



Order Paper for the Meeting of the

WANAKA COMMUNITY BOARD

Wednesday, 25 October 2017

commencing at 10.00am

In the Armstrong Room, Lake Wanaka Centre,

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 Armstrong Room, Lake Wanaka Centre, Wanaka on Wednesday 25 October 2017 commencing at 10.00am.

Item	Page Number	Report/ Item Title
		Karakia/Prayer
		Apologies/Leave of Absence Requests Apology from Councillor MacLeod (on approved leave of absence)
		Public Forum
		Declarations of Conflict of Interest
		Matters Lying on the Table
		Confirmation of Agenda
	4	Confirmation of Minutes 14 September 2017
1	9	Affected Person's Approval – Warbirds Over Wanaka Community Trust
2	20	Paddle Wanaka – New Licence Notification and Affected Person's Approval
3	37	Affected Person's Approval – Tuki Festival
4	55	Proposed new Easements – Aurora Energy Ltd
5	62	Agreement to Grant a Temporary Right of Way & Underground Services Easement – Spark New Zealand Limited, Platinum Ridge Recreation Reserve
6	71	Chair's Report

Wanaka Community Board
14 September 2017

Minutes of a meeting of the Wanaka Community Board held in the Meeting Room, Wanaka Fire Station, Ballantyne Road, Wanaka on Thursday 14 September 2017 beginning at 10am

Present:

Ms Rachel Brown (Chair), Ms Ruth Harrison, Councillor Calum MacLeod, Councillor Ross McRobie, Councillor Quentin Smith and Mr Ed Taylor

In attendance:

Mr Peter Hansby (General Manager, Property and Infrastructure), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Marty Black (Harbour Master) and Ms Jane Robertson (Senior Governance Advisor); three members of the public and three members of the media

Opening

The meeting commenced with a karakia from the Chair.

Declaration by Member of Wanaka Community Board

The General Manager, Property and Infrastructure, acting on behalf of the Chief Executive, invited Mr Smith to make the declaration as a member of the Wanaka Community Board in accordance with clause 14, Schedule 7 of the *Local Government Act 2002*.

Mr Smith gave the oral declaration and signed the document which was then witnessed by the General Manager, Property and Infrastructure.

Apologies

The following requests for Leave of Absence were made:

- Councillor Smith: 12-24 October 2017
- Councillor MacLeod: 21 November - 2 December 2017
- Mr Taylor apologised for the Board's meeting scheduled for 30 November 2017.

On the motion of Ms Harrison and Councillor McRobie the Wanaka Community Board resolved that the requests for leave of absence be granted.

Public Forum

1. Penny Batchelor

Ms Batchelor advised that she had recently joined the staff as a Manager at the Wanaka Recreation Centre on a 6 month contract, having previously managed a

sports centre in Balclutha. She was pleased to be working locally having commuted to and from Wanaka for some years.

2. Jonathan Walmisley

Mr Walmisley addressed the Board as President of Coastguard Wanaka Lakes. He noted that the Coastguard had been seeking a new base building since November 2016. Whilst disappointed, he understood the reasons for the recommendation to delay notification of the lease but he urged the Council to expedite preparation of a Reserve Master Plan so that the lease application could proceed.

He noted that the base building would be a joint facility containing enough space for an office, meeting room and briefing room. He noted that if consultation for the master plan required the base building to be more of a community facility, the Coastguard was happy to make changes.

In light of the consultation that would be undertaken as part of the master plan, Mr Walmisley asked the Council not to publicly notify the Coastguard's application to lease reserve land.

Declarations of Conflicts of Interest

Councillor Smith advised that as Commodore of the Wanaka Yacht Club he was unaware of any concerns about Coastguard Wanaka Lakes' proposed building, but he wished to signal the potential for a conflict of interest should the situation change.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of Minutes

On the motion of Ms Brown and Councillor MacLeod the Wanaka Community Board resolved that the minutes of the Wanaka Community Board meeting held on 3 August 2017 be confirmed as a true and correct record.

1. **Request to notify new lease to the Coastguard Wanaka Lakes over Eely Point Recreation Reserve**

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) advised of an application from Coastguard Wanaka Lakes for a lease over a portion of the Eely Point Recreation Reserve on which they hoped to construct a new base building next to the existing Scouts site. The report noted that the applicable Reserve Management Plan contained a policy to ensure "that the character of the reserves is not compromised by structures associated with leases and licences and that the reserve values are maintained or enhanced". Accordingly, the report recommended that the Board note the request by Coastguard Wanaka Lakes, but consider it only when an Eely Point Master Plan was available because this would enable the reserve to be developed in

a controlled way and would allow consideration of the whole reserve and not only a part of it in isolation.

The report was presented by Mr Cruickshank and Mr Black.

It was noted that the Wanaka Lakefront Reserve Management Plan did not make specific provision for new buildings but it did not preclude it either. Furthermore, it was usual for the use of reserves to change and the update of the master plan would be an opportunity for the community to consider future uses of the reserve.

Mr Cruickshank stated that he was not certain if the application for a lease could be consulted on as part of the Master Plan consultation. However, he was aware that the Parks and Reserves team was making good progress with the Master Plan, with the intention to finish it by Christmas.

Councillor McRobie questioned the proposed removal of up to 18 trees. Mr Cruickshank advised that Coastguard Wanaka had developed a landscape plan and this would be considered as part of the Master Plan. For that reason, tree removal had not been assessed in detail in the agenda report.

It was noted that four different site options had been considered but the proposed site was the Coastguard's preferred option.

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

- 1. Note the contents of this report;**
- 2. Agree that the decision on notification be deferred until the Eely Point Reserve Master Plan has been completed.**

2. Wanaka Table and Chair Licence Renewals 2017

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed the renewal of all existing Licences to Place Tables and Chairs in a Public Space in the Wanaka area which were due for renewal on 31 August 2017. 19 The report recommended that the Board agree to renew all existing licences in accordance with the existing terms and conditions for a further 12 months.

In reply to questions on how rent charges were ascertained, Mr Cruickshank advised that they were based on a number of different factors including location, but a commercial rental was not charged. A full review of the charging regime was being considered for the following year and as part of this staff had examined the approach taken by other councils. A system other than a straight CPI adjustment for rental increases would be sought.

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

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

2. Approve the renewal of the following Licences to Place Tables and Chairs in a Public Space for a further one year term commencing 1 September 2017:

Trading Name of Licensee	Location	Area (m ²)	Rental Income
Speights Ale House	Ardmore Street	93.00	\$4,650.00
Lake Bar	Ardmore Street	67.20	\$3,360.00
Kai Whakapai	Ardmore Street	44.84	\$2,242.00
Ritual Café	Helwick Street	18.23	\$638.06
Relishes Café Wanaka	Ardmore Street	15.56	\$778.00
Trout Bar	Ardmore Street	54.80	\$2,740.00
Fitzpatrick's Irish Pub	Brownston Street	25.00	\$875.00
Alchemy	Ardmore Street	11.52	\$576.00
Big Fig	Ardmore Street	25.50	\$1,275.00
The Doughbin Bakery and Café	Ardmore Street	10.20	\$510.00

3. Chair's Report

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

- Upper Clutha Plunket parking spaces
- Ballantyne Road sealing
- LINK Community Forum
- Community Boards Zone 6 meeting held in Gore
- Wanaka Community Pool
- Projects Summary: Property and Infrastructure; Parks and Reserves

The Chair advised that Upper Clutha Plunket wished to improve access to their facility from their allocated carparks in Brownston Street. Accordingly they wished to acquire these carparks formally.

Ms Harrison suggested that a project be introduced as part of Link Community Forum so that discussions could focus on something concrete. She expressed concern that without this, the meeting would only be seen as more talk.

Members questioned the operational variances proposed for the Wanaka Pool. They considered that a pool control room, swim school office and a disability hoist should have been in the original plans and asked why these items had not been included. Mr Hansby advised that these additional items had come from a recent value-added exercise. Members stated that these items were 'must-haves'.

Members commended the new presentation format of the projects report as it more clearly showed how a project was progressing.

A request was made for the line markings on the Crown Range to be refreshed before Christmas

Mr Hansby responded to questions about the current smell in Cardrona. He noted that work was underway to manage wastewater flows to the plant and to ensure compliance with consent conditions. He advised that this operational approach would continue whilst staff worked through options for a permanent solution. Ms Harrison asked Mr Hansby to arrange for her to receive the work being undertaken by the Chief Engineer on possible scenarios. She added that this was essential in order to prepare a plan to populate the 10-Year Plan.

There was further discussion about the recent announcement that the Luggate Community Hall could no longer be used as it only reached 15% of the earthquake code. This had prompted local discussions about whether restoration or replacement was the better option.

The Chair noted that the Wanaka Chamber of Commerce was looking at a town centre master plan and she asked if they should be invited to make a presentation to the Board. Following discussion, it was agreed that an invitation would be extended at the end of the next phase.

Councillor McRobie advised that as a consequence of a recent review of committee membership following the election of Councillor Smith he had joined the Infrastructure Committee and left the Community and Services Committee. He had also volunteered for membership of the Queenstown Lakes Community Housing Trust Liaison Group.

**On the motion of Ms Brown and Ms Harrison the
Wanaka Community Board resolved that the report
be noted.**

The meeting concluded at 11.34am.

Confirmed as a true and correct record:

Chairperson

25 October 2017

**Wanaka Community Board
25 October 2017**

Report for Agenda Item: 1

Department: Property & Infrastructure

Affected Person's Approval – Warbirds Over Wanaka Community Trust

Purpose

To consider granting Affected Person's Approval for the Warbirds Over Wanaka Lakeside Event, for the resource consent application RM170871, to use Roys Bay Recreation as a base area for a bi-annual airshow.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Execute** affected person's approval for resource consent application RM170871 for the purpose of operating the lake side portion of the Warbirds Over Wanaka Airshow.
3. **Delegate** execution of the affected person's approval to the General Manager of Property and Infrastructure.

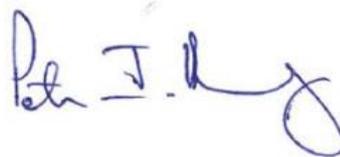
Prepared by:



Chris Green
Property Advisor

4/10/2017

Reviewed and Authorised by:



Peter Hansby
General Manager: Property &
Infrastructure

5/10/2017

Background

- 1 The Warbirds Over Wanaka Lakeside Event has been held previously in 2014 and 2016. This portion of the event is held in association with the main Warbirds Over Wanaka International Airshow, which is based at the Wanaka Airport.
- 2 The purpose of the lakeside event is to thank the community for their support, and to promote the major event happening at the airport over the rest of the weekend.

- 3 The applicant is currently seeking resource consent from QLDC to undertake the activity. As landowner of the reserve where the airshow would be based from, QLDC has been asked to provide affected person's approval for resource consent application RM170871.
- 4 The applicant wishes to use the reserve as a base area for the airshow display. This base area will involve a stage, commemorative vehicles, fundraising marquee and additional toilets. The applicant has provided a copy of their Assessment of Effects and event schedule which is included as Attachment A.

Comment

- 5 The lakeside portion of the event involves the use of the reserve known as Roys Bay Recreation Reserve. The area is legally described as Section 11 and Part Section 7 Block XV Town of Wanaka. For details of the location, please refer to the location maps shown in Attachment B.
- 6 The event is planned to be bi-annual beginning Friday 30th March 2018. It is expected the air show will only last for 30 minutes, between 4.30pm – 5.00pm.
- 7 The applicant will remain obligated to gain permission from QLDC via a hire agreement to use the reserve area. This agreement will outline the specifics of what is authorised year-to-year.
- 8 The resource consent application is for a total of five years, this would allow the applicant to operate the festival 3 times on a bi-annual basis, starting with the first festival on 30 March 2018. The event will be held on Good Friday during each year.
- 9 Council's roading department have been consulted on the event and will authorise a Traffic Management Plan prior to the event each year.

Options

- 10 Option 1 Grant Affected Persons Approval to Warbirds Over Wanaka Community Trust, in relation to resource consent application RM170871.

Advantages:

- 11 Will allow the resource consent for the event to be granted as an APA is required from the land owner.
- 12 An opportunity for Council to support a popular event in the region.
- 13 It is consistent with other previous decisions made by Council.

Disadvantages:

- 14 Potential disruption to users of the reserve area.
- 15 Option 2 Decline Affected Persons Approval to Warbirds Over Wanaka Trust, in relation to resource consent application RM170871.

Advantages:

16 None noted.

Disadvantages:

17 Will not allow a resource consent to be completed for the event.

18 This report recommends **Option 1** for addressing the matter, as it will enable the event to continue as planned and enable resource consent to be completed.

