



Order Paper for the Meeting of the

**WANAKA COMMUNITY BOARD**

Thursday, 22 June 2017

commencing at 10.00am

In the Meeting Room,

Wanaka Fire Station, Ballantyne Road, Wanaka

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

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

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

*s. 46A (7), LGOIMA*

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

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

## **9.13 DISCUSSION OF MINOR MATTERS NOT ON THE AGENDA**

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

## **REFERENCE:**

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

Agenda for a meeting of the Wanaka Community Board to be held in the Meeting Room, Wanaka Fire Station, Ballantyne Road, Wanaka on Thursday 22 June 2017 commencing at 10.00am.

<b>Item</b>	<b>Page Number</b>	<b>Report/ Item Title</b>
		<b>Karakia/Prayer</b>
		<b>Apologies/Leave of Absence Requests</b> An apology has been received from Ruth Harrison (on approved leave of absence)
		<b>Public Forum</b>
		<b>Declarations of Conflict of Interest</b>
		<b>Matters Lying on the Table</b>
		<b>Confirmation of Agenda</b>
	4	<b>Confirmation of Minutes</b> 11 May 2017
1	12	<b>Easement to Aurora Energy – Lake Hawea Holiday Park</b>
2	22	<b>Licence to Occupy Road Reserve – 59 Stratford Terrace, Wanaka</b>
3	33	<b>Glen Dene Holdings – Affected Person’s Approval for Hawea Holiday Park Redevelopment</b>
4	63	<b>Classification &amp; Reclassification of Reserves – Luggate Red Bridge</b>
5	73	<b>Proposal to Vest Various Lands as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy</b>
6	90	<b>Road Naming Application – New subdivision of Lot 2 DP362505 off Orchard Road</b>
7	102	<b>Road Naming Application – Willowridge Developments Limited application to name three new roads within the Three Parks Development</b>
8	110	<b>Road Naming Application – Willowridge Developments Limited application to name one new road within the Stage 2B Luggate Development</b>
9	116	<b>Road Dedication – Quartz Development Group Limited – Grandview Stage 3 Subdivision, Hawea</b>
10	126	<b>Chair’s Report</b>

**Wanaka Community Board  
11 May 2017**

Minutes of a meeting of the Wanaka Community Board held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 11 May 2017 beginning at 10am

**Present:**

Ms Rachel Brown (Chair), Ms Ruth Harrison, Mr Quentin Smith and Mr Ed Taylor

**In attendance:**

Mr Tony Avery (General Manager, Planning and Development), Mr Blake Hoger (Property Advisor, APL Property Ltd), Mr Rob Darby (Senior Project Manager, Property and Infrastructure) and Ms Jane Robertson (Senior Governance Advisor); 6 members of the public and 3 members of the media

**Opening**

The meeting commenced with a karakia from the Chair.

**Apologies**

Apologies were received from Councillor MacLeod and Councillor McRobie.

Ms Harrison sought a leave of absence from 1 August to 8 September 2017.

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

**Public Forum**

1. Luna Leppi, Boaboa Food Company

Mr Leppi advised that he was the owner/operator of the Boaboa Food Company and his application to place table and chairs outside his takeaway business in Ardmore Street was an agenda item. He noted that if the Board had concerns about whether the proposal could work, he was open to considering other options. He advised that an alternative idea was a bar leaner backing up to the existing rubbish bins and lamp post.

2. Chris Walsh

Mr Walsh stated he was the owner of the shop 'Base Streetwear' in Wanaka. His shop was adjacent to two Spark phone boxes and whilst the phone boxes had been necessary before the mass use of mobile phones, their main use now was the free Wi-Fi provided from them. People wanting to use the Wi-Fi, many of whom were international visitors, congregated on the street in front of his shop, sitting on the footpath and in the shop's entrance way. At times there could be as

many as 10-20 people in front of the shop which had a number of negative impacts, principally obstructing the shop's doorway and windows, intimidating customers and being a trip hazard. He had failed to reach anyone at Spark and concluded that they were not interested in helping. Barriers would not look good and created bad impression, it was difficult to ask people to leave and the provision of seating would only encourage people to stay. He felt the only alternative was to move the boxes to another location, suggesting that the grassed area beside Bullock Creek would be a good option or near a backpacker's. He asked for the Council's help to facilitate the relocation of the phone boxes.

3. Cheryl Taylor and Bryan Lloyd, Wanaka Arts Centre Trust

Mrs Taylor spoke on behalf of the Trust, stating that she supported the recommendation in the agenda report on the renewal of the Trust's lease. She noted that the Trust sought to offer affordable lease rates to groups and people with an arts or education focus and it had a waiting list for people wanting to use the facility. The Trust had also improved the building by installing a heat pump and putting in new carpet and curtains.

Mr Lloyd asked why Council approval was needed every time there was a change of tenant. He believed that no thought had been given to the logistics of this condition and it would also mean additional cost to the Council. Mrs Taylor stated that to date, the Council had never chased up any of the Trust's lessees and it currently had 11 lessees, comprising one group and 10 individuals. Ms Harrison questioned whether such a condition was to identify leases to commercial entities, such as professional music teachers.

**Declarations of Conflicts of Interest**

No declarations were made.

**Confirmation of Agenda**

**On the motion of Ms Brown and Mr Smith the Wanaka Community Board resolved to adopt the agenda as prepared but bring forward items 2 and 3 in the meeting.**

**Confirmation of Minutes**

**On the motion of Mr Smith and Ms Harrison the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 30 March 2017 be confirmed as a true and correct record.**

2. **New Lease for Wanaka Arts Centre Trust**

A report from Joanne Conroy (Property Advisor, APL Property Ltd) considered the renewal of the lease to the Wanaka Arts Centre Trust to occupy the Council owned building located at 17-19 Brownston Street. The report noted that the building had a limited useful life and whilst there was no known

alternative use for the building at this stage, the land upon which it was located was part of a site including the library and Lake Wanaka Centre and could be used for a wide variety of purposes if the site were to be redeveloped. In light of these considerations, the report recommended that a short-term lease of three years be granted subject to conditions, with right of renewal at Council's discretion for a further three years. The report noted that this would allow the Wanaka Arts Centre Trust to continue in the immediate future but also to plan for a future relocation.

This report and that following were presented by Mr Hoger.

Mr Hoger stated that the condition requiring subleases to have the Council's (the Lessor's) approval was a new clause that was now standard in all leases. It was not prompted by any concern that the Wanaka Arts Centre Trust's rooms were being used inappropriately.

Mr Smith suggested that the condition could be removed in light of the Trust's history and the service it provided, especially as teaching music had a wider community benefit. Mr Hoger warned against removing the clause as it served to provide extra control if there was an operator that the Council did not like.

Mr Taylor did not support removing the clause as without it, there was nothing stopping the Trust from leasing the building to a commercial entity. Mr Smith noted that such matters were probably limited by the Trust's constitution.

Ms Harrison favoured either removing the clause or amending the recommendation to place some parameters around the subleasing circumstances in which the Council could intervene.

Mr Hoger stated that he was happy to obtain legal advice about how the clause could be amended to specify in what cases the Council would have the right to approve subleases.

The Board agreed to support the motion as printed in the agenda report subject to the Chair approving a new clause for when subleases would require Council approval.

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

- 1. Note the contents of this report;**
- 2. Recommend to Council that a new lease be granted to Wanaka Art Centre Trust for the building they occupy on Lot 1 DP 25900, Block XII Town of Wanaka subject to the following terms and conditions:**

<b>Commencement</b>	<b>1 July 2017</b>
<b>Term</b>	<b>3 Years</b>
<b>Renewals</b>	<b>A further 3 years at Council's absolute discretion.</b>

<b>Rent</b>	<b>Pursuant to Community Facility Funding Policy</b>
<b>Reviews</b>	<b>At renewal or if the Funding Policy is reviewed</b>
<b>Termination</b>	<b>With 12 months' notice</b>
<b>Use</b>	<b>Visual and performing arts, craft, education, community groups and associated activities</b>
<b>Subleases</b>	<b>Lessor's Approval required for subletting/occupation for purposes not consistent with the purpose of the Trust</b>
<b>Assignment</b>	<b>Not permitted</b>

### 3. **Licence to Place Tables & Chairs in a Public Space – Boaboa Food Company**

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application from the Boaboa Food Company for a Licence to Place Tables and Chairs (two steel framed tables with two bench seats affixed on either side) on an area of road reserve on Ardmore Street, Wanaka. Although the proposal did not comply with one section of the policy, namely, that no chair will back onto the road with less than 800mm clearance, this was acceptable as the bench seats were affixed to the table and there was no risk of a diner standing up and pushing the seat into traffic. Accordingly, the report recommended that a licence be granted, subject to standard conditions.

Mr Hoger noted that the suggestion made during the public forum of a bar leaner would fit within the policy, although he pointed out that what was assessed in the report was also deemed to fit.

Mr Smith commented that there was pedestrian congestion in the area, with the number of business doorways in the area meaning that there were always people coming and going which created a narrowed feeling. He expressed concern that approving the proposal presented in the agenda report would accentuate existing congestion.

There was discussion about adjusting the position of the present proposal to address the space concerns. The Chair stated that in light of the lakefront development plan for the area it was preferable to approve a tables and chairs proposal that complied completely with policy. Ms Harrison agreed that the area was congested and a bar leaner would provide greater flexibility.

Following further discussion it was agreed to ask the applicant to provide a new table and chairs design that would provide more pedestrian space than allowed for with the current design and to allow the Principal Resource Management Engineer to approve this.

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

- 1. Note the contents of this report;**
- 2. Agree to grant a Licence to Boaboa Food Company to enable them to place tables and chairs on Ardmore Street Road Reserve in accordance with the Tables and Chairs in Public Space Policy of 2006, subject to an amended design being approved by the Principal Resource Management Engineer; and**
- 3. Delegate signing authority for the licence to the Principal Resource Management Engineer.**

*The meeting returned to the order of the printed agenda.*

**1. Wanaka Electric Vehicle Fast Charging Stations**

A report from Rob Darby (Project Manager) assessed an application for Chargenet Ltd for a Licence to Occupy Road Reserve in Ardmore Street in order to establish the first electric vehicle fast charging station in Wanaka. The report recommended that approval be given for a fast charging station adjacent to 38 and 42 Ardmore Street, subject to conditions.

The report was presented by Mr Darby.

Mr Darby advised that a national standard for signage of charging stations had been gazetted by NZTA. He confirmed that the spaces would only be available for use by electric cars when they were charging and would be P60, consistent with the parking restriction elsewhere in the street. He acknowledged that use of these spaces for electric car charging stations would result in the loss of two car parks for conventional vehicles but enforcement of use of the carparks for electric car charging was unlikely to occur until a nationwide charging network was available.

Mr Darby observed that use of a high profile site in Wanaka was in order to highlight the benefits of using electric vehicles. In addition, whilst charging stations were usually located in off-street carparks, there was not enough room to accommodate a charging station in the supermarket carpark in Wanaka.

Mr Darby advised that budget provision of \$10,000 had been made for signage, road painting and some CCTV to monitor the charging station to record usage and any vandalism.

Ms Brown expressed concern about the potential for a negative response to the Council taking away two general carparks. There was further discussion about the future of the former Fire Station on the opposite side of Ardmore Street. It was noted that there was an existing vehicle crossing which was no longer used and prevented carparks from being established on the road.

Mr Darby advised that the Fire Service still owned the building and had a compliant vehicle crossing which would remain as a crossing whilst the building was in the Fire Service's ownership. Once sold, the new owner could also apply to retain the vehicle crossing if access was needed for the building's new use. If the new ownership clearly had no need for the vehicle crossing, only at that point would Council have the right to replace the dropped kerb.

Mr Smith thanked Mr Darby for his work. He supported the provision of a charging station as he considered that it indicated the Council's position on the use of fossil fuel. Ms Brown agreed that the key issue was not the loss of two carparks but the statement of support for new technology. She hoped eventually to see more carparks on the south side of Ardmore Street. Mr Taylor believed that the provision of such facilities should be driven by a commercial entity rather than the Council as the technology was evolving very rapidly.

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

- 1. Note the contents of this report;**
- 2. Approve a licence to occupy (LTO) for Chargenet Ltd to install, operate and maintain electric vehicle (EV) fast charging stations subject to the following conditions:**
  - a. The structure must not compromise roading or services maintenance activities;**
  - b. Ongoing maintenance of the structure is to be the responsibility of the Licensee along with any damage that may occur to the road reserve as a result of the structure;**
  - c. A fee may be applicable for the use of this area in the future following implementation of a proposed Council Licence to Occupy Policy. Any future fee if applicable will be required to be paid or the area shall be vacated;**
  - d. Any other requirements of the future Licence to Occupy Policy are to be adhered to;**
  - e. Located on the Ardmore Street build-out adjacent to the internal boundary between 38 and 42 Ardmore Street;**
  - f. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers; and**
  - g. Licence to be for an initial term of 5 years.**
- 3. Delegate signing authority to the General Manager Property and Infrastructure;**

4. Authorise the General Manager Property and Infrastructure to reallocate \$10,000 of uncommitted Wanaka unsubsidised transportation budget to a new project to facilitate EV fast charging station installation;
5. Note that legalisation of new electric vehicle parking signage, its implementation and enforcement and amendments to existing parking restrictions will be the subject of a review of the current parking by-law and a separate report to the Board; and
6. Note that this report does not prescribe or predict the outcomes of the overarching Wanaka town centre strategy, or other strategies or policies, in terms of promotion, facilitation and implementation of electric vehicles and the infrastructure supporting them.

#### 4. Wanaka Chair's Report

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

- Final resolution of application for Licence to Occupy 42-50 Brownston Street
- Council resolution on Wanaka Airport Governance Options
- Notice of Intention to Grant Licence Over Parts of Recreation Reserve Glendhu Adventure Ltd and Notice of Intention to Grant Extension of Lease Over Recreation Reserve Pisa Alpine Charitable Trust
- New Reserve Management Plan for Lismore Park, Allenby Park, Kelly's Flat and Faulks Terrace Recreation Reserves
- Annual Plan Drop-in Sessions
- Wanaka Community Pool
- Projects Summary – Property and Infrastructure; Parks and Reserves

It was agreed that the Chair's next report should include the concerns raised in the Public Forum about the location of the Spark telephone boxes outside Base Streetwear to enable the Board to consider ways in which the Council might assist.

#### Community reports

- Mr Smith advised that he was working with Council staff on a 'Spectacle of Sport' event involving the Upper Clutha sports community that was planned to take place at the Wanaka Recreation Centre in September.
- Ms Harrison advised that the Cardrona community's main concerns were about three waters service provision in the future and they were watching the outcome of the Mt Cardrona Station plan change with interest.
- The sign 'Welcome to Albert Town' was still not in place because the community was addressing liability insurance and consent costs. Jan Maxwell was assisting, but for future projects of this type it had become

clear that communities needed to be fully aware of all the processes and cost implications.

- Mr Smith noted that applications for the 2017/18 Events Funding Cycle had just closed and although he had tried to encourage some applications he was concerned about the lack of qualifying events submitted from the Wanaka area.
- There were some concerns about the number of commercial operators using the toilet on Ruby Island and it agreed that achieving a reasonable balance of use needed to be discussed further with the parks team.
- The Chair noted that funding was available to develop a track between Hawea Flat and the Hawea River Track, however this was contingent upon the Council signing the Hawea unformed roads agreement. Mr Darby undertook to follow up on where the agreement was at.
- The Hawea Community Association had expressed concern about how busy Domain Road was becoming.
- It was noted that the reporting and liaison responsibilities previously held by Ella Lawton had been divided amongst the existing members until there was a new member on the board.

**On the motion of Ms Brown and Mr Taylor it was resolved that the Wanaka Community Board note the contents of this report.**

*The meeting concluded at 11.26am.*

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

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**Chairperson**

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**22 June 2017**

**Wanaka Community Board  
22 June 2017**

**Report for Agenda Item: 1**

**Department: Property & Infrastructure**

**Easement to Aurora Energy – Lake Hawea Holiday Park**

**Purpose**

The purpose of this report is to consider endorsing a recommendation to full Council to grant an electrical easement over Recreation Reserve with legal description Section 2 Block II Lower Hawea Survey District to Aurora Energy Ltd. The easement is required to replace existing overhead lines and transformer with a new underground power cable and ground based transformer.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Endorse a recommendation** to full Council on 23 June 2017 that an electrical easement over Recreation Reserve, Section 2 Block II Lower Hawea Survey District be granted subject to section 48 (1)(d) of the Reserves Act 1977, to Aurora Energy Ltd subject to the following conditions:
  - a. Aurora Energy Ltd to notify and liaise with QLDC Infrastructure Department and the lessee of the land Glen Dene Holdings Ltd in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
  - b. Requirement for a bond payable to QLDC prior to construction works commencing will be waived in this instance;
  - c. The work site to be evidenced by before and after photographs or video to be provided by the applicant;
  - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;
  - e. Certificate of adequate public liability cover to be received;
  - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property & Infrastructure Department and lessee Glen Dene Holdings Ltd. Reinstatement to include any fencing or other structures.
  - g. Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.

3. **Endorse a recommendation** to full Council on 23 June 2017, that notification of the intention to grant the easement is not required, as the statutory test in section 48(3) of Reserves Act 1977 is met for the reasons set out in this report;

Prepared by:



Dan Cruickshank  
APL Property – Property  
Advisor

7/06/2017

Reviewed and Authorised by:



Aaron Burt  
Senior Planner: Parks &  
Reserves

2/06/2017

## Background

- 1 Council administers the reserve over which the Lake Hawea Holiday Park is situated, legally described as Section 2 Block II Lower Hawea Survey District, Certificate of title 370244.
- 2 The reserve is classified as Recreation Reserve under NZ Gazette 1986 p 2401, and vested in Council to administer under NZ Gazette 1999 p 2418.
- 3 The land carries an existing overhead power line and transformer, owned by lines company Aurora Energy Ltd. These assets have been in place for some decades and are now in need of replacement due to their condition. The existing lines were installed prior to the Electricity Act 1992, and therefore did not require an easement at the time.
- 4 The land upon which the easement will be placed is in the general vicinity of the existing powerline, on land leased to Glen Dene Holdings Ltd as a camping ground, with lease expiry on the 31/12/2036. Glen Dene Holdings also hold a commercial licence from Council for the surrounding reserve land, however this area is unaffected by the easement location.

## Comment

- 5 Aurora wish to replace existing overhead lines with an underground power cable that will run for approximately 110m, terminating at an above ground transformer. This is intended to ensure a safe supply of electricity to the site, currently considered potentially at risk.
- 6 Access to the site will be able to be made through the main reserve area and camping ground, in conjunction with the lessees, who are keen to see the work take place with urgency.
- 7 The undergrounding of the power lines will create an area of land that will need to be reinstated by Aurora afterwards, along with replacement of any vegetation.

As most of the area is in the main built area of the camping ground, it is suggested that this aspect be coordinated directly with the lessee.

- 8 The underground cable will require a 3m wide easement channel and the transformer requires an area of 3x4m, equating to a total area of 342m<sup>2</sup>. There is also the possibility that the underground cable easement width may be reduced if ducting can be provided.
- 9 As per the Easement Policy 2008, an application fee and a one-off underground services easement fee are applicable. In accordance with the policy, the easement fee is calculated at \$249.66 plus GST.

Land value of property	= \$390,000
Size of property	= 160,000 m <sup>2</sup>
Easement area	= 342 m <sup>2</sup>

Calculation:

\$390,000 / 160,000 m <sup>2</sup>	= \$2.44 / m <sup>2</sup>
30% of \$2.44	= \$0.73 / m <sup>2</sup>
\$0.73 x 342 m <sup>2</sup>	= \$249.66 plus GST

- 10 Existing infrastructure may exist in the recreation reserve which may be crossed by the easement. The applicant will need to liaise with QLDC's Infrastructure team to ensure existing infrastructure is not damaged during the installation.
- 11 Under the Reserves Act 1977, Ministerial consent is required before an easement can be granted over a reserve. This consent is now delegated to Council and must be granted prior to the easement being lodged with LINZ.
- 12 Granting an easement is permitted by the Reserves Act 1977, however, such easement must be publicly notified in accordance with Section 48(2) unless it can be shown that people's ability to enjoy the reserve is not affected and that there is no long-term effect on the land. These matters are considered below.

Does the easement affect the ability of people to use and enjoy the reserve?

- 13 While there would be some temporary minor disruption during the installation of the underground power lines, long term there will be no detrimental effect on the ability of the public to use and enjoy the reserve. Once the installation is complete, users of the reserve would be unaware that any changes have been made to the reserve.

Does the easement create any long term permanent effect on the reserve?

- 14 Aside from during the installation process, this easement will not affect the ability of the reserve to provide for its current purpose. As the infrastructure will be mostly underground apart from the transformer, it is considered that the creation of the easement will not have any long-term effect on the reserve.

- 15 Taking into account the above factors, it is not considered that the easement will permanently affect the reserve or the ability of people to use and enjoy the reserve, and therefore public notification is not deemed necessary.
- 16 This report recommends that any approval granted for an easement be subject to the following conditions:
- a. Aurora Energy Ltd to notify and liaise with QLDC Property & Infrastructure Department and the lessee of the land Glen Dene Holdings in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
  - b. Requirement for a bond payable to QLDC prior to construction works commencing will be waived in this instance;
  - c. The work site to be evidenced by before and after photographs or video to be provided by the applicant;
  - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site;
  - e. Certificate of adequate public liability cover to be received;
  - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Infrastructure Department and lessee Glen Dene Holdings Ltd. Reinstatement to include any fencing or other structures.
  - g. Within 3 months of completion of the work, the applicant is to provide QLDC with a surveyed easement and signed Deed of Easement.

### **Options**

- 17 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.
- 18 Option 1 Endorse a recommendation to full Council to grant the easement over Recreation Reserve, Section 2 Block II Lower Hawea Survey District, subject to the conditions outlined above.

#### *Advantages:*

- 19 The power supply to Lake Hawea Holiday Park will be upgraded and undergrounded at no cost to the ratepayers, community or lessee.
- 20 A potential health and safety concern will be removed from the property.
- 21 Council will receive an easement fee of approximately \$249.66 plus GST.

#### *Disadvantages:*

- 22 The easement area will not be available for other utility infrastructure, without the consent of Aurora Energy.

23 Access to a small area of the camping ground will be temporarily limited during the undergrounding process.

24 Option 2 Recommend to full Council to grant the easement over Recreation Reserve, Section 2 Block II Lower Hawea Survey District, subject to alternative conditions.

*Advantages:*

25 Similar to Option 1

*Disadvantages:*

26 Similar to Option 1.

27 Option 3 Recommend to full Council to decline the easement over Recreation Reserve, Section 2 Block II Lower Hawea Survey District.

*Advantages:*

28 The easement area would be available for other utility infrastructure.

29 Access to a small area of the camping ground would not be temporarily limited during the undergrounding process.

*Disadvantages:*

30 The power supply to Lake Hawea Holiday Park would not be upgraded and undergrounded at no cost to the ratepayers, community or lessee.

31 A potential health and safety concern would not be removed from the property.

32 Council would not receive an easement fee of approximately \$249.66 plus GST.

33 This report recommends **Option 1** for addressing the matter, as it will improve and underground the electricity supply to a Council property and lease area.

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

34 This matter is of low significance, as determined by reference to the Council's Significance and Engagement policy because it does not involve a Council strategic asset, is of low importance to the Queenstown Lakes District, is not of interest to the general community, is not inconsistent with policy and strategy and does not impact on Council's capability and capacity.

### ***Risk***

35 This matter relates to operation risk OR011A, 'Decision Making'. The risk is classed as moderate. A perpetual property right contained in the recreational reserve does carry risk to Council for any future development, and this risk needs to be highlighted when considering approving the easement.

## **Financial Implications**

- 36 Council will receive an easement fee of approximately \$249.66 plus GST in accordance with the easement policy.
- 37 All costs associated with the survey and registration of the easement on Council's title will be paid for by the applicant, Aurora Energy Ltd.

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

- 38 The following Council policies, strategies and bylaws were considered:
- Identify Significance & Engagement Policy 2014 – the proposal is a matter with low significance in terms of this policy as it does not impact Council's strategic assets, affect a large number of residents, ratepayers and the environment and is not expected to create a community interest in the matter.
  - Easement Policy 2008 – the application is consistent with the policy.
- 39 The recommended option is consistent with the principles set out in the named policy/policies.
- 40 This matter is not included in the 10-Year Plan/Annual Plan, however can be met from existing property operating budgets.

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

- 41 The recommended option:
- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing a power line to be undergrounded and improved at no cost to Council;
  - Can be implemented through current funding under the 10-Year Plan and Annual Plan;
  - Is consistent with the Council's plans and policies; and
  - Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

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

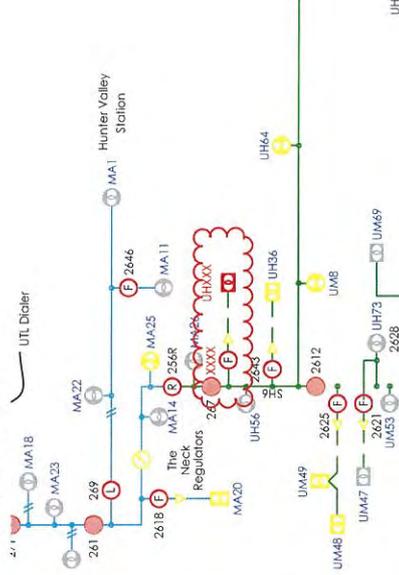
- 42 No consultation is envisaged or required by Council as it has low significance with regard to the Significance & Engagement Policy 2014, is consistent with s10 of the Local Government Act and is not included in the 10-Year Plan/Annual Plan.
- 43 The lessee Glen Dene Holdings have also confirmed that they are in approval of the electricity supply being upgraded.

## **Attachments**

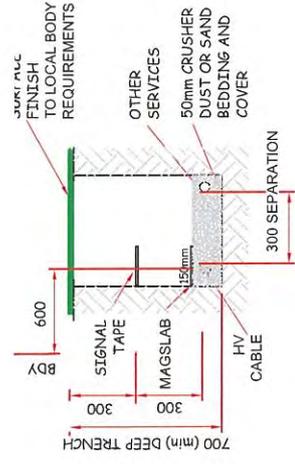
- A Site Installation Plan and Aerial



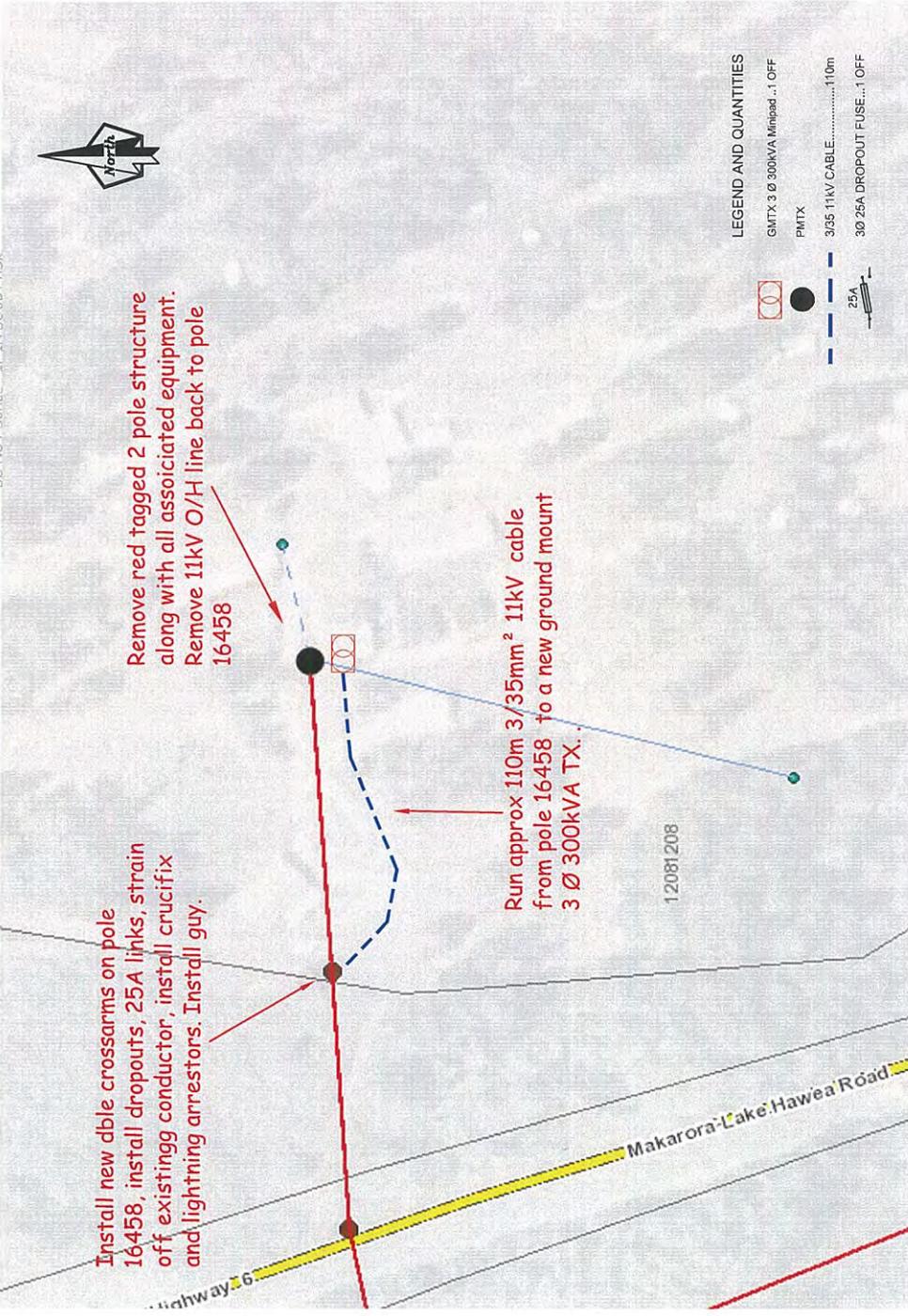
LOCALITY PLAN



HV NETWORK SCHEMATIC



HV TRENCH DETAILS (TYP) SCALE NTS



LEGEND AND QUANTITIES

GMTX 3 Ø 300kVA Minipad... 1 OFF

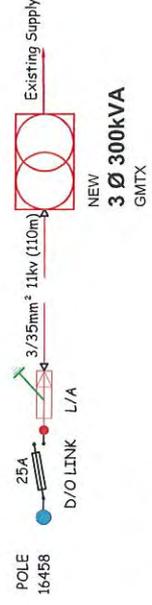
PMTX

3Ø5 11kV CABLE.....110m

3Ø 25A DROPOUT FUSE... 1 OFF

EASEMENTS  
EASEMENTS IN GROSS TO AEL REQUIRED FOR ALL OVERHEAD LINES, TRANSFORMERS 11kV AND LV CABLES AND EQUIPMENT ON PRIVATE PROPERTY

CONSTRUCTION PLAN



HV SCHEMATIC

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	NES CENTRAL LIMITED CHURCH ROAD LUGGATE PH 03 443 8340 FAX 03 444 2748 www.nes.co.nz		
PROJECT LAKE HAWEA CAMPING TRANSFORMER RELOCATION		DRAWN MF	
TITLE CONSTRUCTION PLAN LAKE HAWEA CAMPING GROUND		CHECKED PJS	STATUS APPROVED
DATE NOV 26		SCALE AS SHOWN A3	SHEET NO. 01
PROJECT NO. QCI1611.22		DRAWN BY MF	SECTION B



19

Transformer

Easement

Makarora-Lake Hawea Rd

12018



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29 May 2017





21

Transformer

Easement

Makarora-Lake Hawea Rd

12018



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29 May 2017

**Wanaka Community Board  
22 June 2017**

**Report for Agenda Item: 2**

**Department: Property & Infrastructure**

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

**Purpose**

The purpose of this report is to consider granting a Licence to Occupy Road Reserve to enable the owner of 59 Stratford Terrace, Wanaka to install a fence in road reserve.

**Recommendation**

That the Wanaka Community Board:

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

- h. Upon termination or expiration of the Licence, the Licensee shall remove the structures from the road reserve and rectify any damage.

Prepared by:



Blake Hoger  
Property Advisor  
APL Property Limited

30/05/2017

Reviewed and Authorised by:



David Wallace  
Manager – Resource  
Management Engineering  
Queenstown Lakes District  
Council

30/05/2017

## Background

- 1 Brian Kreft, the owner of 59 Stratford Terrace, Section 1 & Part Section 2 Blk XLII Wanaka (herein referred to as “the applicant”) has lodged an application with QLDC seeking a Licence to Occupy Road Reserve in order to install a fence.
- 2 The property is triangular in shape bordered to the east by a road reserve containing a public pathway, private property and dwellings to the south east and Stratford Terrace to the west.
- 3 From the intersection at Chalmers Street heading south, Stratford Terrace provides access to seven residential dwellings including the applicant’s property. The Wanaka Golf Club is on the western side of the road, however access to it is provided from Ballantyne Road.
- 4 The applicant’s property contains existing consented dwellings and residential curtilage which, due to historical anomalies, has resulted in an encroachment of the adjacent road reserve. When the property was acquired some 31 years ago, alterations were undertaken to the house and guest house and it became evident then that part of the house and landscaping encroached over the boundary.
- 5 Encroachments include part of the main dwelling, a rock wall, gates and landscaping.
- 6 It is advised by the applicant that they had addressed the encroachments with Council at the time of purchasing the property however documentation confirming this cannot be located.
- 7 The applicants are seeking to install a suitably designed fence (with gates) to contain the boundaries of their property safely while ensuring that the amenity of the property and road reserve are maintained and enhanced.

