

Minutes of a meeting of the Wānaka Community Board held in the Lake Hāwea Community Centre, Myra Street, Hāwea on Thursday 23 September 2021 commencing at 10.00am

Present

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

In Attendance

Mr Tony Avery (General Manager, Planning & Development), Mr David Wallace (Manager, Resource Management Engineering), Ms Brooke Allan (Subdivision Officer), Mr Ben Greenwood (Roading Operations and Contracts Manager), Mrs Haylee Carr (Roading Contracts Technician), Mr Naell Crosby-Roe (Governance & Stakeholder Services Manager), Ms Jessica Garrett (Upper Clutha Liaison Manager) and Ms Jane Robertson (Senior Governance Advisor); two members of the media

Apologies/ Leave of Absence Applications

There were no apologies or requests for leave of absence.

Declarations of Conflicts of Interest

No declarations were made.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

There were no speakers in the public forum.

Confirmation of Agenda

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

Confirmation of Minutes

On the motion of Councillor Smith and Councillor Shaw the Wānaka Community Board resolved that the minutes of the

meeting held on 12 August 2021 be confirmed as a true and correct record.

Councillor MacLeod abstained from voting because he had not been present at the meeting held on 12 August 2021.

1. Licence to Occupy Road reserve – 137 Lakeside Road, Wānaka

A report from Brooke Allan (Subdivision Officer) assessed an application for a Licence to Occupy Road Reserve to enable Mark and Robyn Petch, the owners of 137 Lakeside Road Wānaka, to upgrade the existing access to 137 Lakeside Road within the Legal Road Reserve for Lakeside Road, including associated retaining. The report concluded that it was appropriate to grant a Licence to Occupy and recommended that the Board approve it, subject to various recommended conditions.

Ms Allan and Mr Wallace presented this report and item 2.

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

- 1. Note the contents of this report;**
- 2. Grants a Licence to Occupy Lakeside Road, road reserve to enable Mark and Robyn Petch to upgrade the existing vehicle access including retaining walls subject to the following conditions;**
 - a. The licence shall remain at Council’s pleasure.**
 - b. Building and Resource Consent to be obtained prior to works commencing if required.**
 - c. Approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR) by Council Engineers before work commences.**
 - d. All activities are to be undertaken in accordance with Worksafe New Zealand’s standards for the work environment.**
 - e. Any works within the road reserve to be undertaken to the specification and approval of Council’s Engineers.**
 - f. The retaining wall is to be designed by a Chartered Professional Engineer to accept full construction and vehicular traffic loading immediately adjacent/above the wall and to accommodate future development of the neighbouring access. A Produce Statement (PS1) is to be provided by the Engineer with such works not to**

proceed until QLDC's Engineers are satisfied with the design. A producer Statement (PS4) is then to be provided to QLDC within 3 months of earthworks completion.

- g. All services including 3-waters, phone, power and gas within the road reserve must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same.**
- h. Any damage as a result of the connection to be resolved to the satisfaction of Council Engineers at the cost of the applicant.**
- i. Structures must not compromise roading or services maintenance activities.**
- j. The Licensee will be responsible for ongoing maintenance of the retaining structures along with any damage that may occur to the road reserve or the adjoining property as the result of the structures. Rectification of any damage is to occur within a timeframe deemed reasonable by the Licensor.**
- k. The applicant consents to a Covenant in Gross being recorded against the title of OT376/53 to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.**

2. Licence to Occupy the road reserve adjacent to 227 Aubrey Road, Wānaka

A report from Brooke Allan (Subdivision Officer) assessed an application for a Licence to Occupy Road Reserve to enable The Wylie Family Trust, the owners of 227 Aubrey Road Wānaka, to install private parking on public road reserve. The report advised that the applicants had replaced what had existed as grassed berm on the road reserve adjacent to their property with a concrete base in order to provide off street parking for their occupants and guests. However, this work had been completed prior to the Licence to Occupy application and without consultation or permission from Council. The report concluded that approving the Licence to Occupy would set a precedent, adding that the works could be deemed to have an adverse effect on amenity. Accordingly, the report recommended that the application for Licence to Occupy be declined.

