

**Minutes of a meeting of the Wānaka Community Board held in the Lake Hāwea Community Centre, Myra Street, Hāwea on Thursday 17 September 2020 commencing at 10.00am**

**Present:**

Mr Barry Bruce (Chair), Ms Jude Battson, Mr Chris Hadfield, Councillor Niamh Shaw, Councillor Quentin Smith, Mr Ed Taylor

**In attendance:**

Dr Thunes Cloete (General Manager, Community Services), Mr Richard Pope (Director, Property), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr David Wallace (Manager, Resource Management Engineering, Subdivision and Development Contributions) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and six members of the public

**Apologies/Leave of Absence Applications**

An apology was received from Councillor MacLeod.

**On the motion of Mr Taylor and Councillor Smith the Wānaka Community Board resolved that the apology be accepted.**

**Declarations of Conflicts of Interest**

No conflicts were notified.

**Public Forum**

1. Mrs Chrissie Thomson: Clean Up the Cardrona

Mrs Thomson described a recent community initiative she had organised to clean rubbish and other refuse out of the Cardrona River. She noted that more than one ton of material had been removed and the items taken from the river included cars, animal carcasses and a lot of camping equipment. The signage about dumping was not easy to see but she was concerned at the disrespect shown by people just dumping rubbish.

The Board thanked Mrs Thomson for this community service. It was agreed that better signage and enforcement would help, along with more public vigilance.

2. Mr Robert White: Truck Stop, Noema Terrace/Domain Road

Mr White expressed concern that up to six Devon Dairies trucks were habitually parking on the road near the corner of Noema Terrace and Domain Road. It had developed into a virtual 'truck stop' and was compromising the width of the lane for other vehicles and damaging the road surface. He felt that the trucks should park on the state highway so that NZTA would bear the costs and not the local ratepayer.

The Board encouraged Mr White to continue to raise RFS complaints with the Council when trucks were parked across the road because this was an infringement that could be enforced.

3. Mr Lyal Cocks

Mr Cocks expressed concern about using money from the Wanaka Asset Sale Reserve Fund for the Luggate Hall. The money was meant to be used to purchase strategic assets that would benefit the whole Wānaka ward. He felt it set a dangerous precedent to support budget shortfalls with projects in smaller communities and this was not the intention of the fund. He asked the Board members to be careful about how they used the fund.

4. Allan Dippie

Mr Dippie spoke in support of Willowridge Developments' application to name a new roadway in Three Parks after Sir Clifford Skeggs who had been a local resident for a number of years. He had been a local government politician, prominent businessman and philanthropist in the south (particularly in Dunedin) for much of this life. Mr Dippie acknowledged that it was contrary to Council policy to name roads after people still living, but a precedent had already been set by using Sir Tim Wallis as the name for one of the principal roads through Three Parks and this was the second of the two main roads. Sir Clifford preferred the name Cliff (and it fitted within the maximum signage size), so the application was to name the road Sir Cliff Skeggs Drive.

5. Don Robertson

Dr Robertson was concerned about local lakes and considered that the economic and social welfare of the district relied on these lakes retaining their quality. He was particularly concerned about the practice of draining waste into them, with no evidence based management system for the district's three deep water lakes. He acknowledged that QLDC had limited responsibility in this area and was taking good steps forward with its draft Integrated Three Waters Bylaw but the Council could not continue to leave its principal lakes without a process and an evidence based management system.

**On the motion of Ms Battson and Councillor Smith the Wānaka Community Board resolved that Standing Order 14.14 be suspended to allow the time allowed for the Public Forum to extend beyond 30 minutes.**

6. Phil Hunt

Mr Hunt expressed concern that there was no public transport service for outlying communities and asked what was being done about it.

Councillor Smith responded as a member of the transport governance group, noting that options for public transport in the Upper Clutha were being explored. However, it did sit reasonably distant in the programme although it was hoped to be able to bring the timing forward.

**On the motion of Councillor Smith and Ms Battson the Wānaka Community Board resolved that Standing Order 14.14 be reinstated.**

#### **Confirmation of Agenda**

**On the motion Mr Taylor and Councillor Shaw the Wānaka Community Board resolved that the agenda be confirmed without addition or alteration.**

#### **Confirmation of Minutes**

**On the motion of Ms Battson and Mr Hadfield the Wānaka Community Board resolved that the minutes of the meeting held on 18 June 2020 be confirmed as a true and correct record.**

#### **1. Use of the Wānaka Asset Sale Reserve for the Luggate Hall Replacement project; agreement of new facility name**

A report from Richard Pope (Property Director) proposed that the Board consider recommending to Council that \$1million from the Wanaka Asset Sale Reserve be allocated to the Luggate Hall Replacement project. The report also put forward various options for the name of the new hall, recommending 'Luggate Memorial Centre', noting that inclusion of 'Memorial' was in line with the wishes of the local community.

Mr Pope presented the report. In response to a point raised in the public forum, he noted that it had long been established that the project would have some allocation from the Wanaka Asset Sale Reserve fund, so it did not represent a budget overrun.

Questions were asked about how the project would be funded if the Board did not support an allocation from the Wanaka Asset Sale Reserve. Mr Pope advised that the alternative was to put forward the recommendation to Council without the Board's support or to find funding from within another project.

