

**Minutes of a meeting of the Wānaka-Upper Clutha Community Board held in the Main Hall, Cardrona Community Hall, Cardrona on Thursday 10 October 2024 commencing at 10.00am**

**Present**

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

**In attendance**

Mayor Glyn Lewers, Ms Michelle Morss (General Manager, Strategy and Policy), Mr Ken Bailey (General Manager, Community Services), Mr Simon Mason (Infrastructure Operations Manager), Ms Monique Barnes (Senior Civil Engineer), Mr Simon Battrick (Sports and Recreation Manager), Mr Roger Davidson (Property Director), Mr Hayden Bed (Manager, Development Engineering and Subdivision), Ms Kim Anderson and Mr Adam Geekie (Licence to Occupy and Temporary Road Closure Officers), Ms Marie Day (Community Partnerships Manager), Ms Silvia Dancose (Welcoming Communities Coordinator), Mr Hemi Cordell (Upper Clutha Welcoming Communities Coordinator), Mr Jon Winterbottom (Democracy Services Team Leader) and Ms Jane Robertson (Senior Democracy Services Advisor); two members of the media

**Karakia**

The meeting opened with a karakia given by Ms Linda Joll.

**Apologies/Leave of Absence Applications**

There were no apologies.

The following requests for Leave of Absence were made:

- Ms Linda Joll: 24 October – 15 November 2024
- Mr John Wellington: 10-13 October 2024; 17-25 October 2024

**It was moved (Mr Telfer/Councillor Tucker):**

**That the Wānaka-Upper Clutha Community Board resolve that the requests for leave of absence be approved.**

**Motion carried unanimously.**

**Declarations of Conflicts of Interest**

There were no declarations.

### **Matters Lying on the Table**

There were no matters lying on the table.

### **Public Forum**

There were no speakers in the public forum

### **Confirmation of Agenda**

**It was moved (Mr Telfer/Mr Wellington):**

**That the Wānaka-Upper Clutha Community Board resolve that the agenda be confirmed without addition or alteration.**

**Motion carried unanimously.**

### **Confirmation of minutes**

**It was moved (Mr Telfer/Mr Hadfield):**

**That the Wānaka-Upper Clutha Community Board resolve that the minutes of the meeting of the Wānaka-Upper Clutha Community Board held on 22 August 2024 be confirmed as a true and correct record.**

**Motion carried unanimously.**

#### **1. Options for turning movements at the Ardmore Street and State Highway 84 Intersection**

A report from Ben Greenwood (Roading Operations and Contracts Manager) considered options for managing the intersection of Ardmore Street and State Highway 84, noting however that the treatment proposed had already been constructed and the Board's retrospective approval for eliminating the right turn into Ardmore Street was needed. The recommendation to approve the changes to the traffic layout also acknowledged that the works had already been constructed.

Mr Mason and Ms Barnes presented the report. Mr Avery was also in attendance and provided comment from the public gallery.

Mr Mason noted that the failure to seek prior approval was regrettable, but had been an honest error. He also noted:

- The project team had considered many options for the best location of the crossing point and had finally agreed on the option installed;

- It was New Zealand Transport Agency (NZTA) roadway and NZTA needed to be comfortable with the crossing point, but because of implications for the local road (Ardmore Street) delegated authority for approval sat with the Board under the Traffic and Parking Bylaw 2018;
- Removing the crossing would cost \$560,000 and this was not funded so new funding would have to be sourced.

The Chair advised that he had considered the key reasons for putting the intersection treatment in place and had concluded that it was principally to achieve a safe crossing point for pedestrians and cyclists. He accepted that moving the crossing further to the right would have not been as safe because of high traffic volumes at the intersection. He had observed the intersection for a period and believed it achieved the objective of providing a safe crossing point. At the same time, he had noted that only 14 vehicles had turned, whilst 600 vehicles had gone straight through.

Councillor Bruce disagreed and stressed the importance of addressing efficiency as well as safety. He noted that the intersection was badly congested at times and the solution proposed in the report (traffic turning right to detour down Ballantyne Road) did not address all issues including access by emergency vehicles. He did not believe that what had been constructed reflected the Board's discussions at workshops held in 2023 which had considered treatments that had a better balance between safety and efficiency.

**It was moved (Councillor Bruce/Mr Hadfield):**

**That the Wanaka-Upper Clutha Community Board resolve that option 2 be adopted, that is, that the new signalised crossing point be removed and the previous refuge island be reinstated 50m to the east.**

The Chair questioned whether Councillor Bruce had a conflict of interest in the issue as he leased his business premises from the owner of Alpine Motel who had publicly supported reinstatement of the right hand turn. Councillor Bruce rejected this assertion, stating that he merited respect due to the operation of his business on this corner for many years and knowledge of the historical agreements made.

Other members expressed concern about the unbudgeted cost of removing and relocating the intersection treatment.

**The motion was put and lost 2:4:1 (with Councillor Cocks, Mr Telfer, Councillor Tucker and Mr Wellington voting against the motion and Ms Joll abstaining).**

**It was moved (Mr Telfer/Councillor Tucker):**

**That the Wānaka-Upper Clutha Community Board resolve to:**

- 1. Note the contents of this report;**
- 2. Approve option 1 and the changes to the traffic layout, which reflect the works as constructed.**

Councillor Cocks suggested that there would be value in testing how the intersection operated without the traffic signals operating and proposed that they be turned off for a period. He supported amending the motion with this additional action.

Mr Avery spoke against taking this course of action, pointing out that the Board only had jurisdiction over the right hand turn and not the traffic lights which were on NZTA land. He considered that the Board needed more professional advice before taking such an action and suggested instead that the Board seek a report on operation of the traffic lights after three or six months. Councillor Cocks noted that instead that the Board could approach NZTA with the request.