- 8 The fence will be fabricated with metal, be 1200mm high and be made up of 2400mm wide panels. The fence will be satin black and have a flat top.
- 9 The applicants have advised that a primary reason to install the fence is to protect the safety of their young grandchildren who reside at the property frequently.
- 10 The applicants further advise that it is not practical to fence the cadastral boundary of the property adjoining the road reserve given the extensive and mature landscaping and consented building which has already occurred on the property.
- 11 Through the installation of the fence as proposed by the applicants, a strip of road reserve measuring 367.8m<sup>2</sup> will be enclosed within the residential property.
- 12 In the opinion of the applicant, granting a Licence to Occupy will not adversely affect the public interest in use of the road reserve given that the area sought to be occupied by the fence is minimal i.e. a 2m wide strip, has been landscaped for a number of years and is unlikely to be used for road widening / extension purposes.
- 13 The applicant further contends that granting the Licence to Occupy will be in accordance with the Local Government Act 2002 i.e. the Licence will not adversely affect public use rights and passage on the road reserve and will not detract from the amenity of the environment.
- 14 Stopping the strip of road reserve for the purposes of acquiring the land has been considered by the applicants however they are still assessing this option.

### **Comment**

- 15 The applicant is a long-term resident (30yrs+) and ratepayer of Wanaka.
- 16 The existing encroachment is considered a minor issue as it does not affect Council or public use of the area to any meaningful extent at this time.
- 17 Wishing to fence the property in order to improve the safety of their family is valid and, given the existing vegetated nature of the actual boundary, fencing within the road reserve appears logical.
- 18 This proposed further encroachment is not supporting a commercial activity and no monetary benefit will be realised if QLDC were to grant a temporary Licence to Occupy.
- 19 QLDC can ensure the maintenance of the existing landscaping is undertaken by the applicant at their cost, thereby reducing their own potential maintenance costs.
- 20 Council Officers have been consulted on the proposal and have confirmed that the area of road reserve is not currently required by QLDC. They have further advised that should an application be received to stop the road for the purposes

of the applicant acquiring the land, they would have no issue in principle at this point in time.

- 21 Providing a medium term licence of 10 years will allow the applicant to install a fence now and provides time to consider options around road stopping should they see fit.
- 22 Council may require the road to be stopped and acquired by the applicant at some point in the future.
- 23 Should Council wish to grant a Licence to Occupy, this report recommends the following conditions;
  - a. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
  - b. Any damage as a result of the works within the road reserve to be resolved to the satisfaction of Council Engineers at the cost of the applicant.
  - c. The structures must not compromise roading or services maintenance activities.
  - d. Ongoing maintenance of the structures are to be the responsibility of the Licensee.
  - e. Landscaping within the road reserve, enclosed by the fence, is to be maintained by the Licensee.
  - f. The applicant consents to the Licence being encumbered against Section 1 & Part Section 2 Blk XLII Wanaka to ensure the recommended terms and conditions continue in perpetuity for the duration of the licence.
  - g. The licence shall remain at Council's pleasure and may be terminated at any stage.
  - h. Upon termination or expiration of the Licence, the Licensee shall remove the structures from the road reserve and rectify any damage.

### **Options**

- 24 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.
- 25 Option 1 Council can approve the Licence to Occupy Road Reserve application subject to the conditions proposed above.

#### *Advantages:*

- 26 The applicants will be able to fence their property and provide a protective barrier for their family.

- 27 The fence can be installed without removing / damaging any existing vegetation.
- 28 Maintenance responsibilities for vegetation within the road reserve can be passed to the applicants.
- 29 Council will have the opportunity to terminate the licence should it require the land in future.

*Disadvantages:*

- 30 Further private structures will encumber the road reserve.
  - 31 Council may face delays in accessing the land should they require it for alternative purposes.
- 32 Option 2 Council can approve the Licence to Occupy Road Reserve application subject to the conditions proposed above in addition to a further condition requiring the Licensee to acquire the area of road reserve through a road stopping process prior to the expiration of the initial term of the licence or some other reasonable timeframe.

*Advantages:*

- 33 Similar to Option 1, however this option provides a long-term strategy to address the existing and proposed new encroachments within road reserve.

*Disadvantages:*

- 34 Similar to Option 1, however the licensee will be under time pressure to acquire the land.
- 35 Option 3 Council can decline the Licence to Occupy Road Reserve application

*Advantages:*

- 36 The road reserve will not be encumbered with further private structures.
- 37 Council will not be hindered in accessing the strip of road reserve should they require.

*Disadvantages:*

- 38 The applicant will not be able to install a protective fence as proposed and may need to consider alternative options.
  - 39 Vegetation in the road reserve may require maintenance at Council's expense.
- 40 This report recommends either **Option 1** for addressing the matter in order to allow a fence to be erected in the near future. The Wanaka Community Board may also consider whether it feels it appropriate to require the applicant to

acquire the land at some stage in the future if they wish to continue to occupy it into the future.

### **Significance and Engagement**

41 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**

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

43 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.

44 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.

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

### **Financial Implications**

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

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

47 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.

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

49 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**

50 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by allowing a member of the community to provide protection to his family at no cost to Council;
- 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.

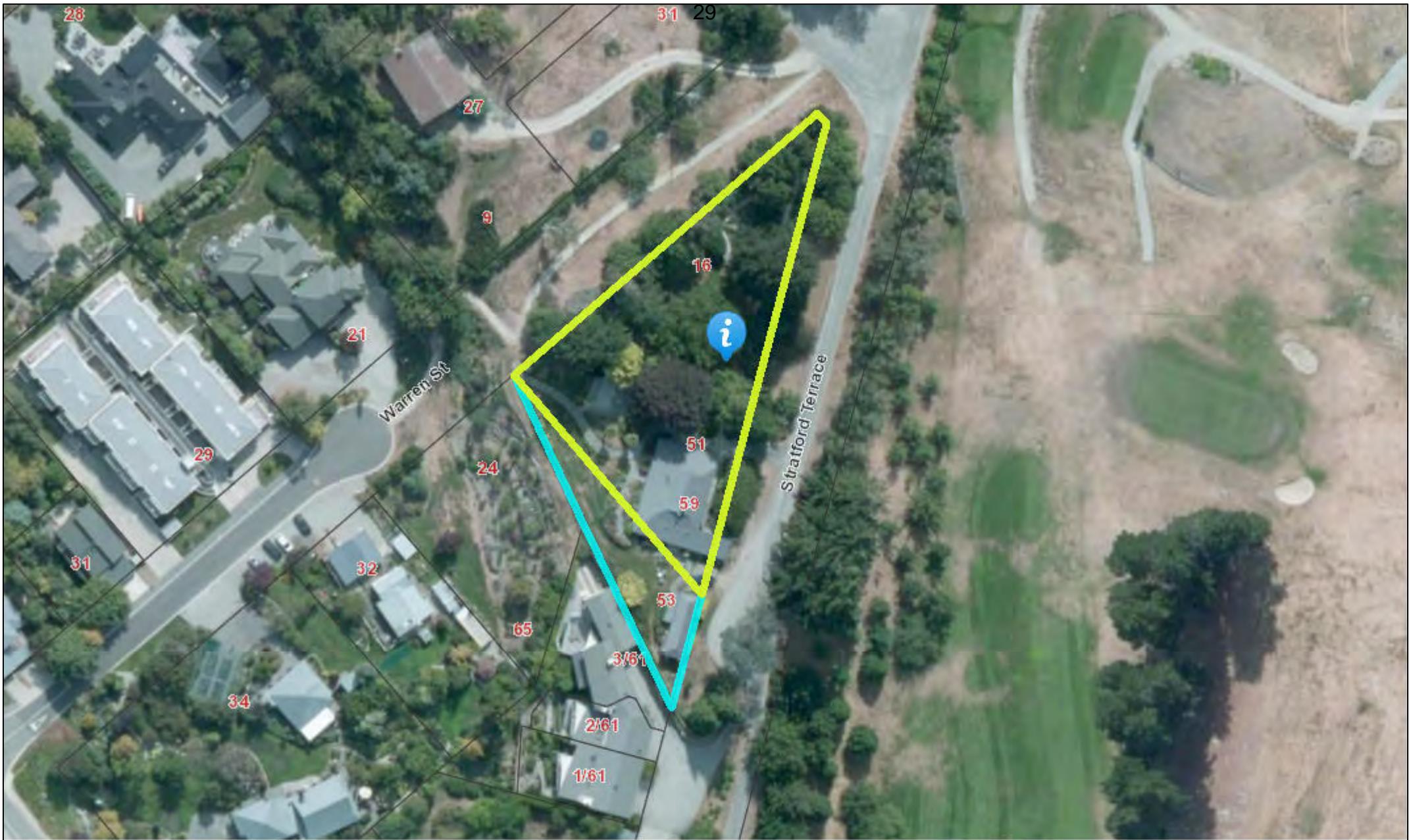
## **Consultation: Community Views and Preferences**

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

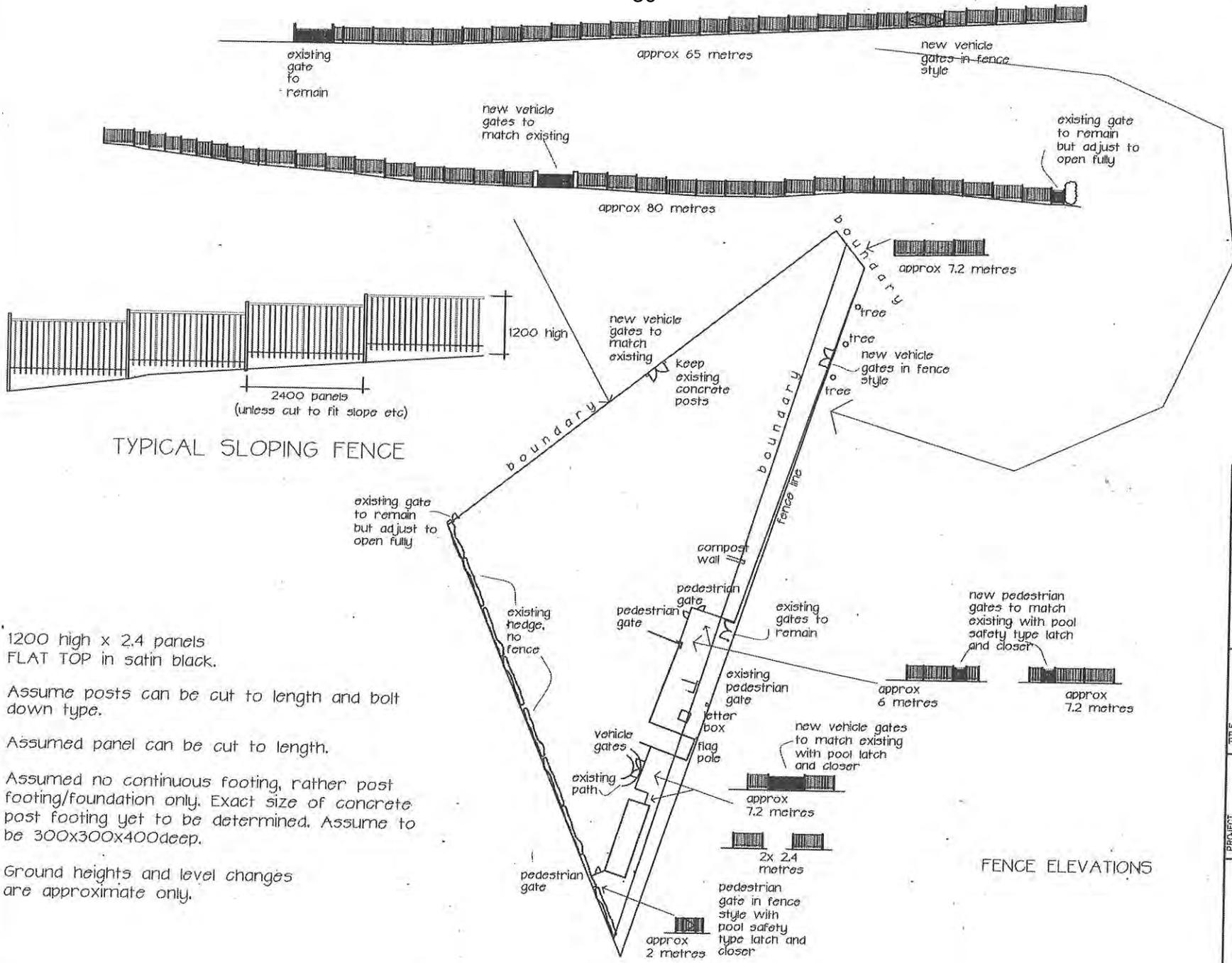
Attachments

A Location Plan

B Survey Plans showing proposed fence design and location



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1200 high x 2.4 panels  
FLAT TOP in satin black.

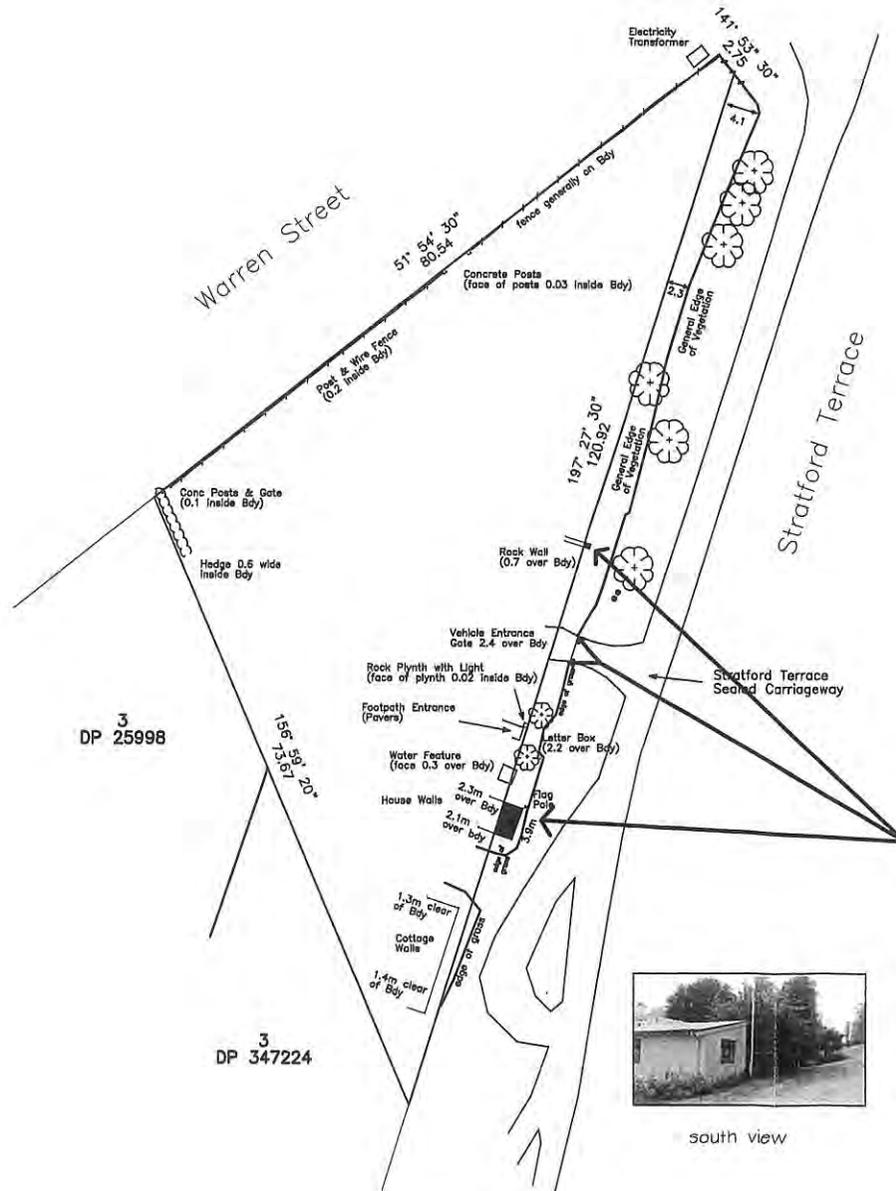
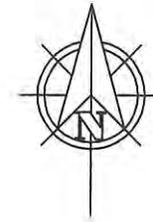
Assume posts can be cut to length and bolt down type.

Assumed panel can be cut to length.

Assumed no continuous footing, rather post footing/foundation only. Exact size of concrete post footing yet to be determined. Assume to be 300x300x400deep.

Ground heights and level changes are approximate only.

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DRAWN: A	CHECKED: AS N.T.S.
JOB NO:	SHEET: SK-02
PROJECT: NEW FENCING AT 68 STRATFORD TCE MANAKA	
<small>TERMS IS AS SHOWN ON THE ATTACHED CONTRACT AND SPECIFICATIONS</small>	



ROCK WALL



VEHICLE ENTRANCE

■ extent of encroachments



south view



east view



north view

HOUSE

REVISION	DATE
<small>ENCROACHMENTS MUST BE ACCURATE TO THE                  SURVEY DATA AND TO THE SCALE OF THE                  DRAWING. ANY ENCROACHMENTS NOT                  SHOWN ON THIS DRAWING SHALL BE                  CONSIDERED AS NOT EXISTING.</small>	
DATE PRINTED: DATE: APRIL 2017 SCALE: AS NTS	CHECKED: JOB No: B.K. ENC02
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PROJECT <b>ENCROACHMENTS AT 59 STRATFORD TCE WANAKA</b>	
TELEPHONE 03 443 5638 676 P.O. BOX 676 WANAKA, N.Z.	



Blue Line Shows Proposed Fence

Red Shaded Area Shows Public Land to be Enclosed

32

Stafford Terrace

Total Length 5,137 m

Chalmers St

Warburton

Sec 10 Bk XLIX

Sec 1 Bk XXXI  
Tn OF Waukena

Sec 1 Bk XXXI  
Tn OF Waukena

Sec 1 Bk XLII  
Tn OF Waukena

Pl Sec 2 Bk XLII  
Tn OF Waukena

Lot 3  
DP 12246

30

34

23

Lot 1  
DP 03330

31

Lot 2  
DP 03330

27

Lot 2  
DP 03330

3

18

24

50

24

Lot 3  
DP 251930

32

65

Lot 1  
DP 118004

Lot 3  
DP 317224

Lot 1  
DP 247224

Lot 1  
DP 247224

Lot 1  
DP 450250

Lot 1  
DP 302161

69

**Wanaka Community Board  
22 June 2017**

**Report for Agenda Item: 3**

**Department: Property & Infrastructure**

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

**Purpose**

The purpose of this report is to consider whether or not to grant Affected Person’s Approval to Glen Dene Holdings for the proposed Hawea Holiday Park redevelopment.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the provision of Affected Person’s Approval to Glen Dene Holdings, for the development presented in this report and attachment A, within the Lease and Licence area.
3. **Delegate** signing authority for the Affected Person’s Approval to the General Manager, Property and Infrastructure.

Prepared by:



Dan Cruickshank  
Property Advisor - APL

29/05/2017

Reviewed and Authorised by:



Aaron Burt  
Senior Planner

2/06/2017

**Background**

- 1 Glen Dene Holdings Ltd (the applicant) proposes to seek resource consent for a development of the Lake Hawea Holiday Park, with the activity described in the letter included as Attachment A.
- 2 The Hawea Holiday Park is located on Council administered Recreation Reserve known as Lots 1 and 2 DP 390448, and Section 2 Block II Lake Hawea SD. A lease was granted in 1971 over Lots 1 and 2 DP 390448, and then

renewed in 2004 for a term of 33 years. The lease will expire on 31 December 2036. The lease area is outlined in red on Attachment D.

- 3 A Licence to Occupy Reserve covers part of Section 2 Block II, having been granted in September 2008 for three years together with nine rights of renewal for three years each, and one renewal for one year and four months, with the latest renewal scheduled for September this year. The licence expires (subject to all renewals being completed) on 31 December 2039. The licence area is outlined in green on Attachment D, and the request for Affected Person's Approval relates to the proposed development within this, and the lease area.
- 4 The licence contains three-yearly rights of renewal. Council can choose not to renew the licence if the land is required for some other recreational use. The proposed development on the licence area is for buildings that are not permanent in nature and could be relocated if required. This includes all of the "glamping tents", the recreation dome and the dome accommodation. The more permanent structures are proposed to be built inside the lease area.
- 5 Both the lease and the licence contemplate further development of the site and require the Lessee to seek the consent of the Lessor in writing prior to any such improvements.
- 6 The Lessees must seek resource consent for the redevelopment, and because Council administers the land, Council's approval as an Affected Person is required.

### **Comment**

- 7 The proposed development includes the following:
  - a) Extension to the top house to increase the floor area from 148m<sup>2</sup> to 242m<sup>2</sup> and further adapt it as a kitchen, lounge, dining and outdoor dining area for up to 54 people (Attachment F).
  - b) Extension of the ablutions block with a covered barbeque area including an area for cooking and eating (Attachment G).
  - c) Eight new stand-alone visitor accommodation domes incorporating a main bedroom, ensuite, sink and fridge, and two fold-down bunk beds, with a wooden deck (Attachment H).
  - d) A communal recreational dome with a diameter of 13 metres and a total area of 140m<sup>2</sup>. This will provide a communal indoor area for guests during inclement weather, or for group gatherings (Attachment I).
  - e) Ten 'glamping' tents. These will be canvas tents on wooden platforms that would be in place from Labour Weekend until after Easter. They will sleep up to four people and each measure around 24m<sup>2</sup>, including a deck (Attachment J).
  - f) A new storage shed is proposed adjacent to the top house. It would be 12 metres long, 2.4 metres wide and have a canopy along the full length. It will

contain five separate rooms including a main store/switch room, gun room, cool store, dry store and laundry (Attachment K).

- 9 The Wanaka Community Board is delegated to consider the Affected Person's Approval for the resource consent process.
- 10 The resource consent process will consider the appearance of the buildings and any effects of the proposal on the environment and persons. The plans and elevations provided, demonstrate what is proposed. The landscape plan identifies the retention of the existing mature trees, and enhanced planting to screen the buildings from the surroundings and each other and soften their impact.

## Options

- 11 Option 1 To approve the Affected Person's Approval for the proposed redevelopment of the Lake Hawea Holiday Park.

### *Advantages:*

- 12 Will enable the Lessees to seek resource consent for the park redevelopment which will, if approved, will provide enhanced facilities for park users.

### *Disadvantages:*

- 13 Will result in more and bigger buildings on the reserve.

- 14 Option 2 To seek variations to the redevelopment plans, following which Affected Person's Approval will be granted.

### *Advantages:*

- 15 May result in a better proposal for the redevelopment.

### *Disadvantages:*

- 16 May cause uncertainty, delays and additional costs for the Lessees.

- 17 Option 3 Not to approve the Affected Persons Approval for the proposed Lake Hawea Holiday Park redevelopment.

### *Advantages:*

- 19 May prevent additional or bigger buildings on the reserve.

### *Disadvantages:*

- 20 Will result in a more complex and expensive resource consent process.

- 21 This report recommends **Option 1** for addressing the matter because the proposal provides a significant upgrade of the facilities that will enhance the experience of Park users.

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

22 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because although it deals with a recreation reserve, the reserve has been leased and designated for camping, and the proposal will enhance this activity.

### ***Risk***

23 This matter related to the operational risk OR11 "Decision Making" as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because the recommendation will see a decision that is timely, as delegated and compliant with legislation.

### **Financial Implications**

24 The recommendation does not have any significant impact on the financial plans of Council. In time, the improvements will generate more income and therefore increase the rent payable.

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

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

- None identified.

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

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

27 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 the redevelopment of assets at the Lake Hawea Camp;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

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

28 The persons who are affected by or interested in this matter are campers and residents of the Queenstown Lakes District. No consultation is deemed necessary in this instance.

**Attachments**

- A Application Letter
- B Aerial of Site
- C Existing Site Plan
- D Proposed Site Plan
- E Proposed Landscaping Plans
- F Top House plans and elevations
- G Ablution block plans and elevations
- H Accommodation Domes Plans
- I Recreation Dome Plans
- J Glamping Tent Plans
- K Storage building plans

31st March 2017

Dan Cruickshank  
APL Property Queenstown Limited  
1st Floor, 50 Stanley Street  
PO Box 1586  
Queenstown 9348

Dear Dan,

## **WANAKA COMMUNITY BOARD AFFECTED PARTY APPROVAL APPLICATION**

### **LAKE HAWEA HOLIDAY PARK REDEVELOPMENT**

#### **Introduction**

Glen Dene Holdings Limited (Glen Dene) are the assignee of Lease 8161266.2 granted by the Queenstown Lakes District Council (QLDC) to occupy land legally described as Lots 1 and 2 DP 390448 and Section 2 Block II Lower Hawea SD which are held as Council reserve. The lease authorises the operation of the Lake Hawea Holiday Park (Holiday Park).

Glen Dene propose redevelopment of the Holiday Park with the upgrade and expansion of existing buildings and the addition of new buildings. Southern Planning Group Limited (SPG) have been engaged to represent Glen Dene and work through the process of seeking affected party approval under Section 95E of the RMA 1991 from the Wanaka Community Board and resource consent for the proposed development.

The proposed redevelopment will provide altered and new buildings that will be used for visitor accommodation purposes.

It is noted that the proposed redevelopment will be subject to a resource consent application that will be lodged with the QLDC. This separate application will include a range of additional assessments and reporting (i.e. landscape assessment, infrastructure servicing).

#### **Background**

The Holiday Park is located adjacent to SH 6 approximately 500m north of the Lake Hawea Dam. The Holiday Park occupies a gently sloping alluvial fan which overlooks Lake Hawea and covers an area of approximately 18.8ha.

The site of the Holiday Park was originally owned by the Burdon Family at Glen Dene. Subsequent to Lake Hawea being dammed and raised in the 1950's, the site was acquired by the Crown under the Public Works Act 1928 during the early 1960's. In 1968 the Hawea Domain Board leased the site from the Crown for the purpose of developing a camping ground. The camp ground was finally established in 1970 by Dick Cotter. The camp ground has evolved from modest beginnings and has undergone regular expansion and upgrades to cater for its increasing popularity. The Burdon Family acquired the lease for the camp ground from the Cotter Family in 2009 and have continued to expand and improve the facilities to develop it into the Holiday Park it is today. The current proposal outlined in this letter is the next stage in the evolution and growth of the Holiday Park.

## Redevelopment Plans

Glen Dene propose the following alterations:

- Expand and upgrade the existing Top House Lodge;
- Expand the existing Ablution Block.

Glen Dene also propose the following additions to the Holiday Park:

- 8 Accommodation Domes;
- Recreation Dome;
- Glamping Tents;
- Storage Shed.

### Top House Lodge extensions

The Top House Lodge is one of the original buildings on the site and is currently available for rent as holiday house accommodation. The proposal involves extending the existing building and remodelling it to turn it into a lodge for the proposed dome accommodation units. This will include a semi-commercial kitchen, lounge areas, dining room, living room and outdoor living/dining areas with seating for 54 people. The existing building has a floor area of 148m<sup>2</sup>. The proposed extension would increase this to 242m<sup>2</sup>.

### Existing Ablution Block extension

A paved and covered outdoor area would be added to the existing ablution block. Picnic tables, sinks and a BBQ would be located within the covered area. This would provide Holiday Park guests with a covered area for cooking and eating. The existing building has a floor area of 96m<sup>2</sup>. The proposed extension would increase this to 174m<sup>2</sup>.

### Visitor Accommodation Domes

Eight geodesic domes would be added to the Holiday Park for the purpose of visitor accommodation. Each dome would have a main bedroom area, an ensuite, a sink and fridge for tea/coffee etc. and two fold down bunk beds which gives each dome a maximum occupancy of four people. Each dome would be sited on a wooden deck which would include a covered entranceway and an outdoor seating area. Each dome would be heated with a small gas fireplace.

### Communal Recreation Dome

The recreation dome would have a diameter of 13m, a maximum height of 6.7m and cover an area of 140m<sup>2</sup>. This dome is intended as a communal indoor area for Holiday Park guests to use for recreation or for guests to hold group gatherings etc. It would provide a much-needed option for Holiday Park guests during inclement weather.

### Glamping Tents

The proposed glamping tents area would comprise seven permanent wooden platforms measuring 6m x 4m giving an area of 24m<sup>2</sup> each. All platforms would have a power connection similar to a powered caravan site. The intention is to provide all-weather platforms upon which canvas tents can be erected in a defined and appropriately landscaped area. The canvas tents would be seasonal structures and would generally be erected from Labour Weekend until Easter and then taken down for winter. The style and configuration of the canvas tents may change year to year. The glamping tent platforms would be located to the left of the existing outdoor fire area within the Holiday Park. Each glamping tent would have capacity for approximately 4 people however this may vary according to the tent configuration.

### Storage Shed

The proposed storage shed would be located adjacent to the Top House Lodge. The enclosed part of the shed would be 12m long, 2.4m wide and cover 28m<sup>2</sup>. A canopy would extend along the full length of the shed to provide covered access to each room. The shed would contain essential infrastructure associated with the Holiday Park and would comprise five separate rooms including a main store/switch room, gun room, cool store, dry store and laundry.

### **Description and Assessment of Activities**

The alterations and additions described above are an upgrade and expansion of the Holiday Park facilities. The use and nature of the Holiday Park will not change however the proposed development would diversify the visitor accommodation offerings. There is a growing demand for glamping and unique accommodation options and the proposed developments will cater to this demand.

The relevant conditions of the lease agreement are included below:

- Condition 2 specifies *“that the Lessee shall hold and use the said land bona fide for the benefit and enjoyment of the public for the purpose of a public camping ground.”*
- Condition 3 specifies *“that the Lessee during the term of this lease erect further cabins on the land as finance is available and the demand warrants provided that this clause is always subject to clause 13 hereof,”* and
- Condition 13 specifies *“that the Lessee shall not erect or place any further buildings on the said land or vary any development programme already agreed with Council without the prior approval in writing of the Council or the Minister of Conservation.”*

It is considered that the proposed development of the Holiday Park is consistent with the above conditions of the lease agreement. Glen Dene as Lessee therefore seek the approval of the Wanaka Community Board to undertake the proposed work as described above.

The following Appendices are attached to this letter:

**Appendix [A]** – Proposed Site plan

**Appendix [B]** – Proposed Landscape plan

**Appendix [C]** – Top House Lodge extension plan

**Appendix [D]** – Ablution Block extension plan

**Appendix [E]** – Accommodation Domes plan and elevations

**Appendix [F]** – Recreation Dome plan and elevations

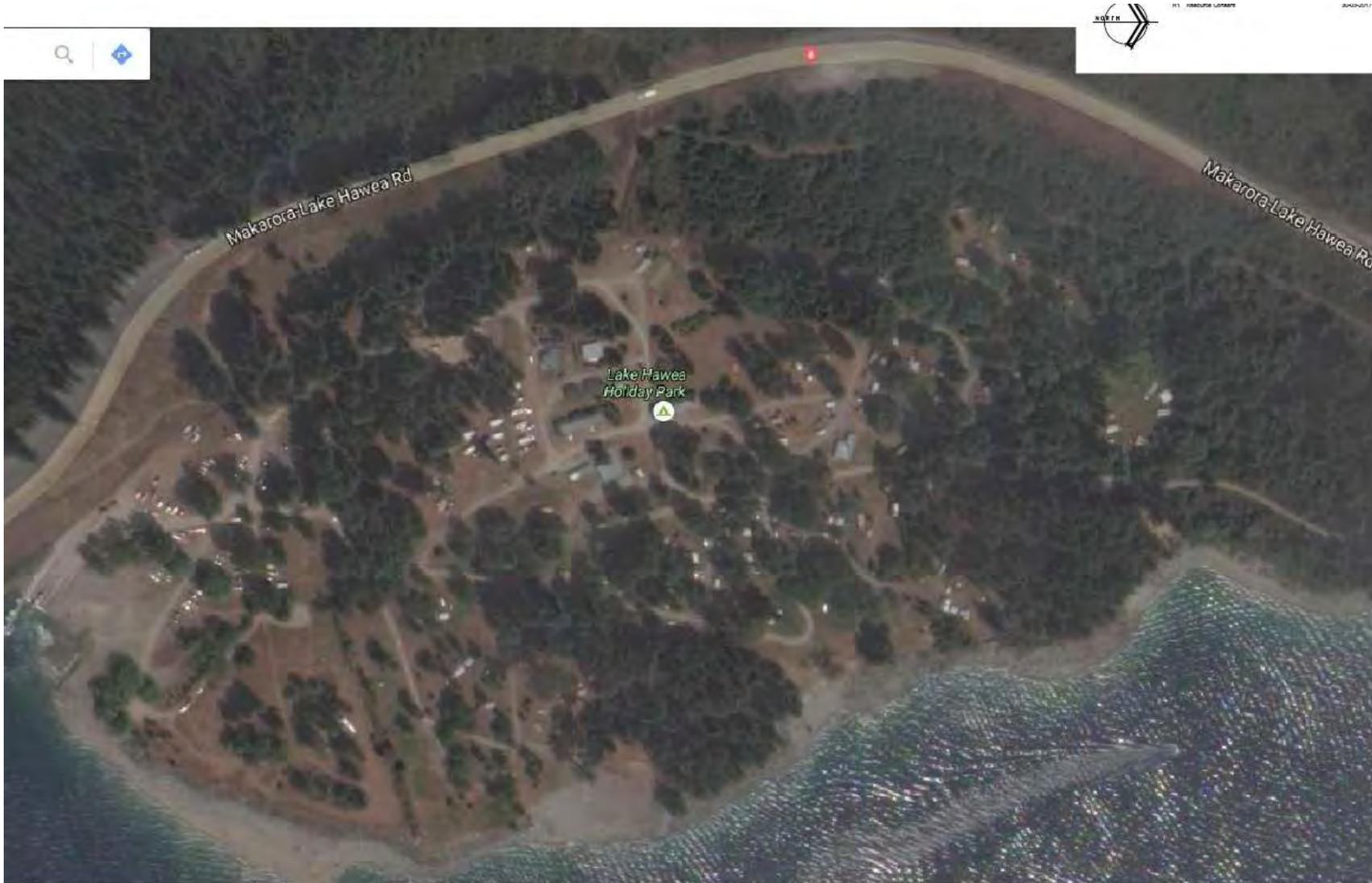
**Appendix [G]** – Glamping Platform plan and elevations

**Appendix [H]** – Storage Shed plan and elevations

Yours sincerely

A handwritten signature in cursive script, appearing to read "Tom Overton".