Mr Taylor expressed concern that this proposal was 'chipping away' at the fund with small projects and this could signal future use. If the Board agreed to recommend an allocation, \$8M would be left and these funds needed to support a major project that would not be contemplated without this funding and would be a significant asset for the Upper Clutha area.

Ms Battson observed that the previous Board been consulted about the project and its funding and she did not support the proposed allocation, although she may have accepted a smaller amount.

Councillor Smith expressed support for the comments that the fund should be used for enduring assets and not business as usual. He was pleased that staff were no longer recommending use of the fund for new Luggate tennis courts or playground upgrades.

Mr Pope advised that the hall would be an asset for use by the wider community and would be a QLDC managed facility. He stressed that the new hall was much more than a replacement for the old hall and its passive design was a landmark for a public building in the district. Accordingly, he considered that it met the Board's criteria for funding because it would be an enduring asset.

Councillor Shaw indicated that she was happy to support an allocation in light of Mr Pope's assurances that the hall would benefit the whole community. She agreed that the remainder of the fund needed to be reserved for big-ticket legacy items.

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

- 1. Note the contents of this report;**
- 2. Recommend to full Council that \$1,000,000 from the Wānaka Asset Sale Reserve be allocated to the Luggate Hall replacement project;**
- 3. Approve the name of the new facility as being Luggate Memorial Centre.**

*Motion carried with Ms Battson recording her vote against the motion.*

**2. Pisa Alpine Charitable Trust – New Snow Farm School Hut – Lessor's Consent and Affected Person's Approval**

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) considered whether to grant Lessor's Approval, and Affected Person's approval for a resource consent, for an application by Pisa Alpine Charitable Trust ('PACT') to construct a new 32 Bed School Hut at Snow Farm NZ, Snow Farm Access Rd, Cardrona Valley Road, Wānaka. The report concluded that it was appropriate to give Affected Person's Approval and Lessor's Approval for the proposed new PACT school hut and recommended that the Board recommend thus to Council.

Mr Cruickshank presented this report and the item following. Councillor Smith praised PACT for its responsiveness to requests to make accessibility modifications to the design.

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

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

2. **Approve Affected Person's Approval for the proposed new School Hut to the Pisa Alpine Charitable Trust;**
3. **Delegate signing of the Affected Person's Approval to the General Manager, Community Services; and**
4. **Recommend to Council to exercise the Minister's consent (under delegation from the Minister of Conservation) to approve the new structure on behalf of Council as lessor.**

3. **Wānaka Tennis Club – Lessor's Consent and Affected Person's Approval to install new flood lights**

A report from Dan Cruickshank considered whether to grant Lessor's Approval and Affected Person's approval to install eight new flood lights at the Wānaka Tennis Club, 198 Upton Street, Wānaka. The report concluded that it was appropriate to grant Lessor's Approval and Affected Person's Approval and recommended that the Board recommend thus to Council.

Mr Cruickshank confirmed that any environmental effects of the activity would be assessed as part of the resource consent including any impact upon the Council's night sky policy. He noted however, that the lights would only be operating when tennis was being played and the club was conscious of the visual effects of light spill and had tried to minimise the effect.

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

1. **Note the contents of the report;**
2. **Approve Affected Person's Approval for the proposed new School Hut to the Pisa Alpine Charitable Trust;**
3. **Delegate signing of the Affected Person's Approval to the General Manager, Community Services; and**
4. **Recommend to Council to exercise the Minister's consent (under delegation from the Minister of Conservation) to approve the new structure on behalf of Council as lessor.**

4. **Willowridge Developments' application to name one new vested road – Sir Cliff Skeggs Drive**

A report from Katherine Robertson (Planning Support) assessed an application from Willowridge Developments to name one new road to be vested by the Council to be called 'Sir Cliff Skeggs Drive'. This name was outside the provisions of the Road Naming Policy and for this reason was presented to the Board for a decision.

Mr Wallace presented the report.

Councillor Smith observed that only unusual circumstances would make the Board act contrary to policy and name a road after a living person. There was no doubt that Sir Clifford was notable, although much of his community service had been outside of Wānaka. Nonetheless he acknowledged that it was difficult to find appropriate names and he was not a big fan of the alternative offered, namely, tractor names. Going forward, he encouraged applicants to look for locally relevant things to acknowledge in road names.

Councillor Shaw supported use of the proposed name because it provided cohesion with the intersecting Sir Tim Wallis Drive. However, she asked staff to consider providing clearer guidelines about the use of personal names for street names.

**On the motion of Mr Taylor and Mr Hadfield it was resolved that the Wānaka Community Board:**

- 1. Note the contents of this report; and**
- 2. Approve the application for the following new road name: Sir Cliff Skeggs Drive.**

## 5. Chair's Report

A report from the Chair presented:

- Information about a letter written on the Board's behalf supporting a funding application made by Wai Wānaka;
- Update on activity at the Wānaka Community Board drop-in sessions;
- News from the Upper Clutha Libraries;
- Update on activities and visitations at the Wānaka Recreation Centre.

There was further discussion about various matters within the community. The Board thanked Robyn Steel who was leaving her position as Upper Clutha Liaison Manager in early October, acknowledging that resigning and leaving the community had been difficult decisions for her to make.

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

*The meeting concluded at 11.36am.*

**CONFIRMED AS A TRUE AND CORRECT RECORD**

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**CHAIR**

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**DATE**