Schedule 7 of the *Local Government Act 2002* and Standing Order 5.4 required the Board firstly to select the system of voting it would use to elect a Chair. He detailed the key characteristics of each system.

**On the motion of Ms Battson and Councillor MacLeod it was resolved that the Wanaka**

**Community Board adopt 'System B' as described in Clause 25, Schedule 7 Local Government Act 2002 and Standing Order 5.4 for the election of the chairperson and (if necessary) the deputy chairperson.**

Councillor McRobie moved/Ms Harrison seconded:

**That Quentin Smith be elected the Chairperson of the Wanaka Community Board.**

Ms Battson moved:

**That Jude Battson be elected the Chairperson of the Wanaka Community Board.**

*The motion was not seconded and therefore lapsed.*

There being no further nominations, Councillor Smith declared himself, Quentin Smith, elected unopposed as Chairperson. He then sought nominations for Deputy Chairperson.

Councillor MacLeod moved/Ms Battson seconded:

**That Ruth Harrison be elected the Deputy Chairperson of the Wanaka Community Board.**

No further nominations were received and the Chair declared Ms Harrison elected unopposed as Deputy Chairperson.

## **Apologies**

The following requests for leave of absence were made:

- Rachel Brown: 13-30 April
- Quentin Smith: 20-26 April
- Ross McRobie: 1-3 May
- Calum MacLeod: 21-28 May
- Ed Taylor: Apology for Wanaka Community Board meeting on 24 May
- Jude Battson: 28 May-27 June

**On the motion of Councillor MacLeod and Councillor Smith the Wanaka Community Board resolved to accept the apology and grant the requests for leave of absence.**

## **Confirmation of Agenda**

**On the motion of Councillor MacLeod and Ms Harrison the Wanaka Community Board resolved that the agenda be confirmed with the removal of**

**item 7 ('Road Naming Application - M Ayre application to name one new road within the five lot subdivision at 68 Kennels Lane, Wanaka') because since preparation of the report the applicants have changed their mind and the matter no longer needs consideration.**

## Public Forum

1. Pamela McGeorge

Ms McGeorge was critical of the adverse effects of the Challenge Wanaka event on the Wanaka community, especially traffic flow. She stated that the traffic chaos had been particularly bad this year. She was particularly critical of the length of the time the road closures were in place and their extent. She was not opposed to the event itself but would like it moved from the centre of the town as the area was too small to sustain a race of this size. She was aware of others who shared her views and the distaste at what it did to the community. She recognised the importance of tourism but considered there needed to be some compromise for the ratepayers who sustained the town long-term.

Ms Harrison noted that she had been opposed to the temporary road closure reports as she considered Challenge Wanaka could not continue in its current form with the number of competitors and visitors in town. She asked the Board to work with Challenge Wanaka to find a new route for the race. Mr Taylor noted that Challenge Wanaka had decided only to run the half event which would hopefully shorten the lead up time and the race would finish earlier.

2. Barbara Chinn

Mrs Chinn addressed the Board about the proposed removal of the Hawea Waste Collection Point. She noted that part of the problem had arisen when Council had changed the day of collection from Monday to Thursday. Many home owners came to Hawea in the weekends and left their rubbish out as they left on Sunday. It was now several days until it was collected on Thursday and in that period animals got into the rubbish. The growth in both permanent population and visitors meant that the facility was needed now more than ever. She stated that the community had a history of stepping in and looking after themselves and the site needed to be monitored to ensure that rubbish was left correctly. She noted that it should firstly be considered by the Hawea Community Association.

3. Errol Carr

Mr Carr was also opposed to closing the Hawea Waste Collection Point. He noted that there were other options other than closure. The first was to change the collection day back to Monday, although he understood that this would have an impact somewhere else in the district. He observed that this would make a big difference, as 40% of dwellings in Hawea were holiday homes and many people left town on Sunday evening. The second option was for Council to provide plastic wheelie bins to all households, but there would be significant cost involved in this. The other option was to relocate the centre to a site where it could be monitored and he suggested that an appropriate location was beside the green waste centre. He noted that there was a strong desire to keep the centre open and it would be possible to roster volunteers to oversee the area.

4. Cherilyn Walthew

Ms Walthew was opposed to the Council engaging a single provider of swim school services at the new swimming pool. She did not think that a single provider could provide enough classes for all the children wanting them and she wanted the decision about a single provider to be subject to public consultation.

Ms Walthew was opposed to closing the Hawea Waste Collection Point. She noted that Wanaka Wastebusters had been a ground-breaking idea when it started, but it would struggle to cope with increased volumes in the future as the population increased. The Council needed to address the waste problem early by putting in a completely new waste collection system.

Ms Walthew was opposed to a Special Housing Area being located in the Hawea area. She did not consider that it had adequate water infrastructure or waste collection services to support a Special Housing Area.

Ms Miller confirmed that the decision to engage a single swim school provider had already been made and would not be subject to public consultation. She noted however, that the Council would endeavour to take the item about the appointment of a swim school provider in the public part of the meeting.

5. Kathy Dedo

Ms Dedo expressed formal thanks on behalf of the community to Rachel Brown for her work as Chair of the Wanaka Community Board. She paid tribute to her experience, intellectual capacity and for all the actions she had made happen.

**Declarations of Conflicts of Interest**

Councillor McRobie declared a conflict of interest in item 5 'Road Naming Application – Alpine Estates application to name three roads within the development' as he was joint owner of a property in road 2. He undertook to take no part in the item.

**Confirmation of Minutes**

**On the motion of Councillor MacLeod and Ms Battson the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 1 March 2018 be confirmed as a true and correct record.**

Councillor MacLeod asked when a debrief around New Year events would occur.

1. **Future of Hawea Waste Collection Point**

A report from Laura Gledhill (Contracts Manager, Maintenance and Operations) presented for possible recommendation to the Infrastructure Committee the permanent removal of the Hawea Waste Collection Point and other related actions.

The report was presented by Ms Moogan and Ms Manson.

Staff were asked to explain why no consultation had been undertaken with the Hawea Community Association ['HCA']. Ms Moogan advised that discussion had taken place with the HCA 18 months ago at which both the aesthetic and health and safety concerns had been raised. In response, the HCA had tried to raise the community's awareness of the rules supported by similar messaging from the Council. The situation had been monitored over the last summer and had worsened, finally coming to a head with safety risks raised by the contractor (falling hazards, sharps and contaminated glass.) In addition, the quantity suggested that commercial waste was being illegally dumped.

Ms Moogan further explained that four such waste collection facilities had been in use until last year when the decision had been made to remove them and extend the kerbside collection. The Hawea Waste Collection Point was the last one in operation in the district. She added that all waste collection contracts would end in mid-2019 and this would necessitate a complete review of waste services as contractors had indicated that because of health and safety concerns they would no longer bid for contracts which involved the collection of blue waste bags.

Members asked if the suggested change of day from Thursday to Monday would address the problem. Ms Moogan agreed that this could be considered but it would impact upon somewhere else in the community as there were a finite number of collection vehicles. The other suggestion that the centre could be moved to the green waste area could be an option considered when the matter was referred to the Infrastructure Committee.

Ms Brown questioned the timing in light of the impending end of the contract. She did not consider that it was appropriate to make a decision at this time because the Council had not discussed with the community other options to make the facility work.

Ms Battson indicated that she wished to move an amendment to the recommendation and she sought direction on how this should be couched. Ms Miller advised that it should be presented as a recommendation to the Infrastructure Committee as that was where the final decision lay.

It was moved (Ms Battson/Ms Brown):

**That the Wanaka Community Board recommend to the Infrastructure Committee that the matter is left lying on the table to discuss options with the Hawea Community Association before any final decision is made.**

The motion was put and lost on a show of hands.

Members acknowledged the importance of undertaking further consultation with the Hawea Community Association but without resulting in undue delay. Accordingly, it was agreed to add a further point to the officer's recommendation to require further consultation with the Hawea Community Association before any final decision was made.

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

- 1. Note the contents of this report;**
- 2. Recommend to the Infrastructure Committee that it approve the removal of the Hawea Waste Collection Point in conjunction with a move to kerbside refuse and recycling collection for the remaining eligible properties, and provision of an additional weekly kerbside collection over the peak summer period; and**
- 3. Direct officers to undertake consultation on options with the Hawea Community Association and report to the Infrastructure Committee on that feedback prior to any decision being made.**

**2. Proposed new licence to Upper Clutha Plunket**

A report from Joanne Conroy (Property Advisor, APL Property Ltd) assessed whether the Upper Clutha Plunket should be granted a licence for permanent use of two car parks in the Brownston Street car park. The report recommended that the Board recommend to Council that a licence be approved because it would provide a community group with parking in close proximity to their building.

The report was presented by Mrs Conroy and Mr Burt.

Ms Battson advised that she was opposed to granting this request as other groups did not have such a facility. She also observed that under the current arrangement the carparks were often observed as being empty.

Mrs Conroy agreed that the facility had not been well used to date but this was largely because it was not particularly user friendly. She noted that signage would indicate that the parks were available for use by others at times outside those allocated to the Plunket, who had sought use of the parks between 8am and 5pm, Monday to Friday. In addition, a termination clause was included as a proposed licence condition which would allow either party to give six months' notice of cancellation, giving flexibility to meet changing parking requirements.

Ms Brown acknowledged Ms Battson's concerns but advised that through discussion with the Plunket she had ascertained that they were aware of concerns about the parks' apparent lack of use. She noted that the new pathway would encourage use and the parks were principally for use by parents attending appointments.