Mr Wallace advised that the Council consistently opposed use of the road reserve for private parking and this was also the position taken in the Traffic and Parking Bylaw. Mr Wallace confirmed that staff had advised the applicant to seek a Licence to Occupy to be determined by the Board as an alternative way forward, but it was

not supported by staff as granting it (thereby allowing parking on the berm) would be contrary to the bylaw and would set a precedent for other properties

Members agreed that it was important to maintain a consistent approach and to protect the functionality of the roadway and the amenity provided by grassed areas.

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

- 1. Note the contents of this report; and**
- 2. Decline a licence to occupy Aubrey Road reserve to enable The Wylie Family Trust to install provision for off street parking.**

3. Additional parking restrictions under the Traffic and Parking Bylaw 2018

A report from Haylee Carr (Roading Contracts Technician) presented the following proposed new parking restrictions to be implemented pursuant to the Traffic and Parking Bylaw 2018:

Road or Location	Specific Description
Sorrel Street – Albert Town	NO STOPPING AT ALL TIMES To improve road safety by preventing people blocking carriage way due to road width
St Ninians Way – Hāwea Flat	‘No Heavy vehicle’ signage to be installed, entrance and exit of street
Umbers Street – Wānaka	Install P10 signage restrictions and hockey sticks to show allocated parking space and to allow enforcement
Cardrona Valley Road – Wānaka	NO PARKING OFF ROADWAY to allow enforcement in areas

The report recommended that the new parking restrictions be approved as they would address issues raised by the public and Council officers and would serve to improve safety and roading operations.

Mr Greenwood and Mrs Carr presented the report.

Members questioned the statement in the officer report about consultation: *It is considered that the Council’s general consultation requirements under section 156(1)(b) of the Local Government Act 2002 would be complied with through the recommendation in this report.* Members asked how such a conclusion could be reached. Staff noted that full consultation had been undertaken in respect of the Traffic and Parking Bylaw 2018 and it was intended as a generic comment; it could be removed from reports of this type on the future.

There was extensive discussion about the proposed parking restriction in West Meadows Drive (no parking off roadway) and the various businesses and organisations that were contributing to the problem and would be affected by new parking arrangements. Mr Greenwood confirmed that the bylaw stipulated that there should be no parking off a roadway, so this was simply allowing for enforcement to take place. Ms Battson asked staff to liaise with the medical centre before beginning to enforce the new parking arrangements.

Members asked what parking signage was planned in the West Meadows Drive area, asking for it to be sensitive to the fact that the area was a primary entry point into Wānaka. Mr Greenwood advised that staff had met on site to with members of the regulatory team to discuss enforcement but the placement of signage came down to what was considered reasonable and no firm plans were currently in place.

Councillor Shaw encouraged the future development of a holistic traffic plan for the Cardrona Valley Road, including interventions such as traffic calming measures to improve overall safety levels.

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

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

- 2. Approve changes to the new and existing restrictions applying to the on-road and off-road parking restrictions, noting that these will come into force once signed or marked.**

4. Chair's Report

A report from the Chair provided updates on:

- Representation Review;
- Wānaka Lakefront Development Stage Three;
- Minor Improvements;
- Lease of old Mitre 10 building
- Activities at the Wānaka Recreation Centre.

There was further discussion about:

- Council's final proposal on the representation review;
- The need to develop a permanent solution for Golf Course Road;
- Determination of the Hāwea urban growth boundary and concerns that the existing roading infrastructure could not accommodate more development in the area;
- Future of the Luggate temporary hall and development of the new hall;
- Recent AGM of the Wānaka A&P Society and resolution of the Society's lease issues.

**On the motion of Mr Bruce and Mr Taylor the Wānaka
Community Board resolved to:**

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

The meeting concluded at 11.13am.

Confirmed as a true and correct record:

CHAIRPERSON

DATE