Significance and Engagement

19 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because the decision relates to a Council strategic asset and is reserve used by a large number of local rate payers as well as many visiting guests.

Risk

20 This matter related to the operational risk OR011A Decision Making as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for an ongoing event.

Financial Implications

21 There are no financial implication with approving this request.

Council Policies, Strategies and Bylaws

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

- Significance and Engagement Policy 2014.
- Wanaka Lakefront Reserves Management Plan

23 The recommended option is consistent with the principles set out in the named policy/policies.

24 This matter is included in the 10-Year Plan/Annual Plan, and can be monitored under existing Property and Infrastructure operating budgets.

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 providing a timely decision to a community group within the District;
- 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

26 The persons who are affected by or interested in this matter are the users of the reserve area.

Attachments

- A Assessment of Effects
- B Location maps

ASSESSMENT OF EFFECTS

Type of Event – The Warbirds Over Wanaka Lakeside Event has been previously held in 2014 and 2016 and we are seeking consent to hold this event in association with Warbirds Over Wanaka International Airshows from 2018 to 2026. The event consists of a short (half hour duration) FREE community airshow over the lake. The purpose of this event is to thank the local community for their support, and to generally promote the major event happening at the airport over the rest of the weekend.

Dates of Event – The event is held late afternoon (generally 4.30pm to 5pm) every second Good Friday. In 2018 this is Friday, March 30th. Should the weather prevent the event going ahead it would be cancelled for that year.

Event Run Sheet –

0600 – Carpark area required for set up is closed by TMP/Security team by use of cones

12.00 – Start of set up of sound system based in the carpark and remote speakers installed along the lakefront. Arrival and installation of additional portaloos.

1400 – From this time other infrastructure is put in place including the RNZAF recruitment bus, Warhorse re-enactors with field gun, and a community fund raising marquee.

1600 – Music is played to entertain the arriving crowd including a performance by the Frankie Singers. A female singing group who dress in period uniform/costume and sing WWII songs.

1630 – Airshow performance begins with commentary provided from small stage set up as part of sound system.

17.00 – Airshow performance ends and crowd disperse

17.15 – Clean up crew begins 2 x sweeps of length of Wanaka Waterfront picking up existing and any new rubbish. All rubbish is removed from site and either recycled or sent to landfill. All infrastructure is pulled down and removed. Cones closing off the carpark are removed.

18.30 – All vehicles, infrastructure etc are gone from the site

Contacts for Event Management Team:

General Manager: Ed Taylor 0274 307 549

Aerial Display Co-ordinator: Grant Bissett 0274 323 121

Sound System: Grenville Craig 0274 370 330

On-water safety manager: Marty Black 0274 345 289

Transport Details – Experience of the last two airshows has shown that because the lakeside event is held on a non-commercial trading day (Good Friday) there is ample parking in the general Wanaka CBD area for those wishing to drive to the event. Many of those who come to the lakefront do so by foot from nearby homes and visitor accommodation. The event is also viewed from many vantage points other than the lakefront itself (eg Lismore Park, Eely Point, Waterfall Creek and balconies of CBD businesses) thus taking pressure off parking in the CBD.

We have a Traffic Management Plan (see attached report) for the closing off of the carpark we use to base our sound system etc for the event otherwise there are no street closures or other disruptions to normal traffic flows apart from some congestion in the general area in the half hour leading up to the event and for the half hour afterwards.

Toilets - We provide an additional 4 x Portaloo toilets in the vicinity of the event base to complement the existing public toilets at both ends of the lakefront. This level of toilets provided has proven to be more than adequate given the short duration of this event (half an hour).

Noise – We play music over our sound system from 4pm to entertain the crowd as they start arriving and finding their spot along the lakefront. We also

provide a performance by the Frankie Singers to entertain the crowd just prior to the event start. During the half hour event there will be aircraft noise over the lake plus a commentary of what spectators are seeing happen overhead. The sound system will be shut down by 5.15pm at the latest. This event is staged away from residential areas. It has previously been held in 2014 and 2016 and there have been no complaints of any nature.

Security, Safety and Event Management - The General Manager liaises directly with all relevant major emergency services (Police, St John, Fire and Coastguard) in the week's prior to the event and they have attended in the past.

We have a separate Water Safety Plan which is compiled, approved and implemented by the QLDC Harbour Master. This plan includes the provision of Harbourmaster staff on jet skis with other water-borne craft on standby in case of an emergency. A fully qualified diver is also on hand should they be required as part of any rescue.

The Aerial Display Co-ordinator is responsible for our Aerial Safety Plan which includes all display pilots being sufficiently briefed before the event. This briefing includes pilots being aware of various alternative landing strips in case of an emergency. We include CAA signoff for the event.

Recycling/Waste Management - We employ a team for the clean up after the completion of the event. This group works under the direction of the GM and is tasked with making 2 sweeps of the lakefront from the Log Cabin to the Mt Aspiring Road end of the lakefront (experience at the last two events is that a majority of the rubbish they do pick up has obviously been on the lakefront prior to our event!!). All waste/recycling collected is removed from the site and diverted to either the landfill or Wanaka Wastebusters.

Sale of Liquor Act – This is an alcohol-free event.

Attachment B - Location Maps



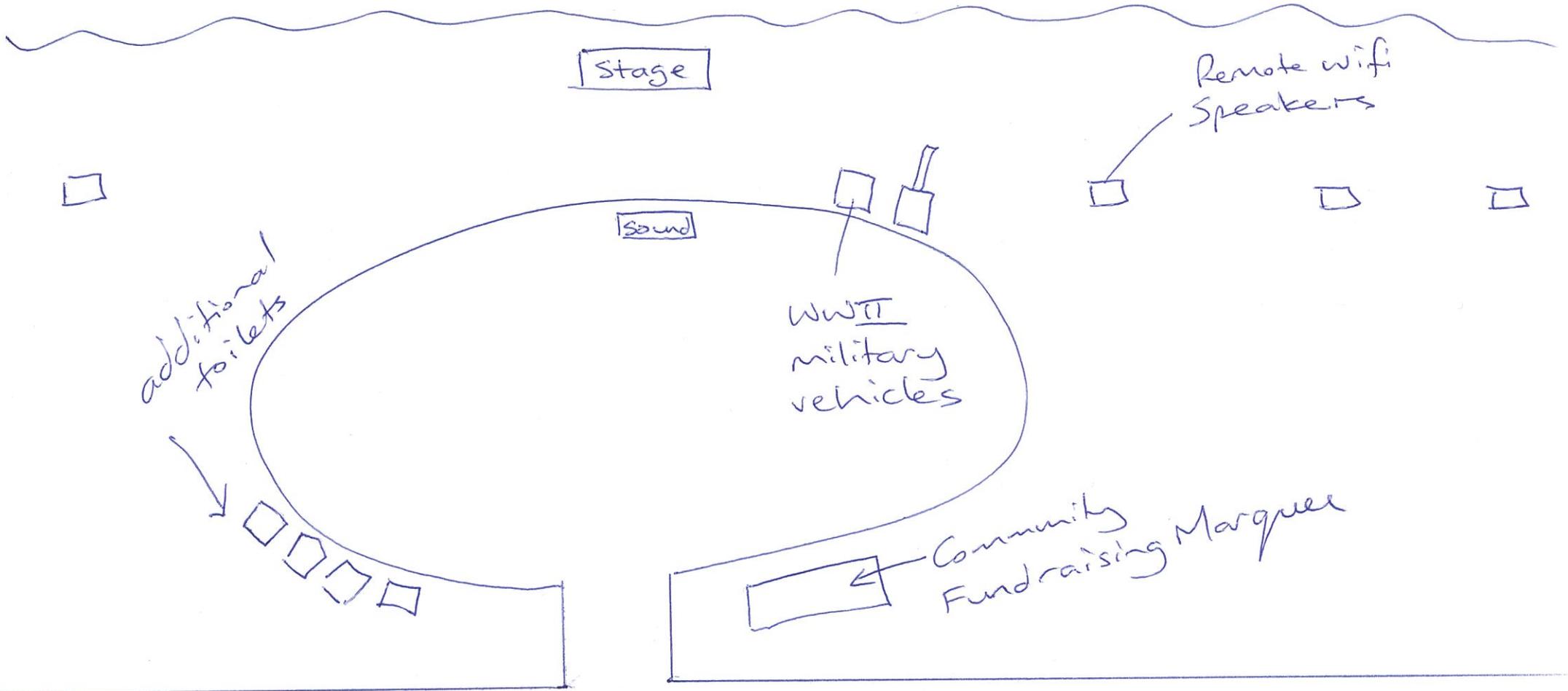
The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages 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



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

Lake Wanaka

18



Mt Aspiring Rd/Ardmore St

McDougal St

Pembroke Park

Dunstan St

**Wanaka Community Board
25 October 2017**

Report for Agenda Item: 2

Department: Property & Infrastructure

Paddle Wanaka – New Licence Notification and Affected Person’s Approval

Purpose

To consider providing Affected Persons Approval (APA), and notifying a new licence to Paddle Wanaka Limited. A licence is sought to utilise reserve land adjacent to State Highway 6 and the Clutha River as a pick up / drop off point for guided and instructional kayak or stand-up paddle boarding trips.

Recommendation

That the Wanaka Community Board:

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

Commencement	TBC
Term	5 years.
Rent	The greater of \$500.00 plus GST or 7.5% of gross revenue.
Reviews	At renewal.
Renewals	1 of a further 5 years by agreement of both parties.
Assignment/Sublease	With Council’s approval.
Use	Hire, lessons, guided and unguided tours with stand-up paddle boards and kayaks.
Insurance	Requirement to have public liability insurance of \$2 million
Safety/Suspension	Council to retain ability to suspend the licence for safety purposes or to avoid large public events. Health and Safety plan to be provided to Council, and be approved by the Harbourmasters office prior to commencing the activity.

Other

Licensee must ensure they hold a valid resource consent for the purpose of kayak and stand-up paddle board hire, lessons, guided and self-guided tours.

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

3. **Appoint** three elected members (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.
4. **Delegate** signing of Affected Person's Approval to the applicant's Resource Consent application, to the General Manager Property and Infrastructure. Any material changes to the application shall be first discussed with a nominated representative of the Wanaka Community Board, and guidance sought prior to any exercise of APA. This is to acknowledge that a degree of flexibility could be necessary in this circumstance.

Prepared by:



Dan Cruickshank
Property Advisor
APL Property

6/10/2017

Reviewed and Authorised by:



Peter Hansby
General Manager: Property &
Infrastructure

6/10/2017

Background

- 1 Paddle Wanaka Ltd (**the applicant**) has been in operation since February 2013. The company currently provides kayak and stand up paddle board rentals and guided tours based from the Wanaka Lake front under 2 separate licences. The company is owned and operated locally by Chris and Rebecca Thornton. Chris is also a volunteer to the Wanaka Coastguard.
- 2 The applicant currently operates under 3 resource consents and a concession from the Department of Conservation (Concession Number: 37796-GUI) for their operations on the marginal strip of Lake Wanaka and the Clutha River.
- 3 It is intended that the new licence being sought will work in conjunction with the applicants existing concession, but not the licences issued from Council which are for a beach hire activity only on the Wanaka lake front (Roy's Bay Recreation Reserve).

- 4 The purpose of the new licence is to expand their current operations by utilising different areas of Lake Wanaka, Lake Hawea, Hawea River and Clutha River. Providing different location options not only increases customer satisfaction but also can provide for safer options depending on weather conditions.
- 5 The reserve land will serve as a pick up and drop off area for the operation. There will be no permanent set up at any of the proposed locations, other than that of the main operation on Wanaka Lake front.

Comment

- 6 The applicant is currently applying for resource consent (RM170712) and new reserve licence from Council to expand their operations to include the use of a boat to be used as a water taxi and for sightseeing. It will also require a service vehicle for water safety classes and to assist for water based events where needed. Whilst a number of reserves are accessed through, the actual commercial activity is only deemed to be occurring on the following Council reserves:

Commonly known as	Legal description	Certificate of title
Eely Point Recreation Reserve	Section 29 and Section 1543R Block XIV Lower Wanaka Survey District	OT7B/497
Albert Town Boat Ramp (Albert Town Recreation Reserve – South & East locations)	Lot 2 Deposited Plan 375247	302906

- 7 The harbourmaster has been consulted with the proposed plan and has provided his endorsement of the application. He has acted as a key instigator and advisor for Paddle Wanaka to purchase of a support powerboat and made the recommendation of what vessel would work well. The Coastguard have also provided a signed APA for the planned activities.
- 8 Guided and instructional trips are proposed from the following areas: Eely Point, Glendhu Bay, Waterfall Creek, Outlet Campground, Albert Town Campground, and the Cardrona River Confluence. A pick up and drop off location has also been requested from the new Council commercial jetty adjacent to Wanaka Marina. Clients would be picked up and dropped off at these locations via Paddle Wanaka's water taxi and vehicle support (water taxi only available at Lake Wanaka locations).
- 9 Please note that the other locations at Glendhu Bay, Waterfall Creek, Outlet Campground, Lake Hawea and the Cardrona River Confluence pass through Council reserve on an access basis only, but do not include onsite commercial activity that will need to be sought from other adjacent landowners, predominately Land Information New Zealand and the Department of Conservation.