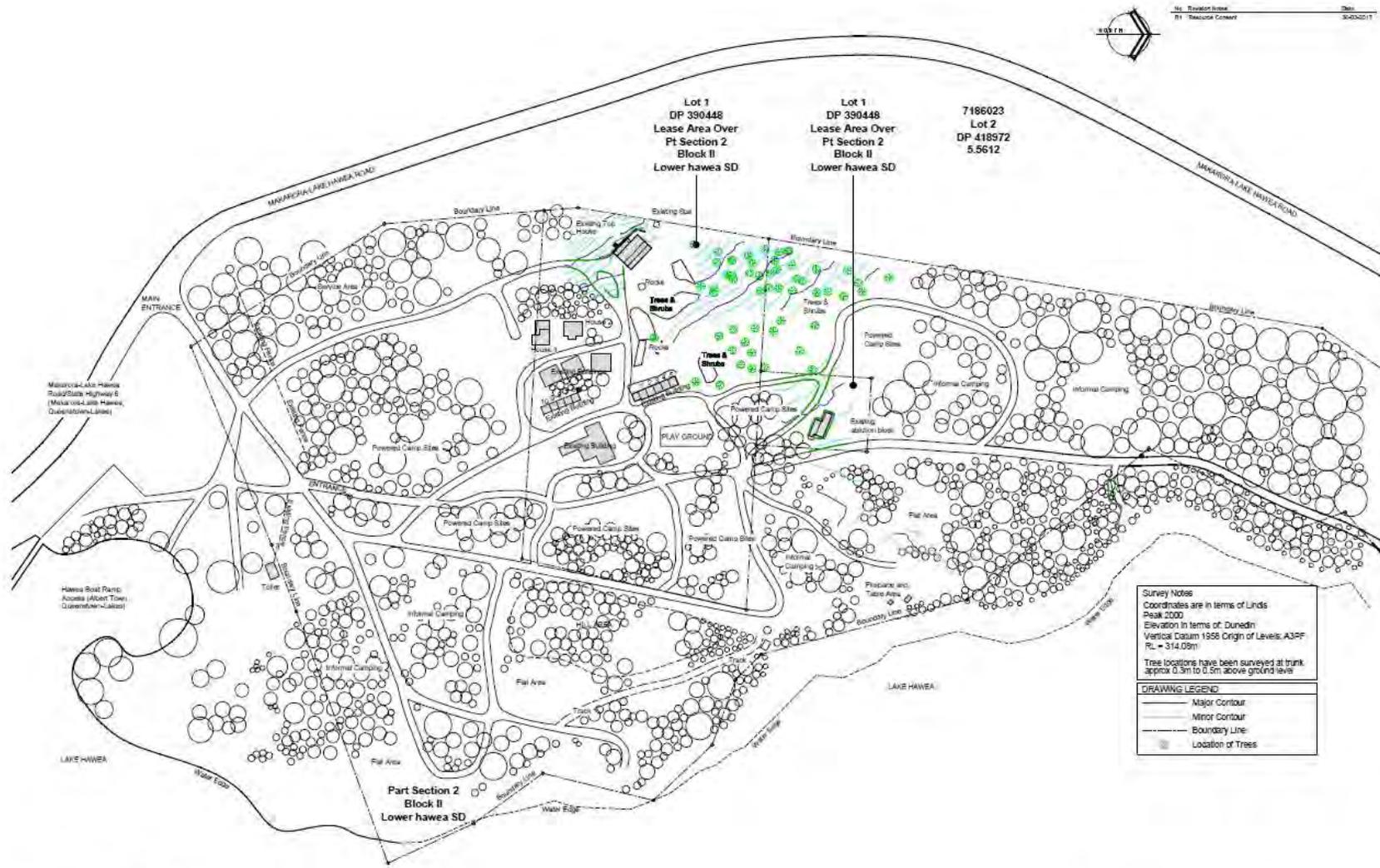
Tom Overton  
**Resource Management Consultant**  
**SOUTHERN PLANNING GROUP**



**AERIAL PHOTO**  
Scale: Not to Scale

<p>JOB TITLE <b>LAKE HAWEA HOLIDAY PARK</b></p> <p style="text-align: right;"><b>Resource Consent</b></p>	<p>DRAWING TITLE <b>AERIAL PHOTO</b></p> <p><small>DO NOT SCALE FROM THIS DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND PROFILES ON SITE BEFORE COMMENCING ANY WORK.</small></p>	<p>DRAWING STATUS INFORMATION CONSENT TENDER CONSTRUCTION</p> <p>DETAILED STATUS 30-03-2017</p>	<p>DESIGN: In-Situ DRAWN: CJS JOB NO.: 2676 SCALE: Not to Scale</p>		<p>PROJECT NO. <b>P00</b></p> <p>REVISION <b>R1</b></p>
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Appendix B – Site Plan



**Survey Notes**  
 Coordinates are in terms of Linds Peak 2000  
 Elevation in terms of Dunedin  
 Vertical Datum 1958 Origin of Levels: A3RF  
 RL = 314.08m  
 Tree locations have been surveyed at trunk approx 0.3m to 0.5m above ground level

**DRAWING LEGEND**  
 - - - Major Contour  
 - - - Minor Contour  
 - - - Boundary Line  
 ● Location of Trees

1 EXISTING SITE PLAN  
 Scale: 1:1000 (A1) 1:2000 (A3)

LAKE HAWEA HOLIDAY PARK

Resource Consent

EXISTING SITE PLAN  
 202304-2017

202304-2017  
 202304-2017  
 202304-2017  
 202304-2017

202304-2017  
 202304-2017  
 202304-2017  
 202304-2017

P01

Appendix C – Existing Site Plan



ATTACHMENT E



ATTACHMENT E

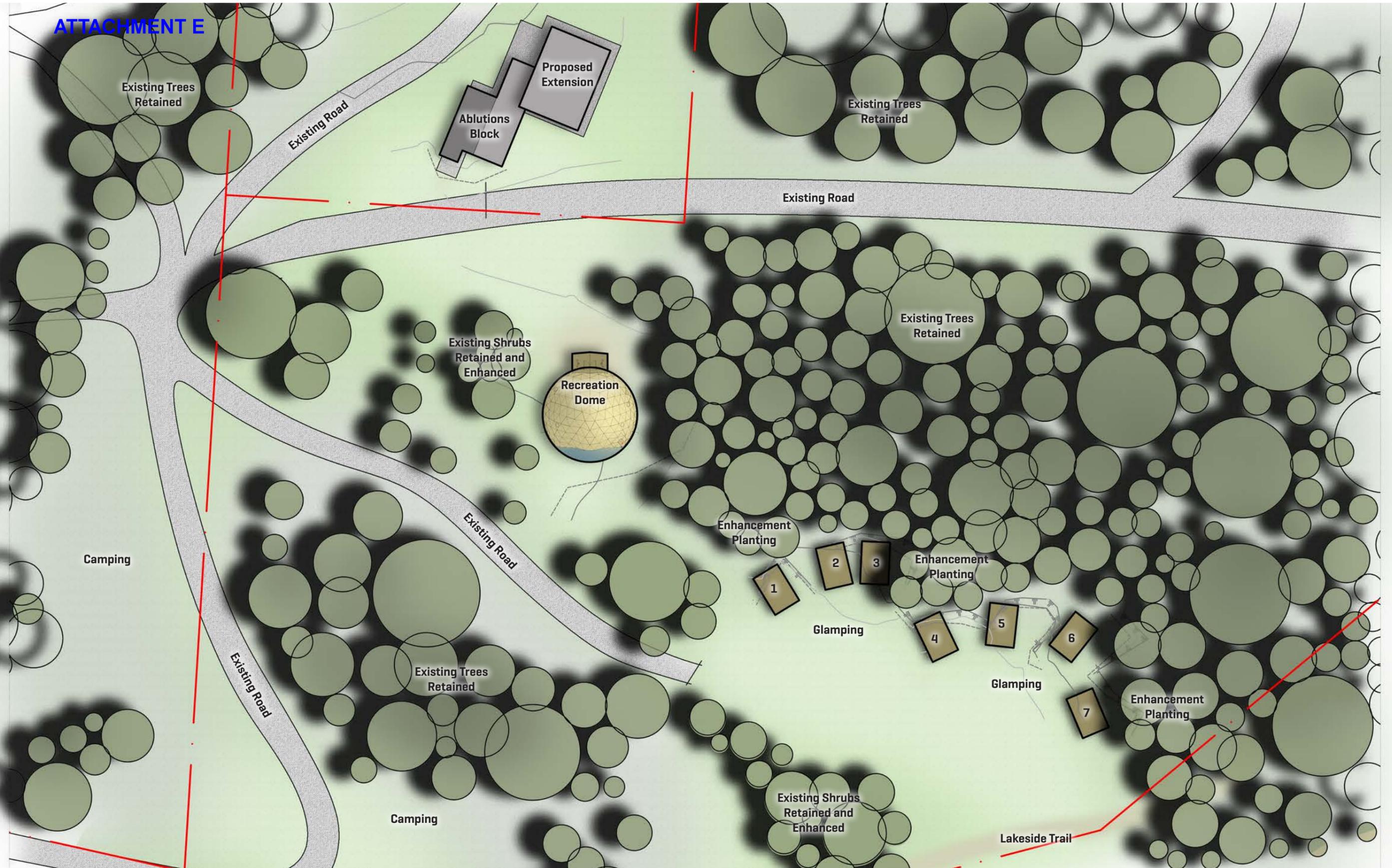


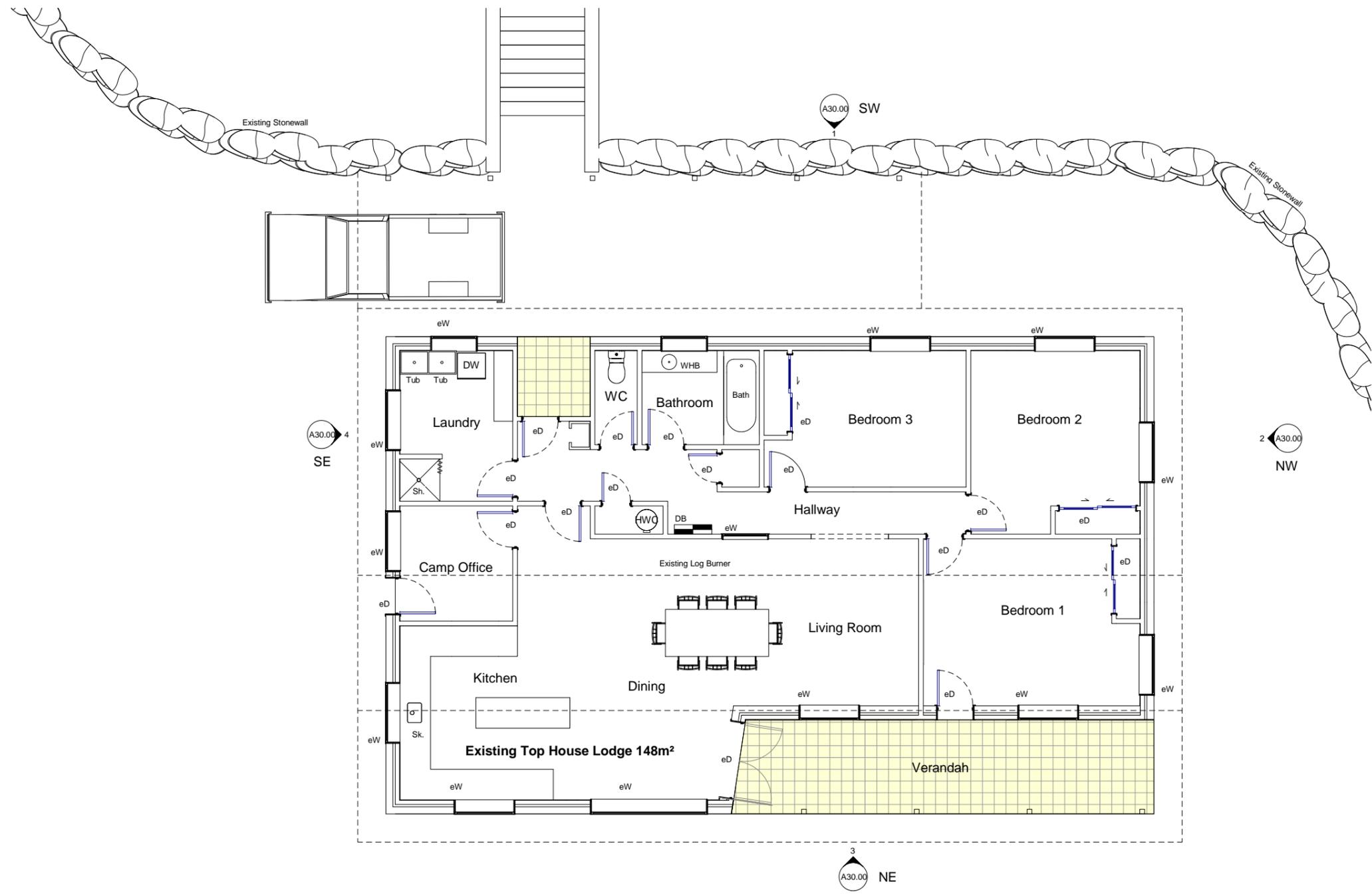
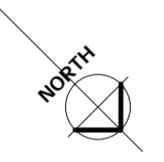
ATTACHMENT E



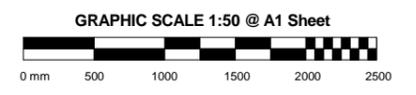


ATTACHMENT E

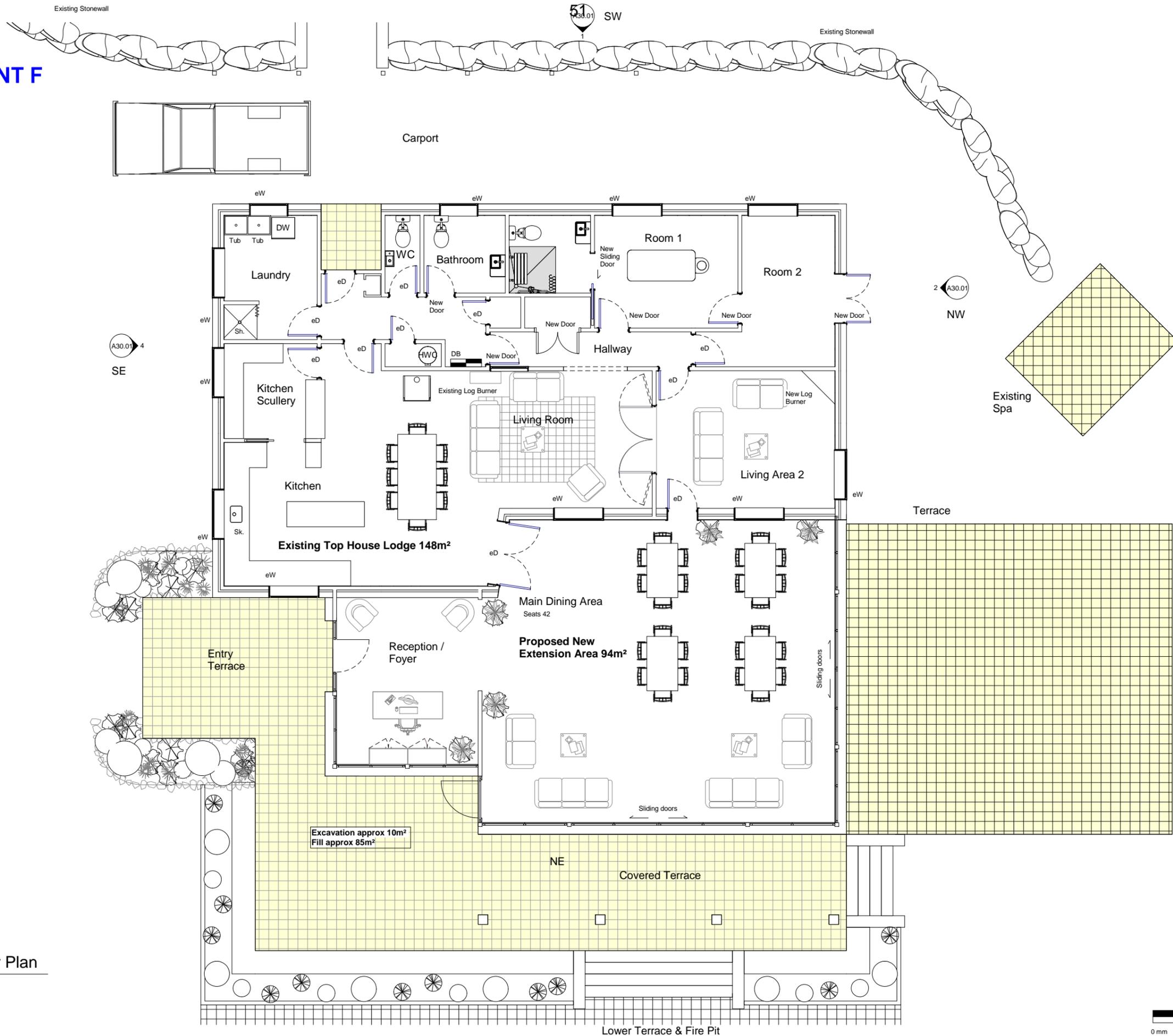




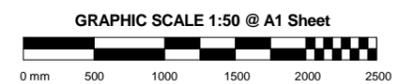
1 Existing Floor Plan  
 1:50 (A1) - 1:100 (A3)



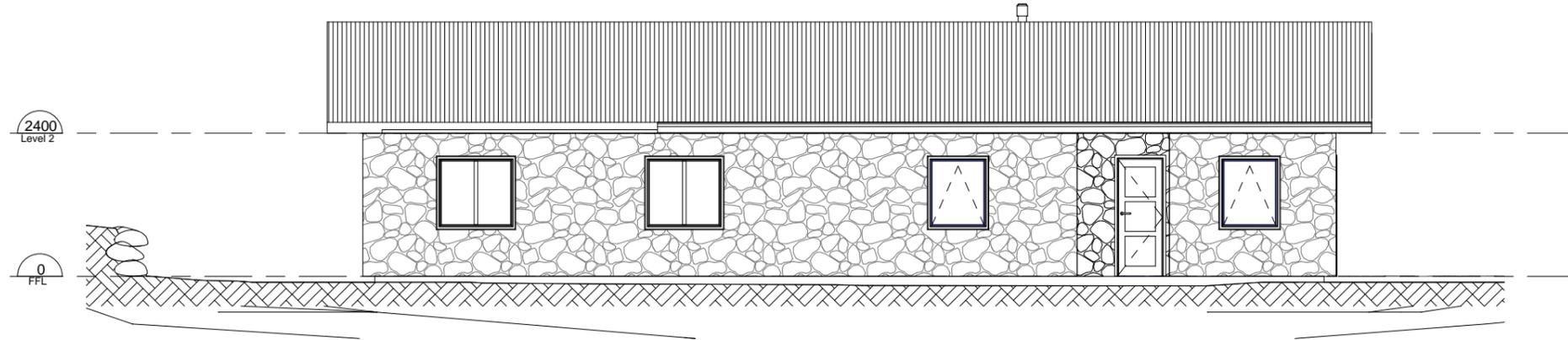
# ATTACHMENT F



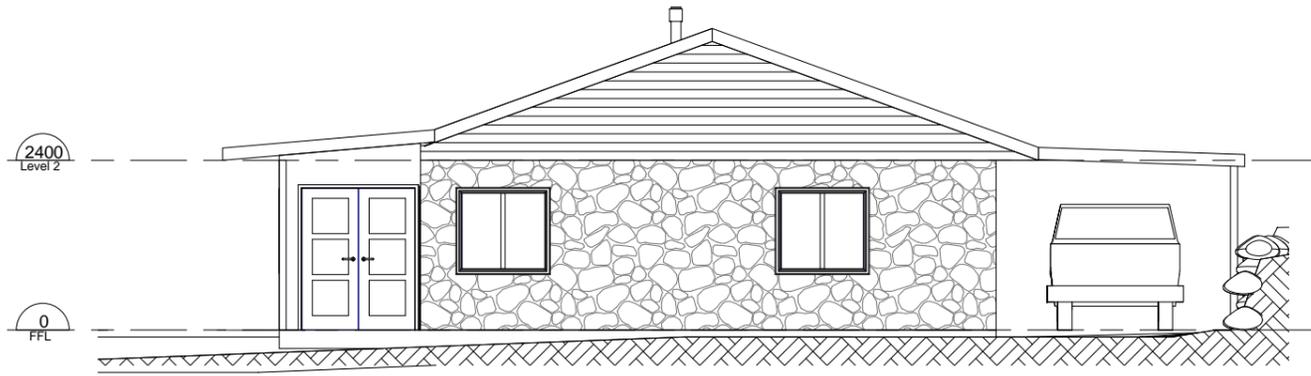
1 Proposed Floor Plan  
1:50 (A1) - 1:100 (A3)



ATTACHMENT F



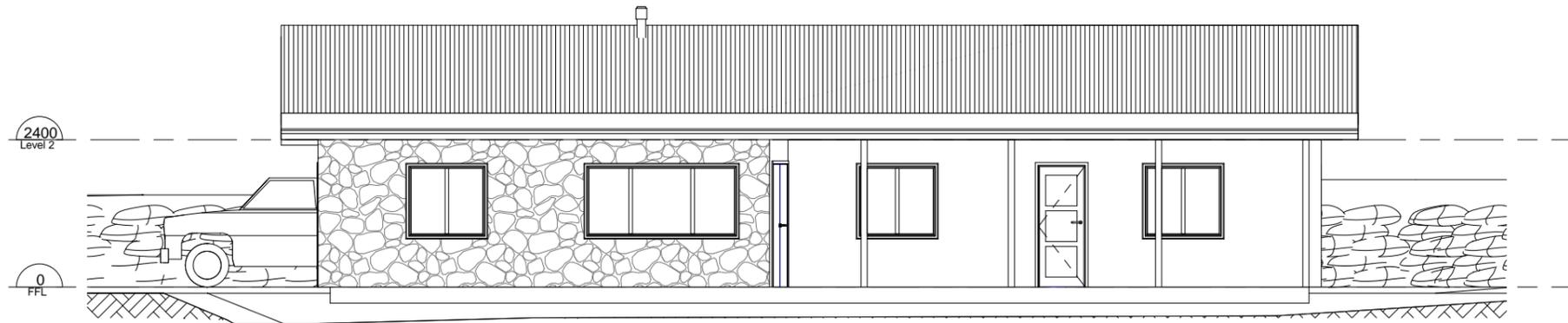
1 South West Elevation - (Existing)  
1:50 (A1) -1:100 (A3)



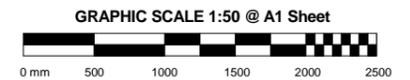
2 North West Elevation - (Existing)  
1:50 (A1) -1:100 (A3)



4 South East Elevation - (Existing)  
1:50 (A1) -1:100 (A3)

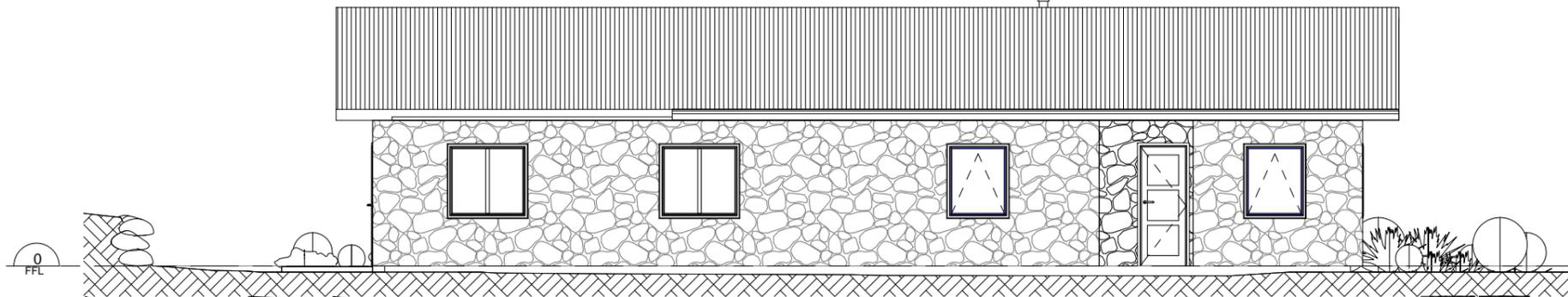


3 North East Elevation - (Existing)  
1:50 (A1) -1:100 (A3)

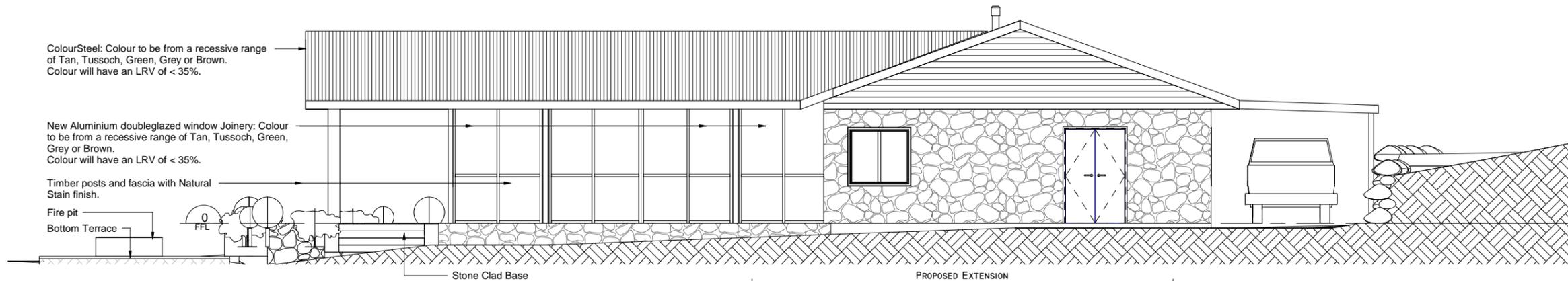


# ATTACHMENT F

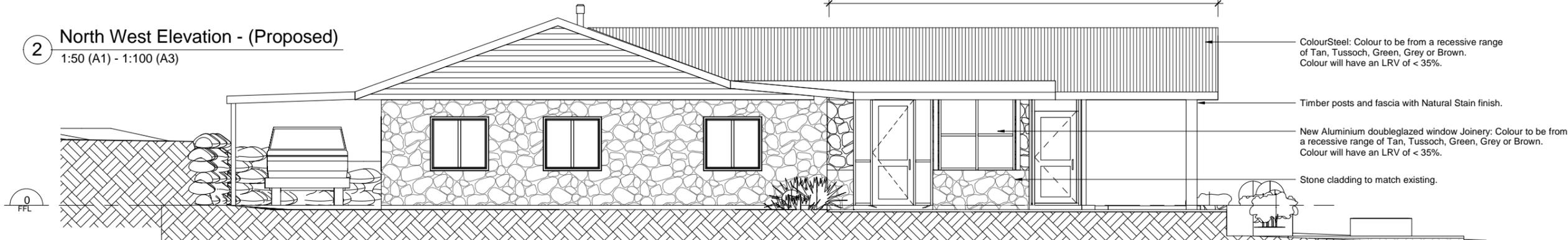
53



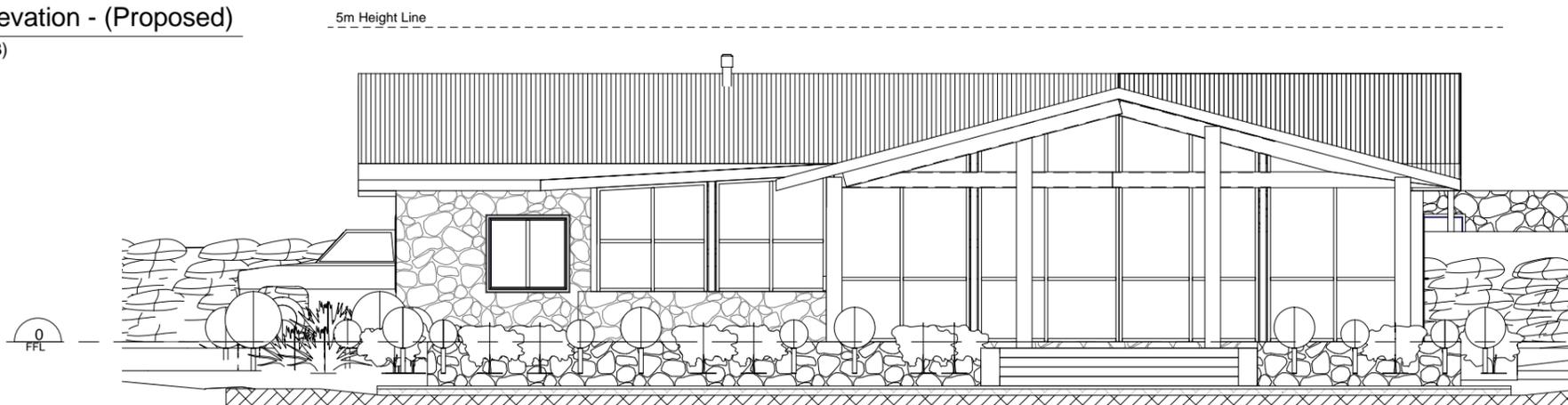
1 South West Elevation - (Proposed)  
1:50 (A1) - 1:100 (A3)



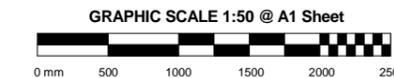
2 North West Elevation - (Proposed)  
1:50 (A1) - 1:100 (A3)



4 South East Elevation - (Proposed)  
1:50 (A1) - 1:100 (A3)

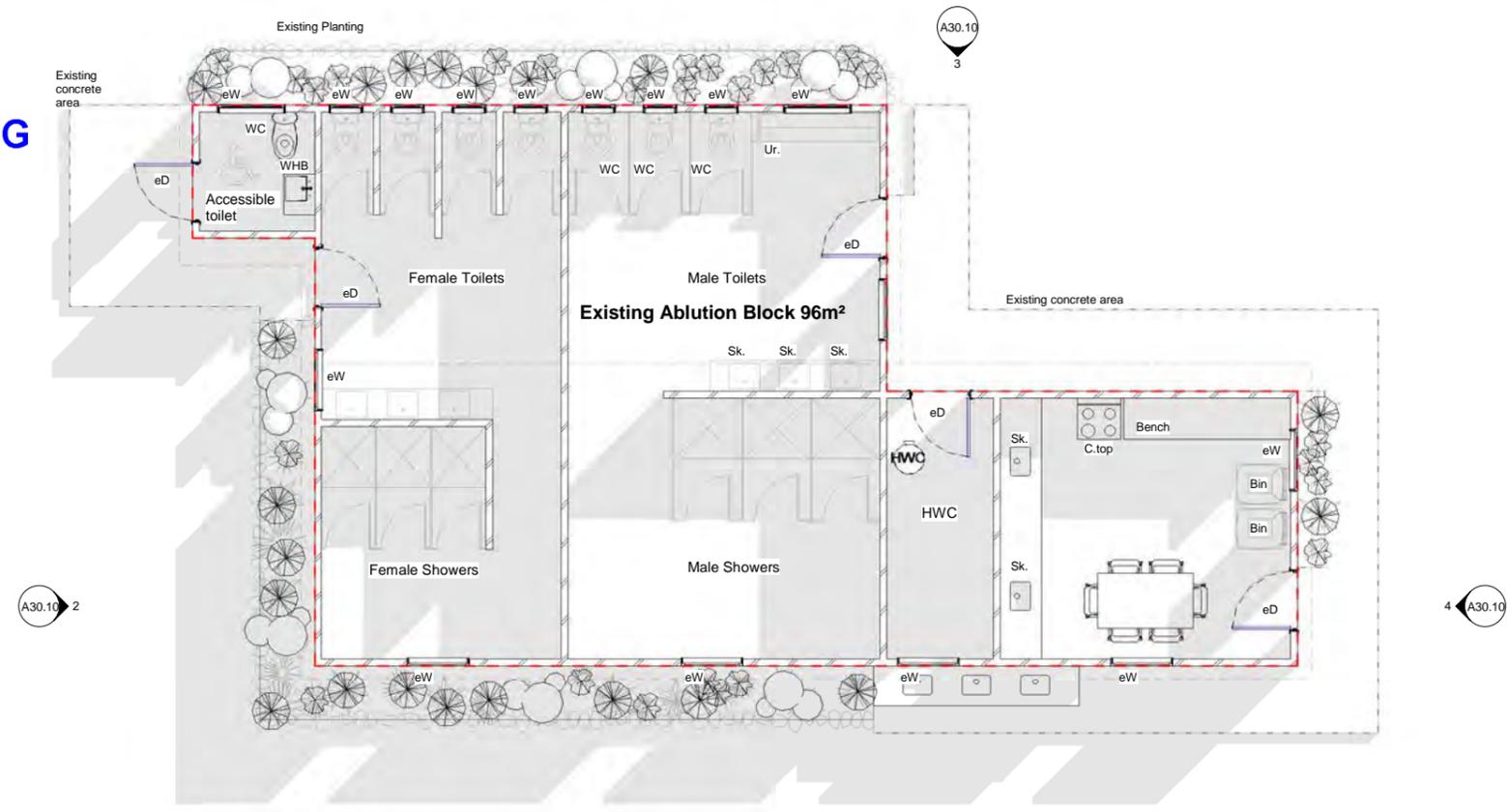


3 North East Elevation - (Proposed)  
1:50 (A1) - 1:100 (A3)





**ATTACHMENT G**



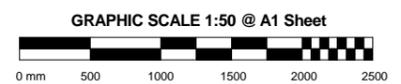
**1** Existing Floor Plan  
1:50 (A1) - 1:100 (A3)