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

- 1. Note the contents of this report;**

2. **Recommend to Council that a licence be granted to Upper Clutha Plunket (New Zealand Plunket Society Inc.) over two car parks in the Brownston Street car park, Section 10 Block XI Town of Wanaka, subject to the following terms and conditions:**

<b>Commencement</b>	<b>1 May 2018</b>
<b>Term</b>	<b>3 years</b>
<b>Renewal</b>	<b>Two terms of 3 years by agreement of QLDC</b>
<b>Rent</b>	<b>Pursuant to Community Facility Pricing Policy (currently \$1 per annum, if demanded)</b>
<b>Reviews</b>	<b>On Renewal</b>
<b>Use</b>	<b>Parking by Plunket nurse and clients between 8am and 5pm Monday to Friday.</b>
<b>Termination</b>	<b>Licence may be cancelled by either party giving the other 6 months written notice. Council may cancel the licence if it considers the use to be insufficient.</b>

3. **Delegate signing authority for the licence document to the Community Services General Manager.**

3. **Proposal to Vest Land in Wanaka as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy**

A report from Aaron Burt (Senior Planner, Parks and Reserves) assessed the potential vesting of two proposed reserves within the Universal Developments subdivision development known as 'The Heights'. The report also considered offsetting reserve land and reserve improvement development contributions for the reserves. The report recommended that the Board recommend to Council the vesting of the two reserves (subject to various works taking place) and that reserve land and reserve improvement contributions be offset against those payable.

The report was presented by Mr Burt

Ms Harrison asked why the partially formed pathway to Mataraki Place was not being put forward to be vested as local reserve (Lot 401). Mr Burt noted

that the independent commissioner had supported the reserves put forward by applicant. He added that the alignment of pathways to be formed was being worked through with the reserves team who would ensure that they were constructed to grade 2 standard with appropriate gradients.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council the vesting of the two proposed Local Purpose Reserves (access) be approved;**
  - a. Lot 404 (543m<sup>2</sup>), Universal Developments, Aubrey Road**
  - b. Lot 405 (130m<sup>2</sup>), Universal Developments, Aubrey Road**

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

- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve and to level out undulations (as agreed necessary by the Parks Planning Manager);**
- ii. Presentation of the reserve in accordance with Council's standards for reserves;**
- iii. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of a landscape and planting plan for the reserve.**
- iv. The formation of any sealed pathways to a minimum 2 metre wide width;**
- v. A potable water supply point to be provided at the boundary of the reserve lot;**
- vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;**
- vii. The registration of a Consent Notice on any land adjoining the reserve to ensure any fences on land adjoining the reserve are no more than 1.2 metres in height;**
- viii. A five year maintenance period by the current landowner commencing from vesting of the reserve**

- ix. **A maintenance agreement being prepared specifying how the reserves will be maintained during the maintenance period; and**
  - x. **Vesting of reserve to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.**
3. **Recommend to Council that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment, subject to recommendation three above.**
  4. **Recommend to Council that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:**
    - a. **Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.**
    - b. **Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.**
    - c. **If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.**

#### **4. Go Jets Wanaka – New Licence Notification**

A report from Chris Green (Property Advisor, APL Property Ltd) sought approval to notify a new licence to Go Jets Wanaka Limited to use reserve land adjacent to State Highway 6 and the Clutha River as a loading and unloading point for commercial jetboating trips. The report recommended that notification proceed.

The report was presented by Mrs Conroy and Mr Burt. Mrs Conroy noted that although Go Jets had resource consent, they had not been aware until recently of also needing to have a reserve permit. Accordingly, it was being addressed retrospectively.

Ms Brown noted that there was no toilet on the site but Paddle Wanaka was using the same site and had presented a very comprehensive Toilet Strategy with their application. She asked Go Jets Wanaka to be directed to prepare a

similar strategy and she also considered that staff should investigate this site for a toilet.

**On the motion of Ms Battson and Ms Harrison it was resolved that the Wanaka Community Board:**

- 1. Note the contents of this report;**
- 2. Approve notification of the intention to grant a licence to Go Jets Wanaka Ltd over recreation reserve at Albert Town, with legal description Lot 2 DP 375247, subject to the following terms and conditions:**

<b>Commencement</b>	<b>TBC</b>
<b>Term</b>	<b>5 years</b>
<b>Rent</b>	<b>The greater of \$500.00 plus GST or 7.5% of gross revenue</b>
<b>Reviews</b>	<b>At renewal</b>
<b>Renewals</b>	<b>1 of a further 5 years by agreement of both parties</b>

**Assignment/Sublease With Council's approval**

<b>Use</b>	<b>Utilise the Albert Town boat ramp for loading and unloading of boats and passengers for commercial jetboating trips</b>
<b>Insurance</b>	<b>Requirement to have public liability insurance of \$2 million</b>
<b>Safety/Suspension</b>	<b>Council to retain ability to suspend the licence for safety purposes or to avoid large public events. Health and Safety plan to be provided to Council, and be approved by the Harbourmaster's office prior to commencing the activity. Council to retain the ability to relocate and manage the activity within the reserve if required</b>

**Other**

**Licensee must ensure they hold a valid resource consent for the purpose of commercial jetboating trips and associated activities.**

**The licensee to obtain a Commercial Activity Permit in accordance with the Waterways and Ramp Fees Bylaws (if required) or successors to this policy.**

**Licensee to ensure that all customers/staff are aware there is no bathroom facility at the reserve, and that all rubbish is to be removed.**

**Vehicle parking upon the reserve may be conditional upon directives from QLDC to ensure that any vehicle presence does not affect the character and public use of the area.**

- 3. Appoint Ms Battson, Ms Harrison and Councillor McRobie (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.**

**5. Road Naming Application – Alpine Estates application to name three roads within the development**

A report from Warren Vermaas (Land Development Engineer) assessed an application from Alpine Estates to name three new roads located within a development accessed directly from Cardrona Valley Road. The names proposed were intended to set a theme for this subdivision of early Scottish settlers in the Otago Region in general, as opposed to having a specific connection with the Wanaka area (although information provided by the applicant demonstrated that most also did have a connection with Wanaka).

The report was presented by Mr Wallace. He explained that the applications need to be presented for the Board's approval when they did not comply with the policy. However, he added that although not compliant, they may be appropriate but officers did not have the delegated authority to approve.

Consideration was given to the first choice for Road One A: 'Ledgerwood'. The Board accepted both the Scottish connection and the historical connection with members of the family having lived in Wanaka for a number of years. However, family members still lived in the area and the road naming policy did

not favour naming after living persons. Further, it was the developer's surname, so its use as a street name would appear to be an acknowledgement of the developer. Accordingly, the Board rejected 'Ledgerwood' as a proposed name.

Consideration was therefore given to the alternative choices provided for Road One A: Deans Drive and McGlashon Drive. It was agreed that both complied with the theme of historic Scottish names. Deans Drive was the Board's preferred option.

Consideration was given to the options provided for Road One. The Board supported the first choice, McDonald Street. Some concern was expressed that Connery was too close to Connor.

Mr Wallace observed that having established the theme of names of early Scottish settlers, staff would now be able to approve names under delegated authority that complied with this policy.

Ms Brown suggested Council officers increase the official list of street names able to be used.

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

- 1. Note the contents of this report; and**
- 2. Approve the application for the new road names :**
  - a. Deans Drive**
  - b. McDonald Street**
  - c. Wallace Place**

*Councillor McRobie abstained from voting.*

**6. Road Naming Application - Willowridge Developments Limited application to name three new roads within the Stages 3 and 4 Luggate Park Development**

A report from Cameron Jones (Land Development Engineer) assessed an application from Willowridge Developments Limited to name three new roads located off Alice Burn Drive within the Stage 3 and 4 Luggate Park Development, Wanaka. The proposed name 'Alice Burn Drive' was supported because it was the continuation of an existing road but the names Cooper Crescent, McIntosh Crescent, O'Sullivan Crescent, Willys Way, Micks Way and Grattan Way were outside the provisions of the Road Naming Policy because although they had a local connection, they were not notable persons. In addition, the names of recently deceased persons were to be avoided unless they had made a notable contribution to the local area.

Councillor MacLeod advised that the Luggate Community Association had supported the name 'Alice Burn Drive'.

It was noted that the developer had received the suggested names from the community. It was agreed that McIntosh, O'Sullivan and Simpson were also appropriate names because of their connection with local history.

**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 application for the new road name:**
    - **Alice Burn Drive**
  - 3. Approve, approve the application for the following new road names:**
    - **Cooper Crescent**
    - **Willsons Way**
  - 4. That the developer be advised that McIntosh and O'Sullivan and Simpson are also considered appropriate street names.**
- 7. Road Naming Application - M Ayre application to name one new road within the five lot subdivision at 68 Kennels Lane, Wanaka**

*It was noted that this item had been withdrawn from the agenda as the applicants had changed their minds since publication of the agenda and had presented complying names.*

**8. Chair's Report**

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

- 2018-28 Ten Year Plan
- Mt Aspiring Road Upgrade
- Ballantyne Road Business Case
- Wanaka Community Pool (update on project completion, closure of old pool and opening of new pool)

*Councillor MacLeod left the meeting at 11.33am.*

There was further discussion about the processes to open the new pool and close the old pool. Members asked staff to ensure that the farewell to the old pool was not excessive.

*Councillor MacLeod re-entered the meeting at 11.34am.*

Mr Battrick joined the table. He advised that the old pool farewell would not be extensive but the event was being held in response to a number of requests from the public who had a sentimental attachment to it. He noted however, that the focus was on opening the new pool and he detailed various operational issues associated with it.

Members then reported on recent community meetings and liaison positions. The following key points were noted:

- The Luggate Community Association was meeting on 29 April to discuss what was necessary and what was desirable in the new hall.
- Lagarosiphon control was making good progress, especially through a new approach which involved the application of hessian.
- The Hawea Community Association had arranged a meeting on 21 April in response to public requests for a meeting to share information about a proposed SHA in the Hawea area.
- Hawea would host an Anzac Day ceremony and Board representatives were sought for this and for the Wanaka ceremony.
- The Council's Events Funding round was open at present and organisers of Wanaka events were encouraged to apply.
- The suggestion of flashing stop signs at the intersection of Ballantyne and Riverbank Roads had been raised with Myles Lind who had undertaken to have them installed. Mr Lind was also commended for arranging a heavy traffic bypass in Albert Town.