- 10 One pick up and drop off location near Albert Town, on the shore of the Hawea River, is within the existing lease to CCR Limited. CCR will need to give their approval to the licence and resource consent before that location can be used, however it is being notified in this application on the assumption that approval is received.
- 11 The maximum number of trips per day on Lake Wanaka are proposed to be 10 across all locations. Each trip would have a maximum of 16 clients + 2 guides.
- 12 The maximum number of trips per day on the Clutha River would be 10. The maximum number of trips per day on the Hawea River would be 1. Each river trip would have a maximum of 8 clients + 1 guide.
- 13 Note that client and trip numbers will initially be significantly less than the maximums proposed as the business is established. However, Paddle Wanaka is anticipating growth and has proposed the stated maximums to allow for future expansion.
- 14 From a licence perspective, we recommend that the request be notified in accordance with the Reserves Act legislation. This requires publication of a notice to the public, and a waiting period of one calendar month. If opposing submissions are received, Council is required to consider those submissions through a reserve hearing process and then make a recommendation back to full Council as to whether to proceed with the granting of a licence.
- 15 The location at Eely Point Reserve has been excluded from the notification at this time, due to that reserve undergoing a Master Planning process currently. If commercial activity of this type is approved through the Master Plan we expect that this aspect of the request can be included in the licence at a later date, subject to a minor variation process, so long as the Master Plan is notified in accordance with Reserves Act requirements.

Options

- 16 Option 1 To approve notification of the intention to grant a licence to Paddle Wanaka Limited over recreation reserve with legal description Lot 2, DP 375247, to operate stand up paddle board and kayak rentals, guided and unguided trips and lessons.

Advantages:

- 17 Allows for commercial activity that provides a beneficial and enabling form of recreation and enjoyment from the Council land.
- 18 Supports an established and successful local business operator.
- 19 Will add to the existing tourist offering in Wanaka.
- 20 Will provide additional income for Council.

Disadvantages:

- 21 May increase commercial congestion on the reserve land and lake/river surface.

22 May create potential safety concerns on the water which will require close management by the operator and Harbour Master.

23 Option 2 To approve notification of the intention to grant a licence to Paddle Wanaka Limited over recreation reserve with legal description Lot 2, DP 375247, to operate stand up paddle board and kayak rentals, guided and unguided trips and lessons, subject to different terms and conditions.

Advantages:

24 Similar to above.

Disadvantages:

25 Similar to above.

26 Option 3 To decline the application by Paddle Wanaka Ltd.

Advantages:

27 Will not increase commercial congestion on the reserve land and lake/river surface.

28 Will not create potential safety concerns on the water which will require close management by the operator and Harbour Master.

Disadvantages:

29 Will not allow for commercial activity that provides a beneficial and enabling form of recreation and enjoyment from the Council land.

30 Will not support an established and successful local business operator.

31 Will not add to the existing tourist offering in Wanaka.

32 Will not provide additional income for Council.

33 This report recommends **Option 1** for addressing the matter as the recommendations proposed provide a balance between Council controls and the ability for the operator to expand a successful business.

Significance and Engagement

34 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves a waterfront reserve, that can be used by many local rate payers as well as tourists visiting the area.

Risk

35 This matter related to the operational risk, OR011A Decision Making as documented in the Council's risk register. The risk is classed as moderate. The risk is mitigated by the need to publicly notify the licence and consider any submissions received prior to considering granting a licence.

Financial Implications

36 It is proposed that Council will receive base income of \$500+GST or 7.5% of turnover, whichever is the greater.

37 All legal fees and advertising associated with issuing the licence will be met by the applicant.

Council Policies, Strategies and Bylaws

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

- Significance and Engagement Policy
- Wanaka Lakefront Reserves Management Plan
- Community Facility Pricing 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 but has no impact on it.

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 providing income to Council and a decision in a timely manner;
- 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 The persons who are affected by or interested in this matter are predominantly the users of the residents/ratepayers of the Queenstown Lakes District community.

43 The Council will provide a mechanism for community consultation through the public notification of the intention to grant a licence.

44 The Harbourmaster has been consulted prior to this application and provided their approval to the request.

45 The Coastguard has provided affected parties approval for the proposed operation.

46 Both the Albert Town and Outlet Camp Ground managers have been consulted and have given approval for the activities.

Attachments

- A Location maps
- B Application letter

Attachment A – Location Maps



ALBERT TOWN

Pick up / drop off





5th May 2017

Dan Cruickshank
APL Property

Via Email

Dear Dan

PADDLE WANAKA LTD – RESERVE LICENCE APPLICATION

Introduction

Paddle Wanaka Ltd (Paddle Wanaka) currently operate a kayak and stand up paddle board rental and guiding business on Lake Wanaka and the Clutha River. Paddle Wanaka currently operate under resource consents RM070953, RM081389 and RM110178. They also hold existing licences L56327 & L56722 pursuant to Section 54(1)(d) of the Reserves Act for their base on the Wanaka Lakefront. Further to this they also hold an existing concession with the Department of Conservation (Concession Number: 37796-GUI) for their operations on the marginal strip of Lake Wanaka and the Clutha River that occurs on the Department of Conservation land.

Paddle Wanaka are looking at utilising different areas of Lake Wanaka and also Lake Hawea and the Hawea River to increase operations but also importantly to offer alternative options for their clients and staff when providing rental equipment, tours or instruction during changeable weather. Paddle Wanaka have also recently purchased a power boat to use as a support vessel/water taxi service for kayak and stand up paddle board drop offs and pickups at various locations on the lakes as well as for private charter, event water safety and sight-seeing.

New Sites - Guided Trips

Paddle Wanaka seek a reserve licence from QLDC to use the following reserves as start or pickup/finish points on Lakes Wanaka and Hawea and the Clutha and Hawea Rivers for guided and instructional kayak or stand up paddle boarding trips:

1. Eely Point
2. Glendhu Bay
3. Waterfall Creek
4. Outlet Campground
5. Albert Town Camp Ground (both sides of SH 6 – Clutha and Hawea Rivers)
6. Clutha River at Cardrona River confluence
7. Clutha River at Luggate red bridge
8. Hawea River at Camp Hill Road bridge
9. Lake Hawea boat ramp

Clients will be dropped off or picked up at these locations either in a van or via Paddle Wanaka's

water taxi boat (water taxi only available for Lake sites). No permanent set up is proposed at any of the locations. The operational base will remain on the Wanaka Lakefront under Paddle Wanaka's existing license and resource consent. All vehicles will be kept to formed public roads and car parking areas within the above-mentioned reserves. The reserves will be used for a short time for clients and guides to prepare for or pack up after the trips. Vans and trailers may be left in public car parks for up to two hours when associated with guided trips.

Maps of these proposed locations are attached as **Appendix A**.

The maximum number of trips per day on Lakes Wanaka and Hawea would be ten across all locations. Each trip would have a maximum of 16 clients + 2 guides.

The maximum number of trips per day on the Clutha River would be 10. The maximum number of trips per day on the Hawea River would be 1. Each river trip would have a maximum of 8 clients + 1 guide.

Note that client and trip numbers are presently significantly less than the maximums proposed however Paddle Wanaka is anticipating growth and has proposed the stated maximums to allow for future growth of the business.

New Sites – Rental Drop Off and Pick Up

Paddle Wanaka also seek a reserve licence from QLDC to use the following reserves on Lakes Wanaka and Hawea as drop off and pick up locations for their rental customers as alternative options to Paddle Wanaka's base at the Wanaka Lake Front:

1. Eely Point.
2. Glendhu Bay.
3. Waterfall Creek.
4. Lake Hawea boat ramp

These locations are also identified in **Appendix A**. A maximum of 20 clients per day is proposed for drop off/pick up across all of these locations (unless inclement weather dictates any additional pick-ups for safety reasons). Rental clients would either leave from and return to the Wanaka Lakefront base as per current operations or alternatively they will be dropped off or picked up at one of the alternative sites listed above.

Rental trips do not include a guide and will simply involve Paddle Wanaka dropping or picking up customers and their gear from the proposed locations listed above. Note that equipment rentals will not be available for use on the rivers.

General Outline of the Proposed Operations

The proposed number of trips outlined above represent a maximum number during peak times and allows for anticipated growth of the business. The actual number of trips per day using each site will be considerably less than this for the majority of the time. No permanent set up is proposed at any of the alternative locations. The operational base will remain on the Wanaka Lakefront under Paddle

Wanaka's existing license and resource consent.

Paddle Wanaka adopts a 'leave no trace' policy with all rubbish removed from any of the reserves. Toilet facilities will be identified at the start and end of trips. All equipment will also be regularly washed, cleaned and dried to avoid the spread of noxious weeds.

The following equipment will be used during the proposed trips:

- Stand Up Paddleboards – A range of inflatable & rigid SUP boards will be used. These will be sized for the student/client.
- Kayaks – A range of inflatable kayaks, plastic whitewater kayaks, plastic sea kayaks and multisport design kayaks will be used. These will be chosen to suit the student/client's capability and requested outcomes.
- Safety Equipment - Each guided trip will carry emergency gear as outlined in SOP for that trip. Instructors will be suitably qualified to utilise emergency equipment and aid in situations if needed. Rental clients will be supplied with suitable floatation devices and informed of hazards.
- Vehicles - Paddle Wanaka Limited Transport Service Number 0248802 (PSL)
 - Toyota Hiace Van (9 Seater) and kayak or sup/kayak trailer. Vehicle will be upgraded to a 12 seater Hiace van when option becomes viable.
 - 5 Seater Nissan Safari with appropriate trailer. Used for the smaller groups.
- Water taxi – 7.49Meter Osprey MNZ 132052. Certified to carry 23 passengers or a combination of kayaks/SUP boards & passengers.

The business runs under a current Safety Operations Plan which is attached as **Appendix B**. This will be expanded to include the proposed new sites/areas. The new support vessel/water taxi also provides an important safety tool for clients/rental customers on the lakes in the event of any problems/emergencies such as sudden weather changes or injuries. Paddle Wanaka also has a jet ski available for assisting customers if required although this would not be used as part of regular operations.

A variation to the underlying resource consents will be required for these proposed activities and this will be sought following completion of the QLDC license application process. It is intended that the new license which is being sought will eventually replace the existing license.

