



Order Paper for the Meeting of the

WANAKA COMMUNITY BOARD

Thursday, 5 July 2018

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 Thursday 5 July 2018 commencing at 10.00am.

| Item | Page Number | Report/ Item Title |
|-------------|--------------------|--|
| | | Apologies/Leave of Absence requests Rachel Brown (on leave of absence) |
| | | Confirmation of Agenda |
| | | Public Forum |
| | | Declarations of Conflict of Interest |
| | | Matters Lying on the Table |
| | 4 | Confirmation of Minutes 24 May 2018 |
| 1 | 12 | Parkrun New Zealand Ltd – New Licence Notification for Wanaka Run |
| 2 | 22 | Affected Person's Approval - CCR Ltd, New Wanaka Reception Building |
| 3 | 40 | Chair's report |

Wanaka Community Board Meeting Draft Minutes, 24 May 2018



Minutes of the Wanaka Community Board meeting held on Thursday 24 May 2018 in the Armstrong Room, Lake Wanaka Centre, Wanaka commencing at 10.00am.

Present: Councillor Quentin Smith (Chair), Jude Battson, Rachel Brown, Councillor Ross McRobie

In attendance: Tony Avery (General Manager Planning and Development), Aaron Burt (Senior Planner – Parks and Reserves), Naell Crosby-Roe (Communications and Engagement Manager), Blake Hoger (Property Advisor, APL Property Ltd), Diana Manson (Parks and Reserves Officer), Jesse Taylor (Governance Advisor), three members of the public, and three members of the media.

WELCOME

The Chair opened the meeting and thanked everyone for their attendance. Rachel Brown was invited to lead attendees in the karakia.

APOLOGIES

Apologies were received from Councillor Calum MacLeod (approved leave of absence), Ruth Harrison (approved leave of absence), and Ed Taylor.

LEAVE OF ABSENCE REQUESTS

Rachel Brown requested a leave of absence for the period 20 June – 20 July 2018.

Resolution: Ross McRobie / Jude Battson

That the leave of absence request of Rachel Brown (20 June to 20 July) be granted.

Carried

PUBLIC FORUM

Dame Sukhi Turner, Wanaka Community House Charitable Trust

Dame Sukhi Turner, Chair of the Wanaka Community House Charitable Trust, provided the Board with a brief update on the status of the Upper Clutha Community House project. Lease signing and fundraising activity is underway, detailed design has been completed, and tender documents issued. The facility will include a reception area, hall with capacity for 150 people, 13 offices, two large meeting rooms, and a carpark. Provision of social support services will be a key focus for the facility. A wide range of community, government, and healthcare services have indicated an interest in using the facility.

To date 70 percent of the total funding required has been raised, with the Trust hopeful it will be able to fund the project in full without lending. A sum of \$75,000 has been requested for the project via Council's Ten Year Plan process. The Trust relayed their gratitude for the ongoing support they have received from the Wanaka Community Board, and is hopeful that this will continue.

The Chair thanked Dame Sukhi Turner for the update, and Ms Battson wished the Trust

well for the impending Lottery Grants Board decision due to be communicated in June.

CONFLICTS OF INTEREST

No conflicts of interest were declared.

MATTERS LYING ON THE TABLE

There were no matters lying on the table.

CONFIRMATION OF AGENDA

Resolution: Jude Battson / Ross McRobie

That the agenda for the meeting be confirmed subject to the following two amendments:

- Item 2: References to 'Copeland' are to be replaced with 'Copland'
- Item 3: Recommendation 2 should read "...subject to recommendation ~~three~~ one above"

Carried

CONFIRMATION OF MINUTES – 12 APRIL 2018

Resolution: Jude Battson / Ross McRobie

That the minutes of the Wanaka Community Board meeting held on 12 April 2018 be confirmed as a true and correct record.

Carried

1. LICENCE TO OCCUPY AIR SPACE OVER ROAD RESERVE – 67 BROWNSTON ST

The Wanaka Community Board ("the Board") considered a report regarding the granting of a Licence to Occupy Road Reserve Air Space to enable the owners of 67 Brownston Street, Wanaka to erect a canopy and sunshade. Blake Hoger asked that the report be taken as read.

The following matters were highlighted through discussion and in response to question:

- Licences to occupy air space are relatively rare in Wanaka, with the majority of comparable existing arrangements processed before the 'Charging Policy for Licences to Occupy Air Space' took effect in 2003. Such applications are more commonly seen in Queenstown.
- The licence is required for the installation of a canopy and sunshade that will provide shelter for the occupants, and is principally a design feature. Ms Brown observed that there were no notable advantages or disadvantages for the general public.

Resolution: Rachel Brown / Quentin Smith

That the Wanaka Community Board:

1. Note the contents of the report.
2. Grant a licence to occupy the airspace of Brownston St road reserve to enable the owners of 67 Brownston St, Wanaka to extend canopies and a sunshade into the reserve subject to the following conditions:

- a. Building and Resource Consent to be obtained prior to works commencing if required.
- b. Approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR) by Council Engineers before work commences.
- c. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
- d. Any works within the road reserve to be undertaken to the specification and approval of Council's Engineers.
- e. Structures must not compromise roading or services maintenance activities.
- f. Ongoing maintenance of the structures are to be the responsibility of the Licensee.
- g. The Licensee pay a fee of \$5,312.30 plus GST in accordance with the charging policy for Licences to Occupy Air Space.
- h. The applicant consents to the Licence being encumbered against the title of Section 13 BLK IV TN of Pembroke to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.

Carried

2. ROAD NAMING APPLICATION – UNIVERSAL DEVELOPMENTS LIMITED APPLICATION TO NAME A NEW ROAD WITHIN 'THE HEIGHTS' DEVELOPMENT

The Board considered a report regarding an application from Universal Developments Limited to name one new road within 'The Heights' Development in Wanaka. Tony Avery asked that the report be taken as read.