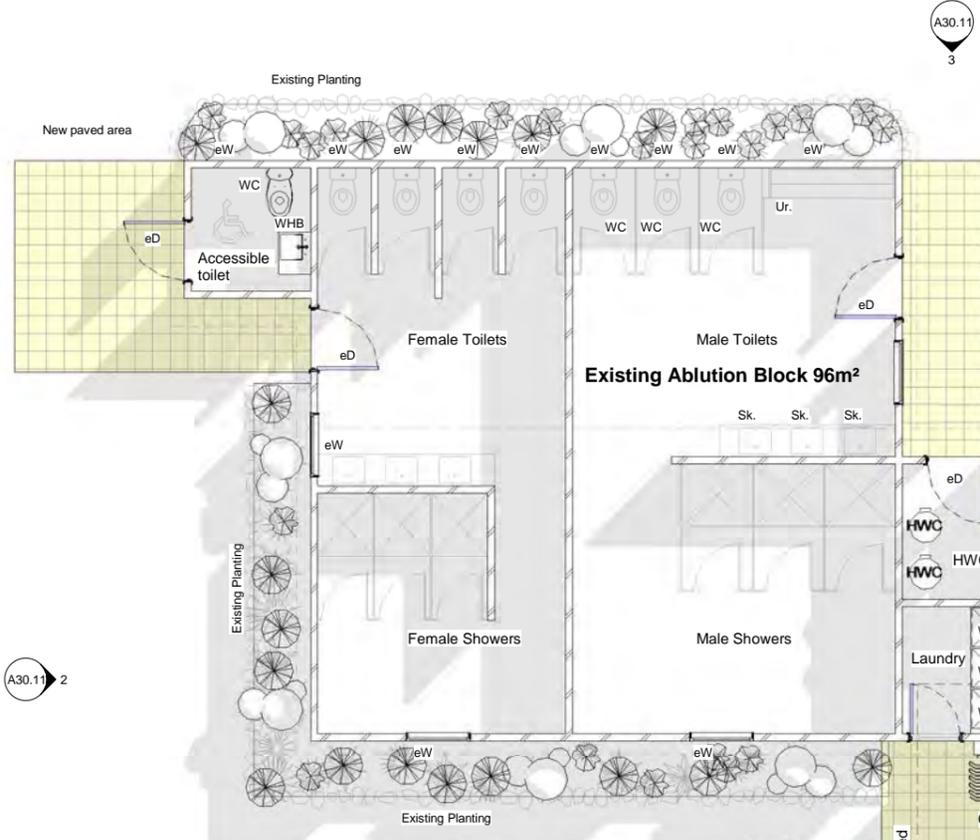
**3** 3D - View 2 (Existing)  
Not To scale



**2** 3D - View 1 (Existing)



ATTACHMENT G

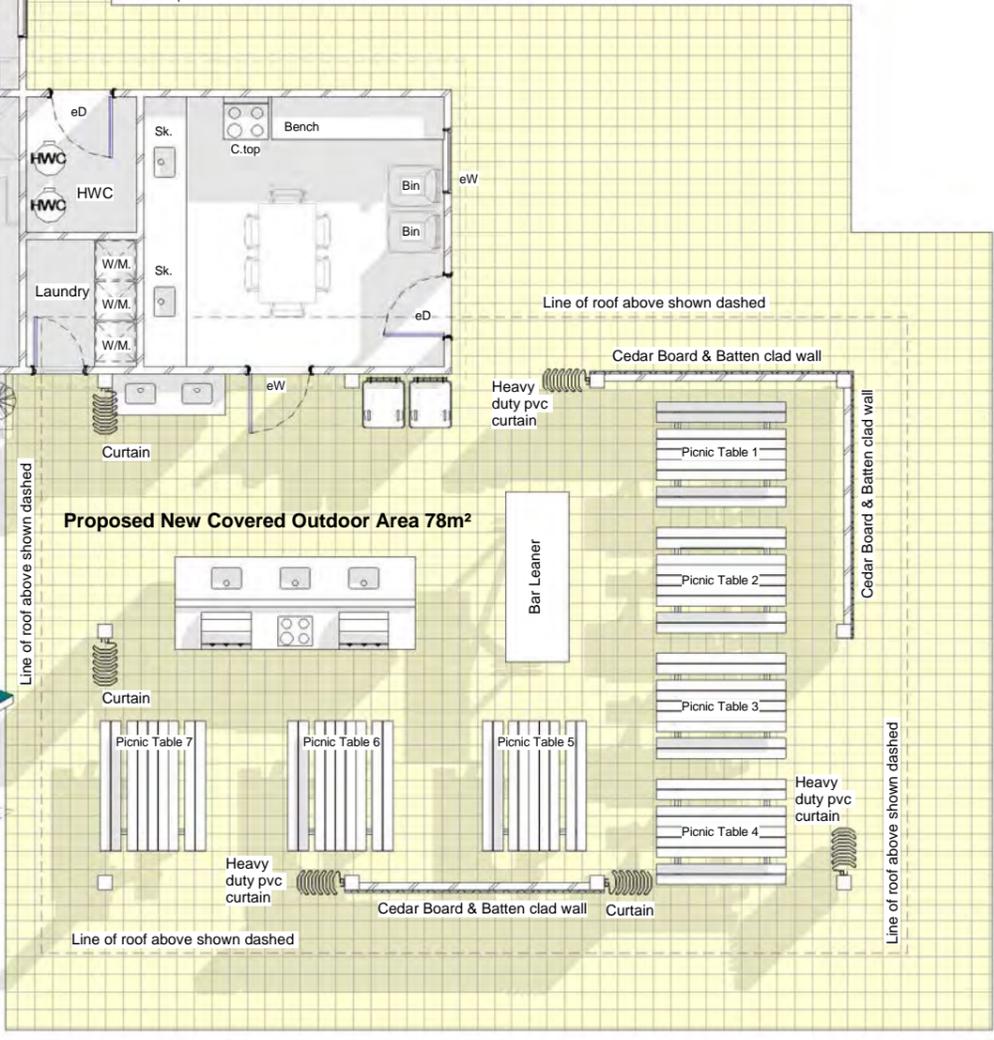


2 3D - View 2 (Proposed)  
Not To scale

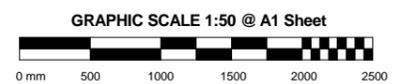
1 Proposed Floor Plan  
1:50 (A1) - 1:100 (A3)



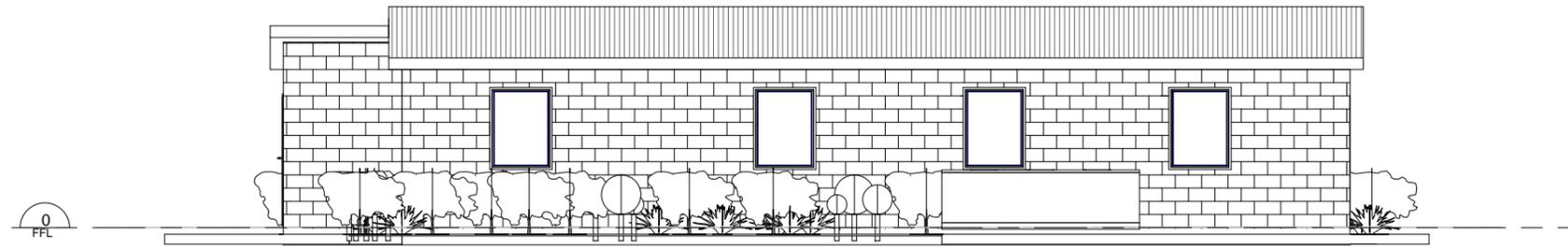
3 3D - View 1 (Proposed)  
Not To scale



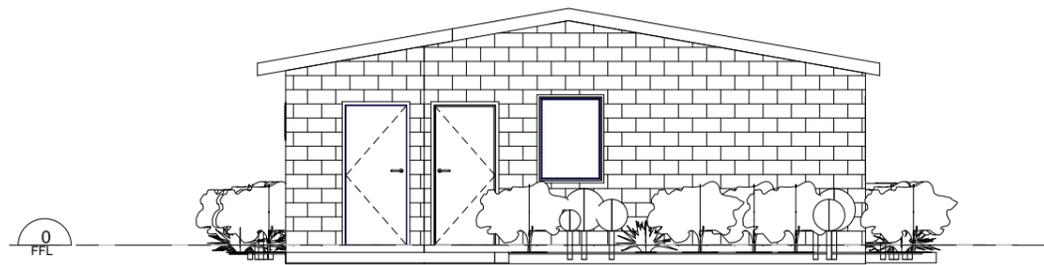
Excavation approx 30m³  
Fill approx 10m³



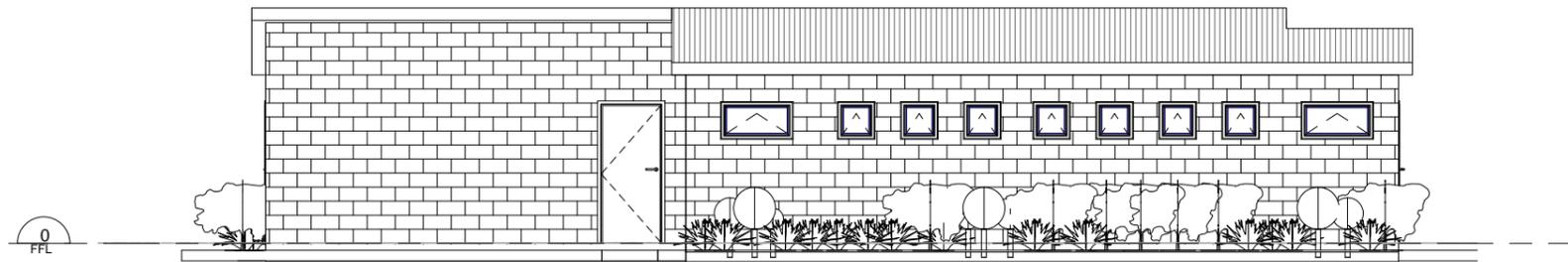
# ATTACHMENT G



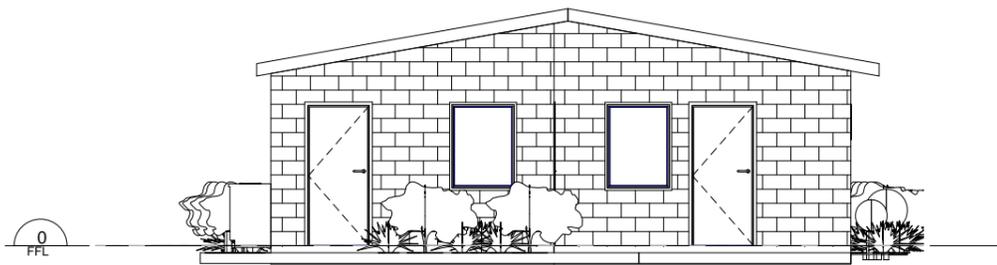
1 North Elevation - Existing  
1:50 (A1) - 1:100 (A3)



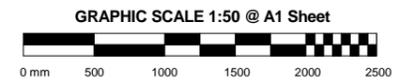
2 East Elevation - Existing  
1:50 (A1) - 1:100 (A3)



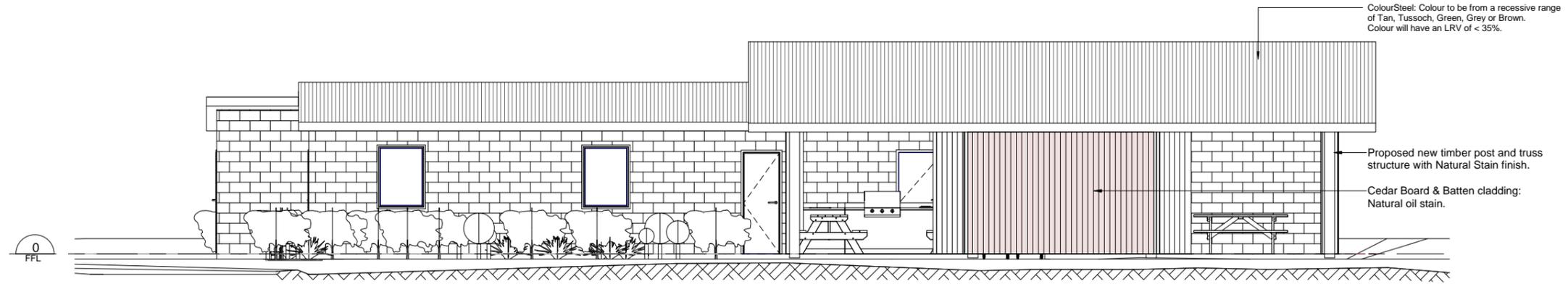
3 South Elevation - Existing  
1:50 (A1) - 1:100 (A3)



4 West Elevation - Existing  
1:50 (A1) - 1:100 (A3)

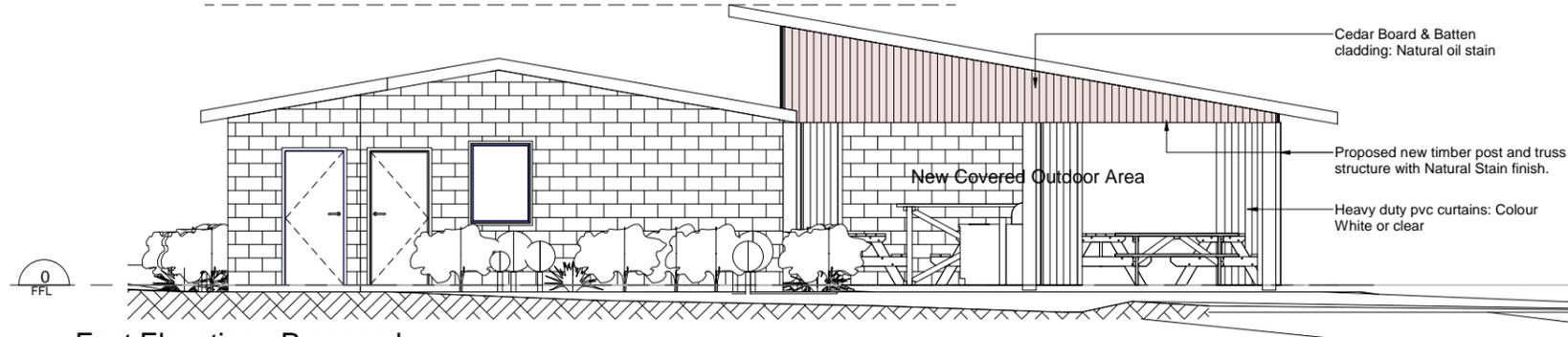


ATTACHMENT G

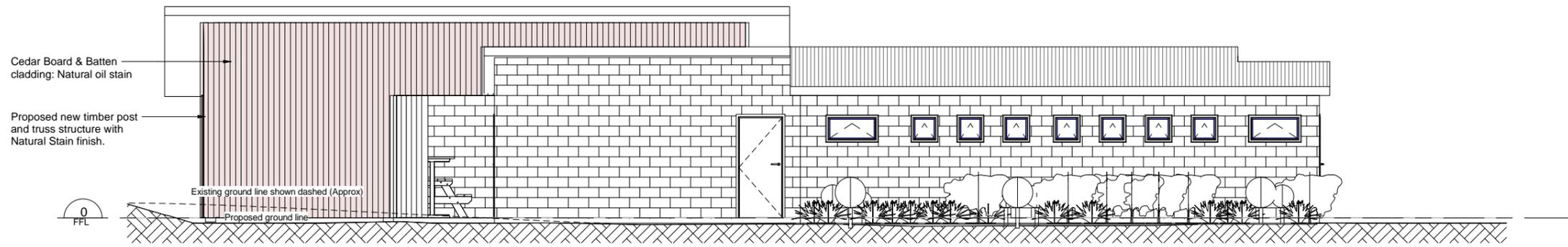


1 North Elevation - Proposed  
1:50 (A1) - 1:100 (A3)

4150mm Overall height (Approx)

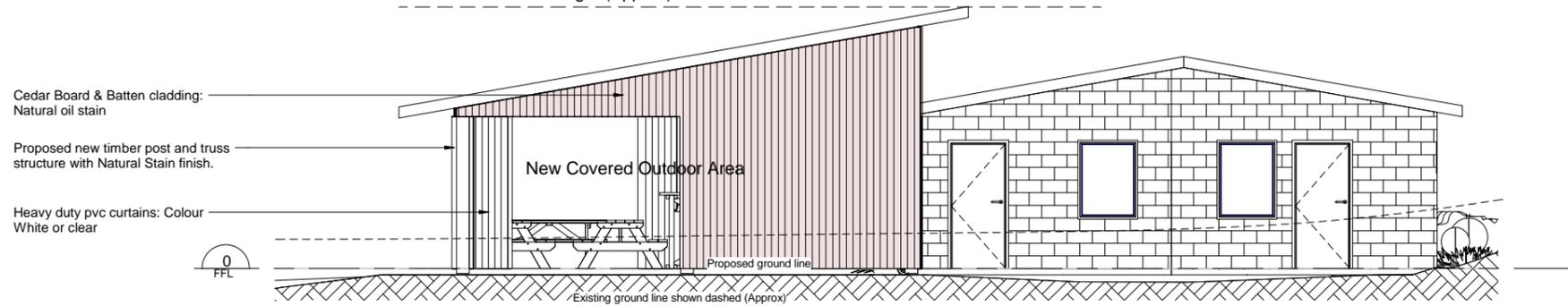


2 East Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



3 South Elevation - Proposed  
1:50 (A1) - 1:100 (A3)

4150mm Overall height (Approx)



4 West Elevation - Proposed  
1:50 (A1) - 1:100 (A3)

Excavation approx 30m<sup>3</sup>  
Fill approx 10m<sup>3</sup>

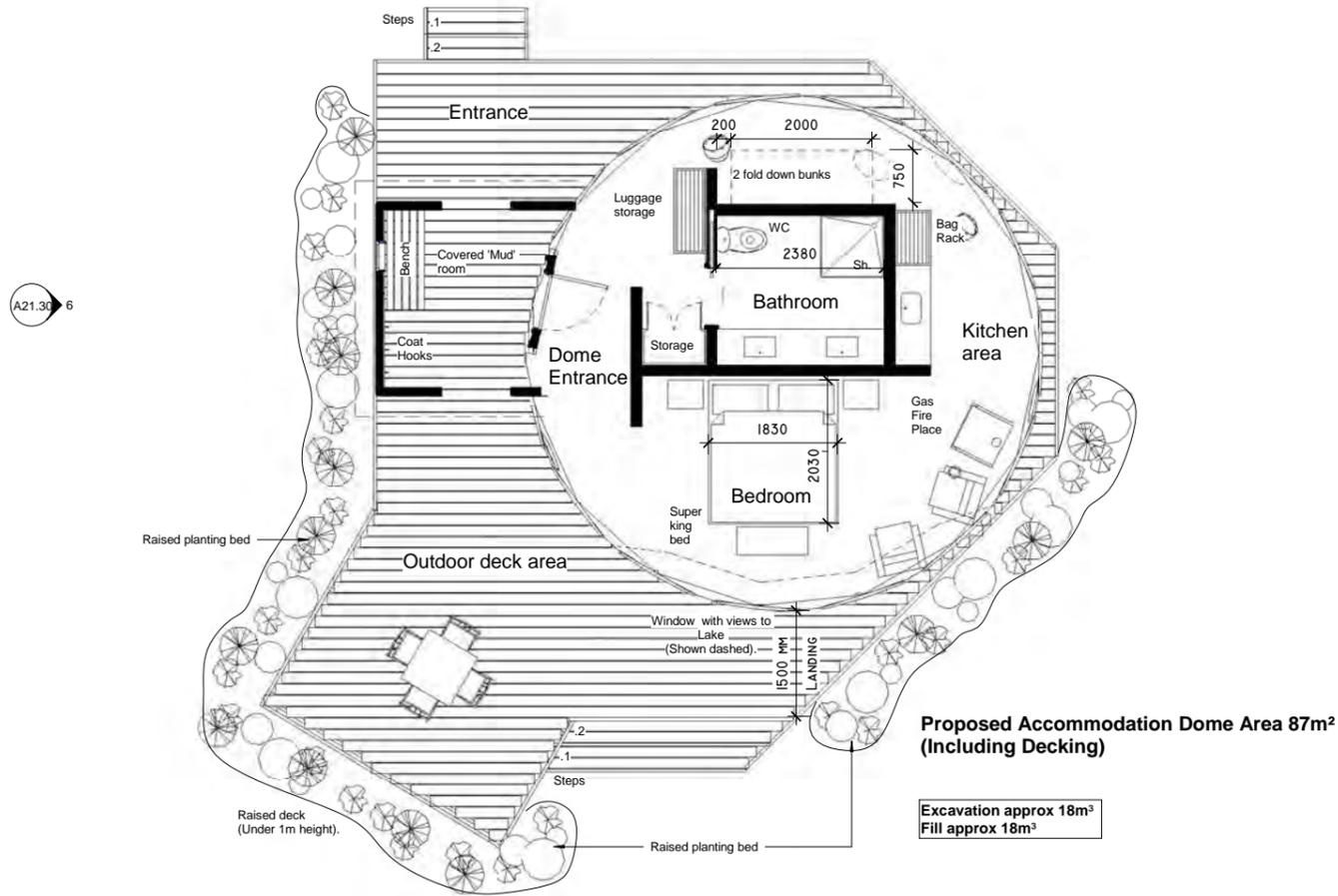
GRAPHIC SCALE 1:50 @ A1 Sheet



# ATTACHMENT H

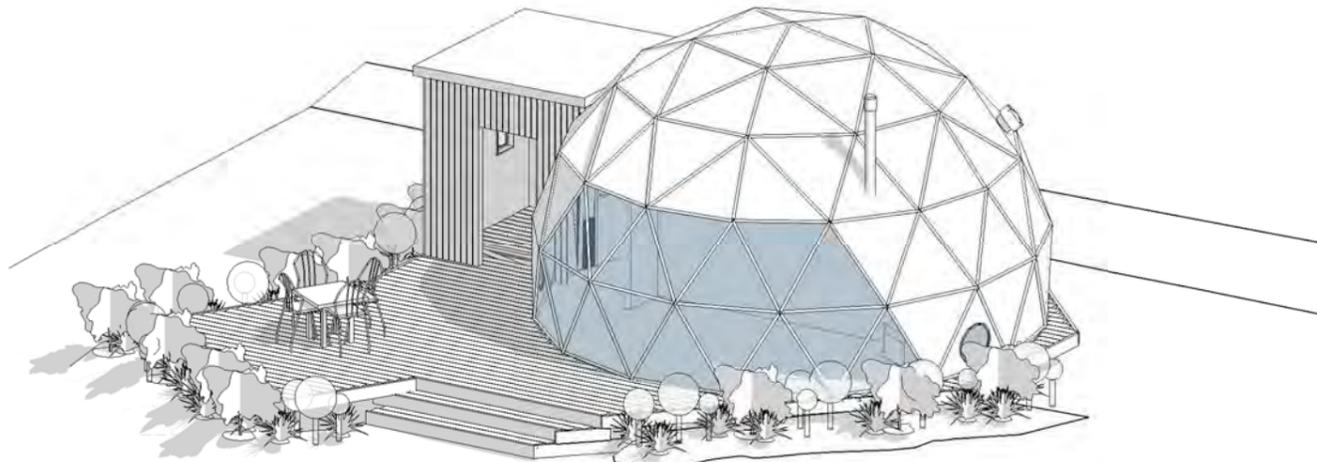
A21.30  
3

58

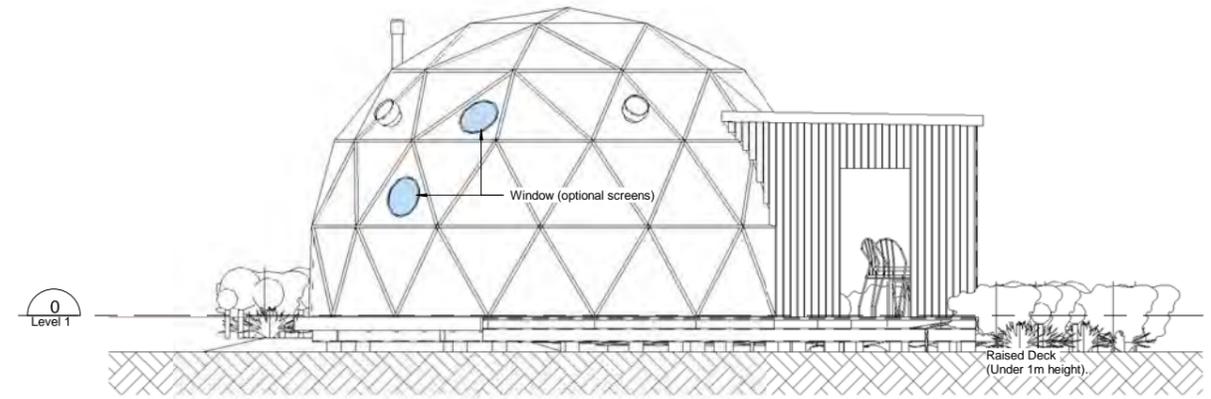


1 Proposed Floor Plan  
1:50 (A1) - 1:100 (A3)

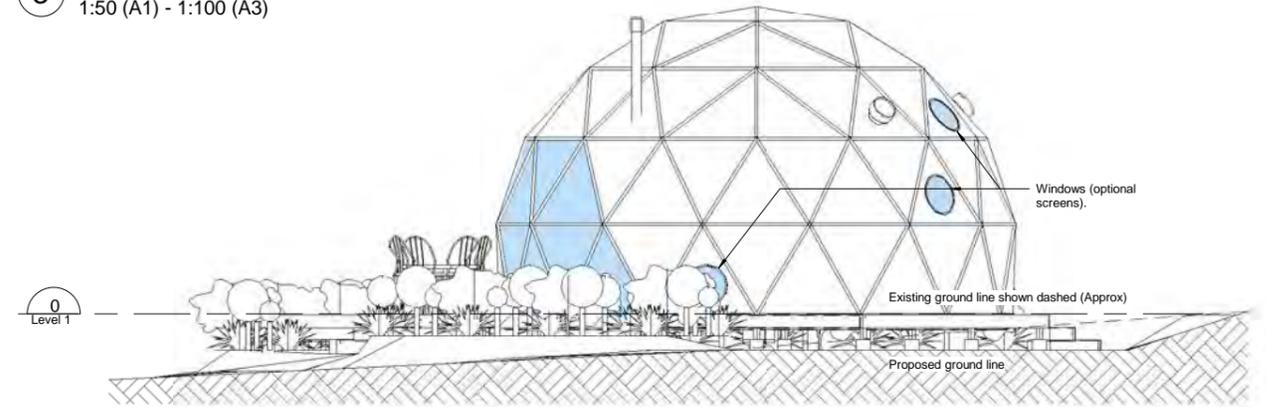
A21.30  
5



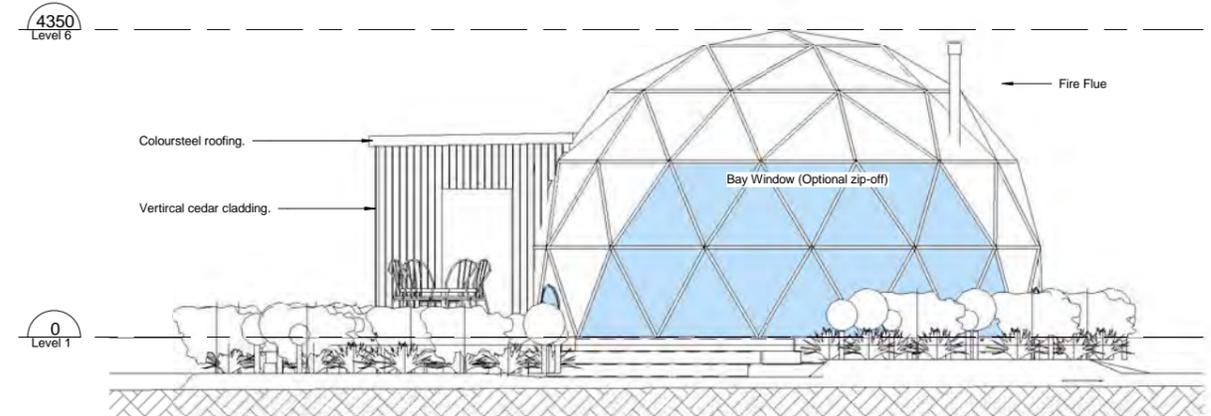
2 3D View - Proposed Dome



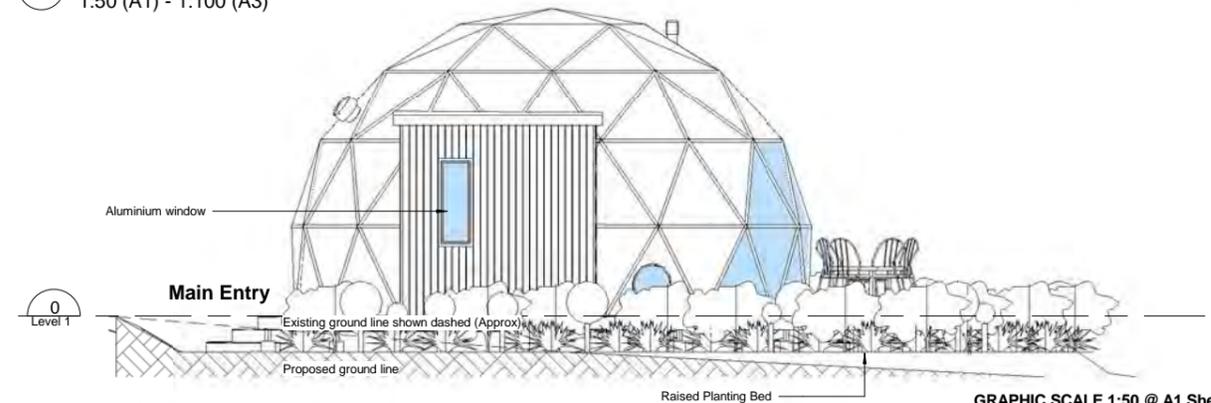
3 West Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



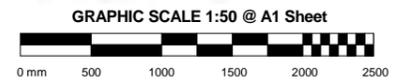
4 North Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



5 East Elevation - Proposed  
1:50 (A1) - 1:100 (A3)

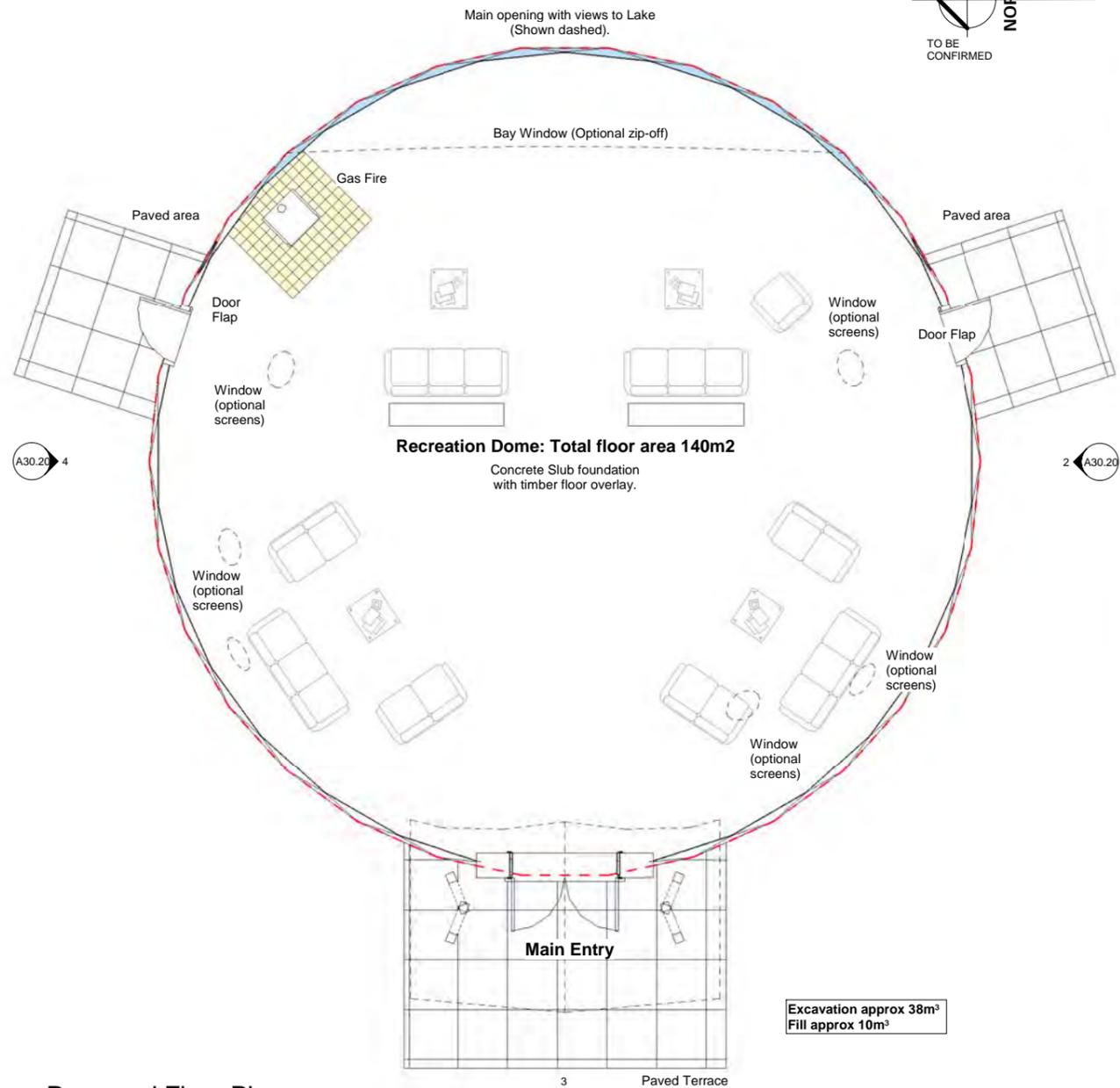
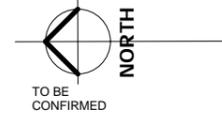