Relevant Reserve Management Plans

Wanaka Lakefront Reserve Management Plan

The Wanaka Lake Front Reserve Management Plan was adopted by Queenstown Lakes District Council in October 2014. The purpose of this plan is to identify the objectives and policies for the management, including protection and development of the Wanaka Lake Front reserves. The overarching objectives

are:

- *Recognise the unique character of the Wanaka lakefront reserves and reflect this in the design, maintenance and management of the lakefront reserves;*
- *Manage and maintain areas of the lakefront reserves as formal recreational areas for enjoyment of the community and visitors;*
- *Manage the impact on the natural amenity values of the lakeside reserves by minimising buildings and positioning them appropriately;*
- *Retain a high level of unrestricted access to and within the lakefront reserves and facilitate formal lake access;*
- *Manage use of the lakefront reserves in a way that sustains the natural biodiversity of the land and adjacent pristine lake.*

There are a number of specific objectives and policies that give effect to the overarching objectives. Those relevant to this proposal are:

5.2.1 // Recognise the unique character of the Wanaka Lakefront Reserves and reflect this in the design, maintenance and management of the lakefront reserves

5.2.1.1 // Objectives

- *Integrate the use and management of the reserves*
- *Ensure the reserves remain predominantly accessible for unstructured recreation*
- *Identify, protect and preserve heritage sites and features*
- *Establish activity zones in Roys Bay to enable appropriate activities to occur that reinforce the character and purpose of the zone, ensuring compatible activities are clustered together.*

5.2.1.2 // Policies

- *Recognise seven distinct activity zones within Roys Bay, west to east, to identify a priority management focus for use and development within these areas as follows:*
 - *passive recreation (walking/ biking/swimming)*
 - *active recreation (including supporting infrastructure to support non-motorised watersports including a leased area for a watersports building)*
 - *Pembroke Park open space connection (preserving and connecting the sanctity and openness of the park with the lakefront including restricting vehicle access)*
 - *CBD lakefront connection (including supporting commercial leases and licences of existing buildings such as the log cabin and other sites, open space and event infrastructure)*

5.2.3 // Manage the impact on the natural amenity values of the lakeside reserves by minimising buildings and positioning them appropriately

5.2.3.1 // Objectives

- *Manage all use and development of the reserves in accordance with the outstanding natural landscape recognition in the District Plan*
- *Minimise structures in the reserves and their impacts on the landscape*
- *Protect important view shafts*
- *Retain an informal landscape character and open spatial quality to the reserves*
- *Built developments will only be permitted where these are sympathetic to the key elements, features and patterns of the landscape*
- *Provide for continuation and renewal of existing leases and licences where such uses support the objectives of this plan*
- *Consider a limited number of new leases and licences where such uses would support the objectives of this plan*
- *Ensure the use and development of the reserves positively integrate when adjacent to the town centre and surrounding urban area*

5.2.3.2 // Policies

- *Development of facilities that benefit and remain accessible to the local community will be given priority over other facilities*
- *Allocate adequate space to vehicles to support participation in active recreation and passive viewing of the landscape*
- *Continue to allow use of the reserves for commercial purposes via a concession or other formal agreement. All applications for use of the reserves for commercial purposes will be considered under applicable Council policy*

5.2.4 // Retain a high level of unrestricted access to and within the lakefront reserves and facilitate formal lake access**5.2.4.1 // Objectives**

- *Facilitate lake access for powered and non-powered watercraft safely and sustainably*
- *Prioritise pedestrian and cycle activity over motorised*

5.2.4.2 // Policies

- *Permit vehicle access via Penrith Park Road, Outlet reserve, to windsurfers beach only*
- *Permit vehicle access for the purposes of operating or maintaining public utilities including water, telecommunications and power*
- *Vehicle access will otherwise be restricted to defined roads, ramps and car parks, except for:*
 - o maintenance and emergency vehicles*
 - o setting up and packing down before and after events*

Comment

The focus of Paddle Wanaka's operations is to offer water based recreational experiences for the enjoyment of both locals and visitors to the Wanaka Area. This focus aligns with the Wanaka Lakefront Reserve Management Plan vision and overarching objectives.

Recreational activities such as kayaking and SUP boarding are a regular occurrence on Lake Wanaka and the Hawea and Clutha Rivers, particularly during summer months. The character of these areas

and adjoining reserves is such that these activities are not an unexpected activity within this locality. Kayak and SUP boards are non-motorised craft of a passive nature and therefore have very little effects on the amenity values of the area. As outlined above Paddle Wanaka will not set up any permanent structures within the reserves which are to be used for short periods for clients and guides to prepare for or pack after the trips. The business operation will ensure unrestricted access to the public is maintained across all the reserves. They also operate on a leave no trace policy ensuring the reserves and their ecological values are unaffected by their operations.

Albert Town Recreation Reserve Management Plan

3. Management Objectives

Management objectives describe how the Council will manage each reserve, in accordance with its classification as recreation reserve.

The Council will:

Preserve in perpetuity the Albert Town recreation reserve as a recreational area for the enjoyment of residents of the Queenstown Lakes District and visitors.

*Encourage and facilitate the use of the reserve for active and passive recreational pursuits.
Provide opportunities for camping in an informal setting with simple facilities.*

Recognise the importance of the reserve as part of the entrance to Wanaka and Albert Town and ensure the landscape and amenity is managed and enhanced accordingly.

Provide for other public use and events, to the extent that the above objectives are not compromised.

4. Management Policies

Policy 11 – Concessions

11.1 Prohibit the granting of concessions for commercial activities on the reserve, other than those associated with:

1. access to the adjoining river and Department of Conservation administered reserves,
2. approved events (refer to Policy 1), temporary filming, sporting tournaments, or sports coaching.
3. the hire of recreational equipment for use within the reserve.
4. guiding on the tracks and rivers within and adjoining the reserve

Comment

The use of the Albert Town Recreation reserve by Paddle Wanaka for guiding trips on the adjoining rivers specifically aligns with the objectives and in particular Policy 11.

Conclusion

Paddle Wanaka currently operate a kayak and stand up paddle board rental and guiding business on Lake Wanaka and the Clutha River. The company wishes to expand the locations in which they can put in and take out kayaks and stand up paddles boards to offer safe weathers options when it is not possible from their current base on the Wanaka Lakefront. The proposed activity is low impact and of a passive nature which is consistent with the general aims and provisions of the relevant reserve management plans.

Yours Sincerely



Tom Overton
Resource Management Consultant
SOUTHERN PLANNING GROUP

**Wanaka Community Board
25 October 2017**

Report for Agenda Item: 3

Department: Property & Infrastructure

Affected Person's Approval – Tuki Festival

Purpose

To consider granting Affected Person's Approval (APA) to Lake Wanaka SouNZ for the Tuki Festival. The APA will enable the Glendhu Bay Motor Camp to be utilised for part of the Tuki Festival and agree to the anticipated volume levels of the festival.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the provision of Affected Person's Approval for resource consent application RM170926 for the purpose of operating the Tuki Festival.
3. **Delegate** signing authority for Affected Person's Approval to the General Manager of Property and Infrastructure.

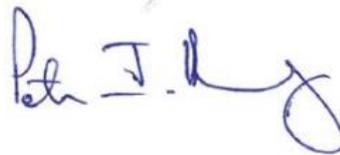
Prepared by:



Chris Green
Property Advisor

4/10/2017

Reviewed and Authorised by:



Peter Hansby
General Manager: Property &
Infrastructure

5/10/2017

Background

- 1 The Tuki Festival will be run by local non-for-profit group Lake Wanaka SouNZ Incorporated, who have operated in the area since 1997. The Festival is to replace the Rippon Festival, which has previously been run by the applicant on the Rippon Vineyard.
- 2 The festival will be held on private land opposite the Glendhu Bay Motor Camp, of which QLDC are the underlying landowners. The camp ground is currently under lease to CCR Limited.

- 3 The applicant is seeking resource consent from QLDC to undertake the music festival. As landowner of the neighbouring property, Council has been asked to provide APA for resource consent application RM170926. Whilst the delegation to provide APA as an adjacent landowner falls to Council Officers, it is acknowledged that patrons will be crossing land controlled by the QLDC and the input and guidance of the Wanaka Community Board is welcomed.
- 4 The APA relates to acceptance of breaches in noise levels, as well as landowner approval to use areas of the campground as access for festival participants.
- 5 The anticipated noise levels for the zone will be exceeded at the camp ground as a result of the festival. Music will be playing from 1.00pm until 11.30pm. A professional noise assessment has been completed and noted that the camp ground area would be likely to experience noise levels in the order of 65 to 75 dB.
- 6 Other neighbouring land owners have provided APA for the festival, as well as the Glendhu Bay Motor Camp managers. The applicants have been instructed to gain APA from the lessee of the camp ground, CCR Limited.
- 7 The applicant wishes to utilise a small part of the camp ground area for access between the lake beach-front and Wanaka-Mt Aspiring Road, as well as access along the lake to the designated swimming area. Please refer to the Beach and Camp Ground Management Plan for details, shown in Attachment A.
- 8 Festival participants will have the option of traveling to and from the event by chartered boat as well as being able to swim in the lake. Each of these activities will require access over the camp ground land.

Comment

- 9 The resource consent application is for a total of ten years, this would allow the applicant to operate the festival 5 times on a bi-annual basis, starting with the first festival on 10 February 2018.
- 10 The underlying land of the Glendhu Bay Motor Camp is legally described as Section 1 & 2 Block XV Lower Wanaka SD and is designated Recreation Reserve under the Reserves Act 1977.
- 11 The Glendhu Bay Motor Camp managers have provided written consent and an APA for the use of the area and are supportive of the festival.
- 12 Any activities on the camp ground associated to the festival will be the responsibility of the camp ground managers.
- 13 The applicant has consulted with the Harbourmaster for the water based activities and have provided a Waterways Management Plan, shown in Attachment B. The Harbourmaster will be implementing a prohibition order to manage boat access to the beach.
- 14 Council's roading department have been consulted on the event and will authorise a Traffic Management Plan prior to the event.

15 The applicant's assessment of environmental effects for RM170926 is included as Attachment C.

Options

16 Option 1 Grant Affected Person's Approval to Lake Wanaka SouNZ Inc, in relation to resource consent application RM170926.

Advantages:

- 17 Will allow the resource consent for the festival to be granted as an APA is required due to noise levels.
- 18 Will assist in providing safe and direct access between the lake front and the festival entrance.
- 19 Will aid in the quality of the festival by allowing access to the site via boat access as well as provide an option for festival participants to swim in the lake.
- 20 An opportunity for Council to support a large event that is likely to be very popular in the area.
- 21 Will bring economic income to the district.

Disadvantages:

- 22 Potential disruption to users of the campground who do not wish to participate in the festival.
- 23 Option 2 Decline Affected Person's Approval to Lake Wanaka SouNZ Inc, in relation to resource consent application RM170926.

Advantages:

- 24 Will not provide any disruption to the users of the camp ground.

Disadvantages:

- 25 Will not allow a resource consent to be complete for the festival.
 - 26 May reflect poorly on Council as it would not support a large ongoing event.
 - 27 Will not bring any economic income to the district.
- 28 This report recommends **Option 1** for addressing the matter, as it will enable the festival to continue as planned and enable resource consent to be completed and enhance the quality of the festival experience.

Significance and Engagement

29 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because the decision relates to a

Council strategic asset and is reserve used by a large number of local rate payers as well as many visiting guests.

Risk

30 This matter related to the operational risk OR011A Decision Making as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for a private activity.

Financial Implications

31 There are no financial implication with approving this request.

Council Policies, Strategies and Bylaws

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

- Significance and Engagement Policy 2014

33 The recommended option is consistent with the principles set out in the named policy/policies.

34 This matter is included in the 10-Year Plan/Annual Plan, and can be monitored under existing Property and Infrastructure operating budgets.

Local Government Act 2002 Purpose Provisions

35 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 to a community group within the District;
- 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

36 The persons who are affected by or interested in this matter are the users and residents of the Glendhu Bay Motor Camp as well as festival participants.

37 QLDC's event s team has endorsed the event and its managers.

Attachments

- A Beach and Camp Ground Management Plan
- B Waterways Management Plan
- C Assessment of Environmental Effects

Tuki: Beach and Campground Management Plan

This plan describes access to the beach by festival goers and by commercial and private boats, and also describes the overlap between TUKI and this area of the campground.

Last modified: 31 August 2017

Last reviewed: by Mike 7 July 2017

The following documents refer to this plan:

- Assessment of Environmental Effects (AEE)_Tuki2017.pdf
- Alcohol Management Plan (AMP)_Tuki2017.pdf
- Event Management Plan (EMP)_Tuki2017.pdf

Introduction

Festival capacity estimated at approx 3000-6000.

Access to beach for festival goers for swimming is 3pm - 5pm, Saturday 10th February.

Anticipated number of swimmers: 400.

Watercraft to consider: jetski, boats, commercial boats.

The map shows the TUKI infrastructure within the campground. This map is based on agreement that Lynne and Mike reached with the managers, Vicky and Mark, on-site on the 13th June 2017.



The map describes:

- Patrolled swim area (red)
- Commercial boat access (yellow)
- Pedestrian walkway (green)
- Fencing (blue)
- Security on the walkway (annotated)

Objectives

To manage the increased number of people accessing the beach through the campground for swimming and to access commercial boats, and to keep swimmers in the patrolled area safe. To support the QLDC Harbour Master.

Procedures

We will **mitigate** (make less) the increased numbers of people on the lakefront in the following ways:

- Limit access to the campground and beach:
 - The QLDC Harbour Master will put in place a “prohibition order” to manage boat and water craft access to the beach.
 - The exact type of fence structure is still to be decided, based on cost/supply etc, but it will be head height.
 - TUKI has been given access to use the toilet block near the pedestrian entry point to the camping ground (see TukiSite2017.pdf). There are three male toilets + urinal, and three female toilets.
 - On the lakefront there will be two security staff. They’ll accept no pass-outs from the festival after 6.00pm (swimming is limited to 3-5.30 pm). This limits the time that the waterway must be managed.
 - Road crossing: See the TMP for information on safety crossing the road.
- There is a patrolled swimming area, staffed by people used to patrolling swimmers.
 - Qualified Life Savers x 3 with medical support.
 - Three spotters to assist the Life Savers.
- Access to boats at end of night is between the yellow lines on the map. There will be a traffic flow map for the commercial operators to follow.
- The QLDC Harbour Master will close the area off completely under a “prohibition order”, but give authority to these commercial operators to use the area.
 - Water Taxis
 - Lake Wanaka Cruises
 - One other charter company

We will **remedy** the effect of increased numbers of people on the beach by the following:

- Our Green Team will monitor the beach and the related area of the campground for rubbish and lost property, and will remove rubbish during the day and on the following day.