The following matters were highlighted through discussion and in response to question:

- The proposed road name is made in reference to Ken Copland, who was an active member of the community until passing away in 2013. As the Road Naming Policy ("the Policy") requires that a nomination must be for a notable person from early history, and suggests that recently deceased persons should be avoided, Council officers felt it appropriate to refer the matter to the Board for consideration. The Policy was reviewed in 2016 to reflect the Board's desire to make the decision in such circumstances.
- Ms Brown acknowledged that while there is some subjectivity with the Policy she believed the application was compliant, expressing a view that Mr Copland did make a notable contribution to the community, and that 2013 is arguably beyond what could be considered 'recent'. Ms Brown signalled that she was supportive of the proposed 'Copland Crescent' naming, and was joined in this view by Ms Battson who observed that there are a number of comparable examples within the area.
- The Chair stated that he was uncomfortable naming roads after local politicians, and offered an alternative view that 2013 was relatively recent. Cr McRobie expressed a similar opinion, remarking that the consideration of such applications is one of the most difficult activities undertaken by the Board.
- The Chair further suggested that the preapproved road name list needed to be reviewed as a matter of priority to ensure developers are provided with a greater breadth of options, and encouraged future discussion between developers and Board members on the appropriateness of names before they are progressed to a formal application.

Motion: Jude Battson / Rachel Brown

That the Wanaka Community Board approve the application for road four to be named Copland Crescent.

For: Ms Battson, Ms Brown

Against: Cr Smith, Cr McRobie

Due to the equality of votes, the Chair exercised a casting vote against.

Lost

The Board queried whether the two alternative road names provided by the developer were on the approved names list; Agenda item 3 was considered while confirmation was sought. Following the conclusion of item 3, it was confirmed that both alternatives are on the approved list, and accordingly agreed that the final decision be made by the appropriate Council officer/s in conjunction with the developer.

3. PROPOSAL TO VEST LAND IN WANAKA AS RESERVE AND TO OFFSET RESERVE LAND AND RESERVE IMPROVEMENTS CONTRIBUTIONS AS PER THE DEVELOPMENT CONTRIBUTIONS POLICY

The Board considered a report regarding the possible vesting of four proposed reserves within two separate subdivision developments; Bright Sky Ltd Special Housing Area (PA170131), and Northlake Investments Ltd (RM180581). Aaron Burt noted the required amendment to recommendation 2 (as agreed during 'Confirmation of Agenda'), and asked that the report be taken as read.

The following matters were highlighted through discussion and in response to question:

Bright Sky

- The feasibility of achieving a grade two track through the two local purpose (access) reserves was queried. Mr Burt noted that a switch-back has been proposed for the steeper part of the intended track-line, and that the developers are aware that their consent is conditional on achieving a grade two standard.
- Cr McRobie commended Bright Sky Ltd for their provision of cycle-trails throughout the development, and noted that the success of these trails will be contingent on Council ensuring they are appropriately connected to the wider trail network.

Northlake

- It was queried whether advanced planning with the developers could reduce the frequency of reserve vesting proposals brought to the Board for consideration. The Board recalled that preapproval was provided for a number of proposed reserves within the development, and acknowledged that it was appropriate to reconsider this particular recreation reserve as the proposed area had subsequently diminished in size.

Resolution: Ross McRobie / Rachel Brown

That the Wanaka Community Board

1. Recommend to Council that the vesting of the four proposed reserves be approved:

Bright Sky Ltd SHA - PA170131

- a. Reserve 1: Recreation Reserve, Frederick St.
- b. Reserve 2: Local Purpose Reserve (access), Frederick St.

c. Reserve 3: Local Purpose Reserve (access), Frederick St.

Northlake Investments Ltd - RM180581

d. Lot 4: Recreation Reserve, Northlake Drive.

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

- i. Consent being granted (as necessary) for any subdivision required to formally create the reserve and to level out undulations (as advised necessary by the Parks and Reserves Planning Manager);
 - ii. Presentation of the reserve in accordance with Council's standards for reserves;
 - iii. The submission to Council by the developer, certification as appropriate by Council, and subsequent implementation of a landscape and planting plan for the reserve.
 - iv. The formation of any sealed pathways to a minimum 2 metre wide width, and also meet the Grade 2 standard of the QLDC Cycle Trail and Track Design Standards & Specifications (2016);
 - v. A potable water supply point to be provided at the boundary of the reserve lot;
 - vi. The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserve to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;
 - vii. The registration of a Consent Notice on any land adjoining the reserve to ensure any fences on land adjoining the reserve are no more than 1.2 metres in height;
 - viii. A three year maintenance period by the current landowner commencing from vesting of the reserve
 - ix. A maintenance agreement being prepared specifying how the reserves will be maintained during the maintenance period; and
 - x. Vesting of reserve to be undertaken in accordance with the QLDC Vesting of Roads and Reserves Policy.
2. Recommend to Council that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment, subject to recommendation one above
 3. Recommend to Council that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:
 - a. Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.
 - b. Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.
 - c. If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.

Carried

4. CHAIR'S REPORT

General update on activities of the Wanaka Community Board

The Chair presented the summary of recent Board activity as contained in the meeting report, adding that an Expression of Interest has now been received from Universal Developments for a proposed Special Housing Area in Lake Hawea. This matter is now open for public feedback until 21 June, with a decision to go before Council on 28 June; this is an informal process as the Housing Accords and Special Housing Areas Act 2013 doesn't require a full consultation process.

The Chair also advised that a blessing of the new Wanaka Pool Facility will occur before it is formally opened to the public on 10 June.

Representation Review update

A report on the upcoming Representation Review will be considered by Council on 14 June; consultation will then be undertaken with submissions invited until 16 July. The Board encouraged the public to get involved in this process, noting it is an opportunity to give voice to representation arrangements across the district.