6 South Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



**ATTACHMENT I**

A30.20  
1



**Recreation Dome: Total floor area 140m<sup>2</sup>**  
Concrete Slub foundation with timber floor overlay.

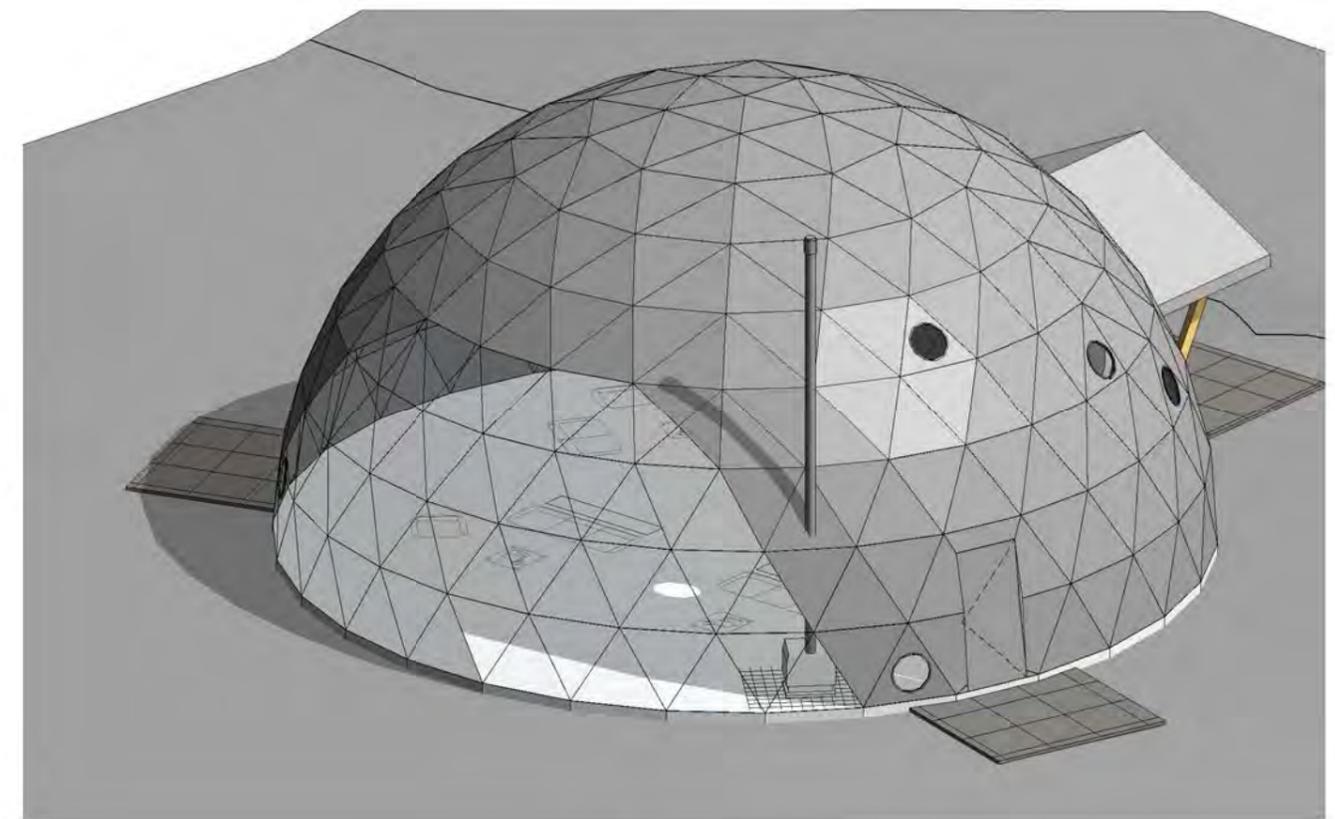
**Main Entry**

Excavation approx 38m<sup>3</sup>  
Fill approx 10m<sup>3</sup>

**1 Proposed Floor Plan**  
1:50 (A1) - 1:100 (A3)

A30.20  
3

59



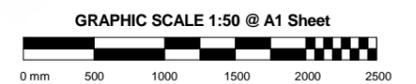
**2 3D View 1 - Proposed**

2

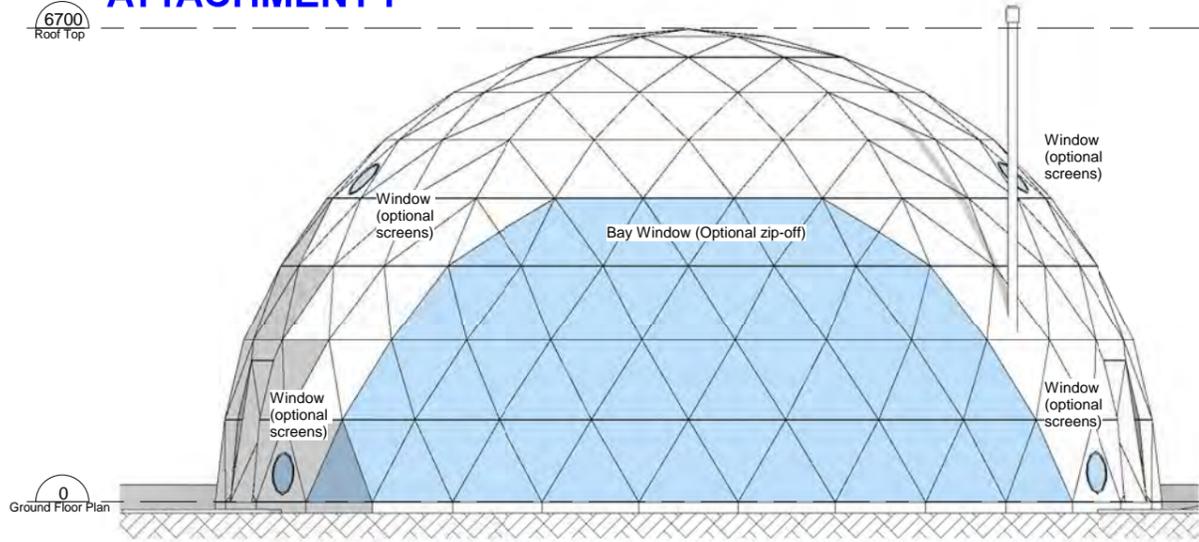


**3 3D View 2 - Proposed**

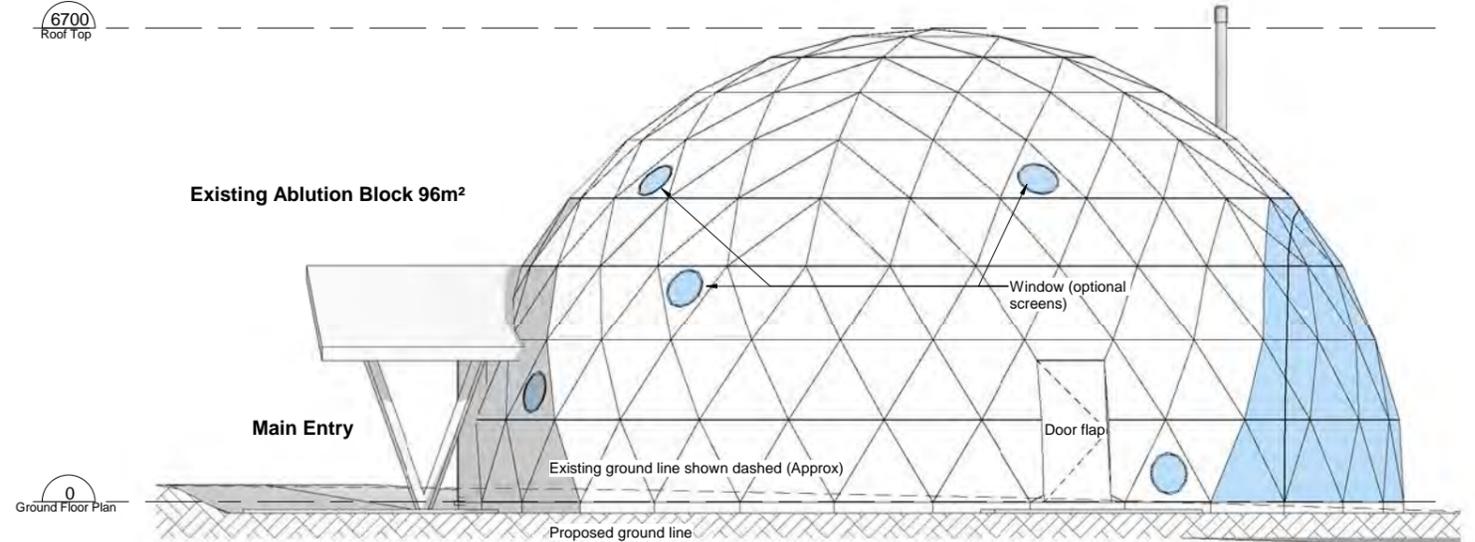
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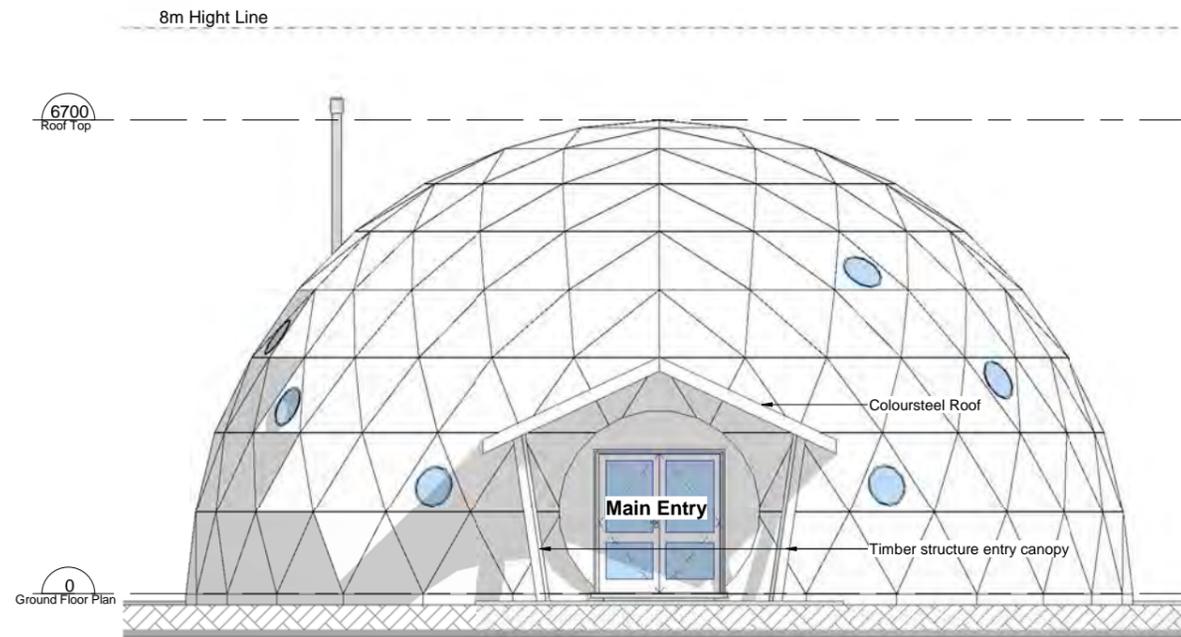
**ATTACHMENT I**



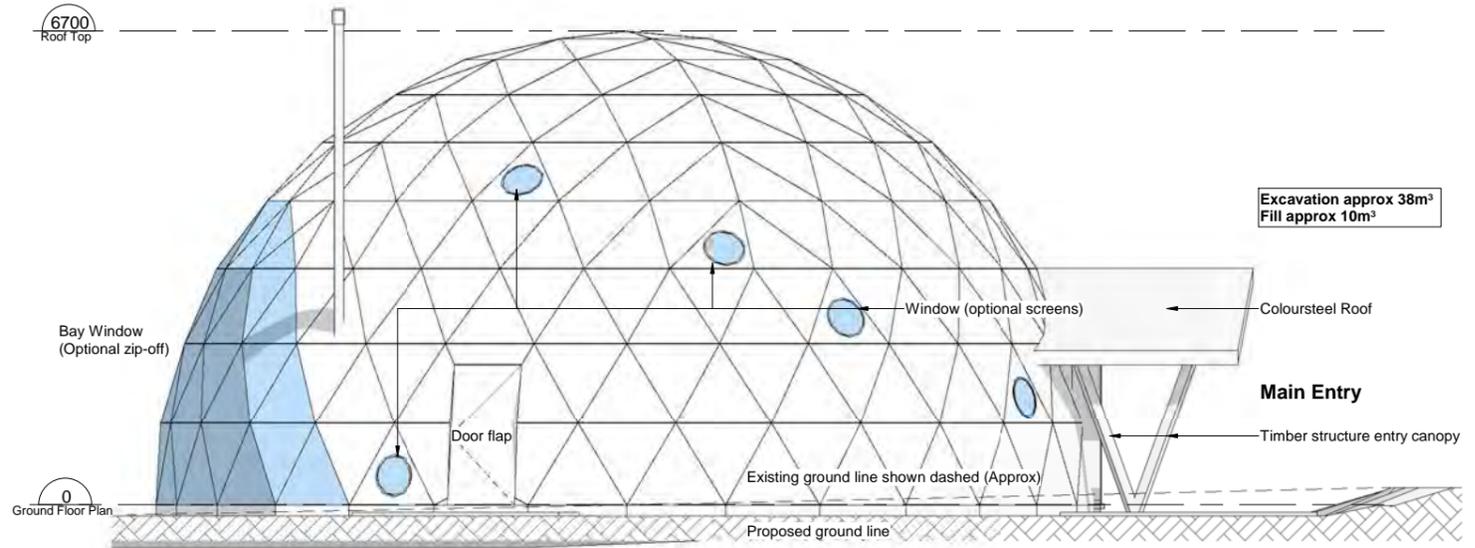
**1 East Elevation - Proposed**  
1:50 (A1) - 1:100 (A3)



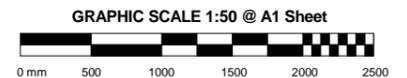
**2 South Elevation - Proposed**  
1:50 (A1) - 1:100 (A3)

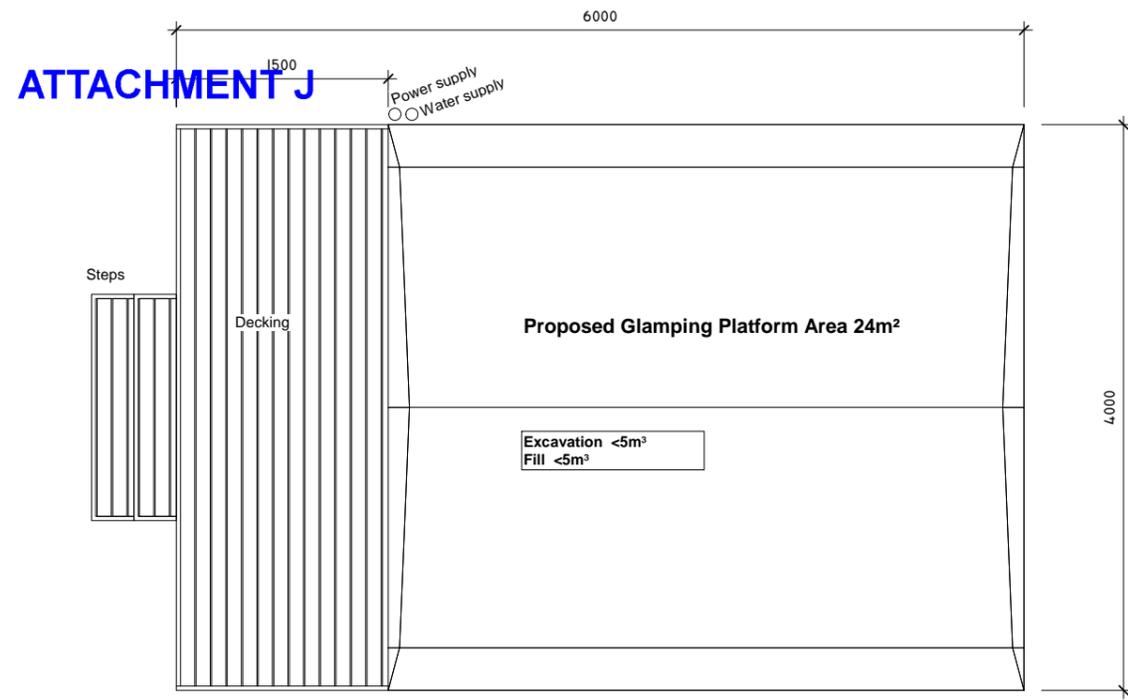


**3 West Elevation - Proposed**  
1:50 (A1) - 1:100 (A3)



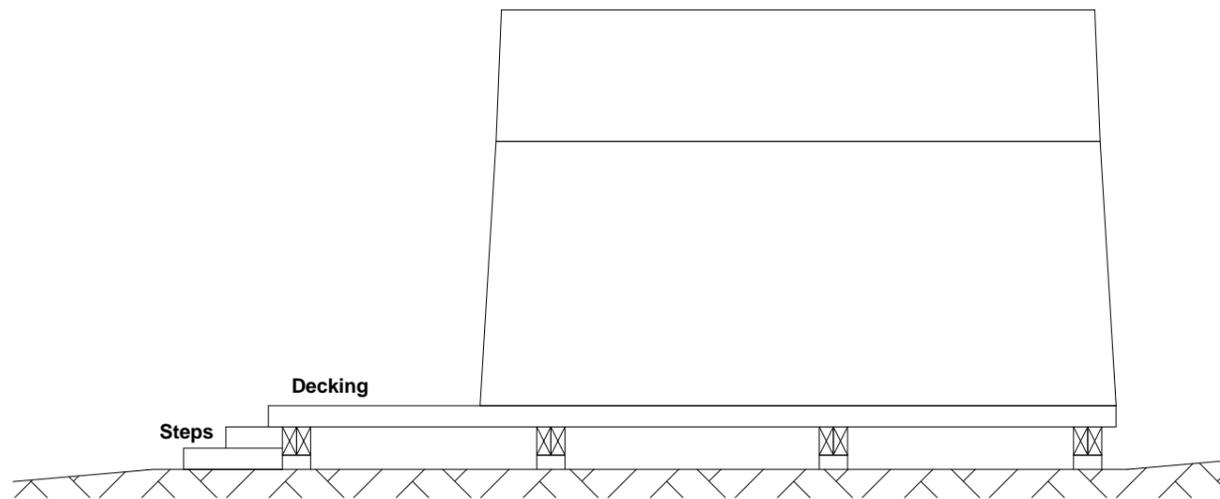
**4 North Elevation - Proposed**  
1:50 (A1) - 1:100 (A3)



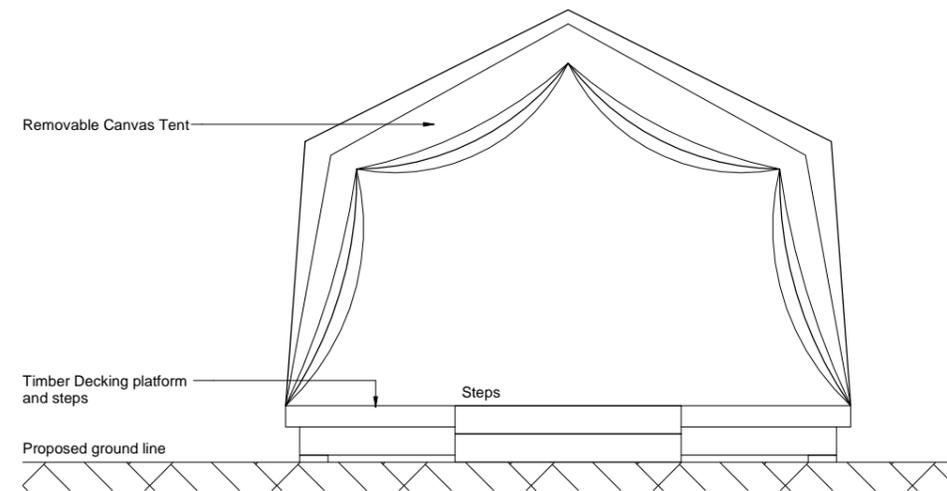


1 **Plan**  
1:25 (A1) - 1:50 (A3)

4m Height line

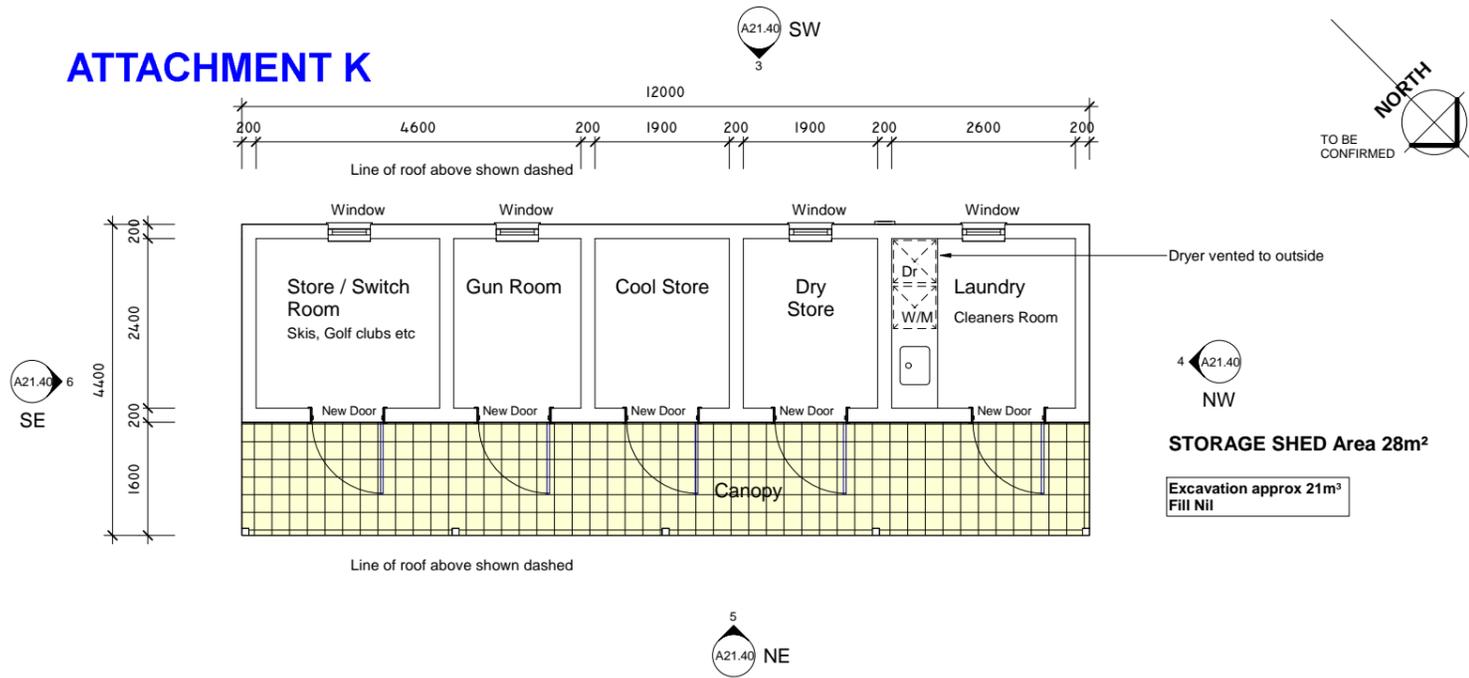


2 **Side Elevation**  
1:25 (A1) - 1:50 (A3)

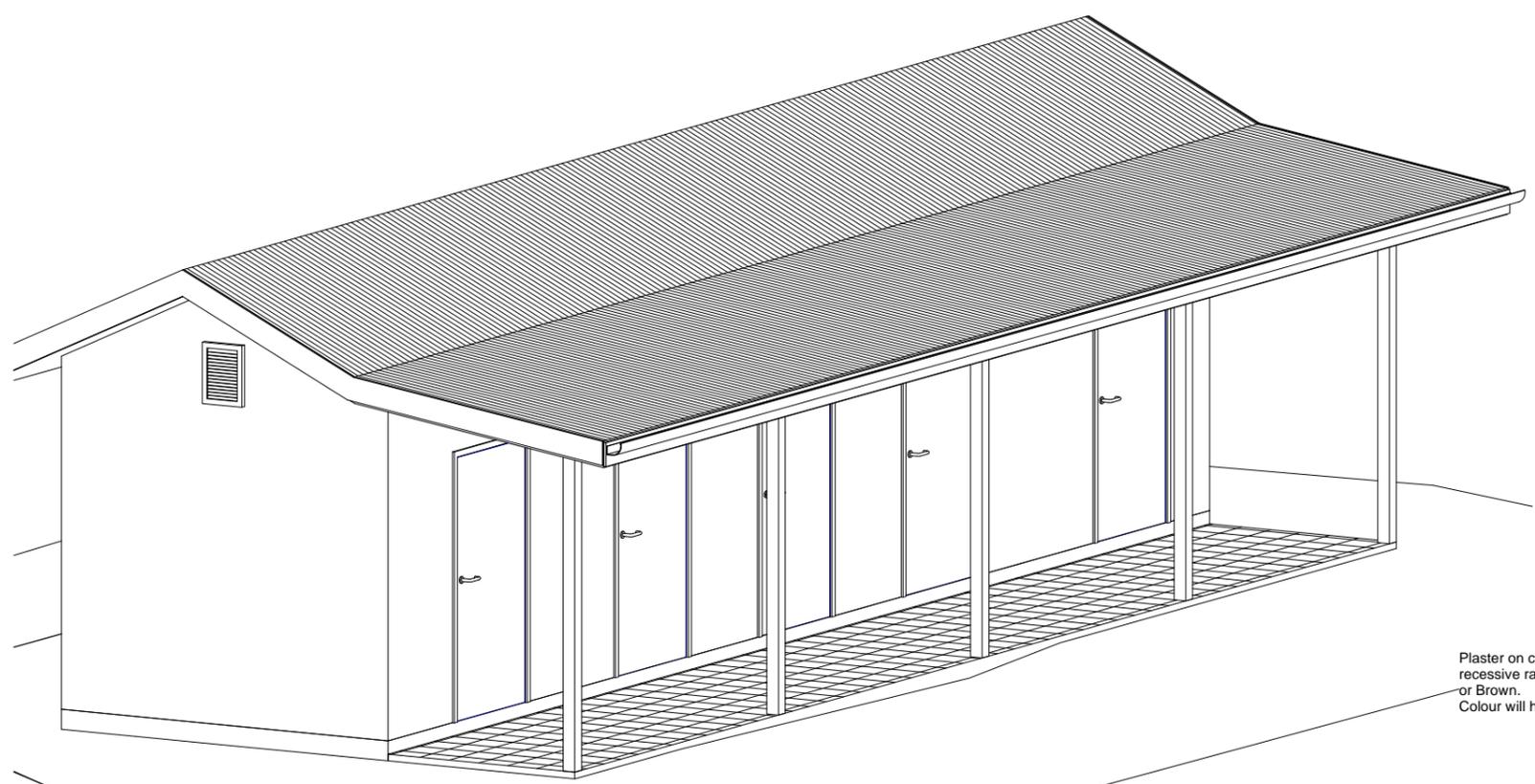


3 **Front Elevation**  
1:25 (A1) - 1:50 (A3)

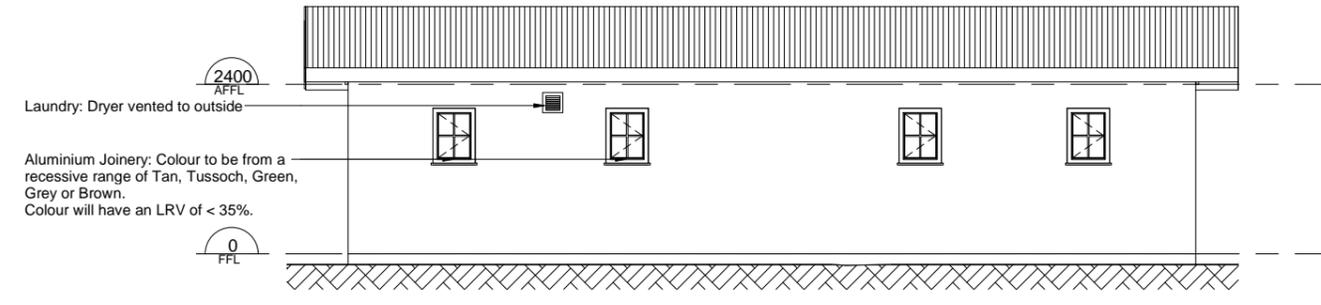
# ATTACHMENT K



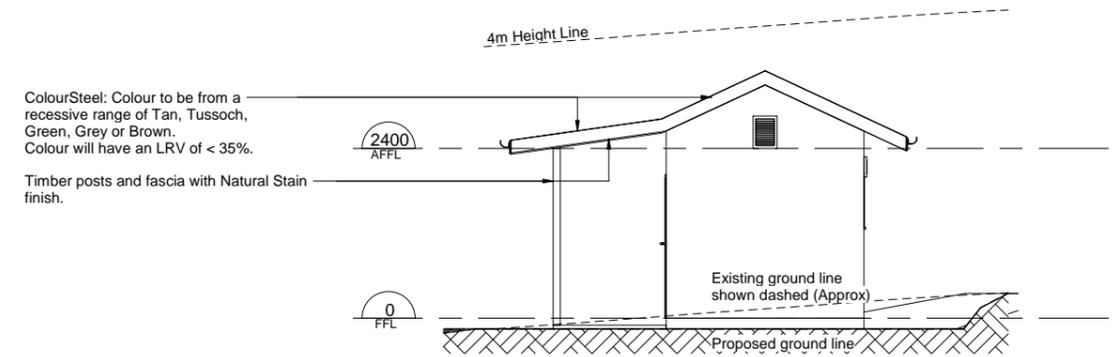
1 Ground Floor Plan  
1:50 (A1) - 1:100 (A3)



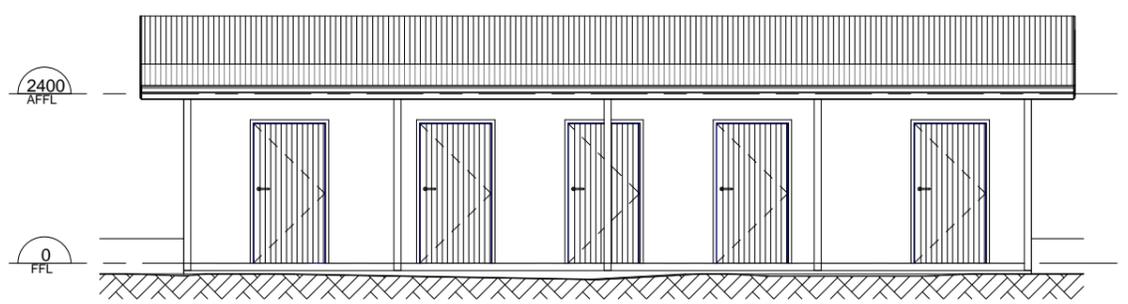
2 3D - View Proposed



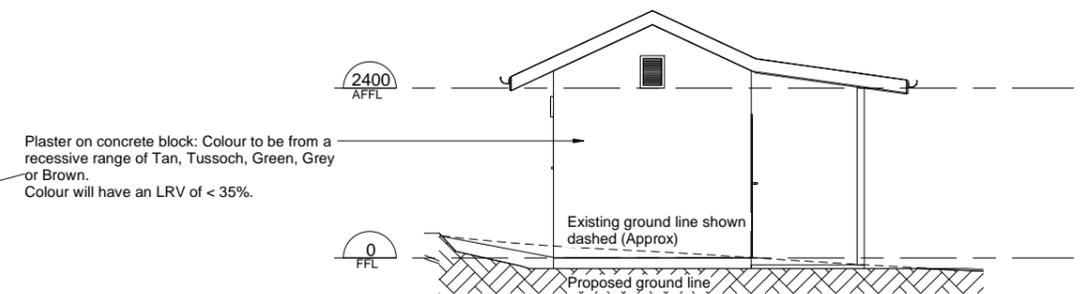
3 South West Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



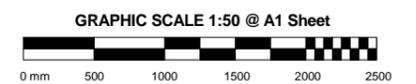
4 North West Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



5 North East Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



6 South East Elevation - Proposed  
1:50 (A1) - 1:100 (A3)



**Wanaka Community Board  
22 June 2017**

**Report for Agenda Item: 4**

**Department: Property & Infrastructure**

**Classification & Reclassification of Reserves – Luggate Red Bridge**

**Purpose**

The purpose of this report is to consider notifying the intention to classify and reclassify reserve land known collectively as the Luggate Red Bridge reserves.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** notification of the intention to classify and reclassify reserve land, collectively known as the Luggate Red Bridge Reserves, with legal descriptions:
  - a. To be Historic Reserve
    - i. Lot 5 DP 490602
    - ii. Section 37 Blk VII Lower Hawea SD
    - iii. Section 6 Blk VII Lower Hawea SD
    - iv. Section 1 SO 489559
    - v. Section 3 SO 489559
  - b. To be Recreation Reserve
    - vi. Section 34 Blk VII Lower Hawea SD
3. **Appoint** three Board members, any two of whom can hear any objections received and make a recommendation back to full Council on the proposed classification and reclassification.