**On the motion of Mr Taylor and Ms Harrison the  
Wanaka Community Board resolved to note the  
report.**

*The meeting concluded at 12 noon.*

**Confirmed as a true and correct record:**

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**Chairperson**

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**DATE**

**Wanaka Community Board  
24 May 2018**

**Report for Agenda Item 1**

**Department: Planning & Development**

**Licence to Occupy Air Space over Road Reserve – 67 Brownston St, Wanaka**

**Purpose**

The purpose of this report is to consider granting a Licence to Occupy Road Reserve Air Space to enable the owners of 67 Brownston St, Wanaka to erect a canopy and sunshade.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report and in particular;
2. **Grant** a licence to occupy the air space of Brownston St road reserve to enable the owners of 67 Brownston St, Wanaka to extend canopies and a sunshade into the reserve subject to the following conditions;
  - a. Building and Resource Consent to be obtained prior to works commencing if required.
  - b. Approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR) by Council Engineers before work commences.
  - c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
  - d. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
  - e. Structures must not compromise roading or services maintenance activities.
  - f. Ongoing maintenance of the structures are to be the responsibility of the Licensee.
  - g. The Licensee pay a fee of \$5,312.30 plus GST in accordance with the charging policy for Licences to Occupy Air Space.
  - h. The applicant consents to the Licence being encumbered against the title of Section 13 BLK IV TN of Pembroke to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.

Prepared by:



Blake Hoger

Property Advisor  
APL Property

24 April 2018

Reviewed and Authorised by:



David Wallace

Manager - Resource Management  
Engineering, Subdivision and  
Development Contributions

2 May 2018



Tony Avery

General Manager  
Planning & Development

3 May 2018

## Background

- 1 The land at 67 Brownston St, Wanaka, legally described as Section 13 BLK IV TN of Pembroke, is intended to be developed into a lodge/hotel. Until recently, it has served as a mini golf site.
- 2 As part of the architectural design of the planned building, the developers would like to extend 2 identical canopies into the air space above the Brownston Street road reserve. The canopies will serve to provide shelter and improve the aesthetic of the built form.
- 3 The canopies are triangular in shape and will extend to a maximum distance of 1.4m over the footpath at their apex. The total area of occupation is 14m<sup>2</sup>.
- 4 Between the 2 canopies, also within the air space above the road reserve, is proposed to be a sun screening mesh. The mesh will not extend further into the road reserve than the canopies.
- 5 Plans and images of the canopies / screening are attached to this report for reference.

## Comment

- 6 In accordance with the Charging Policy for Licences to Occupy Air Space, adopted by the Finance Audit Property & Corporate Committee on 5 February 2003, it is recommended that a fee of \$5,312.50 plus GST be charged to the applicant for their use of the air space above the road reserve.
- 7 The fee has been calculated using the rateable land value of \$1,280,000 or \$1,264.82 per square meter. A market valuation has not been sought in this instance. The aforementioned policy sets the fee at 30% of the land value;

Licence area – 14 m<sup>2</sup>Land value - \$1,264.82 / m<sup>2</sup>

Calculation:

$$\$1,264.82 \times 30\% = \$379.45 / \text{m}^2$$

$$\$379.45 \times 14 \text{ m}^2 = \mathbf{\$5,312.30 \text{ plus GST}}$$

- 8 Council's Engineers have been consulted in respect to this application and have noted no concerns.
- 9 This report recommends the conditions for approval;
  - a. Building and Resource Consent to be obtained prior to works commencing if required.
  - b. Approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR) by Council Engineers before work commences.
  - c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
  - d. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
  - e. Structures must not compromise roading or services maintenance activities.
  - f. Ongoing maintenance of the structures are to be the responsibility of the Licensee.
  - g. The Licensee pay a fee of \$5,312.30 plus GST in accordance with the charging policy for Licences to Occupy Air Space.
  - h. The applicant consents to the Licence being encumbered against the title of Section 13 BLK IV TN of Pembroke to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.

**Options**

- 10 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 11 Option 1 Council can grant the Licence to Occupy Road Reserve application subject to the conditions proposed above.

## Advantages:

- 12 The applicant can complete their development as planned.
- 13 Council will receive a fee for the occupation of the air space.

Disadvantages:

14 There will be some disruption to the public during the development and installation of the canopies.

15 The air space above the road reserve will be encumbered with private structures.

16 Option 2 Council can grant the Licence to Occupy Road Reserve application subject to conditions alternative to those proposed above.

Advantages:

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

Disadvantages:

18 Similar to Option 1.

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

Advantages:

20 The air space above the road reserve will not be encumbered by private structures.

21 The public will not be disrupted by construction activities.

Disadvantages:

22 Council will not receive a fee for the use of the air space.

23 The developer will need to review their plans which may result in a aesthetically less pleasing building frontage.

24 This report recommends Option 1 for addressing the matter because it enables a well designed building to proceed, while protecting the interests of the public.

***Significance and Engagement***

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

***Risk***

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

- 27 This matter also relates to strategic risk SR6a – assets critical to service delivery (infrastructure assets) with the risk classified as low. This is because the impact of the occupation is minimal for the public and does not have a significant permanent impact on Council's infrastructure.
- 28 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.
- 29 The recommended option treats the risks by ensuring conditions of approval are established and included within the licence.

### **Financial Implications**

- 30 The Applicants have paid a fee for their application to be processed which includes the preparation of the licence document if successful.
- 31 Should legal review of the licence be required, Council's legal costs will be recovered from the applicant.
- 32 Council's legal costs to have the Licence encumbered upon the applicant's title will be recovered from the applicant.

### **Council Policies, Strategies and Bylaws**

- 33 The following Council policies, strategies and bylaws were considered:
- *Significance and Engagement Policy 2014* – providing clarity on Council's decision making processes and assessing the extent to which individuals, organisations, groups and sectors in the community are affected by the Council's decisions.
  - *Long Term Plan* – the consideration to grant or otherwise a Licence to Occupy is considered part of the Council's 'Regulatory Services' outlined in the Plan.
  - *Charging Policy for Licences to Occupy Air Space* – the policy is applicable in circumstances when commercial buildings are built to the boundary of the developer's property and building infrastructure protrudes past the boundary into Queenstown Lakes District Council's air space.
- 34 The recommended option is consistent with the principles set out in the named policies.
- 35 This matter is not included in the 10-Year Plan/Annual Plan as the cost of the licence will be met by the applicant.

## **Local Government Act 2002 Purpose Provisions**

36 The recommended option:

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

## **Consultation: Community Views and Preferences**

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

## **Attachments**

- A Site Plan
- B Architectural Drawings
- C Floor Plans

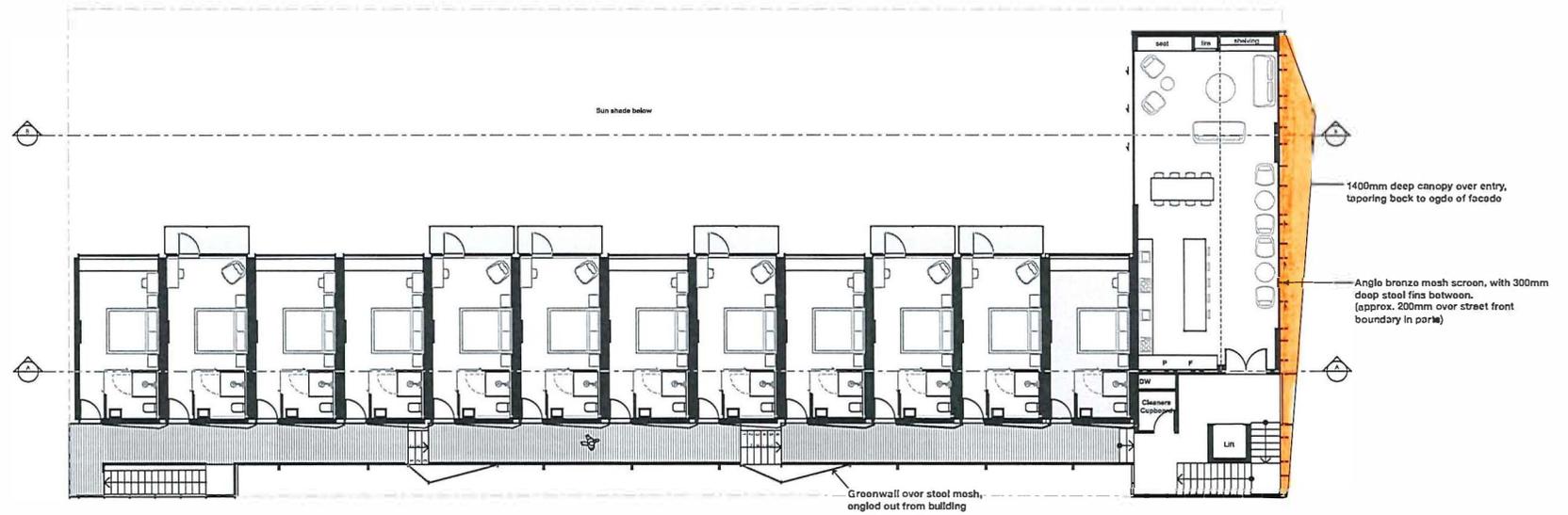


The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages 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  
24 May 2018****Report for Agenda Item 2****Department: Planning & Development****Road Naming Application- Universal Developments Limited application to name a new road within the 'The Heights' Development.****Purpose**

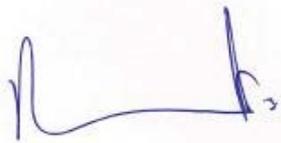
The purpose of this report is to consider an application from Universal Developments Limited to name one new road located off Aubrey Road within 'The Heights' Development, Wanaka.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report and in particular;
2. Either **approve**, **approve in part** or **decline** the application for the following new road name:
  - a. **Road four - Copeland Crescent or alternatives provided - McNeil Crescent or Guthrie Crescent**

Prepared by:



David Smart  
Planning &  
Development

16 May 2018

Reviewed and Authorised by:



David Wallace  
Manager - Resource Management  
Engineering, Subdivision &  
Development Contributions

16 May 2018



Tony Avery  
General Manager  
Planning &  
Development

16 May 2018

**Background**

- 1 An application has been received to name new roads associated with a 133 lot subdivision (RM161226) located off Aubrey Road, Wanaka. The site is located at land legally described as Lot 110 DP 347413, Wanaka.