It was noted that the Board will prepare a submission; however, further consideration will need to be given to the involvement of Councillors MacLeod, McRobie, and Smith. A legal opinion has been received confirming that the Councillors must choose between partaking in the Board's submission or the Council Panel, as they cannot participate in both.

Ballantyne Road Business Case update

It was noted that the Ballantyne Road Strategic Business Case had been completed, reviewed, and submitted to the New Zealand Transport Agency (NZTA), and that NZTA had provided verbal approval to proceed to a Single Stage Business Case. Cr McRobie observed the protracted business case process to date, and hoped that the completion of a Single Stage Business Case would enable the project to commence.

Letter to Southern Police – resourcing over New Year period

The Board's attention was drawn to the draft letter to be sent to Southern Police regarding a need for increased resourcing in Wanaka over the New Year period.

- Ms Brown advised that there is also a need for increased Police presence at Lake Hawea to successfully enforce the area's liquor ban. It was agreed that the letter be amended to reflect this requirement.
- Cr McRobie noted the parallel need to consider measures required for Council-organised events to support the safety of those in attendance, and that this was being proactively considered as part of the event planning process.

Regular project updates

Regular project updates appended to the Chair's Report were taken as read. The following Parks & Reserves matters were highlighted through discussion with Diana Manson:

- Aspiring Road toilets: Maddy Dowman (Parks and Reserves Officer) met with Garth Falconer (Architect) and Patterson Pitts on 23 May; feedback from Patterson Pitts will be incorporated into the design. Project costs are being reviewed. It was agreed that an update on delivery of the project is to be provided to the next meeting via the

Chair's Report.

- Makarora toilet: The Board acknowledged that this project has now been completed, and has been well received by the community. The ongoing efforts of Cr McRobie and Dan Cruickshank (APL Property Ltd) throughout the project were commended.
- Allenby Park: The safety servicing in situ around the play equipment is due to be removed in the week commencing 28 May, subject to the installation of one final beam. The barbeque and shelter for the park have arrived, and building consent has been issued.
- Devon Dairy trail formation: Ms Manson noted that an update on this project has not been provided in sometime, with Ms Brown undertaking to follow up on progress directly.
- Albert Town bridge cycle link: Otago Regional Council has rejected the proposed switch back track to connect the walkway to the terrace due to land stability concerns; a boardwalk has been suggested as an alternative, however this will have significant cost implications. The wider issue of enabling people to move safely between the bridge and township was also discussed, and it was confirmed that signage and paint work to support this will be considered as part of the 2018/19 minor works programme.
- Dinosaur Park shade sail: a cost estimate has been received for this, and consideration will be given to including this in the 2018/19 renewals budget.

Actions from previous meeting

Progress made against actions arising from the previous meeting was reviewed. The Chair advised that the Hawea Community Association will meet with the wider community on 16 June to discuss the future of the Hawea Collection Point facility, which will then be considered at the next meeting of the Infrastructure Committee. Options for both the facility and collection services continue to be actively explored, and a number of useful suggestions were received through the Waste Minimisation and Management Plan consultation process.

Liaison positions, community associations, and Council meeting updates

Members were invited to update the Board on any matters of interest arising through their respective representative positions; highlights included:

- Cr McRobie advised that he was unable to attend the recent meetings of the Hidden Hills and Albert Town Community Associations, and noted that the recent temporary speed reduction on Aubrey Road has been welcomed by both organisations. The Navigation Safety Bylaw remains a key focus for the Albert Town Community Association.
- Ms Brown reported on activities and interests of the Hawea Community Association, Wanaka Alcohol Group, and Upper Clutha Tracks Trust. In particular, Ms Brown noted the Wanaka Alcohol Group's recent opposition to a business's application to extend its opening hours to 4.30am; the matter will be heard by the District Licencing Committee.

Ms Brown also provided an update on the recent Community Board Executive Committee forum; noting that it was well-attended with nation-wide representation. The Chair noted that results of a recent survey of community boards conducted by David Hammond (tourism industry professional) would be circulated to members. The results provide interesting insights into the role of community boards across the country, especially around issues of discretionary funding and development of local plans.

- Ms Battson noted Kahu Youth's continued search for suitable new premises, Makarora Valley Community Incorporated's focus on establishing a paper road to support access between the cemetery and lake, and that the final working bee on Ruby Island had taken place.

Ms Battson acknowledged the ongoing work of the Rural Connectivity Group (a consortium of Spark, Vodafone, and 2 Degrees) to enhance networks across the district; the group has confirmed work will proceed for both Pleasant Flat and Blue Pools, but remains undecided on extending the initiative to Makarora.

The Board was reminded that Kahu Youth's popular Matariki celebration will be held on 16 June.

- The Chair highlighted activity of the Alpine Community Development Trust, Upper Clutha Sports Community, and the Wanaka Residents Association. Of note was the Upper Clutha Sports Community expo day to be held at the Wanaka Recreation Centre, and the Wanaka Residents' Association's continued focus on delivering the boardwalk through the fish and game site.

Resolution: Ross McRobie / Rachel Brown

That the Wanaka Community Board:

1. Note the contents of the report.

Carried

The meeting closed at 11.03am

Signed as a true and correct record of the Wanaka Community Board meeting held on Thursday 24 May 2018:

Chair: _____ Date: _____
Councillor Quentin Smith

**Wanaka Community Board
5 July 2018**

Report for Agenda Item: 1

Department: Community Services

Title: Parkrun New Zealand Ltd – New Licence Notification for Wanaka Run

Purpose

To consider notifying a new licence to Parkrun New Zealand Limited. A licence is sought to utilise parts of Roys Bay Recreation Reserve and Wanaka Station Park to host free, weekly, 5km timed runs.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report; and
2. **Approve** notification of the intention to grant a licence over the areas of Recreation Reserve outlined in the Schedule below, to Parkrun New Zealand Limited to operate free, weekly, 5km timed runs, subject to the following terms and conditions:

Schedule – Recreation Reserve Land

| Commonly known as | Legal description | Certificate of title |
|--|------------------------------------|-----------------------------|
| Wanaka Station Park | Lot 1 DP 16152 and Lot 14 DP 26147 | OT18A/1013 |
| Roys Bay Recreation Reserve | Section 45 Blk III Lower Wanaka SD | - |
| Waterfall Creek to Wanaka Station Park | Section 46 Blk III Lower Wanaka SD | 2290 |

| | |
|--------------|---|
| Commencement | TBC |
| Term | 3 years |
| Renewal | One further term of 3 years by agreement of both parties |
| Rent | \$1.00 (if demanded) per annum pursuant to Community Facility Funding Policy. |

| | |
|-------------------|---|
| Reviews | At renewal. |
| Operating Hours | Each Saturday morning from 7.30 am – 11.00 am. |
| 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. |
| Termination | Council to retain ability to terminate the licence at their sole discretion with a minimum of three months' notice. |
| Other | <p>Licensee to ensure they hold a valid resource consent, if required.</p> <p>Participants to be capped to a maximum of 200 persons engaged in the activity upon the land as a Licence condition.</p> <p>Licensee to monitor ground conditions (including grass) and modify their activity if noticeably adverse effects are occurring as a result of the activity.</p> <p>Licensee to ensure that all attendees to the event be made aware of the location of public toilets on the reserve, and that all rubbish be placed in designated Council rubbish bins post event or be collected and removed offsite should Council require such.</p> <p>Licensee to ensure that the event is well sign posted to forewarn other users of the reserve of the event.</p> |

3. **Appoint** three board members (any two of whom can form a hearing panel) to hear any submissions and make a recommendation to Council.

Prepared by:

Reviewed and Authorised by:



Dan Cruickshank
Property Advisor - APL

19/06/2018



Aaron Burt
Senior Planner: Parks
& Reserves
20/06/2018



Thunes Cloete
Community Services
General Manager
21/06/2018

Background

- 1 Parkrun is the name given to a collection of free, weekly, 5km timed runs around the world. They are open to everyone and are promoted as being safe and easy to take part in.
- 2 Parkrun New Zealand Ltd (**the applicant**) is currently operating throughout the North and South Island, with other South Island locations including Invercargill, Balclutha, Dunedin, Christchurch, Pegasus and Blenheim.
- 3 The applicant previously held a temporary permit for a six-week trial Wanaka run from late February through March 2018. Following this, a second permit was issued to extend the operating period from April through to October 2018.
- 4 The permits mentioned above were subject to the requirement of a licence application being made to Council should Parkrun wish to operate beyond the permitted time. This licence application is consequently made to continue the activity.

Comment

- 5 The applicant does not hold a resource consent for the activity as participant levels have been capped at a maximum of 200 people. It is appropriate to provide an upper limit of participants under any proposed licence, and Council Officers advise that a 200-person limit is appropriate for the locations sought.
- 6 The applicants have requested a licence in an area specified in the Wanaka Lakefront Reserves Management Plan 2014. The overall vision of the plan specifies “providing opportunities for both land and water-based recreation”. The policies and objective specify the support of commercial and community activities that are compatible with the purpose of the reserve classification.
- 7 The Reserve Management Plan specifies no activities shall be conducted between the hours of midnight and 7am. The application complies with this policy.
- 8 The event aims for a zero-waste strategy at the venue. Any waste will be disposed of in available rubbish bins within the reserves, or collected and removed from the site should Council require it.
- 9 Wanaka Station Park has a public toilet block within the reserve. Other public toilets are available approximately 700m to the east at Roys Bay Recreation Reserve as well as the northern end of the race route near Ruby Island Road. It is possible that Council may need to time its cleaning of the toilets in and around the event.
- 10 Parking for those attending the event is provided for upon adjacent reserves and streets.
- 11 The licence must be notified in accordance with the requirements of the Reserves Act. If opposing submissions are received, Council is required to consider those submissions through a reserve hearing process and then make a

recommendation back to a full Council meeting as to whether to proceed with the granting of a licence.

Options

12 Option 1 To approve notification of the intention to grant a licence over the areas of Recreation Reserve outlined in the Schedule, to Parkrun New Zealand Ltd, subject to the terms and conditions outlined above.

Advantages:

- 13 Will allow a not-for-profit activity that provides a popular form of recreation and enjoyment to both residents and visitors to the district, upon the reserve land.
- 14 Encourages the use of the reserve in a way that promotes a healthy active lifestyle.
- 15 Provides an opportunity for community consultation on the use of the reserves for this activity.

Disadvantages:

- 16 Will increase congestion on the reserve land and lakeside trail during the event hours.
- 17 Will increase the possibility of minor damage to the reserve due to high volumes of foot traffic.
- 18 May cause some disruption to those residential homes neighbouring the reserve.

19 Option 2 To decline the licence request by Parkrun New Zealand Ltd.

Advantages:

- 20 Will not increase congestion on the reserve land and lakeside trail during the event hours.
- 21 Will not increase the possibility of minor damage to the reserve due to high volumes of foot traffic.
- 22 Would not cause disruption to those residential homes neighbouring the reserve.

Disadvantages:

- 23 Will not allow a not-for-profit activity that provides a popular form of recreation and enjoyment to both residents and visitors to the district, upon the reserve land.
- 24 Will not encourage the use of the reserve in a way that promotes a healthy active lifestyle.

25 This report recommends **Option 1** for addressing the matter as it provides measures to manage the activity, whilst allowing for the continuation of a popular sporting event.

Significance and Engagement

26 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves the use of lakeside reserves that are a strategic Council asset.