Prepared by:



Dan Cruickshank  
APL Property – Property  
Advisor

5/06/2017

Reviewed and Authorised by:



Stephen Quin  
Parks and Reserves Planning  
Manager

6/06/2017

## Background

- 1 Council administers a number of parcels of land at the Luggate Red Bridge summarised as follows:

<b>Legal Description</b>	<b>Classification – Existing</b>
Lot 5 DP 490602	Local Purpose (Gravel) Reserve
Section 37 Blk VII Lower Hawea SD	Local Purpose Reserve – Gravel Reserve
Section 6 Blk VII Lower Hawea SD	Local Purpose Reserve – Gravel Reserve
Section 1 SO 489559	Fee Simple / Freehold
Section 3 SO 489559	Fee Simple / Freehold
Section 34 Blk VII Lower Hawea SD	Local Purpose Reserve - Gravel Pit

- 2 The land is located either side of the Clutha River and the historic Red Bridge (Attachment A), which celebrated its centenary in 2015. Since that time the community has led a project to clear the site of wilding pines and enhance public access to the reserves, predominantly on the north side of the river.
- 3 A significant portion of the land was effectively donated to Council by Contact Energy in 2014 and 2015, covering land parcels 1 & 3 SO 489559 on the south bank of the river and Lot 5 DP 490602 (the narrow rectangular parcel) on the north bank. The other remaining parcels were vested in the former Vincent County Council by the Crown during the mid-1950's.
- 4 The north bank reserves have previously been used by roading contractors to store gravel for roading construction and gritting purposes, detracting from the visual potential of this land. The area is also a problem for unauthorised disposal of household and garden rubbish.

## Comment

- 5 The Luggate Community Association (LCA), and also those directly involved in tidying the area in the lead-up to the bridge centenary, have requested approval from Council to further clear wilding pines, and develop a viewing/focal point on the north bank of the river, overlooking the bridge.
- 6 Through this process, Council commissioned archaeological/heritage and landscaping reports, to aid in the planning process. The archaeological/heritage report identified a number of significant features on the land that should be protected under the Heritage New Zealand Pouhere Taonga Act 2014. These features, the landscaping plan (Attachment B) and Council's suggested process

for implementing improvements onsite are still in development by Council's Parks and Reserves department, working in conjunction with the community.

- 7 The LCA are keen to start the process of improving the land, and are understood to have requested financial support from Council, through the Annual Plan process 17/18.
- 8 The land also carries a designation #148 on the north bank of the river, for Local Purpose (Gravel) Reserve. It is anticipated that this designation will be amended in the future, through stage 2 of the District Plan review process.

### **Reclassification Overview**

- 9 Reserves are classified pursuant to section 16 of the Reserves Act 1977. They are classified "to ensure the control, management, development, use, maintenance, and preservation of reserves for their appropriate purposes..."
- 10 Council may classify a reserve vested in or owned by it. The intention to classify a reserve must first be notified calling for submissions, and if any are received, a hearing is held to consider those submissions. Council then passes a resolution approving the classification including the delegated approval of the Minister of Conservation, and the classification is then recorded in the New Zealand Gazette.
- 11 The types of reserve that might be appropriate for the Red Bridge Reserves are considered in the paragraphs that follow.

### Recreation Reserve

- 12 These are for "the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with an emphasis on the retention of open spaces and on outdoor recreational activities, including recreation tracks in the countryside".
- 13 The administering body can do many things in respect of a recreation reserve including setting aside part or parts of the reserve for camping ground, parking places, and may construct and develop these amenities and fix reasonable charges for their use. Leases can be granted on the land, either to a voluntary organisation for recreation, or commercially if the trade or business "must be necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve".
- 14 Classifying the reserve for recreation would essentially make recreation the priority activity on the land. It gives no specific protection to the historic features, although that can be achieved through a Historic Places registration or the District Plan.

### Historic Reserve

- 15 These are for the "purpose of protecting and preserving in perpetuity such places, objects, and natural features and such things thereon or therein contained as are

of historic, archaeological, cultural, educational and other special interest". It further requires:

- a. The structures, objects and sites to illustrate with integrity the history of New Zealand.
- b. The public shall have freedom of entry (although rules may be put in place).
- c. Indigenous flora and fauna shall be preserved.

16 The Minister of Conservation may give approval for buildings, but they must be necessary for the beneficial management, protection and maintenance of the reserve, or for the provision of displays and information for visitors to the reserve, so long as such buildings cannot be provided outside and in close proximity to the reserve. The provision of public toilets could be seen as beneficial for the protection of the reserve. Fees can be charged for the use of amenities.

17 Historic reserves can be leased to voluntary organisations, for residential purposes, or for commercial purposes, so long as such leases do not compromise or threaten the historic features. We have been advised verbally by the Department of Conservation that camping would be an acceptable activity on a historic reserve.

### Scenic Reserve

18 Scenic reserves are for "the purpose of protecting and preserving in perpetuity for their intrinsic worth and for the benefit, enjoyment and use of the public, suitable areas possessing such qualities of scenic interest, beauty, or natural features or landscape that their protection and preservation are desirable or in the public interest". The focus is generally on the protection of indigenous flora and fauna, and natural beauty, and as far as possible exotic flora and fauna should be exterminated. The public shall have free entry, but rules can apply.

19 Where the reserve contains historical or archaeological features, those features shall be managed and protected to the extent compatible with the principal purpose of the reserve, that is, protecting the scenic amenities take precedence over the historic features. Facilities may be developed if they are deemed necessary and camping grounds may be set aside, so long as they cannot be readily provided outside and in close proximity to the reserve.

20 Leases can be granted on the land, either to a voluntary organization for recreation, or commercially if the trade or business "must be necessary to enable the public to obtain the benefit and enjoyment of the reserve or for the convenience of persons using the reserve".

### Review of Options

21 We understand that the Luggate Red Bridge Reserve land is intended to be used primarily for recreational purposes, for walking, picnicking, launching kayaks, swimming and maybe camping, but that the preservation of the historic features is a priority.

- 22 If the Board and community feel that recreation is the main priority, then the land should be classified as recreation reserve. The historic features can still benefit from protection, but recreation would take priority.
- 23 Conversely, if the Board considers that protection of the historic features is the priority, then it should be classified as historic reserve. A broad range of recreational activities can still be undertaken on the land, but only if they do not compromise the historic features.
- 24 As the main purpose of a scenic reserve is the protection of flora and fauna and natural beauty, we do not believe this option to be appropriate. Those features would take priority over protection of the historic features.
- 25 The final option is to classify the various land parcels differently. We do not see any benefit in having a range of reserve types because it may make the management of the area more complex. However, there could be merit in classifying Section 34 Block VII, as recreation reserve, because it has few historic features, and any amenities buildings and car parking could be concentrated on that site, therefore negating the need to have to justify to the Minister of Conservation the need for buildings.
- 26 Giving regard to all of the above considerations, we propose that the following reserve classifications be approved for notification:

<b>Legal Description</b>	<b>Classification – Existing</b>	<b>Classification – Proposed</b>
Lot 5 DP 490602	Local Purpose (Gravel) Reserve	Historic Reserve
Section 37 Blk VII Lower Hawea SD	Local Purpose Reserve – Gravel Reserve	Historic Reserve
Section 6 Blk VII Lower Hawea SD	Local Purpose Reserve – Gravel Reserve	Historic Reserve
Section 1 SO 489559	Fee Simple / Freehold	Historic Reserve
Section 3 SO 489559	Fee Simple / Freehold	Historic Reserve
Section 34 Blk VII Lower Hawea SD	Local Purpose Reserve - Gravel Pit	Recreation Reserve

- 27 To reclassify the reserves, Council must give public notice of the 'Intention to reclassify' pursuant to section 24, 119 and 120 of the Reserves Act 1977. If objections are received, a hearing would be required in order to make a recommendation to full Council.

28 The land which is not already classified on the South bank of the river, may be classified under Section 14 of the Reserves Act 1977, subject to Council undertaking the necessary public notification procedures prescribed under section 119 and 120 of the Act.

### Options

29 Option 1 To approve notification of the intention to classify and reclassify the reserve land as proposed.

*Advantages:*

30 It will provide more appropriate reserve classifications to the land.

31 Would help in the long-term improvement, development and protection of historic features on the reserves.

*Disadvantages:*

32 None noted.

33 Option 2 To approve notification of the intention to classify and reclassify the reserve land, but as other reserve types.

*Advantages:*

34 There may be other considerations that can be incorporated in different classifications.

*Disadvantages:*

35 None noted.

36 Option 3 To decline notification of the intention to classify and reclassify the reserves.

*Advantages:*

37 None noted.

*Disadvantages:*

38 It would not provide more appropriate reserve classifications to the land.

39 It would not help in the long-term improvement, development and protection of historic features on the reserves.

40 This report recommends **Option 1** for addressing the matter, as it provides appropriate historic classification to the reserves with historic features, whilst making one parcel recreation reserve, providing a greater degree of flexibility to its management.

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

41 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it does not involve a Strategic Asset but involves the classification and reclassification of reserves in which the Community has an interest.

### ***Risk***

42 This matter related to the operational risk OR11 "Decision Making" as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because the recommendation will see a decision that is timely, as delegated and compliant with legislation.

### **Financial Implications**

43 The recommendation does not have any significant impact on the financial plans of Council.

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

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

- Property Sale and Acquisition Policy, 2014.

45 The recommended option is consistent with the principles set out in the named policy/policies, specifically #9, providing that property will be re-purposed for more appropriate uses.

46 This matter is included in the 10-Year Plan/Annual Plan

- N/A, there is no direct cost anticipated as a result of this recommendation.

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

47 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 providing reserve land which is held and used for its most appropriate purpose;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

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

48 The persons who are affected by or interested in this matter are the residents and ratepayers of the Wanaka Ward and more specifically of the Luggate area.

The LCA have been consulted with on the proposal and provided their approval to classifications as proposed.

49 Formal consultation will be undertaken in accordance with section 119 of the Reserves Act 1977, requiring public notification of the reclassification of the reserves.

### **Attachments**

- A Aerial plan of the proposed reserve classifications
- B Landscape plan - Draft



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  
22 June 2017**

**Report for Agenda Item: 5**

**Department: Property & Infrastructure**

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

**Purpose**

The purpose of this report is to consider recommending to Council the approval to vest 13 proposed reserves identified within five unrelated developments, and to offset reserve land and reserve improvement development contributions for 10 of those reserves.

**Recommendation**

That the Wanaka Community Board:

- 1 **Recommend to Council** the vesting of the 13 identified proposed reserves be approved;
  - a. Lots 200 and 201, Orchard Road Holdings 'Alpha Ridge' Meadowstone Drive.
  - b. Lots 96 and 97, GAD Ltd, Kirimoko Crescent.
  - c. Lots 100 - 105, Quartz Development Group Ltd 'Sentinel Park' Hawea
  - d. Lots 998 and 999, Willowridge Developments Ltd 'Timsfield' Hawea
  - e. Lot 1000, Universal Developments Ltd, 'Hikuwai' Aubrey Road.

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

- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;
- ii. Presentation of the reserve in accordance with Council's standards for reserves;
- iii. A potable water supply point to be provided at the boundary of the reserve lot;
- iv. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;

- v. A three year maintenance period by the current landowner commencing from vesting of the reserve, except for Lots 998 and 999 in 'Timsfield', which shall have a one year maintenance period;
- vi. Vesting of reserves to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.

2 **Recommend to Council** that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment and the Parks and Open Space Strategy 2017, subject to recommendation three above, and excluding part of Lot 1000 'Hikuwai' (area of stormwater detention to be defined), all of Lots 998 and 999 in 'Timsfield' and all of Lot 200 in 'Alpha Ridge'.

3 **Recommend to Council** that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment (excluding Lots 998 and 999 in 'Timsfield' and Lot 200 in 'Alpha Ridge'), subject to:

- a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
- b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
- c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

Prepared by:



Aaron Burt  
Senior Planner: Parks and  
Reserves

6/06/2017

Reviewed and Authorised by:



Stephen Quin  
Parks and Reserves Planning  
Manager

6/06/2017

## Background

- 1 Eight proposed reserves associated with five unrelated developments are addressed by this report. The following identifies the separate developments and their associated proposed reserves.
- 2 Developer: Orchard Road Holdings Ltd for the 'Alpha Ridge' development. Resource Consent RM150804 granted on 5 April 2016 for subdivision to create 40 residential allotments, 2 local purpose reserves, 2 balance allotments and 1 lot

to be dedicated as road. The location of the development is described as Alpha Series, Meadowstone Drive, Wanaka. The two reserves include Lot 201 (1,625m<sup>2</sup>) Local Purpose (Recreation) Reserve, being entirely contained and bordered by road. Lot 200 (8,615m<sup>2</sup>) is proposed as a Local Purpose (Drainage) Reserve, located at the south and southwest of the development. The reserves are illustrated in **Attachment A**. Both reserves were agreed in principle by Council officers prior to the development of Council's Parks and Open Space Strategy (2017). In accordance with the Parks and Open Space Strategy 2017, Lot 2000 will not offset any reserve contributions as its primary purpose is for stormwater detention and it will provide limited recreation opportunities.

- 3 Developer: GAD Ltd. Resource Consent application RM161175, being a subdivision to create 32 residential lots, 1 balance lot (rural general – no build area), 3 roads to vest, 3 access lots, and 2 walkway reserves (to vest). At the time of writing this report consent has not been granted. The location of the development is on Kirimoko Crescent. The subdivision proposes the creation of Lot 96 (165m<sup>2</sup>), and Lot 97 (130m<sup>2</sup>), to vest as Reserves for pedestrian access as illustrated in **Attachment B**. The proposed reserves will facilitate pedestrian and cycle access within the development, and to land to the north.
- 4 Developer: Quartz Development Group Ltd 'Sentinel Park' development, Hawea. Resource Consent RM050083 granted on 19 February 2008 (with lapse date extended to 19 January 2019) for a subdivision of an 11.7 hectare property at Cemetery Road, Hawea Flat, into 90 residential allotments. The development proposes the creation of proposed Lot 102 'Neighbourhood' (Recreation) Reserve with an area of 5,290m<sup>2</sup>, as illustrated in **Attachment C**. The development also anticipates the creation of five pedestrian linkages, being Lot 100 (290m<sup>2</sup>), Lot 101 (433m<sup>2</sup>), Lot 103 (769m<sup>2</sup>), Lot 104 (374m<sup>2</sup>) and Lot 105 (358m<sup>2</sup>).
- 5 Developer: Willowridge Developments Ltd 'Timsfield' development, Hawea. No resource consent has been granted, but the proposal seeks to create 75 residential allotments, with two pedestrian/cycle linkages to vest as reserve. Proposed Lot 999 will have an area of 1060m<sup>2</sup> and will connect to three proposed roads. Proposed Lot 998 will have an area of 215m<sup>2</sup> and provide a walkway connection to Cemetery Road **Attachment D**. The developer is reluctant to accept a three year maintenance period for the reserves as they are small and will require minimal maintenance inputs, but is willing to vest reserves with no offsets being sought from reserves contributions. On the basis of not offsetting reserve contributions, Officers support this exception to the standard three year maintenance period, but note it is an exception and should not form precedence.
- 6 Developer: Exclusive Developments Ltd 'Hikuwai' development, Aubrey Road. No resource consent has been sought, but the proposal seeks to create approximately 191 residential allotments and one reserve to vest with Council, identified as proposed Lot 1000 (3.06ha). The reserve will include an area of stormwater retention, and once defined, that area will not be eligible for an offset of reserve contributions. The remainder of the land will include a walkway and landscaping, and will include usable areas of relatively flat space. The development and reserve are identified in **Attachment E**.

- 7 The proposed reserves above, have been previously identified to Council Officers and their inclusion in the developments is the result of discussions concerning their suitability.

### **Comment**

- 8 The potential reserves in the Orchard Road Holdings Ltd development were identified on Resource Consent RM150804 prior to the development of the Parks and Open Space Strategy 2017. It is acknowledged that consideration of reserves under the strategy could dictate a different outcome than that previously considered by Council Officers when agreeing to the reserves in principle. It is noted that Lot 200 is not eligible for consideration of an offset of reserve development contributions as it is proposed to be vested to address drainage requirements of the development and does not meet the required criteria of the provision guidelines as per the Parks and Open Space Strategy 2017.
- 9 The potential reserves in the GAD Ltd development will provide linkages that will assist with pedestrian and cycle movement. The proposed reserves are consistent with the 'Connections' parks and open space typology as identified in the Parks and Open Space Strategy 2017.
- 10 The potential reserves (including five pedestrian linkages) identified in the Quartz Development Group Ltd, 'Sentinel Park' development, are anticipated by resource consent RM050083. Lot 102 are consistent with the 'Local Park' typology in the Parks and Open Space Strategy 2017, whilst Lots 100, 101 and 103 – 105 meet the 'connections' typology.
- 11 The two potential reserves proposed by Willowridge Developments Ltd, for the 'Timsfield' development, are pedestrian/cycle linkages. There is little if any use for recreation purposes, but they are necessary to enable permeability through the development. They meet the 'connections' typology in the Parks and Open Space Strategy 2017.
- 12 The reserve proposed by Exclusive Developments Ltd, for the 'Hikuwai' development will perform the two functions of stormwater retention and recreation reserve. Whilst no reserve land contribution offset will be provided for the area that will enable stormwater retention, the balance area is usable and is consistent with the 'Local Park' typology in the Parks and Open Space Strategy 2017.
- 13 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**

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

*Advantages:*

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

*Disadvantages:*

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

*Advantages:*

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

*Disadvantages:*

- 20 Council will refuse areas of land being offered at no cost.
- 21 The areas of reserve have been identified through the respective consent process and not vesting them could create conflicts with any associated grant of Resource Consent.
- 22 This report recommends **Option 1** for addressing the matter.

***Significance and Engagement***

- 23 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***

- 24 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.
- 25 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**

26 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**

27 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**

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

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

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

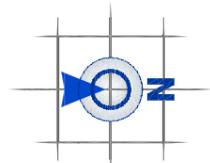
30 No specific media statement or public communication is considered necessary.

### **Attachments**

- A Orchard Road Holdings Ltd: Alpha Ridge Reserves
- B GAD Ltd: Reserves
- C Quartz Development Group Ltd: Sentinel Park Reserve
- D Willowridge Developments Ltd: Timsfield Reserves
- E Exclusive Developments Ltd: Hikuwai Reserve

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM150804**  
**Thursday, 24 March 2016**

Lot 300  
 10.790ha



EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
Right of way. Right to drain sewage and water. Right to convey water, electricity, telecommunications, computer media and gas	A	Lot 300	EI 917484]
	B	Lot 300	
Right of way. Right to drain sewage. Right to convey water, electricity, telecommunications and computer media	C	Lot 300	EI 917484]
Right to drain water (stormwater). Right to drain & discharge sewage	D	Lot 300	T 8125159.

**SCHEDULE OF PROPOSED EASEMENTS**

Right of way	E	Lot 31	Lots 30 & 3
Right of way	F	Lot 4	Lots 2 - 3

Proposed Amalgamation Condition:  
 That Lots 300 and 301 hereon be held in the same Computer Freehold Register



Surveyed by	xxx	Original Size	Scale
Designed by	xxx	A3	1:1250 @ A3
Drawn by	AGT		
Checked by	AGT		
Approved by	SJD		
Job No:	W4449 -022	Sheet No:	101
Date Created	28/01/2016	Revision No	1
		DO NOT SCALE	

Purpose & Drawing Title:  
**Scheme Plan: Lots 1-40, 200-201, 300-301 and 900 Being a Subdivision of Lot 3 RM XXXXXX**

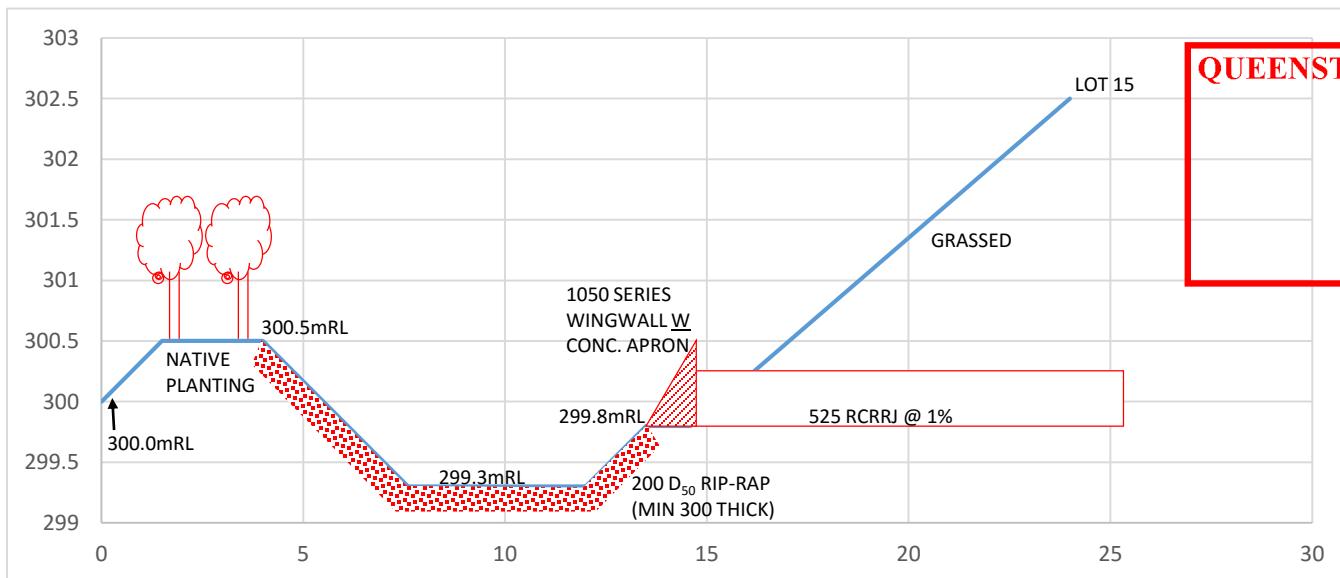
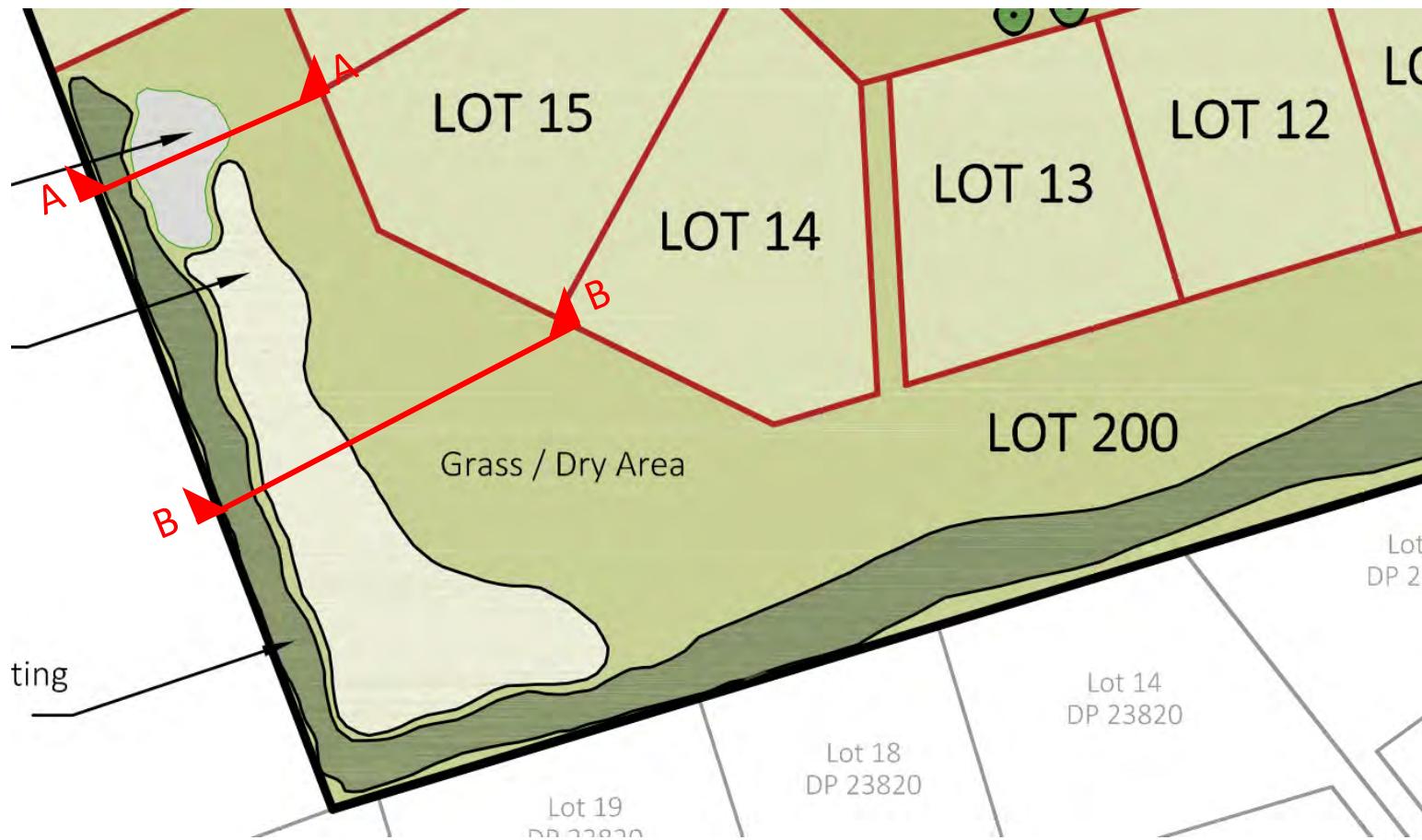
Client & Location:  
**Orchard Road Holdings Limited**  
**Meadowstone Alpha Series**

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

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 0800 PPGROUP

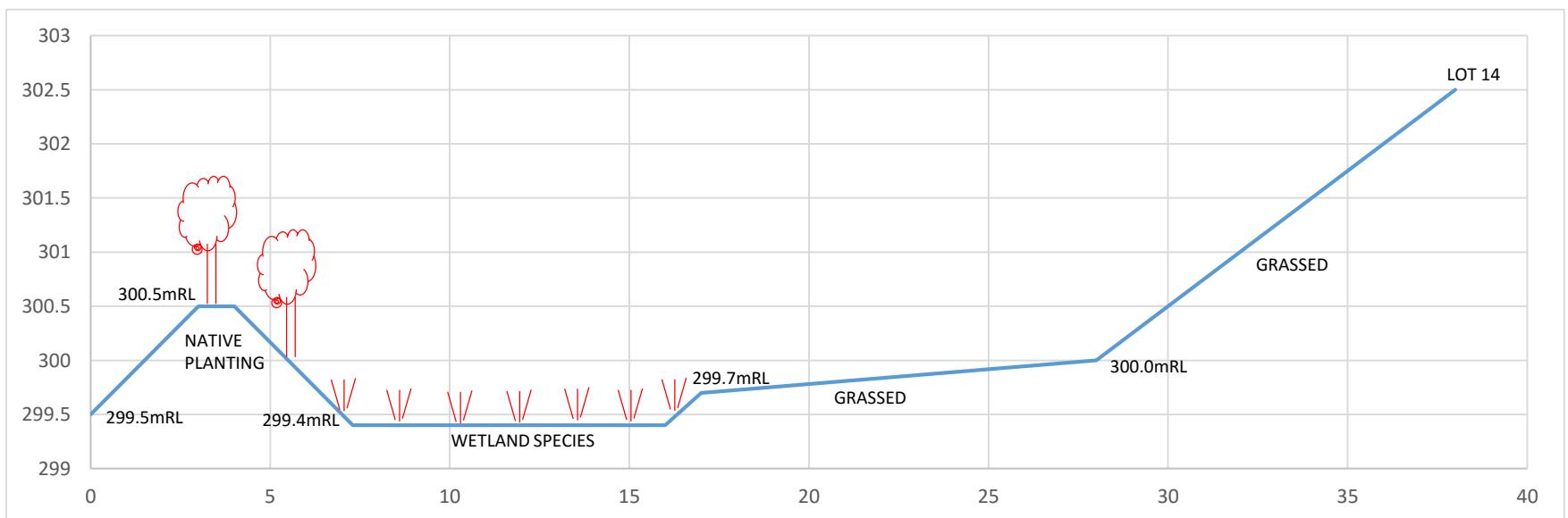
ALPHA SERIES – INDICATIVE WETLAND CROSS SECTIONS

DEC 2015



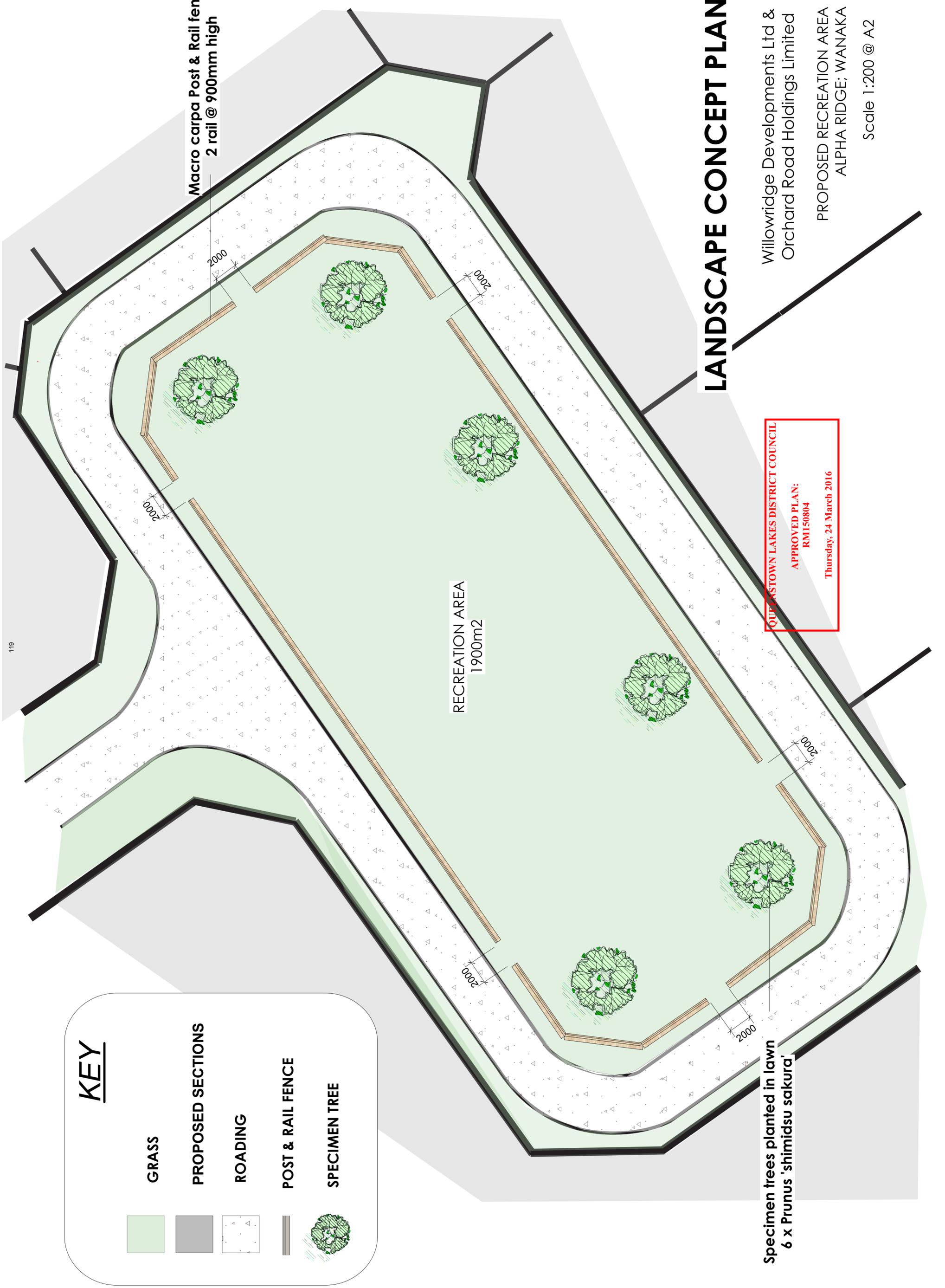
**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM150804**  
**Thursday, 24 March 2016**