Additional: Protected habitats -

- There are no protected ecological habitats in the area where patrons will be.

COPY

Attachment B

Waterways Management Plan

Commercial boats will come into the Glendhu Bay area for the festival. We need to work with the QLDC Harbour Master to manage who comes into and out of the area by boat/water craft and keep people safe.

Last modified: 31 August 2017

Last reviewed: Not reviewed

The following documents refer to this plan:

- Assessment of Environmental Effects (AEE)_TUKI2017.pdf

Objectives

To keep swimmers safe while allowing boat access to the beach. To support the Harbour Master while they manage this area of the lake.

Introduction

Festival capacity estimated at approx 3000-6000.

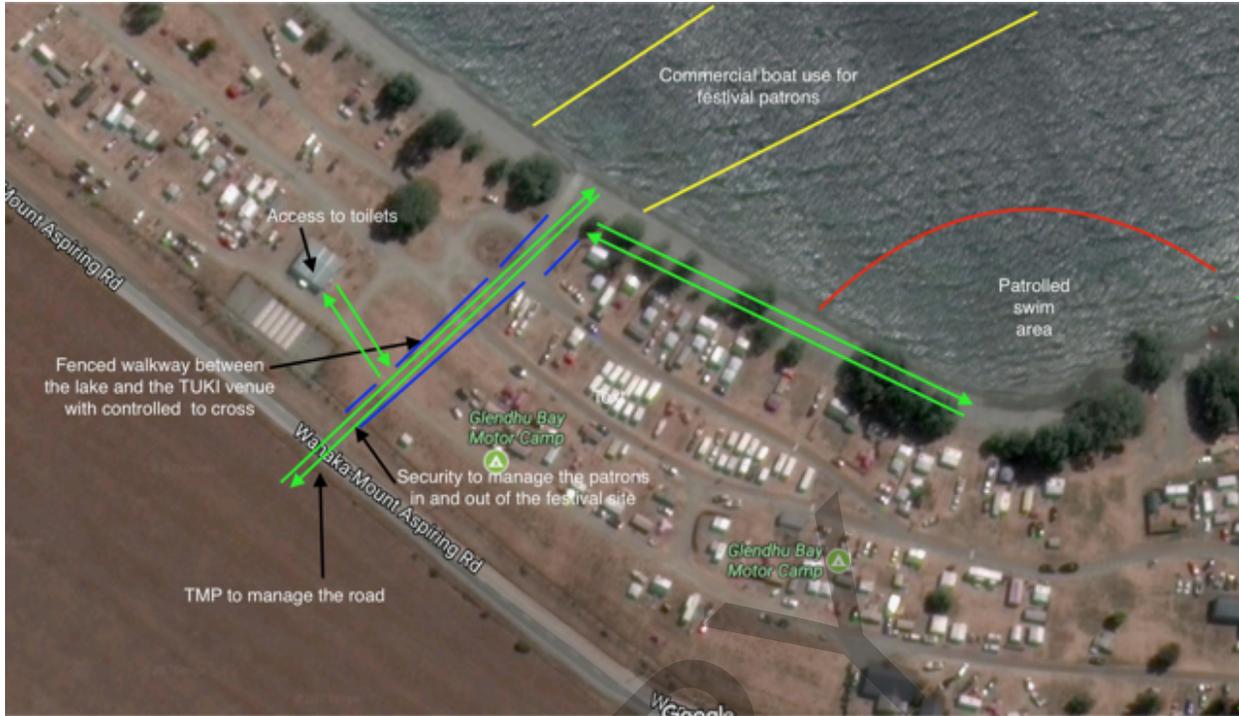
Scheduled Lake Access: 3pm – 5pm.

Anticipated number of swimmers: 400.

Watercraft to consider: jetski, boats, commercial boats.

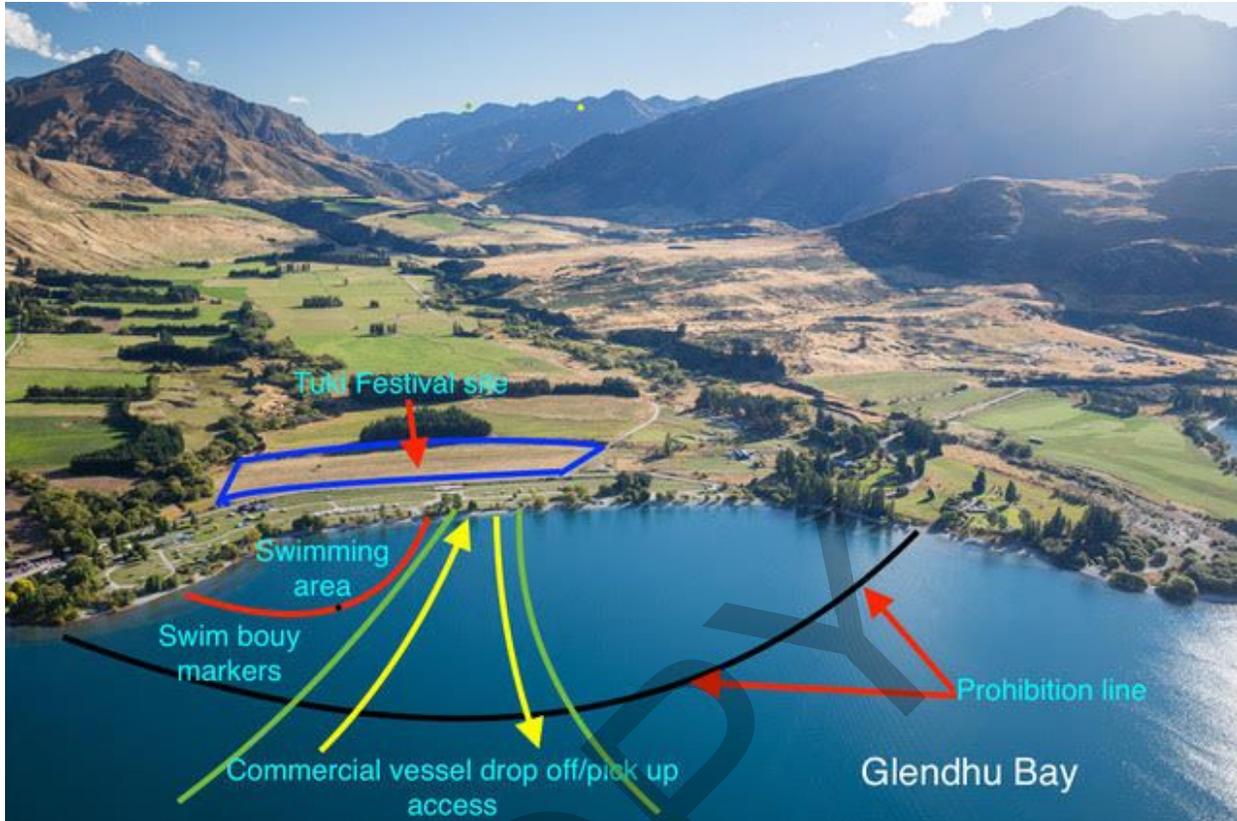
Key stakeholders:

- Safety Manager - Mike Johnston
- Water Taxis
- Lake Wanaka Cruises
- One other charter



The above map describes:

- Patrolled swim area (red)
- Commercial boat access (yellow)
- Pedestrian walkway (green)
- Fencing (blue)
- Security on the walkway (annotated)



The above map shows similar information (slightly different colours) from the water looking up the valley.

Procedures

We will **mitigate** the increased use of this section of water by:

- The QLDC Harbour Master will put in place a “prohibition order” to manage boat and water craft access to the beach.
- Access to beach for festival goers for swimming is 3pm - 5.30pm Sat 10th February.
- On lakefront there will be two security. They’ll accept no pass-outs from festival after 6.00pm. This limits the time that the waterway must be managed.
- Access to boats at end of night is between the yellow lines on the map. There will be a traffic flow map for the commercial operators to follow.
- The QLDC Harbour Master will close the area off completely under a “prohibition order”, but give authority to these commercial operators to use the area.
 - Water Taxis
 - Lake Wanaka Cruises
 - One other charter company



Harbour Master Requirements 2018

Mike



Assessment of Environmental Effects

As part of the resource consent application for TUKI Festival.

Last updated: 4 Sept 2017 by Maree

Last reviewed: Lynne/Maree, 31 August 2017

Introduction

Documents referred to in this AEE:

- Application Form-9-GENERAL-JULY-2017.pdf
- Computer Register (CFR) 602577.pdf
- Computer Register (CFR) 602577 DIAGRAM.pdf
- 6x Affected Persons Approval hard copy form - will be handed in to QLDC Wanaka
- Plan of locality
 - TukiLocality.gif
- Plan of stalls, stage, services such as loos etc
 - Tuki Site Plan (flattened)_A4 - Revision D 28.08.17 SHADED.pdf
- Trevor Page, Southern Safety, will submit the most up to date copy of this. mobile- 021 033 8340, trev@southernsafety.co.nz
- Tuki: Proposed Operations Plan_Draft 31 Aug 2017.pdf
- Tuki: Earthcare Plan.pdf
- Tuki: Waterways Management Plan.pdf
- Tuki: Beach and Campground Management Plan.pdf
- Tuki: Forest Management Plan.pdf
- Tuki: Fire Safety Plan.pdf
- Emergency Management Plan.pdf
 - Currently WIP and not included in this application 31 Aug 2017

This statement of effects provides an assessment of the actual and/or potential effects on the environment of the proposed development of TUKI music festival. This statement of effects accompanies and forms part of the resource consent application (QLDC Form 9).

Description of the activity

Tuki = Maori, meaning 'mouthpiece'

TUKI Festival is nestled within the surrounds of the mountains and the Matukituki River, looking out to Lake Wanaka. TUKI aims to be an all-ages music event showcasing the best of New Zealand music.

Craft beer and wine from local producers will be available beside local food stalls, along with organic juices, iced teas, and free water on tap.

The event embraces all races, all ages, all genders – even ones that don't exist yet.

The site is directly opposite the west third of the Glendhu Bay Motor Camp (campground) with access to shade from a small forest on site. The land is flat with a raised viewing bank opposite the stage. The area is shown in the attached locality map (see TukiLocality.gif).

The event requires the following:

- A stage and sound system
- Areas for patrons to sit, dance, move around
- Car parking
- Areas for stallholders for sale of food and alcohol
- Areas for services such as first aid, toilets, quiet space, and backstage space
- Areas for small entertainments
- Drinking water

The stage is made of scaffolding, erected by professional scaffolders in the week before the festival. After talking to Ken Burroughs we are applying for an exemption to the building consent requirements for the stage.

The sound system is installed and tested in the days before the event. The environmental effect of the sound system has been described by Acoustic Engineering Services. There are five possible building sites/dwellings that could be affected by noise levels above suggested levels (after 10pm) and we have contacted these people.

Both sound and stage are dismantled in the days after the event.

Patrons have access to parts of the paddock and a controlled section of the small forest. There will be minimal or no changes to the paddock ie no new tracks. The landowner is considering placing deer fencing around a portion of the festival site, within the current paddock fenceline.

Toilets are provided by contractors. We will monitor the toilets throughout the event and ensure the contractors empty them when needed. In the event of spills, we will work with the contractors using their containment and spills plan. See Tuki: Proposed Operations Plan - Draft 1.pdf for numbers of toilets.

The event will bring 3000-6000 people to the site for one afternoon. Car parking is available directly off Mt Aspiring Road, with staff, artist, stallholder and service vehicles entering off Motatapu Rd. Bus and boat transport are available.

The area for stallholders, services, and small entertainments is shown on the attached site map (see Tuki Site Plan (flattened)_A4 - Revision D 28.08.17 SHADED.pdf).

Drinking water will be supplied by pipe from the McRae's water tanks. This water is potable. Land Owners John and Emily McRae have been more than accommodating in assisting with information regarding the location, source and pressure of water. Tests are being done to ascertain its ability to effectively service 6000 people, and an additional water tank is being purchased. Water trailers will be on site for reserve.

In case of serious rain we may dump a covering, such as sawdust, on the dance area.

We are unbelievably fortunate to have access to such an ideal site.

TUKI is run by Lake Wanaka SouNZ Incorporated. Lake Wanaka SouNZ has staged events, such as Rippon Festival, since the not-for-profit society was set up in 1997. A new site was proposed in 2016 after acknowledging that, despite ten fantastic festivals at Rippon Vineyard, the ever-growing demand for the Rippon venue meant a move was inevitable.