Risk

27 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

28 The applicant will be responsible for paying all licence drafting and notification costs.

Council Policies, Strategies and Bylaws

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

- Wanaka Foreshore Reserves Management Plan 2014. Conforms to the policy, specifically event policies under section 5.2.2.2.
- Community Facility Funding Policy 2011

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

Local Government Act 2002 Purpose Provisions

31 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 land for a free public sporting event 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

- 32 The persons who are affected by or interested in this matter are predominantly local residents and visitors to the reserve.
- 33 The Council will provide a mechanism for community consultation through the public notification of the intention to grant a licence.

Attachments

- A Location maps

Attachment A

Parkrun New Zealand Limited – Licence Application – Location Maps

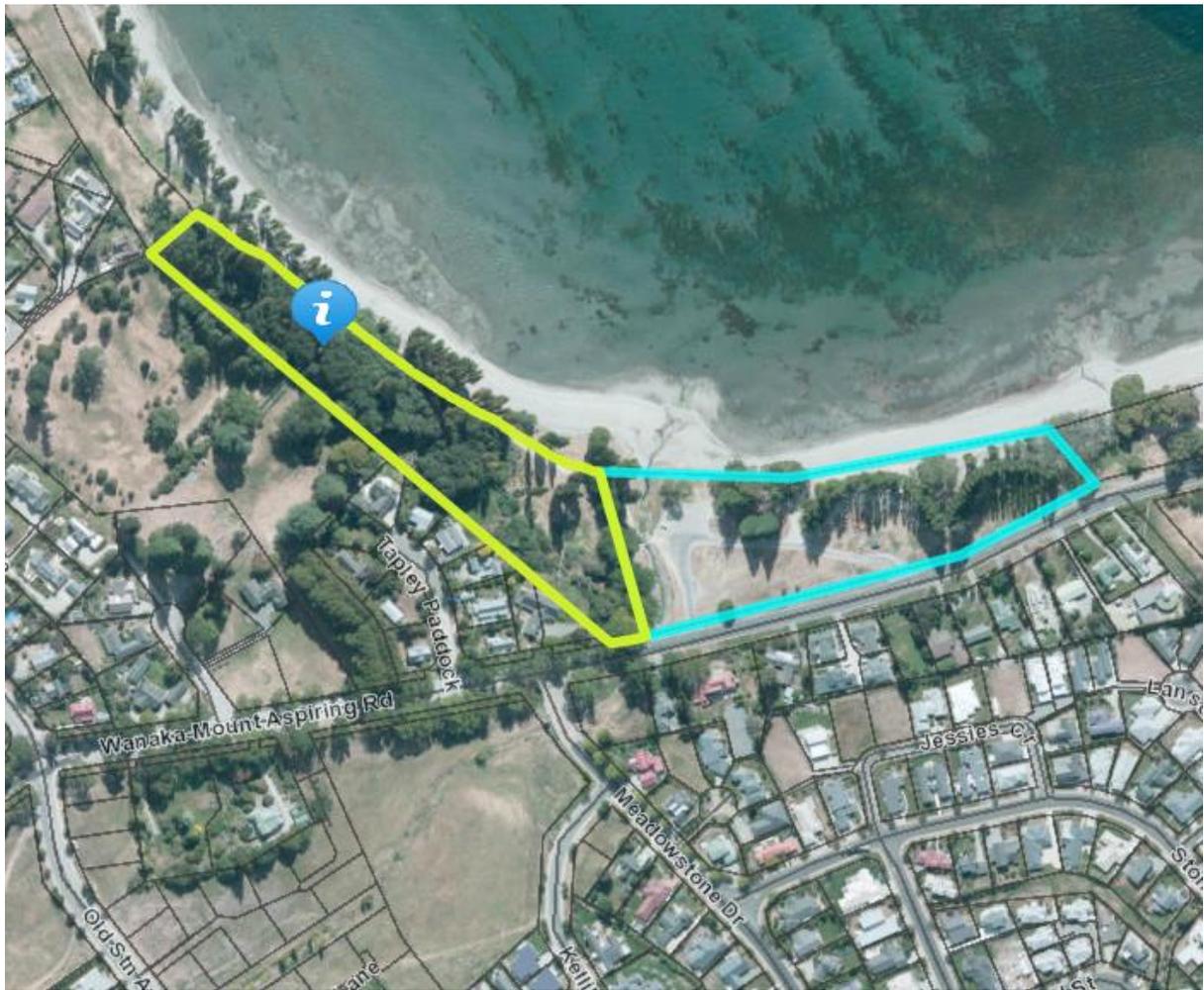
Route Map:



Wanaka Station Park



Roys Bay Recreation Reserve



Waterfall Creek to Wanaka Station Park



**Wanaka Community Board
5 July 2018**

Report for Agenda Item: 2

Department: Community Services

Title: Affected Person's Approval - CCR Ltd, New Wanaka Reception Building

Purpose

To consider providing an Affected Person's Approval (APA) to enable resource consent to establish a relocatable reception building at the Wanaka Lakeview Holiday Park.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** an affected person's approval for resource consent application RM180742 plans dated May 2018 at Part Section 12 Block XV Town of Wanaka for the purpose of establishing a relocatable reception building; and
3. **Delegate** execution of the affected person's approval, subject to Urban Design Panel feedback, to the General Manager Community Services.

Prepared by:

Reviewed and Authorised by:



Dan Cruickshank
Property Advisor - APL

19/06/2018



Aaron Burt
Senior Planner: Parks
& Reserves

20/06/2018



Thunes Cloete
Community Services
General Manager

21/06/2018

Background

- 1 Council has leased the Wanaka Lakeview Holiday Park to CCR Limited (CCR) for a period of 25 years, commencing on the 28 November 2014. The land being leased by CCR at Wanaka is legally known as Part Section 12 Block XV Town of Wanaka. It was classified in trust as Recreation Reserve under gazette notice 1985, page 141.