SECTION A – A



SECTION B – B





# LANDSCAPE CONCEPT PLAN

Willowridge Developments Ltd &  
Orchard Road Holdings Limited

PROPOSED RECREATION AREA  
ALPHA RIDGE; WANAKA

Scale 1:200 @ A2

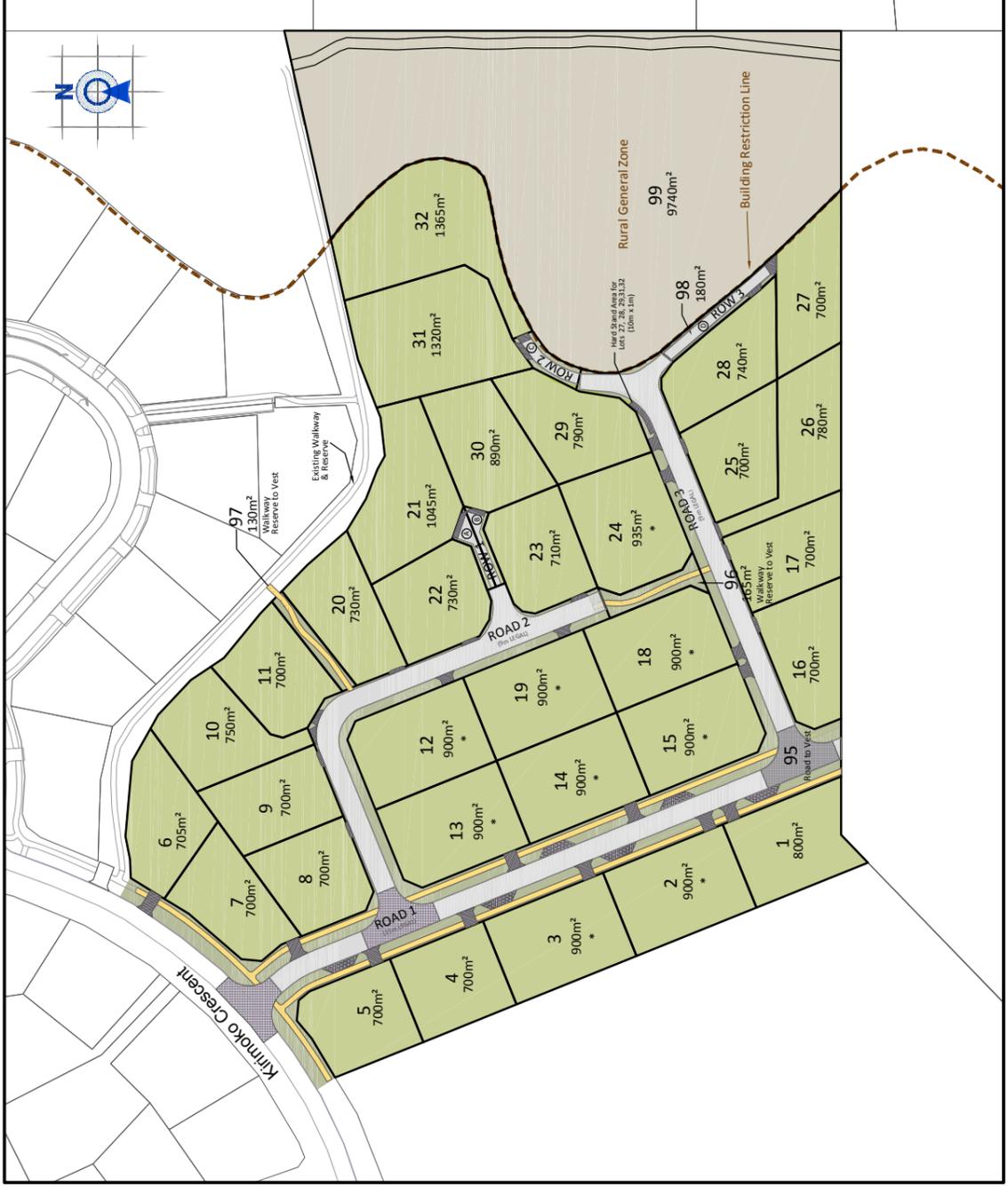
QUEENSTOWN LAKES DISTRICT COUNCIL  
APPROVED PLAN:  
RMI50804  
Thursday, 24 March 2016

Specimen trees planted in lawn  
6 x Prunus 'shimidsu sakura'

**KEY**

- GRASS
- PROPOSED SECTIONS
- ROADING
- POST & RAIL FENCE
- SPECIMEN TREE

# Kirimoko : GAD Limited



**PLAN INDEX**

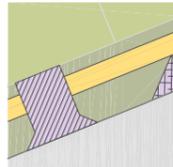
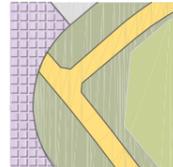
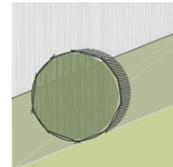
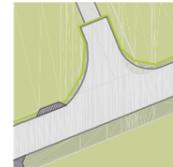
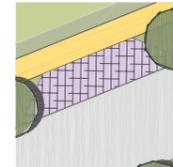
SHEET	CONTENTS	REV	DATE
100	Plan Index	3	03/03/2017
101	Scheme Plan	3	03/03/2017
102-3	Landscape plan	3	03/03/2017
201	Cut / Fill Contours	3	03/03/2017
202	Design Contours	3	03/03/2017
203	Site Cross Sections	3	03/03/2017
301	Roading Layout	3	03/03/2017
302-3	Roading Cross Section	3	03/03/2017
304-5	Roading Longsections	3	03/03/2017
306-7	Traffic Safety Plans	3	03/03/2017
308 -9	Roading Details	3	03/03/2017

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<p><b>WANAKA</b> 19 Reece Crescent or P.O. Box 283 Wanaka 9343 T 03 443 0110 E wanaka@ppgroup.co.nz</p>		<p>Client &amp; Location: <b>GAD Limited Kirimoko, Wanaka</b></p>																							
<p>Purpose &amp; Drawing Title: <b>Resource Consent Drawings Plan Index</b></p>																									
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Drawing No:	001																								
Revision No:	3																								
Date Created:	03/03/2017																								



Key

-  8  
700m<sup>2</sup>  
Low Density Residential Lots  
700m<sup>2</sup> min, Grass
-  Rural General Zoned Land  
99
-  ROAD 1  
(9m LEGAL)  
Exposed Concrete Threshold.  
Thresholds to be raised to  
reduce traffic speed
-  Exposed Concrete Vehicle Crossing
-  Concrete Footpath
-  Street Tree: *Quercus robur*  
(English Oak)
-  Turning Head
-  Offset Car Parking Bay

**FOR RESOURCE CONSENT ONLY  
SUBJECT TO DETAILED DESIGN**

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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:  
**GAD Limited**  
Kirimoko, Wanaka

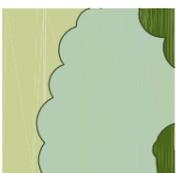
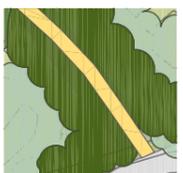
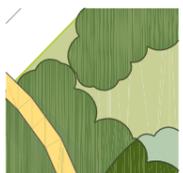
Purpose & Drawing Title:  
**Landscape Plan**  
**Lots 1 - 32 Being A Subdivision of Lot 1**  
**RM 161105**

Surveyed by:	W5001	Original Size:	A3	Scale:	1:1000 @ A3
Designed by:	IMB	Drawn by:	PGS	Job No.:	102
Checked by:	DHW	Approved by:	IMB	Sheet No.:	3
Job No.:	W5001	Drawing No.:	001	Revision No.:	3
				Date Created:	03/03/2017

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Key

-  Kanuka to be removed: 460m<sup>2</sup>
-  Kanuka to be retained and enhanced: 625m<sup>2</sup>
-  New *Kunzea Ericoides* (Kanuka) 1.5m Spacings PB 2.5 (30 - 70cms) Planting Area 800m<sup>2</sup>
-  Gravel Reserve walkway

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T 03 443 0110  
E wanaka@ppgroup.co.nz

Client & Location:  
**GAD Limited**  
Kirimoko, Wanaka

Purpose & Drawing Title:  
**Landscape Plan**  
**Lots 1 - 32 Being A Subdivision of Lot 1**  
**RM 161105**

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Surveyed by: MAB	Designed by: PGS	Sheet No: 103	Revision No: 3
Drawn by: DHW	Checked by: MAB	Job No: W5001	Date Created: 03/03/2017
Approved by:	Drawing No: 001	DO NOT SCALE	

**NOTES**

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services
2. Levels are in terms of Dunedin Vertical Datum 1958
3. All works are to be installed as per NZS 4004:2004 and C.D.C. amendments to those standards. Standard drawings are available from the Engineer



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or P.O. Box 283  
Wanaka 9343  
T 03 443 0110  
E wanaka@ppgroup.co.nz

Client & Location:  
**GAD Limited  
Kirimoko, Wanaka**

Purpose & Drawing Title:  
**Engineering Drawings  
Road Layout**

Surveyed by:	MB	Original Size:	A3	Scale:	1:1000 @ A3
Designed by:	PGS	Drawn by:	MB	DO NOT SCALE	Date Created:
Checked by:	MB	Approved by:	MB	Revision No:	3
Job No:	W5001	Drawing No:	001	Sheet No:	301
					03/03/2017

# ATTACHMENT C

## NOTES:

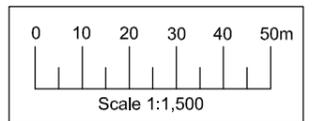
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey
- Distances are shown to the nearest 0.01m
- Areas are shown to the nearest 1m<sup>2</sup>
- Reserves 100, 101, 103, 104 and 105 are Pedestrian Reserves



## LEGEND

- Initial Release
- Second Stage Release
- Boutique Selection

6m Amenity planting setback



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	21/10/16
B	STAGE 3 LOTS ADDED	31/10/16
C	REMAINING LOTS ADDED	29/11/16
D	LOT STAGING AMENDED	05/12/16



## GRANDVIEW STAGE III

QUARTZ DEVELOPMENT GROUP LTD.

SCALE  
1:1500 @ A3

DATUM & LEVEL  
Lindis Peak 2000  
LEVEL IN TERMS OF XXXX  
ORIGIN DIT XI DP XXXXX RL = XXXXX

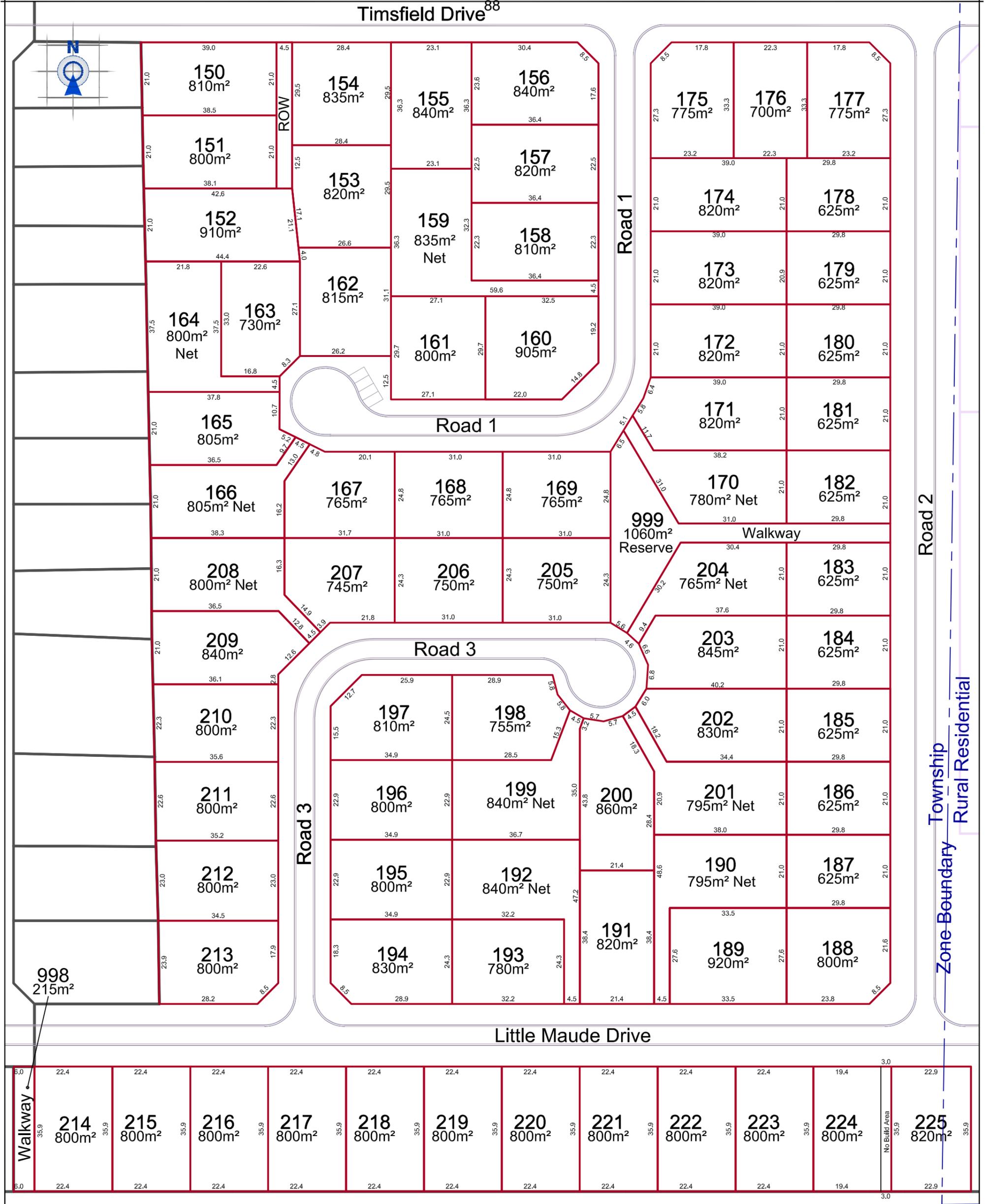
Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, E-mail: contact@southernland.co.nz, www.southernland.co.nz

Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	REVISION
X.X.	XX/XX/XX	L.W.	05/12/16	T4143_M1	D
A.F.	05/12/16	L.W.	05/12/16		

# ATTACHMENT D



WANAKA  
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or P.O. Box 283  
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E wanaka@ppgroup.co.nz

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Client & Location:  
**Willowridge Developments Ltd**  
Timsfield Stage 6  
Lake Hawea

Purpose & Drawing Title:  
**Scheme Plan**  
Lots 150-225 Being  
Subdivision  
of Lot 999 DP426009

Surveyed by:	GW	Original Size:	Scale:
Designed by:	GW & SJD	A3	1:1000 @ A3
Drawn by:	GW		
Checked by:	SJD		
Approved by:	xxx	DO NOT SCALE	
Job No:	W5073	Sheet No:	Revision No:
		100	D
			Date Created:
			21/10/2016

L:\DATA\5000\5073 WILLLOWRIDGE DEVELOPMENTS LTD\ACAD\W5073 TIMSFIELD STAGE 6 SCHEME PLAN REV D.DWG



Outlet Road

Aubrey Road

1000  
Proposed Reserve  
3.06ha

Stage 1 - Activity Area B5	
Stage 1 - Activity Area C4	
Stage 2 - Activity Area B5	
Stage 3 - Activity Area B5	
Future Stages Activity Area B5	
Future Stages Activity Area C4	
Building Restriction Area & SW Management	
Tree Protection & Building Restriction Area	
Proposed Footpaths/Walkways	
Proposed Cycleways/Walkways	
Secondary Flow Paths	

**DUNEDIN:**  
229 Moray Place.  
PO Box 5933,  
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Client/Location:  
**Hikuwai Development  
Aubrey Road  
Wanaka**

Purpose/Drawing Title:  
**Overall Development Plan**

Surveyed by:	Overview	Original Size:	Scale:
Designed by:	LRH	A3	1:2500
Drawn by:	LRH		
Checked by:	DW		
Approved by:	LRH	<b>DO NOT SCALE</b>	
Job Ref:	D15593	Sheet No:	1 of 4
		Revision No:	F
		Date Created:	17/05/2017

**Wanaka Community Board  
22 June 2017**

**Report for Agenda Item: 6**

**Department: Planning & Development**

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

**Purpose**

The purpose of this report is to consider an application from Orchard Road Holdings Limited to name a new private road located off Orchard Road, Wanaka.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Accept** the application for the new road name:

***Wilbur Gunn Way***

Prepared by:



Warren Vermaas  
Resource Management  
Engineer

22/05/2017

Reviewed and Authorised by:



David Wallace  
Manager, Resource  
Management Engineering  
Planning and Development  
30/05/2017

**Background**

- 1 An application has been received to name a new private road associated with a 18 lot subdivision (RM130165) located off Orchard Road, Wanaka. The site is located at land legally described as Lot 2 DP 362505, Wanaka.
- 2 Attachment A contains the location of the subdivision and a plan of the proposed road to be named.
- 3 The options put forward for by the applicant for the road name are outside the provisions of the Council's Road Naming Policy (see Attachment B). 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 and is not in use anywhere else.

### **Comment**

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

**Road One** – Wilbur Gunn Way

Alternative choices: Jerome Case Way, Little Orchard Way

- 5 The applicant has chosen the name Wilbur Gunn Way as this is the name of the founder of the Lagonda Motor Company which became part of the Davis Brown Company which manufactured tractors in the 1930's. The tractor link is a reference to the historic agricultural use of this site, which was once part of the Old Wanaka Station.

### **Road Naming Policy**

- 6 We have considered the names against the road naming policy and note that the background offered in relation to Wilbur Gunn Way is outside the provisions of the policy.

### **Options**

- 7 Option 1 – Do Nothing.

- 8 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.

- 9 Roads need to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.

- 10 There are no advantages to doing nothing and the disadvantage is that the new road names cannot be finalised.

- 11 Option 2 – Approve the application.

*Advantages:*

- 12 The road names which are approved can be formalised immediately post meeting and staff can proceed with updating the Council records and other outside parties with new addressing.

*Disadvantages:*

- 13 None identified.

- 14 Option 3 – Decline the application as applied for.

*Advantages:*

15 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 that comply with the policy.

*Disadvantages:*

16 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.

17 This report recommends **Option 2** for addressing the matter. The name offered is not in use or likely to cause poor taste or offence. The discretion for approval of road names outside of the policy sits with the Wanaka Community Board.

**Significance and Engagement**

18 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**

19 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.

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

**Financial Implications**

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

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

22 The Council's Road Naming Policy 2005 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."*

23 Road name applications for the Wanaka area that fall outside the Council's Road Naming Policy are considered by the Wanaka Community Board.

24 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**

25 The recommended option:

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

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

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

### **Attachments**

- A Location Map – Three Park Road Naming Plan
- B Council's Road Naming Policy 2016



Notes:

1. Areas and Dimensions are subject to final survey.
2. Areas A, B and C and the entirety of Lots 2 & 3 will be covenanted against further subdivision.
3. Areas B and C are to be maintained in pasture with no tree planting or structures permitted except for structures relating to utilities.
4. Building Platforms are 25m x 40m (1000m<sup>2</sup>) and are subject to design controls.
5. Areas have been rounded to nearest 100m<sup>2</sup>

Amalgamation Condition:  
 "That Lot 100 hereon and Lot 1 DP 382505 be held in one computer freehold register" See CSN Request \_\_\_\_\_

**Lots 1-19 & 100 being a Proposed  
 Subdivision of Lot 2 DP362505  
 Orchard Road Holdings Ltd, WANAKA**



**C. HUGHES & ASSOCIATES LTD**  
 Surveying and Resource Management • Central Otago  
 WANAKA  
 Level 3, 80 Ardmore Street  
 P.O. Box 559  
 03 443 5052  
[www.chasurveyors.co.nz](http://www.chasurveyors.co.nz)

ISSUE	AMMENDMENTS	DATE
A		
B		
C		
D		
E		

Scale: **1:5000**  
 Datum: **MSL**

Job No: **5191**  
 Plan No: **W771**  
 Drawn: **JDL**  
 Date: **7 April 2014**

email sent to Lane 26/4/17  
Under Consideration 12/5



# APPLICATION FOR ROAD NAME/S

QLDC  
10 APR 2017  
QUEENSTOWN



Application Guide and Form

## GENERAL INFORMATION

An applicant requesting to use Maori names for roads will be directed to consult with the IWI prior to seeking Council approval (refer to Road Naming Policy). Upon receipt of the application, staff will consult with the IWI to ensure consultation has occurred.

A list of road name suggestions is available from QLDC. This list has been compiled by local historic groups and the Council believes they are appropriate names.

### Have you enclosed:



A copy of the subdivision plan highlighting the road/s



A location map



Application fee of \$56.25 per road name (Please give three suggestions for each Road)

## APPLICANT DETAILS

Name of Applicant: Orchard Road Holdings Limited

Postal Address: PO Box 170, Dunedin

Post code:  
9054

Phone Numbers: Work: 03 474 9911

Home:

Mobile: 021 969 152

Email Address: alison@willowridge.co.nz

## ROAD NAME DETAILS // The Council has requested you must provide three choices for each name

First Choice	Second Choice	Third Choice
Wilbur Gunn Way	Jerome Case Way	Little Orchard Way

**LEGAL DESCRIPTION OF ROAD/S // please state if it is Private or to Vest in QLDC**

## Legal Description of Road/s

The road will be a private road contained in a right of way easement over Lot 19 DP509888. The RoW easement will be described as Area A DP509888

## Background details explaining the reasons for the preferred name/s:

Wilbur Gunn Way - Wilbur Gunn was the founder of the Lagonda motor company, which made popular motorcars around the turn of the 19th century. The Lagonda motor company went on to become part of the David Brown company, which manufactured tractors from the 1930's. This tractor link is a reference to the historic (and current) agricultural use of the site, which was once part of the Old Wanaka Station.

Jerome Case Way - Jerome Case founded the J I Case Company, which was an early manufacturer of farm machinery and tractors. This is another link to reflect the agricultural history of the site.

Little Orchard Way reflects the fact that the site was once an orchard.

**SIGNATURE**

Signature:

Date: 6.4.17



**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.
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 PSC/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 that 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.

1. Te Huatanga O Wakatipu Whanau (Wakatipu Whanau Goup) c/o Leah Webster
2. Wanaka Whanau Group c/o Alex Banse

**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 charged as follows:

- a. For complying applications (Road Names comply with the Policy) - \$90 deposited with application
- b. For non-complying standard applications (Does not comply with the Policy, <3 roads to be named and goes to Property Subcommittee once) - \$360 deposited with application
- c. For non-complying complex applications (Does not comply with the Policy, goes to Property Subcommittee more than once or Full Council and >3 roads to be named) - \$90 deposit with application and then charged at a pro rata basis for time spent on applications – Administration Support Rate - \$90/hr

## 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  
22 June 2017**

**Report for Agenda Item: 7**

**Department: Planning & Development**

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

**Purpose**

The purpose of this report is to consider an application from Willowridge Developments Limited to name three new roads located off Sir Tim Wallis Drive, Wanaka.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the application for the new road names:  
***McCormick Street and Deering Street***
3. **Decline** the application for the new road name ***Umbers Street.***

Prepared by:



Warren Vermaas  
Resource Management  
Engineer

22/05/2017

Reviewed and Authorised by:



David Wallace  
Manager, Resource  
Management Engineering  
Planning and Development  
16/06/2017

**Background**

- 1 An application has been received to name three new roads associated with a 35 lot subdivision (RM160074/RM160610) located off Sir Tim Wallis Drive, Wanaka. The site is located at land legally described as Lot 999 DP 489349
- 2 Attachment A contains the location of the subdivision and a plan of the proposed roads to be named.

- 3 Some of the options put forward for by the applicant for the road names are outside the provisions of the Council's Road Naming Policy (see Attachment B to item 6). This report puts these road names to the Wanaka Community Board for a decision. The names are not considered in poor taste or likely to cause offence.

### **Comment**

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

**Road One** – Umbers Street

**No alternatives have been proposed.**

**Road Two** – McCormick Street

**Alternative choices:** Leyland Street and Shuttleworth Street

**Road Three** – Deering Street

**Alternative choices:** Farmall Street and McDonald Street

- 5 The applicant has chosen the name Umbers Street as a tribute to the Umbers family which is a long standing local family. Bryan Umbers was a garage proprietor for many years and was a long-standing member of the volunteer fire brigade.
- 6 McCormick and Deering were famous American inventors. In 1908 the firms of McCormick Harvesting Machine Company and the Deering Harvester Company were merged to form International Harvester. International Harvester marketed its tractors under the Farmall and McCormick-Deering brands for many years and became the largest selling brand of tractors in the world.

### **Road Naming Policy**

- 7 We have considered the names against the road naming policy and note the following:
- The background offered in relation to Umbers, McCormick and Deering is outside the provisions of the Road Naming policy.
  - There is currently no established theme in this subdivision for road naming purposes.
- 8 Umbers Street is contrary to the policy which states under point 5.3b that the person who is being nominated to have a road named after them needs to be a person from early history who has had a local association with the area. Point 5.3e goes on to state that road naming after persons living or recently deceased should be avoided unless the person who is being nominated has made a noteworthy contribution to that local area.
- 9 McCormick and Deering do not meet the policy per se. However these names are associated with farming activities which was an historic use of this site and are not offensive.

## Options

10 Option 1 – Do Nothing.

11 The roads need 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 names which are 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.

Option 3 – Decline the application as applied for.

### *Advantages:*

17 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 that comply with the policy.

### *Disadvantages:*

18 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.

19 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

20 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**

- 21 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.
- 22 The recommended option considered above mitigates the risk OR011A by -  
Treating the risk - putting measures in place which directly impact the risk.

## **Financial Implications**

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

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

- 24 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."*

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

- 27 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**

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

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

**Attachments**

- A Location Map – Road Name Plan
- B Road Naming Policy (attached to item 6)



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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:  
**Willowridge Developments Ltd**  
**Three Parks Stage B1b**  
**Wanaka**

Purpose & Drawing Title:  
**Road Naming Plan**  
**RM 160074 / RM 160610**  
**DP500684**

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Surveyed by:	Original Size:	Scale:
Designed by:	A3	As Shown
Drawn by: <i>ajl</i>		
Checked by:		
Approved by:		<b>DO NOT SCALE</b>
Job No: W3850-2	Sheet No: 101	Revision No: A
		Date Created: 01/07/2016



# APPLICATION FOR ROAD NAME/S



Application Guide and Form

## GENERAL INFORMATION

An applicant requesting to use Maori names for roads will be directed to consult with the IWI prior to seeking Council approval ([refer to Road Naming Policy](#)). Upon receipt of the application, staff will consult with the IWI to ensure consultation has occurred.

A list of road name suggestions is available from QLDC. This list has been compiled by local historic groups and the Council believes they are appropriate names.

**Have you enclosed:**

-  A copy of the subdivision plan highlighting the road/s
-  A location map
-  Application fee of \$56.25 per road name (Please give three suggestions for each Road)

QLDC  
 04 MAY 2017  
 QUEENSTOWN

## APPLICANT DETAILS

Name of Applicant: Willowridge Developments Limited		
Postal Address: PO Box 170, Dunedin		Post code: 9013
Phone Numbers: Work: 03 474 9911	Home:	Mobile: 021 969 15
Email Address: alison@willowridge.co.nz		

## ROAD NAME DETAILS // The Council has requested you must provide three choices for each name

First Choice	Second Choice	Third Choice
Umbers Street		
McCormick Street	Leyland Street	Shuttleworth Street
Deering Street	Farmall Street	McDonald Street

**LEGAL DESCRIPTION OF ROAD/S // please state if it is Private or to Vest in QLDC**

Legal Description of Road/s  
 Lot 996 DP500684

Background details explaining the reasons for the preferred name/s:

Road 19 - Umbers Street

Named after a long standing local family - the Umbers. Bryan Umbers was a garage proprietor for many years on the corner of Helwick and Ardmore Street. Next door his brother (Bernie) started up Wanaka Hardware, one of Wanaka's first hardware stores. Bryan was also a very long standing member of the volunteer fire brigade. He died very recently. His son Grant put forward this nomination to us.

Road 21 - McCormick Street

Road 18 - Deering Street

The theme of Three Parks street names (apart from local identities where appropriate) is names from tractors and agricultural equipment manufacturers for those brands of tractors used in the Upper Clutha area.

Three Parks itself was for many years (after European occupation) a farm and the tractor names will be reflective of the type of machines used on that farm and will acknowledge the agricultural history of the site.

McCormick and Deering were famous American inventors. In 1908 the firms of McCormick Harvesting Machine Company and the Deering Harvester Company were merged to form International Harvester.

International Harvester marketed its tractors under the Farmall and McCormick-Deering brands for many years and became the largest selling brand of tractors in the world.

**SIGNATURE**

Signature:

Date: 2/5/17



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

Queenstown Lakes District Council  
 Private Bag 50072, Queenstown 9348  
 Gorge Road, Queenstown 9300

P: 03 441 0499  
 E: services@qldc.govt.nz  
 www.qldc.govt.nz

**Wanaka Community Board  
22 June 2017**

**Report for Agenda Item: 8**

**Department: Planning & Development**

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

**Purpose**

The purpose of this report is to consider an application from Willowridge Developments Limited to name one new road located off Pisa Road within the Stage 2B Luggate Development, Wanaka.

**Recommendation**

That the Wanaka Community Board:

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

***Jackson Rise***

Prepared by:



Warren Vermaas  
Resource Management  
Engineer

13/06/2017

Reviewed and Authorised by:



Tony Avery  
General Manager,  
Planning and Development

13/06/2017

**Background**

- 1 An application has been received to name a new road associated with the Stage 2B Luggate Development in Wanaka. The site is located at land legally described as Lot 501 DP 375230 and the road is located on land legally described as Lot 100 and easement over Lot 300 LT 507844.
- 2 Attachment A contains the location of the subdivision and a plan of the proposed roads to be named.

- 3 The option put forward for by the applicant for the road name is outside the provisions of the Council's Road Naming Policy (see Attachment B of item 6). 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**

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

#### **Road One** –Jackson Rise

No alternatives have been proposed.

- 5 The applicant has chosen the name Jackson Rise as a tribute to Jackson James Aitchison who was tragically killed in a single car accident along Ballantyne Road on 10<sup>th</sup> October 2016, aged 17 years. Jackson lived in Luggate with his grandparents Rob and Carol who are long-time locals in the area. Jackson died on his final day of school and was about to start a new job with Willowridge Company, Central Machine Hire, who are building this subdivision.

### **Road Naming Policy**

- 6 We have considered the names against the road naming policy and note the following:
- The background offered in relation to Jackson Rise is outside the provisions of the Road Naming policy.
- 7 Jackson Rise is contrary to 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 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 be avoided unless the person who is being nominated to have a road named after them to has made a noteworthy contribution to that local area.

### **Options**

#### Option 1 – Do Nothing.

- 8 The roads need 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.
- 9 Roads need to be named for practical addressing purposes so residents can be located in an emergency and have mail and service connections.
- 10 There are no advantages to doing nothing and the disadvantage is that the new road names cannot be finalised.

#### Option 2 – Decline the application as applied for.

*Advantages:*

- 11 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 that comply with the Policy.

*Disadvantages:*

- 12 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.
- 13 This report recommends **Option 1** 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**

- 14 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**

- 15 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.
- 16 The recommended option considered above mitigates the risk OR011A by - Treating the risk - putting measures in place which directly impact the risk.

**Financial Implications**

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

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

18 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."*

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

20 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**

21 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.