The date for the first TUKI Festival is Saturday 10th February, 2018.

Description of the site and locality

Address: Wanaka-Mount Aspiring Road WANAKA RURAL 9382

Legal Description: Lot 4-5 Deposited Plan 457489

Owner: John Lethbridge McRae, Pamela June McRae, Robert Ian McRae and Harrex Group Trustee Company 2013 Limited

District Plan Zone: West Wanaka, Lake Wanaka, Upper Shotover, Map 7

The TUKI site is on Glendhu Station, in a paddock alongside the Wanaka-Mt Aspiring Road, across from the western third of Glendhu Bay Reserve (aka the campground).

There is a small forest on the uphill side of the site. Other than this the site is a bare, fenced paddock with water for stock provided by pipes. The site has been inspected with the landowners present and on several other occasions.

Monitored and restricted access to the lake will be through Glendhu Bay Reserve (campground).

Consultation

We have consulted with neighbours and with Lake Wanaka Tourism. Where neighbours expressed concerns we have posted extra staff at their gate during the busy traffic times. Also reassured them that security is staying onsite overnight. This means there will be no trespassers on their property. All supported the event enthusiastically. We obtained written approval from all and will hand these forms in to the QLDC Wanaka office.

Assessment of Effects

We require a land use resource consent. This AEE identifies the effects.

List of effects, with ranking

This table below contains a list of the effects of the festival. The table ranks the effects and discusses how any adverse effects may be avoided, remedied or mitigated.

- land, water, and flora and fauna eg paddock, lake and streams
- People eg neighbours traffic
- Infrastructure eg fencing
- traffic and parking
- cumulative effects

List of possible temporary effects

This section identifies possible temporary effects: noise/ dust/ vibrations/ emissions/hazardous substances/ odour/ land contamination from construction.

To quantify the effect we have used this scale:

1. No effect
2. Minor effect
3. Major or significant effect
4. Critical effect

Environmental Effect (One Day Every Two Years)	Ranking of Effect (Over Life of Consent)	If more than minor, then Avoid / Remedy / Mitigate Effect	AEE Action
Increased noise in the area	Minor	Mitigate	See Assessment of Noise Effects_Tuki2017_Copy.pdf. See Affected Party Approvals that we will handed in to QLDC Wanaka office.
Increased traffic on section Mt Aspiring Road from Wanaka - Mt Roy - Glendhu Bay	Minor	Mitigate	Trevor Page, Southern Safety, will submit the most up to date copy of this. mobile- 021 033 8340, trev@southern-safety.co.nz

Increased rubbish	Minor	Avoid, mitigate and remedy	Tuki: Earthcare Plan.pdf Tuki: Beach and Campground Management Plan.pdf
Fire in the forest	Minor	Avoid and mitigate	Tuki: Forest Management Plan.pdf Tuki: Fire Safety Plan.pdf Emergency Management Plan.pdf (WIP so not included here)
Fire on the site in general	Minor	Avoid and mitigate	Tuki: Fire Safety Plan.pdf Emergency Management Plan.pdf (WIP so not included here)
Increased number of people swimming and using beach in a reserve area (campground)	Minor	Mitigate and remedy	Tuki: Beach and Campground Management Plan.pdf Minor effect on land. The reserve is often used by large numbers of people.
Increased number of boats and swimmers on the waterways around Glendhu Bay	Minor	Mitigate	Tuki: Waterways Management Plan.pdf
Increased number of people on land	Minor	-	Limit numbers through ticket sales and security staff. Limit movement with fencing and signage.
Toilet waste	Minor	-	We hire toilets from a professional company. They do not expect to spill human waste and have containment plans if an accident were to occur.
Land contamination by spilled toilet waste	Minor	-	We hire toilets from a professional company. They do not expect to spill human waste and have containment plans if an accident were to occur. The toilets are some distance from the lake and any spill would drain away from the Fernburn.
Land contamination by spilled generator fuel	Minor	-	Clear guidelines for when site team is refuelling the generators.
Interruption of visual amenity	Minor	-	While we acknowledge the high visual amenity of the Glendhu Bay area, we think the effects on visual amenity are minor and transient.

Short term degradation of grass from vehicle and foot traffic	Minor	-	Past events held in this paddock show the grass is very resilient to use and on free-draining, gravelly soil.
Increase in/CO ₂ emitted	Minor	-	CO ₂ footprint not monitored.
Change in fencing around paddock	Minor	-	Already discussed and agreed with landowner.
Discharge of contaminants	-	-	TUKI will not discharge any contaminants.
Protected customary rights	-	-	TUKI does not affect any protected customary right.
Effect on natural and physical resources having other value	-	-	We do not affect natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations.
Community, economy, and cultural effects	-	-	We see the community, cultural and social effects as positive.

Noise: As the event is only held once every two years on a Saturday, it is expected the event to have minimal impact. A meeting has been held with neighbours and affected parties and all have been supportive and positive. Numerous meetings have been held with the lease-holders and with the managers of Glendhu Bay Motor Camp.

Tomtom Productions are the confirmed audio provider and have viewed the TUKI site.

List of possible permanent effects

This section identifies possible permanent effects: visual effects, loss of trees and vegetation, shading neighbouring property, soil stability, privacy, stormwater/ sewer capacity, traffic generation, landscape changes, effects on water quality/ quantity, cultural/ spiritual values on iwi, effects on heritage sites/ buildings/ structures/ objects, pollution, loss of recreational values of land etc.

Environmental Effect	Ranking of Effect	If more than minor, then Avoid / Remedy / Mitigate Effect	AEE Action
No possible permanent effects	-	-	-

Pre-application Meeting

We had a short meeting with QLDC in November 2016, and a larger meeting, led by Jan Maxwell, in July 2017. At the larger meeting the following people were also present: Carolyn Steel, Erin Stagg, Allan Grindell (NZ Police), and a representative from the QLDC Harbour Master.

Restrictions on the Consent

There are currently no restrictions on the event. This is not a discretionary activity.

Monitoring Potential and Actual Effects

By and large this is covered in the "Plan" documents that we'll attach.

- Tuki: Earthcare Plan.pdf describes that we will measure waste.
- We would expect feedback from the QLDC Harbour master after the event on how theirs and our waterways management processes went.
- We will ask for feedback after the event from the campground owners.
- We will ask for feedback from the neighbours.
- We will monitor the effect the extra traffic has on the road.

**Wanaka Community Board
25 October 2017**

Report for Agenda Item: 4

Department: Property & Infrastructure

Proposed new Easement – Aurora Energy Ltd

Purpose

The purpose of this report is to consider granting approval for an easement in relation to the proposed new Aurora substation on the corner of Riverbank and Ballantyne Roads.

Recommendation

1 That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the following easement in relation to the proposed substation:

i) In-ground electricity easement over Lot 1 DP 306149 as shown in pink on the scheme plan in attachment A; and

Subject to the following conditions:

- a) Aurora to notify and liaise with QLDC in advance of any onsite works so that they can oversee and provide input relating to the existing in ground infrastructure, and ensure access to the dog pound is maintained;
 - b) The work site to be evidenced by before and after photographs or video to be provided by the applicant;
 - c) 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;
 - d) Certificate of public liability insurance to be provided;
 - e) Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property and Infrastructure Department. Reinstatement to include any fencing.
 - f) Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.
3. **Approve** that no easement fee be paid by Aurora.

4. **Delegate** authority to approve final terms and conditions of the electrical easements, including location, and execution authority to the General Manager – Property & Infrastructure.

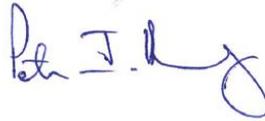
Prepared by:



Dan Cruickshank
Property Advisor – APL

10/09/2017

Reviewed and Authorised by:



Peter Hansby
GM, Property & Infrastructure

10/10/2017

Background

- 2 Council owns a freehold block of land on the corner of Ballantyne and Riverbanks roads encompassing 2.34047 hectares. It is unencumbered freehold land known as Lot 1 DP 306149 and contained in certificate of title 24140. The land was purchased from the adjoining owner, Mr Gordon, in 2001 to facilitate legalisation of the physical road alignment. The Wanaka Dog Containment facility is on the site.
- 3 In 2011, Council agreed to sell an area of 5400 square metres of the land to Aurora for a new substation. The process has been on-going for some time due to numerous complications with the subdivision. Title is due to issue shortly. Aurora has been working in the background on plans for the substation, including having designated the land for Electricity Substation and Ancillary Purposes.
- 4 The physical road alignment on the Ballantyne-Riverbank road intersection is not on the legal road alignment. Normally Aurora would be entitled to install overhead and in-ground electricity cables on a road without the need for easements. In this case, the road is not legal road and therefore Aurora may require easements for their infrastructure through the formed road at some point in the future. This request considers only the in-ground easements marked in pink.

- 5 The easement marked in pink and labelled “A” was approved as a Right of Way to the Aurora substation site on Lot 2 as part of the land sale to give access to the site. It also includes the ability for Aurora to convey water and sewage, but not for electricity. The proposal is to include an electricity easement in this location.
- 6 There are currently no in-ground services in Ballantyne road, but they do exist in the right of way over Lot 1 providing services to the dog pound. These existing assets will require detection and management by Aurora when the other services are installed.

Comment

- 7 The intention of Council and Aurora in undertaking a subdivision and sale of the land was to enable a substation to be built in this location to facilitate the on-going supply of electricity to the area. It is only through the detailed planning process that the need for easements through the dog pound land and formed road have become apparent.
- 8 If approved, the conditions relating to the easement are as follows:
 - a. Aurora to notify and liaise with QLDC in advance of any onsite works so that they can oversee and provide input relating to the existing in ground infrastructure, and ensure access to the dog pound is maintained;
 - b. The work site to be evidenced by before and after photographs or video to be provided by the applicant;
 - c. 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;
 - d. Certificate of public liability insurance to be provided;
 - e. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC’s Property and Infrastructure Department. Reinstatement to include any fencing.
 - f. Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.
- 9 We recommend that the easement fee be waived in this instance. The fee is to reimburse Council for the loss of land value in having an easement registered on the land. For the area on the dog pound site, an easement has already been granted and registering the electricity easement will not further devalue the land.
- 10 The fee otherwise would have been:

Total Area	~550 m ²
Rateable Land value	\$2.35/m ² x 30% = \$0.71
Easement Fee	\$390.50 (plus GST)

- 11 It should be noted that this report does not consider the roading and traffic aspect of the resulting work, which will be dealt with through a review by Council's Resource Management engineers.
- 12 The substation activity in relation to Council's Dog Pound site has been previously reviewed and approved by Council, as part of the Agreement for Sale Purchase between Aurora and Council for the site and when the site was designated for Electricity Substation and Ancillary Purposes.
- 13 All costs incurred in granting the easement are to be met by the applicant.

Options

- 14 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:
- 15 Option 1 Approve the easement as detailed above over Lot 1 DP 306149 and subject to the conditions above, with no easement fee payable.

Advantages:

- 16 Will facilitate the construction of an electricity substation to enable ongoing supply in this area.

Disadvantages:

- 17 Will result in a further encumbrance on Council land.

- 15 Option 2 Approve the easement as detailed above over Lot 1 DP 306149 and subject to the conditions above, and with the easement fee payable.

Advantages:

- 16 Will facilitate the construction of an electricity substation to enable ongoing supply in this area.

- 17 Will generate a small easement fee for Council.

Disadvantages:

- 18 Will result in a further encumbrance on Council land.

- 19 Option 3 Not approve the easement as detailed above over Lots 1 DP 306149.

Advantages:

- 20 Will not further encumber Council land.

Disadvantages:

- 21 Will not facilitate the construction of an electricity substation to enable ongoing supply in this area.

22 This report recommends **Option 1** for addressing the matter as it will enable Aurora to build the substation on the site as intended, with very little impact on Council land.

Significance and Engagement

23 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because it involves minimal impact to a freehold property.

Risk

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

Financial Implications

25 As the applicant will pay all fees associated with granting the easements, no costs will be incurred. If the recommendation is approved to waive the easement fee, income of \$390.50 (plus GST) will be foregone.

Council Policies, Strategies and Bylaws

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

- Easement Policy 2008

27 The recommended option is consistent with the principles set out in the named policy/policies, apart from waiving the fees. Council has approved waiving the easements fees from time to time where appropriate.

28 This matter is not included in the 10-Year Plan/Annual Plan and does not have any impact on it.

Local Government Act 2002 Purpose Provisions

29 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 helping facilitate an Aurora substation to better supply electricity to Wanaka township;
- 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

30 The persons who are affected by or interested in this matter are the residents of the Queenstown lakes District.

31 Aurora designated the site for Electricity Substation and Ancillary Purposes following public notification. No further consultation is anticipated.