- 2 The reserve is covered by the Wanaka Recreation Reserve (A&P Showgrounds) Management Plan 2017, which provides for the holiday park use on the reserve, and outlines a preference for buildings that are of high quality and reviewed by the Wanaka Urban Design Panel. It is noted that the intent of this requirement was more in the context of new buildings on the reserve in areas outside the holiday park.
- 3 CCR are proposing to establish a relocatable reception building adjacent to the existing reception building at the entrance to the holiday park. As landowner, Council has been asked to provide affected person's approval ('APA') for resource consent application RM180742.
- 4 The lease also requires CCR to seek lessor's approval for the addition of any new buildings and associated construction requirements. This will be considered separately, as the delegation instead falls to Council Officers as administrators of the reserve. It should be noted that the APA and Lessor's Approval processes are separate, and one should not be taken as constituting approval, or an outcome for the other. The APA process is aligned to a planning determination to notify, or not notify a resource consent application.

Comment

- 5 The 2014 lease decision has provided the lessee with enough surety of tenure to upgrade campground facilities. CCR has already constructed a large facility building at Wanaka, along with an upgrade to another toilet/laundry block. In addition to these works, they have invested into upgrading the grounds and replacing boundary fences throughout the holiday park. These improvements have enhanced the facilities offered at the holiday park.
- 6 The proposed building will act as the new reception, being positioned closer to the road and with more space to serve customers as they check in/out. The building will also be configured with a backpack store and general store rooms. Once installed, the existing reception and office will be reformatted into a manager's office and staff room.
- 7 The building being relocated onto site, has already been purchased by CCR and is currently being stored in Cromwell, awaiting approval from Council to relocate it to the holiday park. The building is of the portacom style, with EPS insulated walls and of a low gable roof pitch design.
- 8 The Wanaka Recreation Reserve (A&P Showgrounds) Management Plan 2017 encourages building designs, colours and materials that are of a high quality and do not detract from the character or amenity of the reserve and surrounds. The plan also requires that new buildings require the input of the Wanaka Urban Design Panel (UDP), and that they should be supported by effective landscaping. The applicant has not yet sought the feedback of the UDP, however the building is being placed within a clearly defined camp area of the reserve, where it is unlikely to be considered to be out of place. However, this report recommends that UDP feedback be incorporated into the design before final approvals to the APA and lessors consent be provided.

- 9 Following initial feedback from Council's resource consenting planner, CCR have proposed re-painting the exterior of the building and to enhance the street-side plantings in front of the building. The exterior walls are to be painted Titania, whilst retaining the new denim blue roof, window joinery and barge boards.
- 10 The District Plan requires land with Rural General zoning to have a minimum road setback of 20m. This request seeks permission to place a building within 4.5m of the road boundary. This aspect will be considered through the resource consenting process, however it should be noted that there are already a number of buildings at the camp within close distance to the road boundary on Brownston Street.
- 11 Subject to Council approvals and contractor availability, CCR are keen to establish the relocatable building in time for the busy summer season.
- 12 The proposal will not change the use of the site or increase the capacity of accommodation provided at the holiday park.
- 13 CCR have confirmed that as per their lease terms, they intend to be responsible for all maintenance and insurance of the new building once established. Under the terms of their lease, CCR are responsible for taking all reasonable steps to ensure compliance with health and safety and other government legislation concerning the demolition and construction of new buildings.

Options

- 14 Option 1 To approve an APA to CCR Limited in relation to RM180742.

Advantages:

- 15 Improved and expanded facilities at the Wanaka Lakeview Holiday Park may benefit users and managers of the camp.

Disadvantages:

- 16 The relocated building will mean that more of the reserve land becomes occupied by buildings.

- 17 Option 2 To decline the request for APA.

Advantages:

- 18 The reserve would not be occupied by buildings.

Disadvantages:

- 19 Improved and expanded facilities would not be provided at the Wanaka Lakeview Holiday Park.

- 20 This report recommends **Option 1** for addressing the matter as it will provide improved and enlarged facilities to users of the camp.

Significance and Engagement

21 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves a Council strategic asset and is a reserve used by a considerable number of rate payers and tourists particularly in the summer season.

Risk

22 This matter related to the operational risk OR027 'Delivering levels of service', as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because it requires a decision from Council relating to a commercial activity.

23 The risk is tolerated as it is considered a relatively minor change to an existing commercial leasing arrangement, previously publicly notified and approved by a full Council.

Financial Implications

24 All costs associated with the consenting, construction and relocation of the building will be met entirely by CCR.

25 All maintenance costs associated with the building will also be met by CCR. Under the lease, Council is responsible for maintaining the roof and external cladding of the buildings leased to CCR.

Council Policies, Strategies and Bylaws

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

- Wanaka Recreation Reserve (A&P Showgrounds) Management Plan 2017. Conforms to the policy, specifically buildings under section 4.3.5 and camping 4.3.9.
- Significance and Engagement Policy 2014.

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

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

- Administration associated with overseeing this approval will be covered in existing property budget provisions.

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 providing opportunity for increased income to Council and making 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

30 The persons who are affected by or interested in this matter are primarily ratepayers and visitors to the reserve.

31 Council has undergone a public notification process prior to issuing the lease to CCR. Improvements at the camping ground are also anticipated through the Wanaka Recreation Reserve management plan. As part of the resource consent process, effects associated with this application will be assessed at that time. It is not considered necessary to conduct further consultation relating to the affected persons approval.