- 2 The name provided for one of the two roads to be named meets the requirements of the Road Naming Policy and as such has been signed off by Officers internally. The other road and proposed name is the subject of this report.
- 3 **Attachment B** contains the location of the subdivision and a plan of the proposed road to be named.
- 4 The first choice put forward for by the applicant for the road names is outside the provisions of the Council's Road Naming Policy (see **Attachment C**). This report puts this road name to the Wanaka Community Board for a decision. The name is not considered in poor taste or likely to cause offence.

### Comment

- 5 The applicant has put forward the following road name (as labelled in **Attachment B**):
  - Road four – Copeland Crescent  
*Alternatives provided: McNeil Crescent and Guthrie Crescent*

### **Road Naming Policy**

- 6 We have considered the name against the road naming Policy and note the following:
  - The background offered in relation to Copeland Crescent (see **Attachment A**) results in a name outside the provisions of the Road Naming policy.
- 7 The name Copeland Crescent is not in accordance with the policy because the policy under point 5.3b requires the person who is being nominated to have a road named after them being a notable person from early history who should have had a local association with the area. Point 5.3e goes on to state that road naming after persons living or recently deceased should generally be avoided.
- 8 The person suggested may be notable however they are recently deceased 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 and can be accepted if considered appropriate by the Board.

### Options

- 9 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 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 Roads need 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 names cannot be finalised.

14 Option 2 – Approve or partially approve the application.

Advantages:

15 The road name which is approved can be formalised immediately post meeting and staff can proceed with updating the Council records and other outside parties with new addressing.

Disadvantages:

16 A partial approval will require the applicant to return to either staff or the Community Board with new names, prolonging the processing of the application.

17 Option 3 – Decline the application as applied for.

Advantages:

18 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:

19 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.

20 This report recommends Option 2 for addressing the matter. As mentioned previously, the names offered are 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***

21 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 names 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**

- 22 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.
- 23 The recommended option considered above mitigates the risk OR011A by - Treating the risk - putting measures in place which directly impact the risk.

### **Financial Implications**

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

### **Council Policies, Strategies and Bylaws**

- 25 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."*

- 26 Road name applications in the Wanaka Area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.
- 27 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**

- 28 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing 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**

29 The persons who are affected by or interested in this matter are the applicants, the public and the Queenstown Lakes District Council.

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

**Attachments**

- A Applicants supporting information for road four - Copeland Crescent
- B Location Map – The Heights, Road Naming Plan
- C Council's Road Naming Policy 2016.

### Applicants supporting information for Road four – Copeland Crescent

(Submitted by Ella Hardman, Southern Land; 24.04.2018)

Ken Copeland – Well known Wanaka identity. Active member and servant of the Wanaka community, the ward, and the district.

#### **Roles Which Ken Performed**

Justice of The Peace – for over 25 years.

Wanaka Community Board – member, serving for 15 years from the mid 1990s and acting as Deputy Chair.

Otago Community Trust – long serving member.

Otago/Southland District Health Board Ethics Committee – Chairman, serving for 8 years.

Central Otago Social Welfare Committee – the community representative.

Cardrona Skifield – one of the Mum/Dad shareholders in the original float in the 1980s.

Chairman of the Wanaka Marina Committee.

Played a large role in getting the Eely Point boat ramp carpark approved.

Secretary of the Dog Trial Club in the 1990s.

Part of the Wanaka A&P Show set-up group.

Marriage Celebrant.

Strong supporter of the Upper Clutha Rugby Club.

#### Ken's Affinity With Scurr Heights

Built the first house bordering Scurr Heights (the block that was old to Universal Developmenets) in the early 2000s.

Moved house but chose to build again immediately adjacent to Scurr Heights – both homes were literally on the boundary.

Undertook rabbit control on Scurr Heights for many years.

Frances still maintains the family home on the site.

**Prominent members of the Wanaka community willing to provide perspective on Ken's contribution and importance.**

Lyal Cocks  
Carrie Wallis  
Brian Lloyd  
Noeline Munro  
Marie Lewis  
Russell Duff

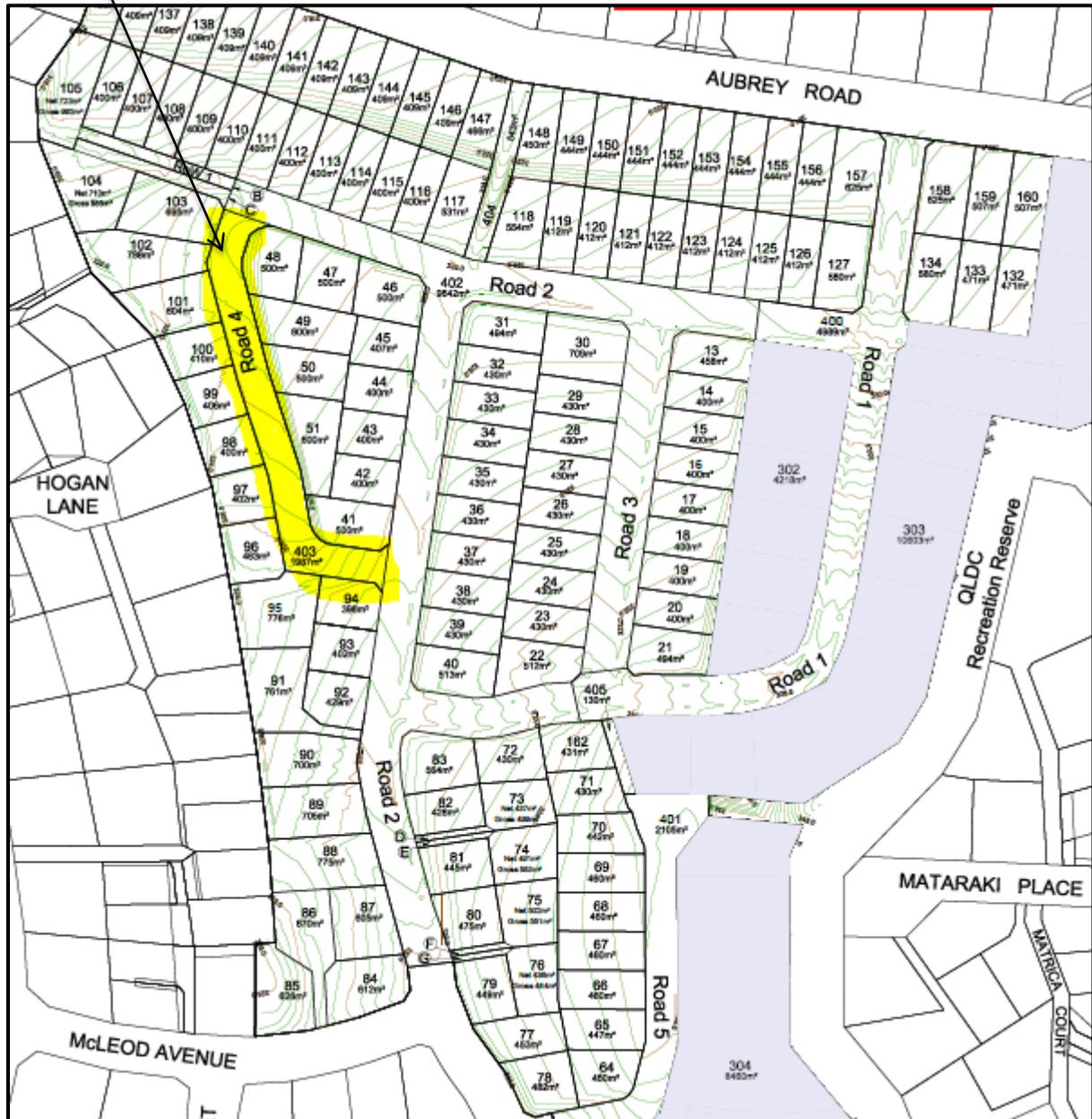
**Summary**

Ken maintained an unusually broad level of involvement in the community, ward and district at all levels. Importantly he had a rare ability to hold a stance yet maintain an open and positive mind to rationalise and debate the issues at hand. Seldom does the district have someone with such commitment on so many levels. We think it's fitting that recognition be given to Ken in naming a street so close to where he lived and to where his wife Frances still maintains the family home.

We're hopeful Ken's broad involvement and rare characteristics satisfy the QLDC naming criteria.

### Location Map - The heights, Road Naming Plan

Road Four



**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  
24 May 2018**

**Report for Agenda Item 3**

**Department: Community Services**

**Proposal to Vest Land in Wanaka as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy**

**Purpose**

To consider recommending to Council, the approval for four proposed reserves identified within two separate subdivision developments, being the Bright Sky Special Housing Area (SHA) and Northlake, and to offset reserve land and reserve improvement development contributions for the reserves.

**Recommendation**

That the Wanaka Community Board:

- 1 **Recommend to Council** that the vesting of the four proposed reserves be approved;

Bright Sky Ltd SHA - PA170131

- a. Reserve 1: Recreation Reserve, Frederick St.
- b. Reserve 2: Local Purpose Reserve (access), Frederick St.
- c. Reserve 3: Local Purpose Reserve (access), Frederick St.