Attachments

A. Aurora Scheme Plan numbered 3C/30C/056 version 2, showing Lot 2 to be sold to Aurora, and the proposed in-ground electricity easement.



Lot 99
DP 445766

Ballantyne Road (Legal Corridor)

LOT3
Ballantyne Road
(Physical Formation)

LOT4

LOT1
Parking Area
Earth Bund

LOT2

Riverbank Road

Gravel Driveway

Deer Fence

Post and Wire Fence

Dog Pound

Earth Bund

LEGEND:

 UNDERGROUND EASEMENT

FOR INFORMATION ONLY

AMENDMENT	DRN	CKD	DATE	AMENDMENT	DRN	CKD	DATE	AMENDMENT	DRN	CKD	DATE	DESIGNED	NW	8.17	REFERENCES		
Original Issue	OZ	TK	8.17									DRAWN	OZ	8.17			
IA Underground easement only shown	BK	JM	10.17									CHECKED	TK	8.17			
												APPROVED					
												FILE	BC-30C-056				
												NETWORK					

RIVERBANK SWITCHING ZONE SUBSTATION

EASEMENT PLAN

SCALE N/A

3C/30C/056

SHEET 1 OF 1 ISSUE IA



**Wanaka Community Board
25 October 2017**

Report for Agenda Item: 5

Department: Community Services

Agreement to Grant a Temporary Right of Way & Underground Services Easement – Spark New Zealand Limited, Platinum Ridge Recreation Reserve

Purpose

To consider recommending to full Council to approve an Agreement to Grant a Temporary Right of Way and Underground Service Easement over Recreation Reserve for the purposes of providing power supply to a temporary networking facility to be located at Beacon Point, Sticky Forest.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Recommend** to full Council (on 26 October 2017):
To approve an Agreement to Grant a Temporary Right of Way and Underground Service Easement over Recreation Reserve Lot 726 DP 399076 in accordance with section 48 (1)(d) of the Reserves Act 1977 in favour Spark New Zealand Limited subject to the following conditions:
 - a. Spark New Zealand Limited to notify and liaise with QLDC's Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
 - b. The work site to be evidenced by before and after photographs, video or similar to be provided by Spark New Zealand Limited;
 - c. A comprehensive safety plan must be prepared and implemented, at Spark New Zealand Limited's cost, to ensure a safe environment is maintained around the subject site;
 - d. Certificate of adequate public liability cover to be received;
 - e. Method of installation of power supply and location to be confirmed with Council Engineers before commencement of works;
 - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Infrastructure Department. Reinstatement to include any roading, fencing or other structures.
 - g. The term of the Agreement shall be for a period of 2 years with a further term of 2 years at Council's sole discretion.

Recommend to Council:

3. **That** notification of the intention to grant the easements 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; and
 4. **That** authority to approve final terms and conditions of the Agreement to Grant an Easement, including location, and execution authority be delegated to the General Manager – Property & Infrastructure; and
 5. **That** it exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of easements to Spark New Zealand Limited over Lot 726 DP 399076.
6. **That** the above actions be included in the Chief Executive Officer's report to Council on 26 October 2017 for action by Council.

Prepared by:



Blake Hoger
Property Advisor
APL Property Limited

4/10/2017

Reviewed and Authorised by:



Aaron Burt
Senior Planner: Parks &
Reserves

10/10/2017

Background

- 1 Council administers the reserve known as Platinum Ridge Reserve and legally described as Lot 726 DP 399076, classified as Recreation Reserve.
- 2 Spark New Zealand Limited (Spark) are seeking a Right of Way and Underground Services Easement over the Recreation Reserve to install, and provide power supply, to a temporary networking facility to be located in the adjoining property at Beacon Point, Sticky Forest. The temporary networking facility is being introduced to ensure ongoing access to digital services in the area.
- 3 Spark are seeking to install the facility before the Christmas holiday season to ensure the network is equipped for the significant increase in usage and demand for mobile services in the area over the holiday season particularly, and the ongoing increase in demand in the area generally.
- 4 The network has historically experienced difficulties coping with the high usage in demand, particularly over the Christmas holidays, leading to a network collapse in Christmas holiday period of 2015/2016.

- 5 The Office of Treaty Settlement (OTS), who administer the land known as Sticky Forest, have consented to granting a 2 year licence (the licence) for the placement of the temporary networking facility.
- 6 Spark intend to install a permanent facility in the general area in due course and are in discussions with Council's Planning Department to achieve this. The temporary facility will ensure continuity of service while planning for a new permanent facility continues.
- 7 It is proposed that the electricity supply would be installed at 300-600mm depth by means of mole ploughing in order to minimise impact on the reserve. Spark have noted they are willing to liaise with Council as to the most appropriate method of installation of the power supply and location of the service.

Comment

- 8 Given the urgency of having the facility installed prior to the Christmas holidays, this is being put to the Wanaka Community Board on 25 October 2017, with a request that the recommendations be formally considered and put to Council the following day for action. Council will be updated on the views expressed by the Wanaka Community Board at the meeting on 26 October 2017.
- 9 Vehicles will be required to pass over the reserve in order to install and service the networking facility and lay the appropriate power supply. A temporary right of way easement is therefore recommended in addition to the underground service easement.
- 10 Noting that the licence between Spark and OTS is limited to a period of 2 years, it is recommended that the easements be temporary in nature and coincide with the terms of the licence. Acknowledging this licence may be extended and Spark may not be in a position to provide a permanent facility following the initial term, it is further recommended an additional term of 2 years be granted at Council's sole discretion.
- 11 Due to the temporary nature of the easements, it is recommended that an Agreement to Grant an Easement is exercised which will negate the need for the easements to be formally surveyed and registered against the title of the reserve.
- 12 The power supply will require a 3m wide easement parcel at an approximate length of 200m through the reserve (based on the current proposed route).
- 13 As per the Easement Policy 2008, both an application fee along with a one off underground services easement fee are applicable. In accordance with the policy, the easement fee is calculated at \$450.00 plus GST for the proposed route.

Land value of property	= \$93,000
Size of property	= 37303 m ²
Easement area	= 600 m ²

Calculation:

$$\begin{aligned}
 \$93,000 / 37303 \text{ m}^2 &= \$2.49 / \text{m}^2 \\
 30\% \text{ of } \$2.49 &= \$0.75 / \text{m}^2 \\
 \$0.75 \times 600 \text{ m}^2 &= \$450.00 \text{ plus GST}
 \end{aligned}$$

- 14 Under the Reserves Act 1977, Ministerial consent is required before an easement can be granted over a reserve. This consent is currently delegated to Council and must be granted prior to the easement being lodged with LINZ.
- 15 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?:

- 16 While there would be some temporary minor disruption during the installation of the electrical connections, long term there would 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?:

- 17 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 underground it is considered that the creation of the easement will not have any long term effect on the reserve.
- 18 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.
- 19 This report recommends that any Agreement to Grant an Easement be subject to the following special conditions:
- a. Spark New Zealand Limited to notify and liaise with QLDC's Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;
 - b. The work site to be evidenced by before and after photographs, video or similar to be provided by Spark New Zealand Limited;
 - c. A comprehensive safety plan must be prepared and implemented, at Spark New Zealand Limited's cost, to ensure a safe environment is maintained around the subject site;
 - d. Certificate of adequate public liability cover to be received;
 - e. Method of installation of Council supply and location to be confirmed with Council Engineers before commencement of works;

- f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Infrastructure Department. Reinstatement to include any fencing or other structures.
- g. The term of the Agreement shall be for a period of 2 years with a further term of 2 years at Council's sole discretion.

Options

20 Option 1 Council can enter into an Agreement to Grant the temporary easements over Recreation Reserve Lot 726 DP 399076 subject to the conditions recommended above.

Advantages:

- 21 A temporary network facility can be established before the forthcoming Christmas holidays to address the expected increase in usage and demand for mobile services in the area.
- 22 Council will receive an Easement Fee for the use of the reserve.

Disadvantages:

- 23 The reserve will be encumbered with utility infrastructure.
- 24 Access to the reserve will be temporarily limited.
- 25 Option 2 Council can enter into an Agreement to Grant the temporary easements over Recreation Reserve Lot 726 DP 399076 subject to alternative conditions.

Advantages:

- 26 Similar to Option 1 however Council may wish to amend the conditions proposed.

Disadvantages:

- 27 Similar to Option 1
- 28 Option 3 Council can decline to enter into an Agreement to Grant the temporary easements over Recreation Reserve Lot 726 DP 399076.

Advantages:

- 29 The easement area would be available for other utility infrastructure.

Disadvantages:

- 30 Council would not receive an Easement Fee for the use of the reserve.
- 31 This report recommends **Option 1** for addressing the matter as it will enable the temporary networking facility to be installed without significant disturbance to the reserve or access to same.

Significance and Engagement

32 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 temporary in nature, is not inconsistent with policy and strategy and does not impact on Council's capability and capacity.

Risk

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

Financial Implications

34 Council will receive a fee for the use of the reserve as per the easement policy.

35 All costs associated with the survey and registration of the easement on Council's title will be paid for by the applicant.

Council Policies, Strategies and Bylaws

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

- 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.

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

38 This matter is not included in the 10-Year Plan/Annual Plan, however all expenses will be met by the applicant.

39 Local Government Act 2002 Purpose Provisions

40 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 enable the temporary networking facility to be installed without cost to the public;
- 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

41 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.

42 Further, it is not considered that the easement will permanently affect the reserve or affect the ability of people to use and enjoy the reserve and, therefore, public notification is not deemed necessary in accordance with sections 48(2) and 48(3) of the Reserve Act 1977.

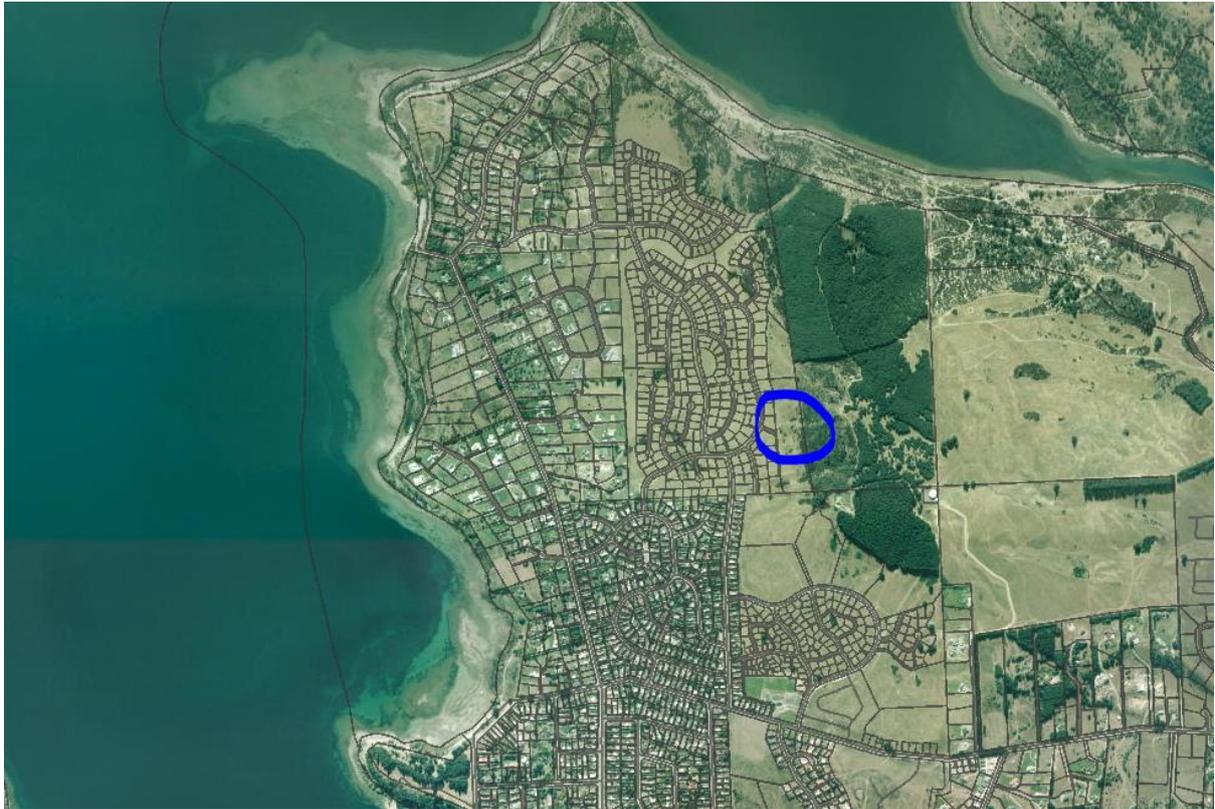
Attachments

A Site Plan

B Indicative Location Map

Temporary Easement to Spark New Zealand Limited,
Platinum Ridge

Attachment A - Site Plan



Temporary Easement to Spark New Zealand Limited,
Platinum Ridge

Attachment B – Indicative Location Plan



Wanaka Community Board**25 October 2017****Report for Agenda Item: 6****Chair's Report****Purpose**

To present a report from the Wanaka Community Board Chair.