Attachments

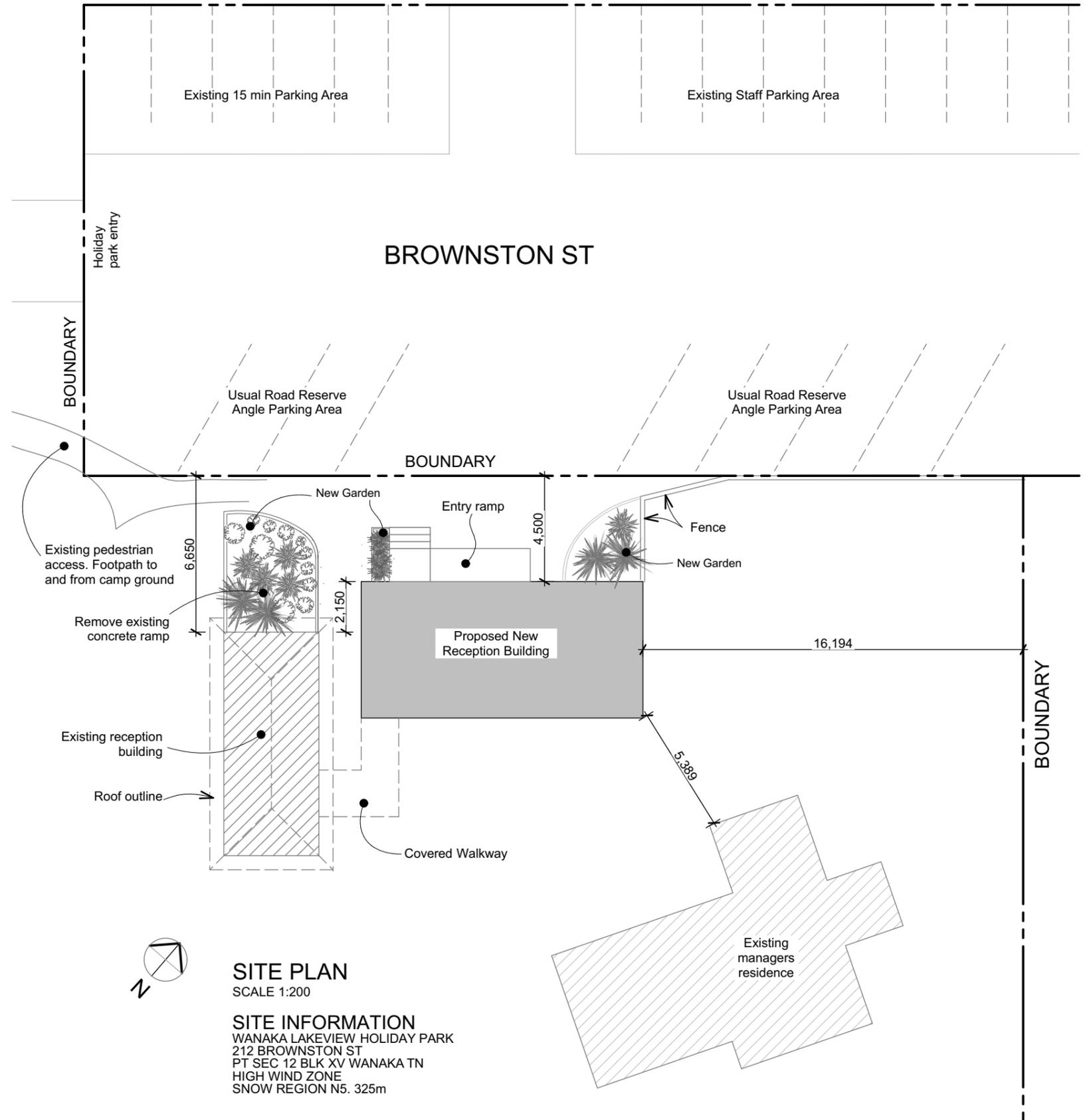
- A Aerial Plan
- B Building Plans
- C Photo of Building
- D Letter from CCR Consultant Planner