Northlake Investments Ltd - RM180581

- d. Lot 4: Recreation Reserve, Northlake Drive.

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

- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve and to level out undulations (as advised necessary by the Parks and Reserves Planning Manager);
- ii. Presentation of the reserve in accordance with Council's standards for reserves;
- iii. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of a landscape and planting plan for the reserve.
- iv. The formation of any sealed pathways to a minimum 2 metre wide width, and also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);

- v. A potable water supply point to be provided at the boundary of the reserve lot;
  - vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;
  - vii. The registration of a Consent Notice on any land adjoining the reserve to ensure any fences on land adjoining the reserve are no more than 1.2 metres in height;
  - viii. A three year maintenance period by the current landowner commencing from vesting of the reserve
  - ix. A maintenance agreement being prepared specifying how the reserves will be maintained during the maintenance period; and
  - x. Vesting of reserve to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
- 2 **Recommend to Council** that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment, subject to recommendation three above.
- 3 **Recommend to Council** that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
  - b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
  - c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

Prepared by:



Aaron Burt  
Senior Planner  
Parks & Reserves  
10 May 2018

Reviewed and Authorised by:



Stephen Quin  
Planning Manager  
Parks & Reserves  
10 May 2018



Thunes Cloete  
General Manager  
Community Services  
10 May 2018

## Background

- 1 Four proposed reserves within two separate subdivision developments are addressed by this report.

- 2 Developer: Bright Sky Ltd (BSL), for the proposed Special Housing Area located near Frederick St, and approved in principle by Council on 23 March 2018 (referenced as PA170131). BSL propose to vest one Recreation Reserve and two Local Purpose (access) reserves.
- 3 Reserve 1 is proposed by BSL to be a Recreation Reserve. It will have an area of 3,059m<sup>2</sup> and is located upon potentially usable topography. The area of the proposed reserve 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. The proposed park cannot fully contain a 30x30m square, although this only slightly not attained, and not considered to be detrimental to the overall function and use of the reserve. The land associated with proposed Reserve 1 contains some variances in topography, and it should be a condition of the approval that Council seeks to assure the land will be further levelled and enhanced by the developer, to the satisfaction of council. The reserve can provide a pleasant space for community use and informal recreation. The reserve is illustrated in **Attachment A**.
- 4 The two Local Purpose (access) reserves proposed by BSL are referred to as Reserve 2 (with an area up to 890m<sup>2</sup>) and Reserve 3 (with an area up to 1490m<sup>2</sup>). These reserves will facilitate pedestrian and cycle access between the landscape buffer areas to the north and south of the proposed development. As such, a continual pedestrian/cycle access throughout these areas is facilitated. It should be a condition of the acceptance that sealed pathways shall be a minimum of 2 metres in width, and meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016). The reserves are illustrated in **Attachment B**.
- 5 Developer: Northlake Investment Ltd, for a proposed subdivision referenced as RM180581, to create five lots (including one Recreation Reserve), being within the greater Northlake development. The proposed Recreation Reserve is identified as Lot 4 (with an area of 450m<sup>2</sup>) and currently contains playground equipment. The Recreation Reserve is too small to be considered a Local Park, but could have some value as it contains a playground and is located in a position that is accessible to the surrounding community. This park has been subject to negotiations with Council officers, and it is determined that there is merit in it being vested as a reserve. The reserve is illustrated in **Attachment C**.

### **Comment**

- 6 The potential BSL 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.
- 7 The potential BSL Local Purpose (access) 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.

- 8 The Northlake Investments Ltd reserve will contain a playground and use by the community is anticipated.
- 9 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**

- 10 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 11 Option 1 Accept the proposal for the vesting of the reserves and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy.

#### Advantages:

- 12 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:

- 13 Council will have to maintain or manage the reserve at a cost to the ratepayer after three years.
- 14 Option 2 Reject or modify the proposal for the vesting of the reserve and to offset reserve land and reserve improvement contributions as per the Development Contributions Policy.

#### Advantages:

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

#### Disadvantages:

- 16 Council will refuse areas of land being offered at no cost.
- 17 This report recommends Option 1 for addressing the matter.

### ***Significance and Engagement***

- 18 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**

- 19 This matter related to the operational risk OR002 and OR010b. OR002 relates to an Increase in Expenditure and OR010b relates to Damage or loss to third party asset or property as documented in the Council's risk register. The risks are classed as moderate.
- 20 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**

- 21 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**

- 22 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**

- 23 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**

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

### **Attachments**

- A Bright Sky Limited Recreation Reserve (Local Park)
- B Bright Sky Limited Local Purpose (access) reserves
- C Northlake Investments Ltd Recreation Reserve Lot 4



46

**KEY**

-  SHA Boundary
-  Development Blocks
-  Road Reserves & Rear Lanes
-  Open Space Reserves
-  Pedestrian Connections
-  Greenway (Structure Plan)



project **Bright Skies SHA**

client **BSL Ltd**

job **17010-1**



office@cgstudio.co.nz Auckland, NZ. T (+64) 9 302 2200 www.cgstudio.co.nz

Notes:

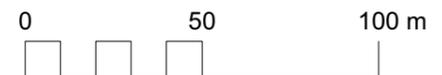
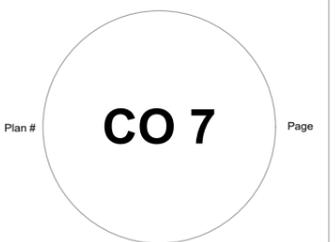
**Attachment A**

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file	BRIGHT SKIES.vwx		
print date	9/5/18		
rev	date	details	by
1	22/9/17	Block concept - 1st cut	tk
2	8/5/18	Block 11 revision	tk

scale: 1:2,000 @ A3



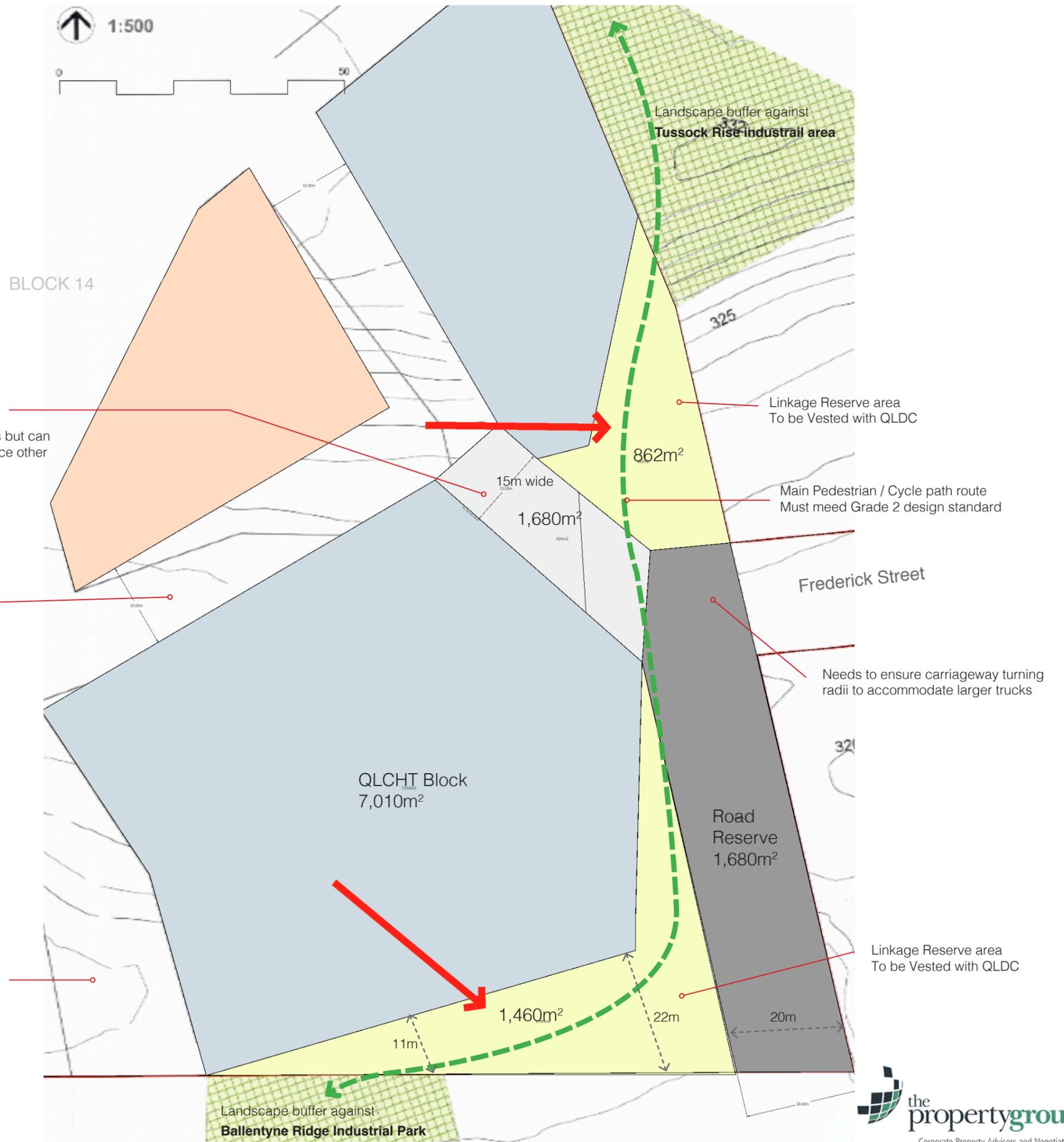
**Open Space Connections**



- Local Road access from Frederick Street
- Provides main access for initial stages but can be down-graded as a Living Street once other access points are formed.
  - No time constraint on construction.