Recommendation

That the Wanaka Community Board:

1. **Note** the report.

Prepared by: Rachel Brown



Chair, Wanaka Community Board
10/10/2017

LINK Community Forum

1. The LINK community forum on September 14 was very well organised and very well attended; it was a great opportunity for the Wanaka Community Board to "host" this event and share information and ideas with the community. I thank LINK Upper Clutha and look forward to continuing these community conversations.

10-Year Plan

2. Council is currently engaging the community in a series of 10-Year Plan workshops which are a great opportunity to share aspirations and needs and wants for the next ten years. I appreciate the effort put into making these workshops happen, they are an important part of our planning process.

Wanaka Community Pool

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

Projects Summary

4. See Attachment B for the Property and Infrastructure Department's summary of projects currently underway and Attachment C for the report from Parks and Reserves. Attachment B includes for the first time the Board's list of Minor Improvement Projects and this will be included on all Board agendas going forward.

Reports from Liaison Positions, Community Associations and recent Council meetings

5. 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(a) Property and Infrastructure Team Project Summary Report
- B(b) Minor Improvement projects
- C Parks and Reserves Project Summary Report



SUMMARY OVERVIEW REPORT

REPORT ISSUED ON:

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

PROJECT	PROJECT MANAGER	RISK PROFILE*	H&S STATUS FOR PERIOD	FINANCIAL STATUS	PRACTICAL COMPLETION DATE	BENEFITS REALISED	OVERALL PROJECT STATUS	COMMENT
Ardmore St/Lakefront Streetscape	Tony P				30/06/18		<input type="radio"/>	Partially allocated to Stephen Quins team and RD is to agree allocation of the remaining budget
Wanaka Transport Strategy Implementation	Tony P				28/02/19		<input type="radio"/>	Wanaka Transport Strategy BC - Active travel network - Road network review - parking - Town Centre/Lakefront
Riverbank Road/Ballantyne Road intersection BBC	Tony P				30/06/19		<input type="radio"/>	Wanaka Transport Strategy BC - Active travel network - Road network review - parking - Town Centre/Lakefront
SH6/SH84/Riverbank Road BBC	Tony P				30/06/19		<input type="radio"/>	Wanaka Transport Strategy BC - Active travel network - Road network review - parking - Town Centre/Lakefront
Ballantyne Road design	Tony P				28/02/19		<input type="radio"/>	MWH working through to detailed BC
Mt Aspiring Rd Widening	Tony P				30/04/18		<input type="radio"/>	GHD to complete full BC
Hawea Water Supply Upgrades - Caples Ave and Cemetery Road Reticulation Upgrades	Stuart P				26/11/18		<input type="radio"/>	Hawea Township BC
Cardrona New Wastewater Scheme	Deborah L				30/06/19		<input type="radio"/>	Cardrona Township BC - HG working toward first discussions with community in Sep
Luggate Reticulation - extension into unserviced area.	Stuart P				27/05/19		<input type="radio"/>	Luggate Township Network BC
Wastewater Treatment Plan Screenings Facility Upgrade (Project Pure) *	Stuart P				30/04/18		<input type="radio"/>	Project Pure BC
Project Pure (Treatment Upgrades) Stage 2	Stuart P				30/04/18		<input type="radio"/>	Project Pure BC
Connect Luggate & Hawea to Project Pure	Stuart P				26/01/19		<input type="radio"/>	Luggate Treatment BC Complete and ready to handover
Kelleher Drive Extension	Stuart P				TBD		<input type="radio"/>	Funding to be allocated to the Wanaka Master Plan BC
CAMP HILL ROAD - Sealed Road Pavement Rehab - RP: 1510 to 3200 *	Rob D				30/07/17		<input type="radio"/>	Works complete, minor defects and works arising from PCRSAtO to be completed in defect liability period.
WANAKA - Sealed road pavement rehabilitation *	John O				30/06/18		<input type="radio"/>	Projects to be confirmed and agreed with Alison T
Resilience - Crown Range Road Land Instability Construction	Andy T				30/12/17		<input type="radio"/>	Tender is with QLDC Legal for review. Awaiting lodgement of resource consent
Wanaka Wastewater - Golf Course Rd	Rob D				1/06/17		<input type="radio"/>	Project Practically complete. Veolia will have on-going private work with property owners installing WWPSSs. Easements to be registered once Veolia's private works
Edgewater Gravity Sewer Upgrade - Seperable Portion 3 and 4	Rob D				1/06/17		<input type="radio"/>	PC will be back dated to 11 August. Minor items only on defects list. No material issue for Council.
Cardrona New Water Supply Scheme	Deborah L				30/06/18		<input type="radio"/>	Agenda item for Infrastrucutre Committee approved by IC. Acquisition of water schemes now sitting with Peter and Ulrich.
Wanaka Water Supply, Anderson Road Extension	Rob D				1/06/17		<input type="radio"/>	Contract awarded to Veolia on 13/2/17. Veolia established on site 13/3/17. Works progressing well, PC was expected mid June but achieved end of June. No material issues to Council.
Beacon Point Road - Project	Andy T				1/06/17		<input type="radio"/>	
Cardrona Wastewater Upgrades	Rob D				1/06/17		<input type="radio"/>	Project practically complete and now in DL period.
Ardmore St/Lakefront Streetscape	Rob D				30/06/18		<input type="radio"/>	Agreed with G Noble that budget can be used for Street Furniture as well as facilitation of of EV project as approved by WCB. Guidance needs to be given to contractors before quotations for street furniture can be provided. Ardmore St Plantings are no longer as option as Council has now filled the planting holes with concrete.
Upper Mount Iron Reservoir	Stuart P				TBD		<input type="radio"/>	Wanaka Masterplan BC
Aubrey Road Lakeside No1 Wastewater Rising Main Upgrade	Stuart P				30/12/19		<input type="radio"/>	Greater Wanaka Master Plan BC

Attachment B(b): Minor improvement projects, Wanaka

NZTA subsidised projects

Project Name	Road	Status	Estimated Cost	Ranking
Brownston grating raising	BROWNSTON STREET (EAST)	In Planning In	\$5k-\$10k	360
Aubrey Road Bus Bay	AUBREY ROAD	Construction	\$10k-\$50k	350
Kane Road Seal Widening Stage	KANE ROAD	In Planning	\$100k-\$500k	345
Tourist Driver Project	Ward wide	In Planning	\$5k-\$10k	340
Hidden Hills Drv intersection street light	HIDDEN HILLS DRIVE	In Planning	\$5k-\$10k	335
Mt Barker at Boundary Rd Notta seal	MOUNT BARKER ROAD	In Planning	\$50k-\$100k	330
Anderson Rd cycle lanes	ANDERSON ROAD	In Planning	\$1k - \$5k	330
Aubrey Rd cycle lanes	AUBREY ROAD	In Planning	\$1k - \$5k	295
Hedditch to Little footpath	HEDDITCH STREET	In Planning	\$10k-\$50k	285
Lismore to Little footpath	HEDDITCH STREET	In Planning	\$10k-\$50k	275
Tidy up of Hawea shops area.	CAPELL AVENUE	In Planning	\$50k-\$100k	275
Wilkin Rd New Footpath	WILKIN ROAD (WANAKA)	In Planning In	\$10k-\$50k	270
Sign to Tenby St Presbyterian Church	TENBY STREET(WEST)	Construction In	<\$1000	260
Myra St street light upgrade	MYRA STREET	Construction In	\$1k - \$5k	260
Bodkin requires S/light	BODKIN STREET	Construction	<\$1000	260
Aubrey Rd footpath - northern side	AUBREY ROAD	In Planning	\$100k-\$500k	210
Alison Ave/Gunn Rd roundabout	GUNN ROAD	In Planning	\$100k-\$500k	200

100% QLDC funded projects

Project Name	Road	Status	Estimated Cost	Ranking
Brownston St pedestrian fence	BROWNSTON STREET (EAST)	In Planning	\$1k - \$5k	345
Mt Barker Rd Notta seal request	MOUNT BARKER ROAD	In Planning	Other funding	305
Ardmore BP forecourt/footpath	ARDMORE STREET	In Planning	\$1k - \$5k	290
Aubrey Rd footpath connection	AUBREY ROAD	In Planning	\$10k-\$50k	285
Kingston St footpath surface	KINGSTON STREET	In Planning	\$10k-\$50k	285
Bernard Rd footpath	BERNARD ROAD	In Planning In	\$50k-\$100k	280
Peter Fraser Park car park lights	PETER FRASER PARK	Construction	\$1k - \$5k	275
Path-Golf Course Rd to 3 Parks	BALLANTYNE ROAD	In Planning	\$100k-\$500k	265
Bill poster for sales/events	HELWICK STREET	In Planning	\$1k - \$5k	225
Camphill path Lachlan to river	CAMP HILL ROAD	Draft	\$100k-\$500k	175

Wanaka Parks & Reserves Capital Programme + Renewals			
<i>Monthly WCB Update -- OCTOBER 2017</i>			
Project	Details/Description	Projected start date	Projected completion date
Aspiring Rd - replace permaloo with exeloo *	toilet arrived 5/9/2017. Chasing quotes for power/services connections. Options for power to toilet being explored.		1/12/2017
Makarora Toilet *	Location to be confirmed, toilet ordered 12/10/2017		1/06/2018
Allenby Park new path	Waiting results of funding applications, quotes received for all work indicated in concept plan. Final planning and procurement.	1/11/2017	1/06/2018
Minor Renewal Reserve Works - Wanaka Ward	See details below		1/06/2018
Mt Burke/Devon Dairy Trail Formatio	UCTT - project in planning stages.		1/06/2018
Playground Renewals	Playground Renewal under review and works to take place during the second half of financial year. Futher updates in October.	1/02/2018	1/06/2018
Street Tree Replacement program - 2-3 streets a year Wanaka	Programme underway	1/08/2017	1/06/2018
Seating Wanaka Recreation Reserve	installation of 6 seats around fence perimeter with funding carried over from 16/17 project to fence show ring.		Completed
New Signage	New Parks signage budget shared with Queenstown		1/06/2018
	Pembroke Park Slacklining sign	10/10/2017	30/11/2017
	Podium Signs Lake Hawea Foreshore	1/08/2017	1/12/2017
	Pembroke Cemetery Information plinth	1/07/2017	1/02/2018
	Lismore Park information plinth	1/10/2017	1/02/2018
Walkways	Albert Town Bridge cycle link - waiting for stability assessment of site, contractors quote received for construction of ashphalted path.		
Minor Renewal Reserve Works - Wanaka Ward			
Wanaka Fencing and Entrances			
	Scotts Beach Lake Hawea 2 sections post and rail fence	30/10/2017	30/11/2017
	Lake Hawea Esplanade 85 m post and rail fence replacement	30/10/2017	30/11/2017
	Peter Fraser Park post and rail fence replacement	30/10/2017	30/11/2017
	Dungarvon St retention wall		Completed
Wanaka Park garden enhancements/plants			
	Plants for Wanaka gardens	1/07/2017	1/06/2018
	Remove and replace plants Anderson Rd	1/10/2017	1/11/2017
	Albert Town Lagoon planting		Completed
	Landscape concept Cemetery entrance	1/08/2017	1/11/2017
Wanaka furniture			

	War Memorial replace retaining wall		Completed
	Reserve renewal signs Wanaka Station Park, Peter Fraser park	28/08/2017	1/11/2017
	Sign installation	10/10/2017	1/11/2017
	Cherry Court Playground new seat	1/11/2017	1/12/2017
	Achilles Pl Playground new seat	1/11/2017	1/12/2017
	Lake Hawea Foreshore picnic table		completed
	Albert Town Lagoon picnic table		completed
	Drinking fountain Kelly's Flat		completed
Wanaka Park improvements (Skate bowls, sports facilities, turf			
	Eely Point Masterplan	1/08/2017	1/12/2017
	Walkway Mt Aspiring Rd to Stone St	1/01/2017	1/06/2018
Wanaka Roding Parks and Reserves Maintenance			
	Snow Clearing Carparks		1/06/2018
	Bullock Creek safety fence	30/10/2017	30/11/2017