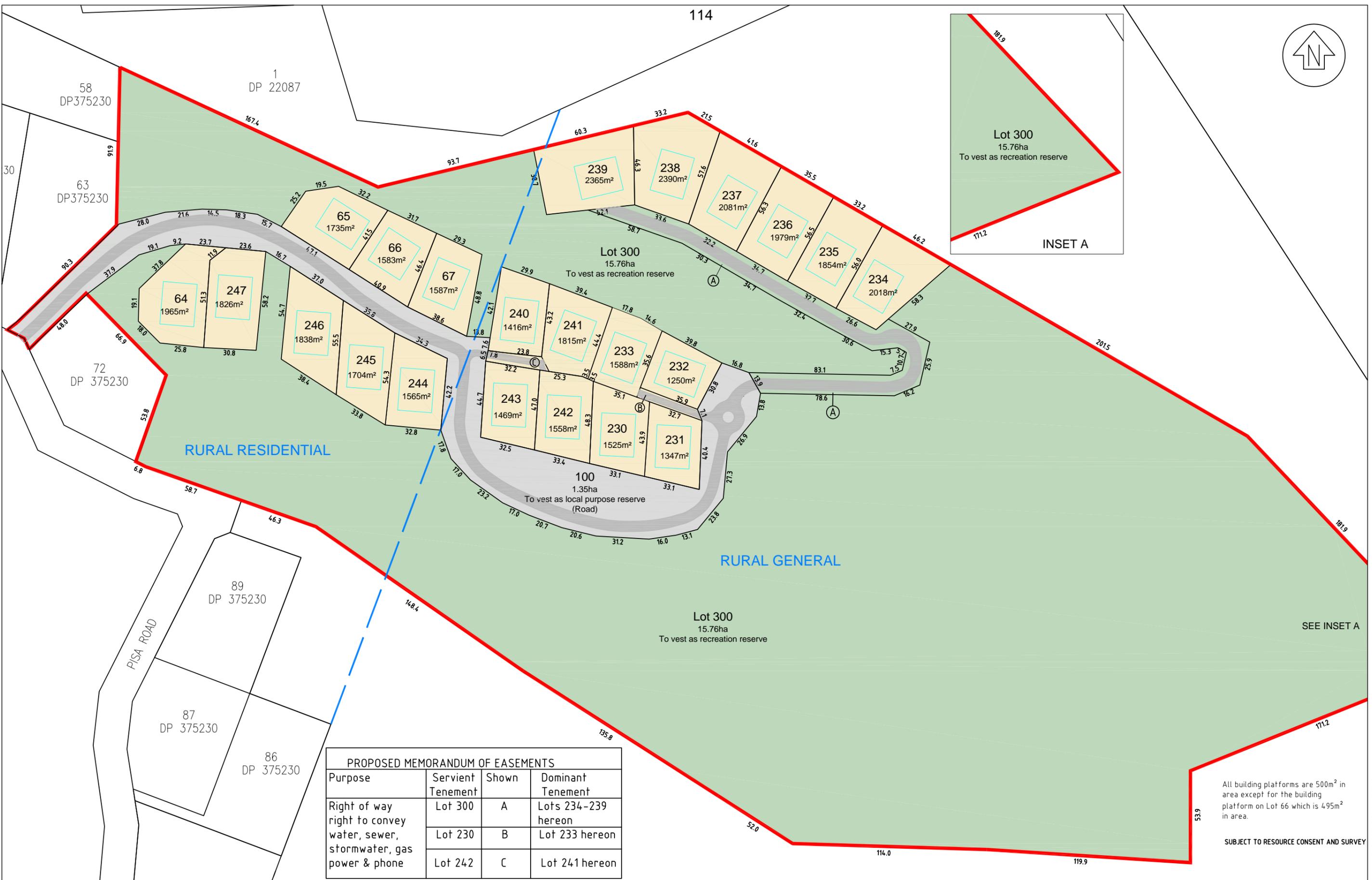
## **Consultation: Community Views and Preferences**

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

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

## **Attachments**

- A Location Map – Stage 2B Luggate Road Name Plan
- B Road naming policy (attached to item 6)



RURAL RESIDENTIAL

RURAL GENERAL

INSET A

SEE INSET A

PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right of way right to convey water, sewer, stormwater, gas power & phone	Lot 300	A	Lots 234-239 hereon
	Lot 230	B	Lot 233 hereon
	Lot 242	C	Lot 241 hereon

All building platforms are 500m<sup>2</sup> in area except for the building platform on Lot 66 which is 4.95m<sup>2</sup> in area.

SUBJECT TO RESOURCE CONSENT AND SURVEY

**CLARK FORTUNE McDONALD & ASSOCIATES**  
 REGISTERED LAND SURVEYORS LAND DEVELOPMENT & RESOURCE MANAGEMENT CONSULTANTS  
 309 Lower Shotover Road, P.O. Box 553 Queenstown  
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz  
 21 Renee Crescent, P.O. Box 550, Wanaka  
 Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz  
 Level C1, Meridian Mall, P.O. Box 5960, Dunedin  
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Iss.	Date	Revision Details	By	Ver.	App.
Rev	Date	Revision Details	By	Ver.	App.
A	25.11.08	Add ROW B & C	CCH		
B	26.11.08	Adjusted ROW A to suit new access alignment	SW		

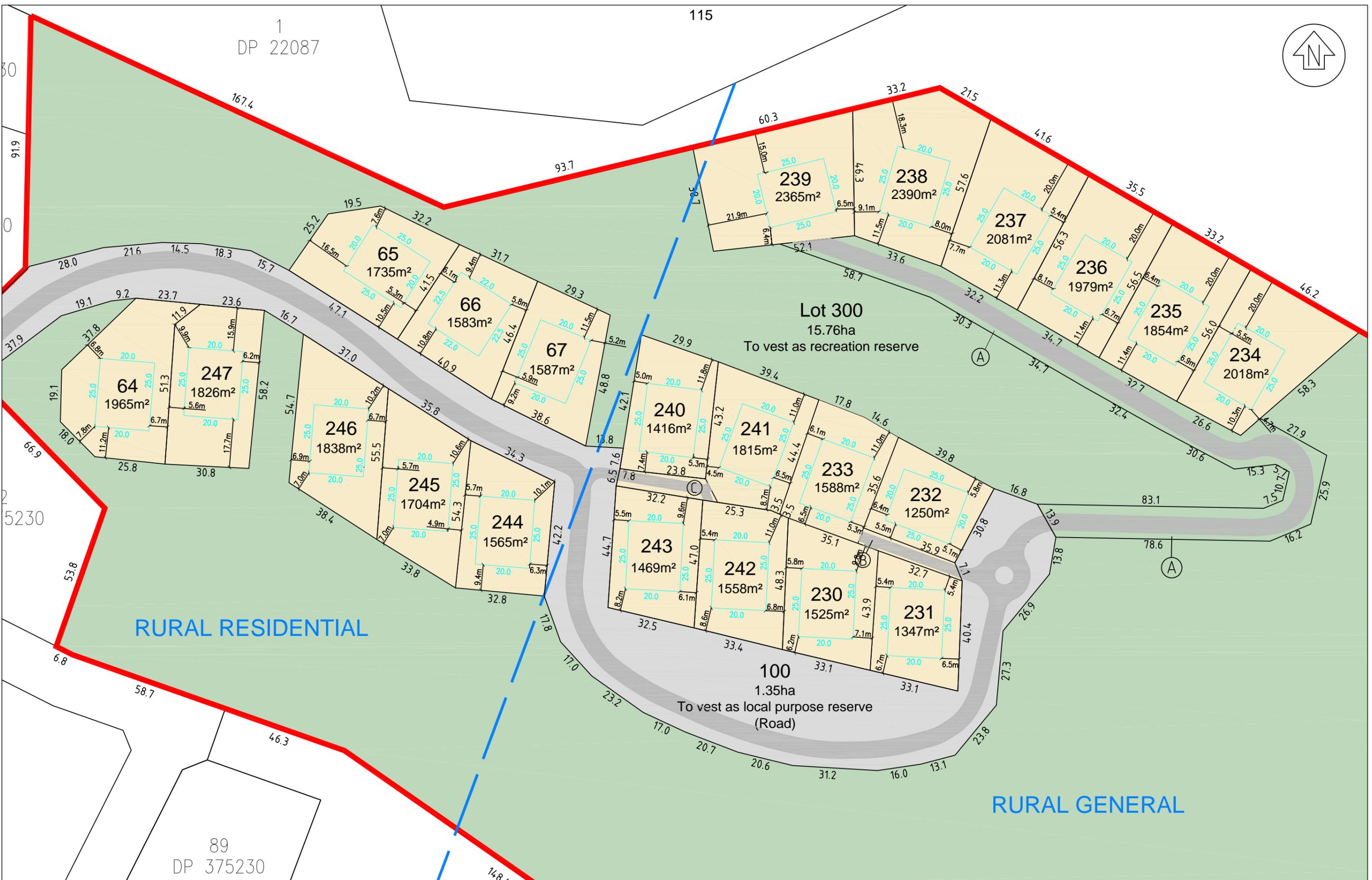
Notes:  
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 - Ensuring the information is the most recent issue.  
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Project: **STAGE 2B - LUGGATE**  
 Client: **LUGGATE HOLDINGS LTD**

Surveyed	Signed	Date
Drawn	Signed	Date
ESMD	Signed	24.10.08
Designed	Signed	Date
Approved	Signed	Date

Drawing Title:  
**LOTS 64-67, 230-247, 100 & 300  
 BEING A SUBDIVISION OF  
 LOT 501 DP 375230**

Job No. <b>9689</b>	Drawing No. <b>09b</b>
Scale <b>1:2000 @ A3</b>	
Datum & Level	Rev. <b>B</b>



**CLARK FORTUNE McDONALD & ASSOCIATES**  
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 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Iss.	Date	Revision Details	By	Ver.	App.
Rev	Date	Revision Details	By	Ver.	App.
A	25.11.08	Add ROW B & C	CCH		
B	26.11.08	Adjusted ROW A to suit new access alignment	SW		

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Project: **STAGE 2B - LUGGATE**  
 Client: **LUGGATE HOLDINGS LTD**

Surveyed	Signed	Date
Drawn	Signed	Date
ESMD		24.10.08
Designed	Signed	Date
Approved	Signed	Date

Drawing Title:  
**LOTS 64-67, 230-247, 100 & 300  
 BEING A SUBDIVISION OF  
 LOT 501 DP 375230**

Job No. 9689	Drawing No. 09b
Scale 1:1250 @ A3	Datum & Level
Rev. B	

**Wanaka Community Board  
22 June 2017**

**Report for Agenda Item: 9**

**Department: Planning & Development**

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

**Purpose**

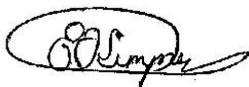
The purpose of this report is to consider accepting two roads to be transferred to Council subject to a 'no complaints' covenant within Stage 3 of the Grandview subdivision, Hawea.

**Recommendation**

That the Wanaka Community Board:

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

Prepared by:



Liz Simpson  
Team Leader Subdivision and  
Property

6/06/2017

Reviewed and Authorised by:



Tony Avery  
General Manager, Planning  
and Development

9/06/2017

**Background**

- 1 Quartz Development Group Limited (**Quartz**) has asked Queenstown Lakes District Council (**Council**) to accept a the transfer of a future road in a new

subdivision (shown in Attachment A) subject to restrictive Land Covenant 8095711.1, a copy of which is annexed to this report at Attachment B (**Covenant**)

- 2 This type of covenant can be considered high risk in terms of Council's 'Vesting of Roads and Reserves Policy', and so under normal circumstances it would be required to be removed prior to the transfer of road to Council.
- 3 However, Quartz have advised it is highly unlikely that they will be able to remove the covenant from the land to dedicate as road due to another party (Willowridge Developments Limited (**Willowridge**)) refusing to surrender the covenant. Willowridge is the owner of the land which benefits from the covenant. Willowridge has been approached by the applicant and has so far refused to have the covenant removed.
- 4 In order for Quartz to be able to complete Stage 3 of the Grandview subdivision, the road must either be transferred with the covenant remaining or the road will be required to remain in private ownership.

### **Comment**

- 5 This report is to resolve an unforeseen issue regarding Willowridge not being amenable to removing a private covenant from the area to be transferred as road.
- 6 Council is satisfied on the basis of legal advice received from that it is highly unlikely that Willowridge would be able to successfully enforce the covenant on Council for the reasons detailed below.
- 7 The covenant provides that the Grantor "shall not submit in opposition to any relevant authority or permit any agent employee or other representative to submit in opposition". Council in carrying out its regulatory function of processing resource consent applications or reviewing submissions on the District Plan does not "submit in opposition" at any stage of these process. It is Council's legal advisor's (Lane Neave's) view that Willowridge could not enforce this part of the covenant against Council in its regulatory capacity.
- 8 The covenant further provides that the Grantor shall not "*support any submission in opposition*". Again, Council in carrying out its regulatory function of processing resource consent applications or reviewing submissions on the District Plan does not technically "support" submissions. Rather, it considers, assesses, and makes decisions based on submissions received. It is Lane Neave's view that Willowridge could not enforce this part of the covenant against Council in its regulatory capacity.
- 9 Notwithstanding the above advice, Lane Neave has recommended that Council seek an indemnity from Quartz so that Council is fully indemnified in the unlikely event that Willowridge do attempt to enforce the covenant against Council. The proposed wording is shown in Attachment C.
- 10 This indemnity would be required to remain in place until all of the Willowridge land was fully subdivided down. Lane Neave's view is that once the land has been fully subdivided down into residential lots, the risk of the covenant being enforced becomes almost zero.

11 In terms of road ownership as these roads will serve 90 lots it is undesirable to have this road remain in private ownership.

### **Options**

12 Option 1 Accept the road to be dedicated subject to obtaining an indemnity from Quartz (and its directors and shareholders) in relation to any costs incurred by Council arising from any potential enforcement of the 'no complaints' covenant against Council.

#### *Advantages:*

- 13 Quartz can complete their 90 lot development, alleviating the demand for new residential sections.
- 14 Any costs arising from Willowridge trying to enforce the covenant can be secured against Quartz.
- 15 Road is vested, as is normal practice, in Council.

#### *Disadvantages:*

- 16 Willowridge could attempt to enforce the Covenant against Council.
- 17 If Quartz went into receivership/is wound up, then this indemnity is worthless.
- 18 Option 2 Do not accept the transfer and require the road to remain in private ownership.

#### *Advantages:*

- 19 No risk of Willowridge enforcing the covenant against Council.
- 20 Road remains in private ownership, so no maintenance costs for Council.

#### *Disadvantages:*

- 21 A private road serving more than 90 lots is against Council policy (accesses serving more than 12 lots are required to be vested).
  - 22 There is the possibility that the road could in the future be transferred to Council anyway if there are issues with its management and maintenance.
- 23 This report recommends **Option 1** for addressing the matter for the reasons outlined above.

### **Significance and Engagement**

24 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because accepting a road to be dedicated with a high risk interest is inconsistent with Council's policy on vesting Roads and Reserves.

### ***Risk***

- 25 This matter relates to the strategic risk SR3 Management Practice - working within legislation, as documented in the Council's risk register. The risk is classed as moderate. Decision-making on this matter has followed proper processes and the recommendation is considered reasonable.
- 26 The risk is considered mitigated by seeking an indemnity clause, thereby transferring the risk through to Quartz and its directors and shareholders.

### **Financial Implications**

- 27 There should be no cost implication based on the indemnity clause

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

- 28 The following Council policies, strategies and bylaws were considered:

- <http://www.qldc.govt.nz/assets/Uploads/Council-Documents/Policies/Reserves-and-Campgrounds/Vesting-of-Roads-and-Reserves-Policy-2016.pdf>

- 29 This policy governs the vesting of roads and reserves and its purpose is to minimise prejudice to the Council from the transfer of land to the Council.
- 30 The recommendation is contrary to the policy for the reasons outlined in this report.
- 31 This matter is not included in the 10-Year Plan/Annual Plan and is not required to be.

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

- 32 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 providing a timely decision for dedication of a road;
- Is consistent with the Council's plans and policies apart from the vesting of Roads and Reserves Policy as identified herein; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, but it will result in the transfer the ownership or control of a strategic asset (road) to the Council which is considered appropriate in this case.

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

- 33 No external consultation undertaken and not considered required

### **Legal Considerations and Statutory Responsibilities**

34 Legal advice was sought and has been discussed in the report.

### **Attachments**

- A Location of land and Plan of Subdivision for the Quartz land
- B Covenant 8095711.1
- C Indemnity wording

**Attachment A – Location of land and Plan of Subdivision for the Quartz land**

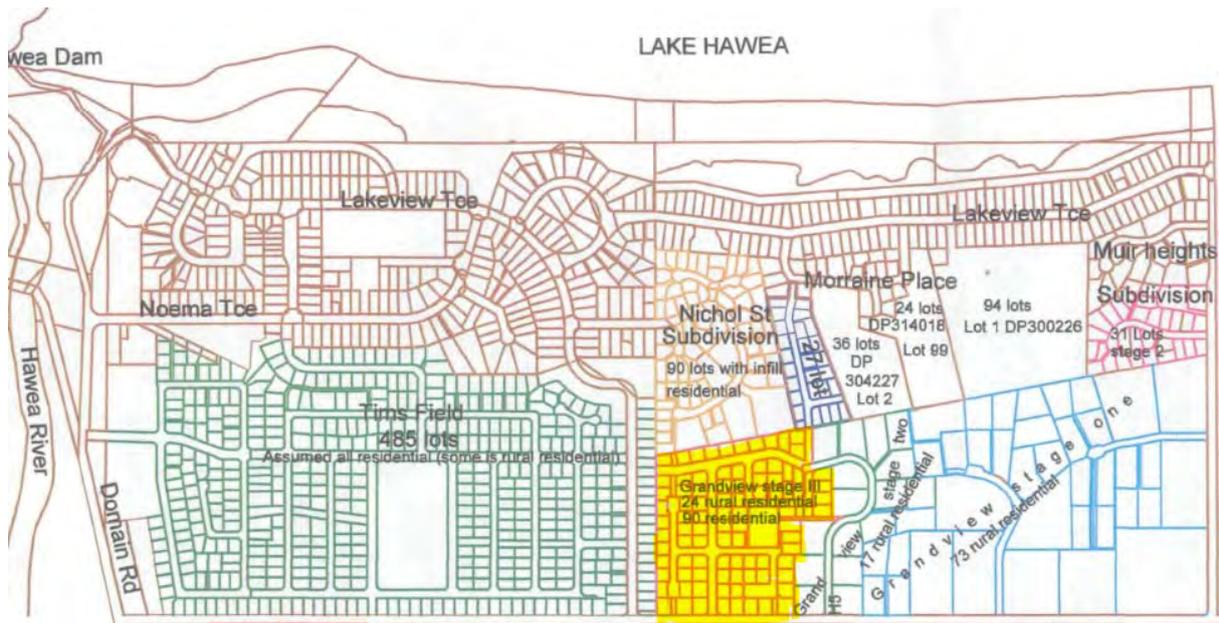
Location of land, sites are adjacent to Cemetery Road, Hawea



Note:

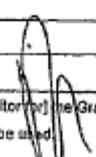
- Quartz Land - Grandview Rd and Sentinel Place are the roads to be transferred subject to the restrictive covenant.
- Willowridge land is to the west of Capell Avenue.

Plan of Subdivision



Note: Highlighted yellow area is the Quartz subdivision

Attachment B: Covenant 8095711.1

<b>Easement instrument to grant easement or profit à prendre or create land covenant</b> <small>Sections 90A and 90F, Land Transfer Act 1952</small>		2003/5100EF Approved Registrar-General of Land
Land registration district OTAGO	BARCODE	
Grantor STREAT DEVELOPMENTS LIMITED		<small>Surname(s) must be underlined or in CAPITALS.</small>
Grantee WILLOWRIDGE DEVELOPMENTS LIMITED		<small>Surname(s) must be underlined or in CAPITALS.</small>
<b>Grant* of easement or profit à prendre or creation of covenant</b> The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).		
DATED this <u>12<sup>th</sup></u> day of <u>December 2008</u>		
<b>Attestation</b>		
Signed by Streat Developments Limited by its Directors  Christopher Garth STREAT   Garth William STREAT  Signature [Common Seal] of Grantor	Signed in my presence by the Grantor  Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name: <u>A.M. Evans.</u> Occupation: <u>Retired</u> Address: <u>26 Lennox Terrace, Christchurch.</u>	
Signed by Willowridge Developments Limited by its Director  Allan Stuart DIPPIE  Signature [Common Seal] of Grantee	Signed in my presence by the Grantee  Signature of Witness Witness to complete in BLOCK letters (unless legibly printed) Witness name: Occupation: Address:	
Certified correct for the purposes of the Land Transfer Act 1952		
		 (Solicitor for) the Grantee
<small>* if the consent of any person is required for the grant, the specified consent form must be used.</small>		



Annexure Schedule 1

2002/6038EF  
Approved  
Registrar-General of Land

\*Easement

Dated 12/12/2008

Page 3 of 3 pages

\* Insert type of instrument.

Continue in additional Annexure Schedule if required.

Not to object to further residential development or rezoning of land:

1. The Grantor shall not submit in opposition to any relevant authority or permit any agent employee or other representative to submit in opposition or support any submission in opposition to any future application for any resource consent for any purpose made by the Grantee or supported in part or in full by the Grantee to any relevant authority to:

- a.) Subdivide or develop residentially any land owned by the Grantee or any party nominated by the Grantee which is part or all of the land contained in Certificates of Title 362103.
- b.) Any change or variations to or review of any Council plan (including any re-zoning whether or not initiated by the Council) in respect of the residential development of any land owned by the Grantee or any party nominated by the Grantee which is part or all of the land contained in Certificates of Title 362103.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

2002/6038EF Approved Registrar-General of Land

**Attachment C: Indemnity wording as proposed by Lane Neave**

Quartz Development Group Limited, its directors, and its shareholders indemnify (with effect from the date of road dedication) Queenstown Lakes District Council against any loss, claim, damage, expense, liability or proceeding suffered or incurred at any time subject to the below time limitation by Queenstown Lakes District Council occurring as a result of, or resulting directly from any enforcement or attempted enforcement of Land Covenant 8095711.1 against the Queenstown Lakes District Council as grantor under that instrument. The obligations and liabilities of each director and shareholder of Quartz Development Group Limited shall be joint and several with the obligations and liabilities of Quartz Development Group Limited.

This indemnity shall remain in place until all of the land comprised in certificate of title 362103 has been sold or disposed of by Willowridge Developments Limited or has been fully developed into residential/commercial or such other arrangement where further development is not anticipated.

**Wanaka Community Board****22 June 2017****Report for Agenda Item: 10****Chair's Report****Purpose**

To present a report from the Wanaka Community Board Chair.

**Recommendation**

That the Wanaka Community Board:

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

Prepared by: Rachel Brown



Chair, Wanaka Community Board  
12/06/2017

**Notice of Intention to Grant Licence Over Parts of Recreation Reserve Glendhu Adventure Ltd and Notice of Intention to Grant Extension of Lease Over Recreation Reserve Pisa Alpine Charitable Trust**

1. A hearing to extend the lease period for the Pisa Alpine Charitable Trust was held on 8 June 2017 with Quentin Smith and I sitting as the hearings panel. We heard the sole submitter, Mr Jonathan Holmes and representatives of the Trust also attended and were given leave to address the panel. At the time of writing the hearings panel's decision is pending.

**Annual Plan**

2. Council will adopt the 2017/18 Annual Plan at its meeting on 23 June.

**Spark**

3. At the last Board meeting concerns were raised in the Public Forum about the Wi-Fi provided from Spark telephone boxes outside Base Streetwear and the problems with congestion and obstruction that this is causing for the retailer.

I am raising this in my report to enable the Board to consider ways in which the Council might assist.

### **Gladstone/John Creek**

4. Another matter raised in a recent Public Forum was use of the name 'Gladstone' on topographical maps for an area at the south-east corner of Lake Hawea, commonly known as John's Creek or John Creek. Mrs Barbara Chinn of Hawea has raised this, noting that the name 'Gladstone' is not in regular local usage and creates confusion for emergency services attending incidents in the area. She has ascertained from the Geographical Board that changing the name requires documentary evidence of consultation with the territorial local authority. Mrs Chinn has already approached the Hawea Community Association about this and the association supports the name 'John Creek' which is a reference to the John family who farmed in the area during its early years of settlement.
5. This item is included in my report to allow the Board to discuss the request for support and to form a view.

### **Wanaka Community Pool**

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

### **Projects Summary**

7. See Attachment B for the Property and Infrastructure Department's summary of projects currently underway and Attachment C for the project summary for Parks and Reserves.

### **Reports from Liaison Positions, Community Associations and recent Council meetings**

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

### **Attachments**

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

**Wanaka Community Pool – June 2017**



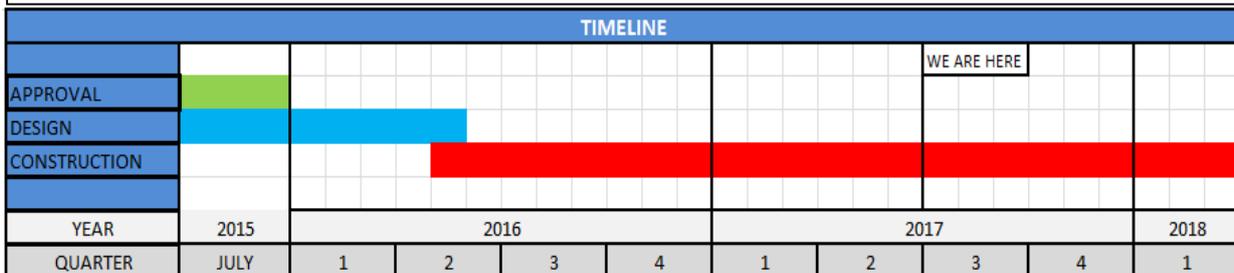
Project Cost (Traditional build)	\$12.28M	Project Delivery	QLDC/RCP
Project Funding Lotteries	\$400K	Project Delivery Date	March 2018
Project Funding Otago Community Trust	\$500k	Project Governance/Ownership	QLDC
Project Funding Central Lakes Trust	\$1M	Current Phase	Construction
Olive West Trust	\$100K		

**Scope**

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

**Performance/Critical messages**

- A construction contract has been signed between Cook Brothers Construction (CBC) and QLDC in 2016.
- CBC are on site and currently undertaking the following work over the next month including completing the plantroom backfill and pour slabs, Main Pool/ Learn to swim pool backfill, complete spa pool slabs and seating.
- The Sport & Recreation team are undertaking operational work such as identifying the furniture, fixtures and fittings required to operate the Pool as part of an overall plan to be ready to commission the pool in the future
- Holmes Consulting Group has confirmed that following an investigation that the current Wanaka Pool is able to be kept open until such time the new pool is opened in 2018.



## INFRASTRUCTURE TEAM SUMMARY REPORT

REPORT ISSUED ON: Tuesday, 6 June 2017

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

PROJECT	CATEGORY	ACTIVITY TYPE	PROJECT MANAGER	CONCEPT DESIGN GATEWAY	DETAILED DESIGN GATEWAY	CONSTRUCTION GATEWAY	PRACTICAL COMPLETION	POST HANDOVER GATEWAY	H&S STATUS	FINANCIAL STATUS	RISK/ISSUE STATUS	PROJECT HEALTH STATUS	FY 15/16 BUDGET	FORECAST	SPENT TO DATE
Wanaka Transportation - Minor Improvements, Non-Sub	Renewals	Transportation - Non Sub	John O	20/07/16	20/07/16	31/08/16	6/06/17	25/08/17					475,398	475,398	250,000
Crown Range SPR - Minor Improvements	Renewals	Transportation - NZTA	John O	13/02/16	9/04/16	30/07/16	30/06/17	22/09/17					123,300		
Wanaka Wastewater - Golf Course Rd	New Capital	Sewerage	Rob Darby	1/06/17	10/03/17	30/06/17	22/09/17	15/12/17					150,384	148,000	124,567
Edgewater Gravity Sewer Upgrade - Seperable Portion 3 and 4	New Capital	Sewerage	Rob Darby			15/02/17	18/05/17	11/08/17					395,906	405,000	249,598
DISTRICT WIDE RESEALS	Renewals	Transportation - NZTA	John O	25/03/16	17/06/16	1/10/17	3/03/17	2/06/17					1,705,000	1,705,000	1,234,577
CAMP HILL ROAD - Sealed Road Pavement Rehab - RP: 1510 to 3200	Renewals	Transportation - NZTA	Rob Darby	15/10/16	15/10/16	15/02/17	15/04/17	16/06/17					534,100	397,000	347,551
Ardmore St Build Outs	New Capital	Transportation - NZTA	Rob Darby			7/11/16	21/12/16	18/01/17					45,000	44,745	44,745
Cardrona New Water Supply Scheme	New Capital	Water Supply	Rob Darby	25/03/16	20/05/16								367,296	360,000	44,218
Wanaka Airport Pump Station - BBC	New Capital	Sewerage	Deborah - BBC	1/06/17	30/06/17	25/08/17	22/09/17	15/12/17							
Water Supply - Renewals - Wanaka	Renewals	Water Supply	Simon Leary	29/02/16	25/04/16	15/08/16	30/06/17	22/09/17					257,600	257,600	245,989
Wanaka Water Supply, Anderson Road Extension	Renewals	Water Supply	Rob Darby	6/05/16	1/07/16	15/02/17	30/05/17	30/06/17					299,200	545,000	231,058
Wanaka Airport water supply reticulation - BBC	Renewals	Water Supply	Deborah - BBC	1/06/17	30/06/17	25/08/17	22/09/17	15/12/17							
Beacon Point Road - Project	Renewals	Stormwater	Simon Leary	18/01/16	14/03/16	4/07/16	30/09/16	10/02/17					490,000	497,500	497,500
Wastewater - Renewals - Wanaka	Renewals	Sewerage	Simon Leary	25/04/16	23/05/16	15/08/16	30/06/17	22/09/17					75,900		97,883
Mt Aspiring Road booster to address fire	Renewals	Water Supply	Rob Darby	28/11/15	20/02/16	1/10/16	20/12/16	10/03/17			On Hold	On Hold	613,552	8,000	6,968
Albert Town Ring Main	Renewals	Water Supply	Rob Darby	11/03/16	8/04/16	1/07/16	29/07/16	21/10/16					70,000	70,000	75,236
Wanaka Yacht Club Borefield Stage 1	New Capital	Water Supply	Deborah - BBC	6/02/17	6/02/17	10/04/17	10/04/17	10/04/17		On Hold		On Hold	60,000		



## INFRASTRUCTURE TEAM SUMMARY REPORT

REPORT ISSUED ON: Tuesday, 6 June 2017

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

PROJECT	CATEGORY	ACTIVITY TYPE	PROJECT MANAGER	CONCEPT DESIGN GATEWAY	DETAILED DESIGN GATEWAY	CONSTRUCTION GATEWAY	PRACTICAL COMPLETION	POST HANDOVER GATEWAY	H&S STATUS	FINANCIAL STATUS	RISK/ISSUE STATUS	PROJECT HEALTH STATUS	FY 15/16 BUDGET	FORECAST	SPENT TO DATE
Mt Aspiring Road Widening	New Capital	Transportation - NZTA	Rob Darby	17/03/17	12/05/17	1/09/17	1/12/17	10/03/18					300,000	299,000	58,633
Cardrona New Wastewater Scheme	New Capital	Sewerage	Rob Darby	24/09/15	17/12/15	28/07/16	18/11/16	13/01/17					722,651	685,000	632,876
Ardmore St/Lakefront Streetscape	New Capital	Transportation - Non Sub	Rob Darby										50,000	35,000	350
Resilience - Crown Range Road Land Instability Construction	New Capital	Transportation - NZTA	Andrew Timms	28/05/16	20/08/16	1/04/17	1/07/17	1/10/17					514,399	350,000	25,000

# PARKS PROJECT SUMMARY

REPORT ISSUED ON: Monday, 12 June 2017

Sch ID	Capital Delivery Team	PROJECT	WARD	ACTIVITY TYPE	PROJECT MANAGER	dd/mm/yy	Due in next 2 wks		On Track	PROJECT STATUS COMMENTS
						dd/mm/yy	On Hold		At Risk	
						dd/mm/yy	Overdue		Complete N/A	
						H&S STATUS	FINANCIAL STATUS	RISK/ISSUE STATUS	PROJECT HEALTH STATUS	
1 Y		Albert Town Lagoon	Wanaka	Parks and Reserves/Walkways	DM					Excavation work in progress. Waiting on update from Diana
3 Y		Lake Hawea North Beach - Replace NZED Block with landmark	Wanaka	Buildings	MJ	N/A		N/A		Complete.
12 Y		Street Tree Replacement program - 2-3 streets a year Wanaka	Wanaka	Parks and Reserves/Walkways	TE					Street tree replacement & plant ordering/planting through arborist, Tim Errington
14 Y		Parks and Reserves Roding Minor Improvements – Wanaka	Wanaka	Parks and Reserves/Walkways	SQ	N/A		N/A		Work in progress, Diana to update.
15 Y		Wanaka Cemetery Improvements	Wanaka	Council Land/Cemeteries/Waterways	MJ					
17 Y		Playground Renewals - Wanaka	Wanaka	Parks and Reserves/Walkways	MJ		0			
19 Y		Roys Bay Park Improvements	Wanaka	Parks and Reserves/Walkways	SQ	N/A		N/A		HG engaged to complete better business case. Remaining budget deferred for further detailed design and reforecast of construction.
21 Y		Aspiring Road - replace permaloo with Exeloo	Wanaka	Buildings	SQ	N/A		N/A		Finalising toilet costing. Outline Plan Waiver complete and issued. Construction deferred/budget reforecast to 17/18.
22 Y		Walkway Renewals - Wanaka	Wanaka	Parks and Reserves/Walkways	SQ					Minor construction in progress but budget to be carried forward for completion after Winter.
23 Y		Minor Renewal Reserve Works - Wanaka Ward	Wanaka	Parks and Reserves/Walkways	SQ					Working through agreed work plan with Maintenance & Ops
29 Y		A&P Showgrounds Wanaka Fence	Wanaka	Parks and Reserves/Walkways	MJ			N/A		Fencing complete. Seating aspect is currently being priced after agreement now confirmed with A&P Show
30 Y		Wanaka Showgrounds field development	Wanaka	Turf	SQ					
32 Y		Glendhu Bay Track	Wanaka	Parks and Reserves/Walkways	SQ	N/A		N/A		
38 Y		Pembroke Park Improvements - path/track	Wanaka	Parks and Reserves/Walkways	SQ					
39 Y		Gladstone Track	Wanaka	Parks and Reserves/Walkways	SQ					
41 Y		Albert Town Bridge Track link	Wanaka	Parks and Reserves/Walkways	SQ	N/A	On Hold		On Hold	Budget to be carried over. On hold due to geotechnical report and ORC approval. Works tentatively scheduled for July 2017.