15m Local Road

20m Collector Road links to Ballentyne Road



**OUTCOMES**

Superlot Size	7,010m <sup>2</sup>
Net Development Area	5,560m <sup>2</sup>
Internal Lanes / Road	1,370m <sup>2</sup>
Internal Pedestrian Path	80m <sup>2</sup>
Yield	28 Dwellings 18 Rear-accessed Terraces or Duplexes 7 Front-accessed Terraces or Duplexes 2 Urban Houses 1 Loft Garage



- Compact Terraces**
- Internal Street accessed
  - Lots: 150–175m<sup>2</sup>
  - Compact Footplates: circa 42m<sup>2</sup> (excluding garage/carport)
  - 2 Levels (9m)

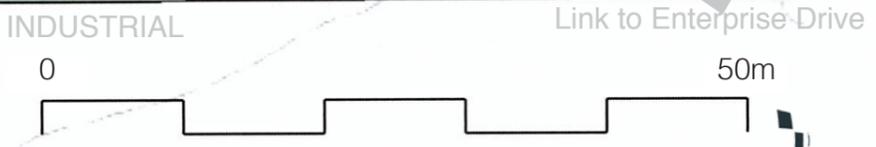
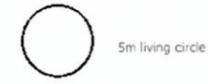
Generous internal court provide for a shared landscape and visitor parking

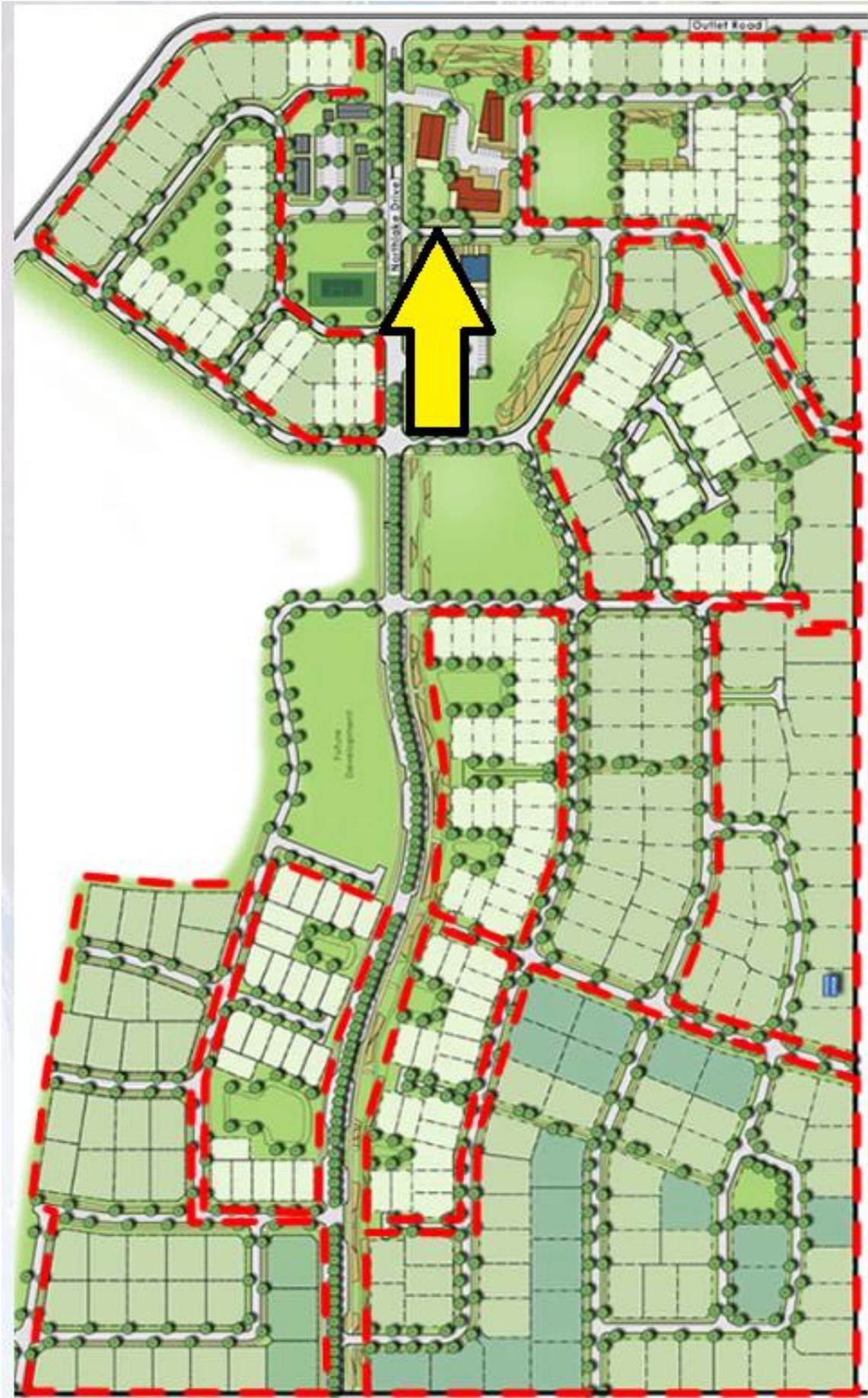
**INDUSTRIAL**

Parking bays set within landscape provide for visitor parking for residents and those accessing the pathway network

Pedestrian Link to Reserve network

More intensive landscaping against Industrial edge





50

NOTES:

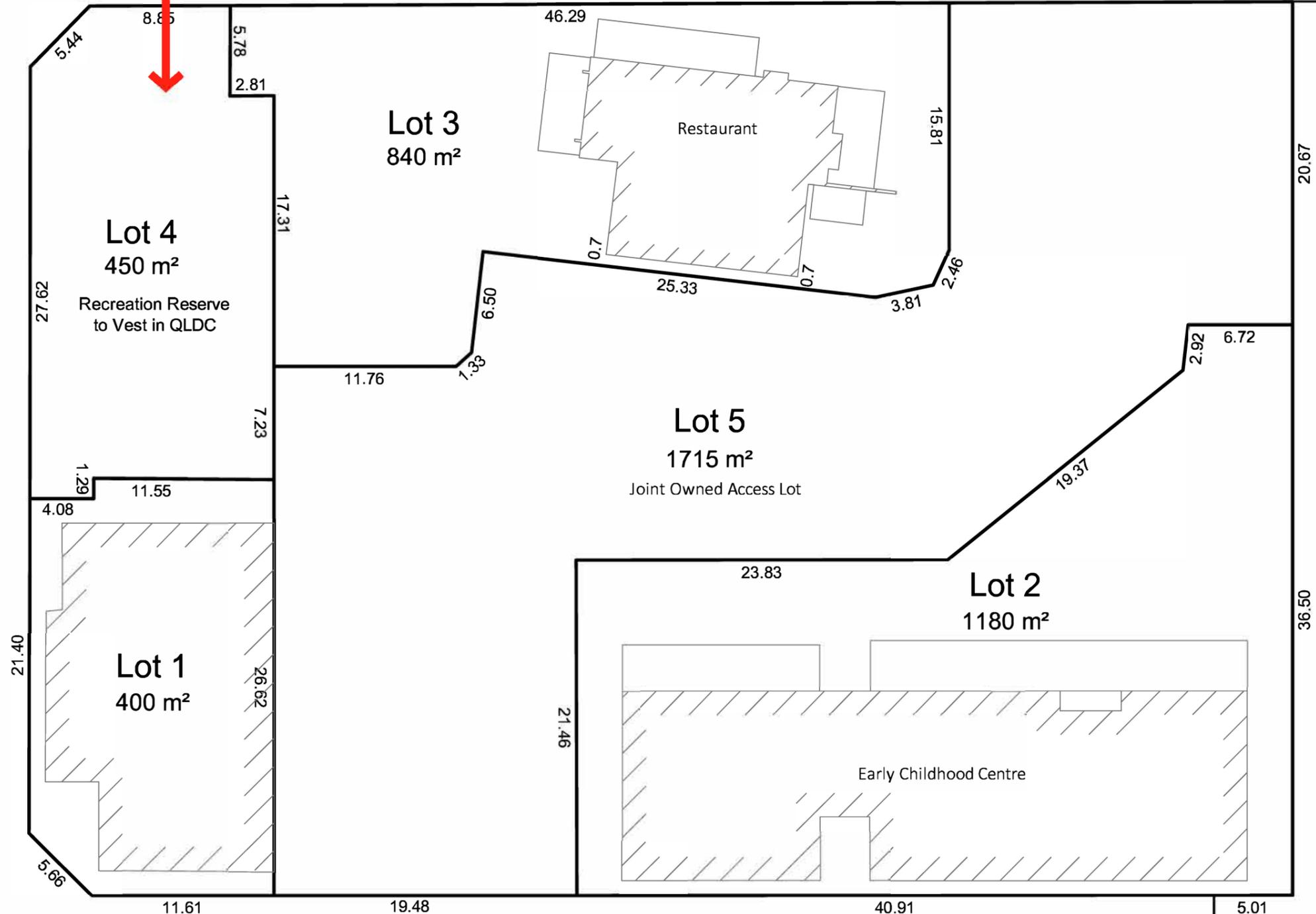
1. Additional easements will be provided as required for necessary services.
2. All areas and dimensions are subject to resource consent and final legal survey
3. Lot 5 is to be a 'Joint Owned Access Lot' Amalgamation condition:  
Lot 5 hereon to be held by three undivided one third shares by the owners of Lots 1, 2 & 3 hereon.



Northlake Drive

22.03

Mt Linton Ave



20.67

36.50

Lot 1003  
DP 510104  
Local Purpose  
Reserve

Glen Dene Crescent

**PATERSONPITTS**GROUP

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0800 PPGROUP



WANAKA BRANCH  
19 Reece Crescent  
or P.O. Box 283  
Wanaka 9343  
T 03 443 0110  
E wanaka@ppgroup.co.nz

Client & Location:

Northlake Investment Ltd

Purpose & Drawing Title:

**Scheme Plan**  
**Lots 1-5 being a Proposed Subdivision**  
**of Lot 1008 DP 515015**

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Checked by:	KMB		
Approved by:	KMB	Job No:	W5564
Sheet No:	100	Revision No:	B
Date Created:	13/04/2018		

**Wanaka Community Board  
12 April 2018**

**Report for Agenda Item 4**

**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.

**Recommendations**

That the Wanaka Community Board:

1. **Note** the contents of this report.