**It was moved as an amendment (Councillor Cocks/Ms Joll):**

**That the Wānaka-Upper Clutha Community Board resolve to approach NZTA to establish if the traffic signals can be turned off until there has been further assessment of active travel use.**

**The amendment was put and lost (2:3:2) with Mr Telfer, Councillor Tucker and Mr Wellington voting against the amendment and Councillor Bruce and Mr Hadfield abstaining.**

Discussion returned to the original motion.

**Motion carried (4:3) with Councillor Bruce, Mr Hadfield and Ms Joll recording their votes against the motion.**

## **2. Temporary Road Closure Application for New Year's Eve Event, Wānaka**

A report from Kim Anderson (Licence to Occupy and Temporary Road Closure Administrator) assessed an application for temporary road closures in order for the events proposed for New Year's Eve to take place. The report noted that the proposed closures were similar to those in place in previous years and it was recommended that the temporary closures be approved, subject to standard conditions.

Ms Anderson, Mr Geekie and Mr Bed presented the report.

Members noted a small inconsistency between the recommendation in the published agenda and the public notice regarding various times. Officers advised that the correct times were those contained in the public notice.

Members asked officers to stop using the 'Log Cabin' as a reference point, because it had been removed from the site a number of years previously.

**It was moved (Mr Hadfield/Mr Wellington):**

**That the Wānaka-Upper Clutha Community Board resolve to:**

- 1. Note the contents of this report; and**
- 2. Approve the temporary road closure application for the 2024/2025 New Year's Eve celebrations subject to the following conditions:**
  - a. Any issues or concerns which may arise from the public notification published in the Wānaka Sun, Thursday 17 October 2024 are addressed to the satisfaction of QLDC.**
  - b. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.**
  - c. Radio advertising two days prior to and on the morning of the event.**
  - d. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.**
  - e. The event organisers ensure access is available for emergency services and maintenance contractors if required.**
  - f. The event organisers liaise with businesses on the closure route to ensure deliveries to these businesses are not affected and where safe and practical, vehicles delivering to businesses within the closure area, should be permitted by traffic management crew prior to the event commencing.**
  - g. The applicant must notify all affected parties of the extent of the temporary road closure with, the notification to be undertaken within 10 days of the licence approval and again 7 days prior to Christmas 2024. A copy of these notices is to be supplied to**

Queenstown Lakes District Council  
(kim.anderson@qldc.govt.nz).

h. The applicant must contact QLDC Communications Team (communications@qldc.govt.nz ) to arrange for the closures to be shared through Council social media.

3. Authorise the following schedule of road closures:

Date of Closure:

29 December 2024 and 30 December 2024

1800 – 2400 – Ardmore Street Log Cabin Layby\*

Date of Closure: 31 December 2024 - 1 January 2025

0800 – 0300 – Ardmore Street Log Cabin Layby\*

1700 – 0300 – Ardmore Street from Dungarvon Street to Lakeside Road

1700 – 0300 – Helwick Street from Ardmore Street to Dunmore Street

\*Excluding Buses

Motion carried unanimously.

3 Chair's Report

A report from the Chair detailed members' community engagement activities in recent weeks and noted the recent adoption of the Queenstown Lakes District Welcoming Plan 2024-2027.

Ms Day, Ms Dancose and Mr Cordell joined the table and presented the final copy of the Queenstown Lakes District Welcoming Plan 2024-2027. There was further comment about the value of immigrants living in the district.

The Chair thanked members for their contributions to the report, noting that in total, they had described 42 different examples of community engagement.

It was moved (Mr Telfer/Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve to:

1. Note the contents of this report; and
2. Note that the Community & Services Committee adopted the Queenstown Lakes District Welcoming Plan 2024-2027 on 24 September 2024.

Motion carried unanimously.

#### 4. 101 Ballantyne Road Remediation Agreement

A report from Simon Battrick (Sport & Recreation Manager) assessed a proposal to enter into a commercial agreement with Willowridge Developments Limited to remediate and complete earthworks at 101 Ballantyne Road (former Oxidation Ponds) with the intended eventual purpose being the future development of the Ballantyne Road Sports Hub. A public excluded attachment to the report set out the proposed terms of a commercial agreement with Willowridge Developments Limited.

Mr Battrick, Mr Bailey and Mr Davidson presented the report. Mr Battrick stressed that the outcome of these works would not be sports fields for the community to use but he thanked Willowridge for approaching the Council about the project to clear and fill the site.

Mr Battrick acknowledged that there was a risk that remediation of the toxic material would be more serious than previously thought and but there were variations in place in the contract to address unanticipated events and there was protection in place in the form of a cap to the Council's maximum contribution.

Mr Bailey noted that ultimately, the Ballantyne Road Sports Hub would be the largest sporting space in the district and the team would keep the Board updated on progress once the project started.

**It was moved (Councillor Cocks/Mr Wellington):**

**That the Wānaka-Upper Clutha Community Board resolve to:**

- 1. Note the contents of this report;**
- 2. Recommend to Council option 2, that Council remediate contaminated areas and undertake earthworks to create a flat 20ha grassed site at 101 Ballantyne Road with the future intended purpose being the development of the Ballantyne Road Sports Hub for the Wānaka Upper Clutha community;**
- 3. Recommend to Council that the Chief Executive has the delegated authority to enter into an agreement/contract with Willowridge Developments Limited to remediate and complete earthworks at 101 Ballantyne Road; and**
- 4. Agree that the agreement/contract with Willowridge Developments Limited remain confidential until completion of the project.**

**Motion carried unanimously.**

*The meeting concluded at 11.16am.*

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**CHAIR**

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**DATE**