Prepared by:



Quentin Smith, Wanaka Community Board Chair  
17 May 2018

**General update on activities of the Wanaka Community Board**

***Recent Hearings***

- 1 Between 15 – 17 May, Councillors heard submissions on both the 10 Year Plan and Waste Management and Minimisation Plan. Wanaka had a very strong voice in the submissions received, with the highest represented issue district-wide being active transport and alternative travel in Wanaka.
- 2 The Wanaka Community Board (Board) lodged a submission to the 10 Year Plan, which can be found as **Attachment A** to this report.

***Wanaka Lakefront Development Plan***

- 3 The Board has received a major update on the Wanaka Lakefront Development Plan, and are hopeful that Stage 1B will commence in the coming months.

***Luggate Hall project developments***

- 4 Councillors have now attended a second meeting with the project team and members of the Luggate community in order to progress and agree options for the project.

### ***Hawea Community Association Public Meeting***

- 5 A number of Board members attended a large public meeting at Lake Hawea on 21 April. At this meeting, QLDC Policy Planner Anita Vanstone, and Queenstown Lakes Affordable Housing Trust Manager Julie Scott, presented to the community and answered questions around the potential Special Housing Area proposal for Lake Hawea.

### ***New Year Events Workshop***

- 6 A recent workshop was attended by the Board, Lake Wanaka Tourism, and QLDC Events Coordinators. The workshop identified a number of issues, and focussed particularly on youth drinking and safety. Objectives for the 2018 New Year events have been identified.

### ***ANZAC Day***

- 7 Board members attended services in Wanaka and Lake Hawea.

### ***Wanaka Pool***

- 8 A number of Board members joined a tour of the new pool facility on 11 May; the project remains on track to open to the public on 10 June.

*Photo from tour:*



### **Representation Review update**

- 9 The officer report on the Representation Review is due to be presented to the full Council at the meeting scheduled for 14 June 2018. At this meeting the Council will adopt its initial proposal on which consultation will be undertaken and submissions will be invited until 16 July.
- 10 The Council will hear submissions on 13 August and will adopt its final proposal at the Council meeting on 6 September. This can be appealed or objected to until 8 October by those who have made submissions. If this occurs, the review must be referred to the Local Government Commission to determine.

## **Ballantyne Road Business Case Update**

- 11 The Strategic Business Case has been completed, reviewed, and submitted to the New Zealand Transport Agency (NZTA). NZTA have provided verbal approval to proceed to a single-stage Detailed Business Case.

## **Letter to Southern Police – resourcing over New Year period**

- 12 The Board is asked to note the following letter to be sent to Southern Police.

*To Olaf Jensen (Inspector) and Allan Grindell (Senior Sergeant)*

*The Wanaka Community Board, along with Lake Wanaka Tourism, Wanaka Alcohol Group, New Years Events teams and Council Staff have undertaken a review of the events associated with New Years Eve in Wanaka.*

*The Board has identified youth drinking as the key area of concern surrounding that period and are promoting changes to the organisation and management of the Wanaka Town Centre during that period to provide a safer environment for young people in town over that period.*

*Rhythm and Alps along with the Wanaka Lakefront events seems to have contributed to a significant increase in the number of young people in town during that period and in particular the “under age” group between 14-18 years old as being of particular concern in the town centre and outside of licensed drinking establishments.*

*The board respectfully request consideration of an increase in police resources over the period particularly for visible downtown beat police as part of an integrated and cooperative approach to ensuring safety of our young people.*

*As always the Board welcome and encourage a collaborative approach to management of these issues events.*

*Kind regards*

*Quentin Smith, Wanaka Community Board Chair*

## **Regular project reports**

- 13 The following project updates are attached for the information of the Board:

- Property and Infrastructure Project Summary (**Attachment B**)
- Minor Improvement Projects (**Attachment C**)
- Parks and Reserves Capital Programme and Renewals (**Attachment D**)

## Actions from previous meeting

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

Agenda item	Update
1. Future of Hawea Waste Collection Point	To be considered at the next Infrastructure Committee meeting (28 June) following receipt of feedback from the Hawea Community Association.
2. Proposed new licence to Upper Clutha Plunket	Licence with applicant for review and signing.
3. Proposal to Vest Land in Wanaka as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy	Council endorsed the WCB recommendation to vest the two Local Purpose (access) reserves at the 3 May meeting. The reserves may be vested at a future date.
4. Go Jets Wanaka – New Licence Notification	Public notification period is open until 24 May.

## Liaison positions, community associations, and Council meeting updates

15 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.

16 A list of current external member appointments is appended as **Attachment E**.

## Attachments

- A Wanaka Community Board 10 Year Plan submission
- B Property and Infrastructure Project Summary
- C Minor Improvement Projects
- D Parks and Reserves Capital Programme and Renewals
- E Member appointments to external groups

## **Submission of the Wanaka Community Board To the QLDC 2018-2028 Ten Year Plan(TYP)**

Please find attached the collective submission of the Wanaka Community Board. The Board believe this submission reflects the community's priorities and concerns expressed to them and as reflected in the LINK Upper Clutha 3 Questions survey.

1. **Wanaka Lake Front Development Plan** - This has been a major project consulted on with the Wanaka Community and is unanimously supported by the WCB. The WCB is committed to progressing the further design and implementation of this plan in conjunction with the proposed Wanaka Town Centre Master Plan. The Board asks for assurance that the Wanaka Lakefront Development plan is fully funded, programmed and deliverable within the first 5-6 years of the TYP. This may well require additional funding allocation in the TYP. The WCB supports the integration of this plan with the Wanaka Town Centre Master Plan as it related to car parking, active transport, transport network planning and shared spaces.
2. **Active Transport Program** - The WCB supports the implementation of a well planned and strategic active transport network. We believe there is strong community support for and participation in activity transport in the Upper Clutha and a strong desire to prioritise investment in this space. A focus of this plan is the provision of a network of protected and separated cycle ways to ensure non motorised transport remains a viable and safe alternative in Wanaka. The WCB requests a review of the funding proposed through the TYP as it relates to Active Transport to ensure a well planned and deliverable program commencing year 1 of the TYP. The community, through Active Transport Wanaka group has identified the "Schools to Pool Project" as priority 1 for this program and this is supported by the board. WCB supports additional funding to this program with or without NZTA support.
3. **Deliverability of the TYP** - The WCB expresses some concern about the level of resources and capacity available throughout the district to ensure a successful and timely delivery of the ambitious TYP. The board requests that the Council is resourced across the district to ensure "the plan" can be delivered in its entirety without deferrals.
4. **Strategic Planning** - The WCB supports evidence based long term integrated strategic planning in the following areas to ensure that Wanaka is well placed to manage and cope with ongoing growth.
  1. Wanaka Transport Network Planning and supporting business case.
  2. Wanaka Town Centre Master Plan/ Wanaka Master Plan
  3. Upper Clutha Landuse Study
  4. Wanaka 2050 vision planning
  5. Council property, services and facility needs assessments and program.

The Board supports the development of the Wanaka Master Plan/Wanaka Town Centre Master Plan and asks that the scope and goals of the Wanaka Master Plan be determined in conjunction with the WCB.

The WCB believes it plays a key role in connecting with the Wanaka community as Council addresses these big issues. The WCB is committed to working alongside Councillors, the Mayor and Council staff to engage with the Upper Clutha Community to address the big issues and deliver the big projects.

This submission supports the collective position of the elected Wanaka Community Board of the QLDC being

Quentin Smith (chair)  
Ruth Harrison (deputy chair)  
Rachel Brown  
Calum MacLeod  
Ross McRobie  
Ed Taylor  
Jude Battson

**SUMMARY OVERVIEW REPORT**

REPORT ISSUED ON:30.01.18

Very Low							Strategic Case / Programme Case
Low							Indicative Business Case
Moderate	No Incidents	On Budget	On Track	Fully Realised	On Track		Detailed Business Case
High	Near Miss	Within Tolerances	Within Tolerances	Partially Realised	Within Tolerances		Implementation (Design / Construction)
Very High	Reportable	At Risk	Overdue	Not Realised	Overdue		Post Implementation

Sch ID	PROJECT	PROJECT MANAGER	RISK PROFILE*	H&S STATUS FOR PERIOD	FINANCIAL STATUS	PRACTICAL COMPLETION DATE	BENEFITS REALISED	OVERALL PROJECT STATUS	COMMENT
2	Ardmore St/Lakefront Streetscape	Rob D				30/06/18			Partially allocated to Stephen Quins team and RD is to agree allocation of the remaining budget
7	Wanaka Transport Strategy Implementation	Tony P				28/02/19			Wanaka Transport Strategy BC - Active travel network - Road network review - parking - Town Centre/Lakefront
8	Riverbank Road/Ballantyne Road intersection BBC	Tony P				30/06/19			Funds transferred to Wanaka Transport Strategy Implementation
9	SH6/SH84/Riverbank Road BBC	Tony P				30/06/19			Funds transferred to Wanaka Transport Strategy Implementation
10	Ballantyne Road design	Tony P				28/02/19			DBC in progress, Awaiting NZTA funding approval
11	Mt Aspiring Rd Widening	Tony P				30/04/18			GHD reviewing Strategic Case . Hold point for NZTA input.
16	Hawea Water Supply Upgrades - Caples Ave and Cemetery Road Reticulation Upgrades	Stuart P				26/11/18			Watermain sizing waiting on revised demand forecasts
19	Cardrona New Wastewater Scheme	Deborah L				30/06/19			Potential Reforecast
20	Luggate Reticulation - extension into unserviced area.	Stuart P				27/05/19			To be combined with Connect Luggate and Hawea to PP Project
21	Wastewater Treatment Plan Screenings Facility Upgrade (Project Pure) *	Simon M				30/04/18			Upgrades to plant being undertaken by Simon M
22	Project Pure (Treatment Upgrades) Stage 2	Stuart P				30/04/18			New screens planned for 2017/18.
23	Connect Luggate & Hawea to Project Pure	Rob D				26/01/19			Detailed design underway.
25	Kelleher Drive Extension	Stuart P				TBD			Reforecast
33	CAMP HILL ROAD - Sealed Road Pavement Rehab - RP: 1510 to 3200 *	Rob D				30/07/17			Works complete, minor defects and works arising from PCRSato be completed in defect liability period.
35	WANAKA - Sealed road pavement rehabilitation *	John O				30/06/18			Projects to be confirmed and agreed with Alison T
39	Resilience - Crown Range Road Land Instability Construction	Andy T				30/12/17			Tender is with QLDC Legal for review. Awaiting lodgement of resource consent
41	Wanaka Wastewater - Golf Course Rd	Rob D				1/06/17			Project Practically complete. Veolia will have on-going private work with property owners installing WWPSs. Easements to be registered once Veolia's private works finalised.
42	Edgewater Gravity Sewer Upgrade - Seperable Portion 3 and 4	Rob D				1/06/17			PC will be back dated to 11 August. Minor items only on defects list. No material issue for Council.
44	Cardrona New Water Supply Scheme	Deborah L				30/06/18			Agenda item for Infrastrucutre Committee approved by IC. Acquisition of water schemes now sitting with Peter and Ulrich.
45	Wanaka Water Supply, Anderson Road Extension	Rob D				1/06/17			No Issues arising
46	Beacon Point Road - Project	Andy T				1/06/17			
49	Cardrona Wastewater Upgrades	Rob D				1/06/17			Project practically complete and now in DL period.
56	Upper Mount Iron Reservoir	Stuart P				TBD			To be reallocated - Wanaka Master Plan
57	Aubrey Road Lakeside No1 Wastewater Rising Main Upgrade	Stuart P				1/07/19			Part reallocated to Albert Town No 2 WWPS for odour control

## Minor Improvement Projects

Project Name	Road	Status	Estimated Cost
<b><i>NZTA subsidised projects</i></b>			
Brownston grating raising	BROWNSTON STREET (EAST)	In Planning	\$10k-\$50k
Aubrey Road Bus Bay	AUBREY ROAD	Completed	\$10k-\$50k
Kane Road Seal Widening Stage 1	KANE ROAD	In Planning	\$100k-\$500k
Tourist Driver Project	ARDMORE STREET	In Planning	\$5k - \$10k
Hidden Hills Drv intersection street light	HIDDEN HILLS DRIVE	In Construction	\$5k - \$10k
Mt Barker Rd at Boundary Rd Notta seal	MOUNT BARKER ROAD	Completed	\$50k-\$100k
Dungarvon and Dunmore Street Lighting	DUNGARVON/DUNMORE	Completed	\$5k - \$10k
New Traffic Count Hardware	DISTRICT WIDE (WANAKA %)	Completed	\$10k-\$50k
Footpath Condition Survey	DISTRICT WIDE (WANAKA %)	Completed	\$1k - \$5k
Gray Rd school bus route sign	GRAY ROAD	Completed	<\$1k
Hawea Back Rd school bus route sign	HAWEA BACK ROAD	Completed	<\$1k
New Delineation Barriers	GOLF COURSE ROAD	In Planning	\$5k - \$10k
Nook Rd T-intersection sign	HAWEA BACK ROAD	In Planning	<\$1k
Hedditch to Little footpath	HEDDITCH STREET	Completed	\$10k-\$50k
Lismore to Little footpath	HEDDITCH STREET	Completed	\$10k-\$50k
Wilkin Rd New Footpath	WILKIN ROAD (WANAKA)	In Planning	\$10k-\$50k
Sign to Tenby St Presbyt Church	TENBY STREET(WEST)	Completed	<\$1k
Bodkin St street light upgrade to LED	BODKIN STREET	In Construction	\$1k - \$5k
Myra St street light upgrade	MYRA STREET	In Construction	\$1k - \$5k
Aubrey Rd footpath - nth side	AUBREY ROAD	In Planning	\$100k-\$500k
Install new speed bumps	MORRIES LANE	Completed	\$1k - \$5k
<b><i>100% QLDC funded projects</i></b>			
Brownston St pedestrian fence	BROWNSTON STREET (EAST)	Completed	\$1k - \$5k
Mt Barker Notta seal east of Smith Rd	MOUNT BARKER ROAD	Completed	Other funding
Kingston St footpath surface	KINGSTON STREET	Completed	\$10k-\$50k
Bernard Rd footpath	BERNARD ROAD	In Planning	\$50k-\$100k
Ambulance station car parking reallocation	BROWNSTON STREET CARPARK	In Planning	\$1k - \$5k
New footpath at top of stairs	MONLEY LANE	Completed	\$5k - \$10k

<b>Wanaka Parks &amp; Reserves Capital Programme + Renewals</b>			
<i>Monthly WCB Update -- May 2018</i>			
<b>Project</b>	<b>Details/Description</b>	<b>Projected start date</b>	<b>Projected completion date</b>
Aspiring Rd - replace permaloo with exeloo *	As per recent discussion with WCB members toilet to be installed with new car park. Plan being worked on at present. Meeting with Garth Falconer and Patterson Pitts next week.		1/12/2018
Makarora Toilet *	Toilet installed, open and functioning. Project complete		1/05/2018
Allenby Park new path	Work commenced, play equipment installed. Further work on BBQ, picnic area, surfacing and landscaping on going.	1/03/2018	22/06/2018
Minor Renewal Reserve Works - Wanaka Ward	See details below		1/06/2018
Mt Burke/Devon Dairy Trail Formation	UCTT - project ready to proceed as soon as changes signed off by LTNZ		1/06/2018
Playground Renewals	Playground Renewal under review and works to take place during the second half of financial year.	1/02/2018	1/06/2018
Street Tree Replacement program - 2-3 streets a year Wanaka	Programme underway	1/08/2017	1/06/2018
New Signage	New Parks signage budget shared with Queenstown		1/06/2018
	Pembroke Cemetery Information plinth	1/07/2017	1/06/2018
	Lismore Park information plinth	1/10/2017	1/06/2018
Walkways	Albert Town Bridge cycle link - stability assessment of site received. Planned construction not recommended due to disturbance of slope further design investigation needed.		
<b>Minor Renewal Reserve Works - Wanaka Ward</b>			
<b>Wanaka Fencing and Entrances</b>			
	Scotts Beach Lake Hawea 2 sections post and rail fence	19/02/2018	30/06/2018
	Lake Hawea Esplanade 85 m post and rail fence replacement	19/02/2018	Completed
	Peter Fraser Park post and rail fence replacement	19/02/2018	Completed
	Fence at Penrith Point to protect endangered plant	22/11/2017	Completed signage up
<b>Wanaka Park garden enhancements/plants</b>			
	Plants for Wanaka gardens	1/07/2017	1/06/2018
	Landscape concept Cemetery entrance	1/08/2017	completed
	Dinosaur slide mural in conjunction with UC Arts Council. Work has commenced, due to weather conditions unsuitable for painting over winter this project will be completed in spring.	1/04/2018	1/12/2018
<b>Wanaka furniture</b>			
	Drinking fountains Library, Dinosaur Park	27/11/2017	completed
<b>Wanaka Park improvements (Skate bowls, sports facilities, turf</b>			
	Eely Point Masterplan consultation phase completed.	1/08/2017	1/06/2018
<b>Wanaka Roading Parks and Reserves Maintenance</b>			
	Snow Clearing Carparks		1/06/2018

## Wanaka Community Board – Member appointments to external groups

Current as at February 2018

External Group	Member Appointed
Albert Town Community Association	Ross McRobie
Alpine Community Development Trust	Quentin Smith
Alpine Lakes Research and Education Centre	Ruth Harrison
Armstrong Trust	Rachel Brown
Aspiring Arts and Culture Trust	Ruth Harrison
Cardrona Community Association	Ruth Harrison
Elmslie House and Enliven	Ruth Harrison
Events	Quentin Smith
Friends of Pembroke Park	Calum MacLeod
G and O West Charitable Trust	Ross McRobie
Guardians of Albert Town Lagoon	Ross McRobie
Guardians of Lake Wanaka	Calum MacLeod
Hawea Community Association	Rachel Brown
Hidden Hills Residents Association (pending incorporation)	Ross McRobie
Kahu Youth Trust	Jude Battson
Lagarosiphon Management Team	Calum MacLeod
Lake Wanaka Tourism	Ross McRobie
Lake Wanaka Trust	Calum MacLeod
Landcare Group	Rachel Brown
Link Upper Clutha	Ruth Harrison
Luggate Community Association	Calum MacLeod
Makarora Valley Community Inc	Jude Battson
Mt Barker Residents' Association	Ed Taylor
Ruby Island Management Committee	Jude Battson
The Cube	Ross McRobie
Upper Clutha A & P Society	Calum MacLeod
Upper Clutha Historical Records Society	Ed Taylor
Upper Clutha Sports Community	Quentin Smith
Upper Clutha Tracks Trust	Rachel Brown
Upper Clutha Vegetation Control	Ed Taylor
Wanaka Residents Association	Quentin Smith
Wanaka Arts Centre Trust	Ruth Harrison
Wanaka Community House Trust	Ruth Harrison
Wanaka Public Library Association	Rachel Brown
Wanaka Airport User Group	Ed Taylor
Wanaka Chamber of Commerce	Calum MacLeod
Wanaka Alcohol Group	Rachel Brown