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

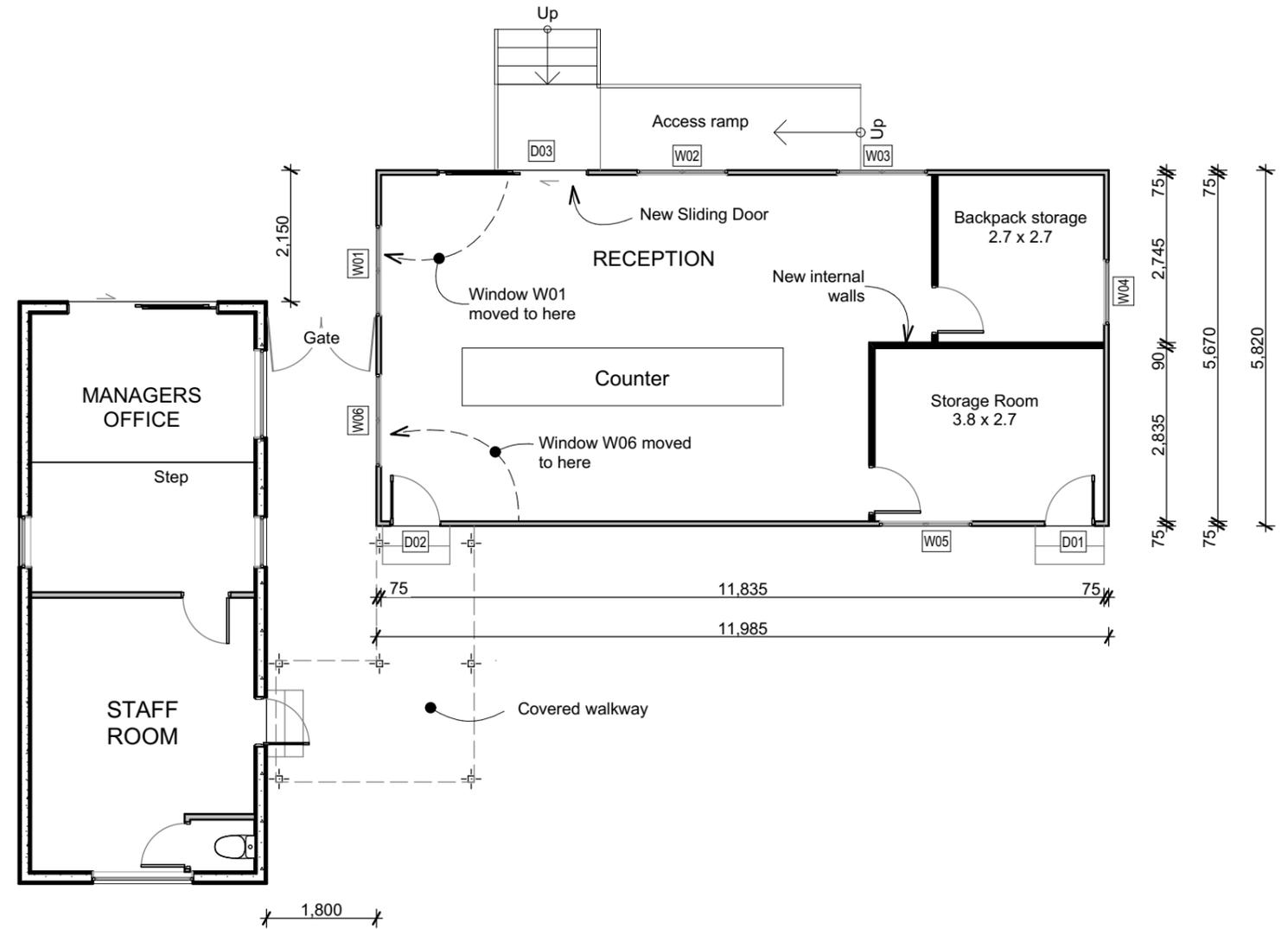
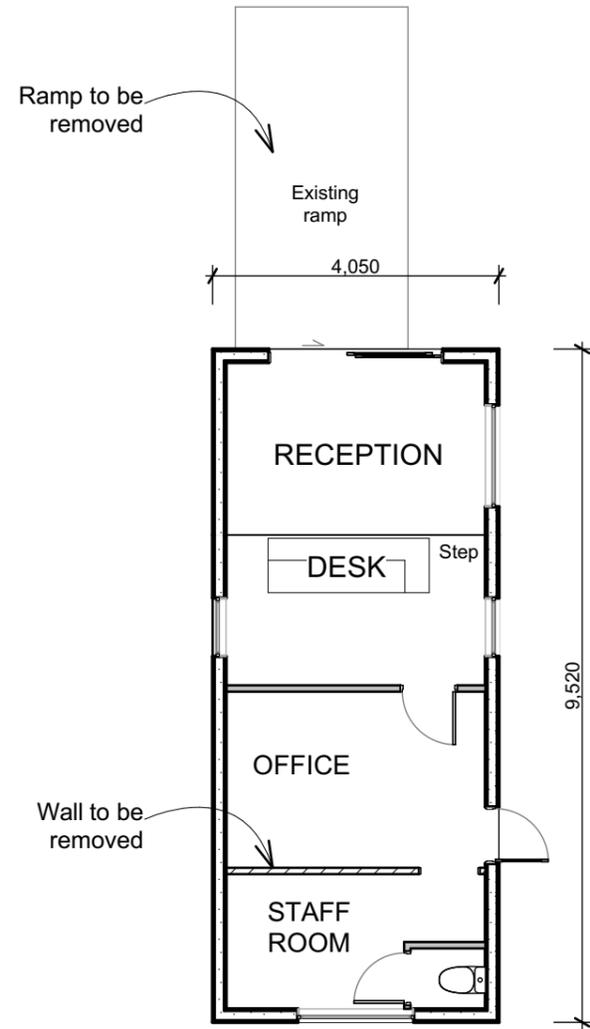


LOCATION PLAN
SCALE 1:500



SITE PLAN
SCALE 1:200

SITE INFORMATION
WANAKA LAKEVIEW HOLIDAY PARK
212 BROWNSTON ST
PT SEC 12 BLK XV WANAKA TN
HIGH WIND ZONE
SNOW REGION N5. 325m



EXISTING FLOOR PLAN

SCALE 1:100

Existing Floor Area 39m²

KEY

- Masonry Block Walls
- Timber Stud Walls
- Walls to be removed



PROPOSED FLOOR PLAN

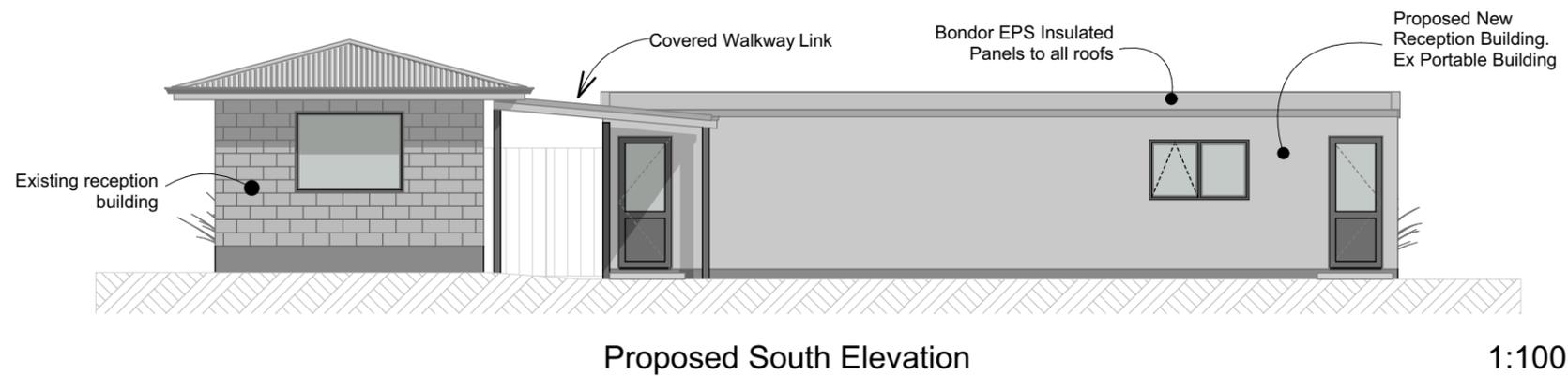
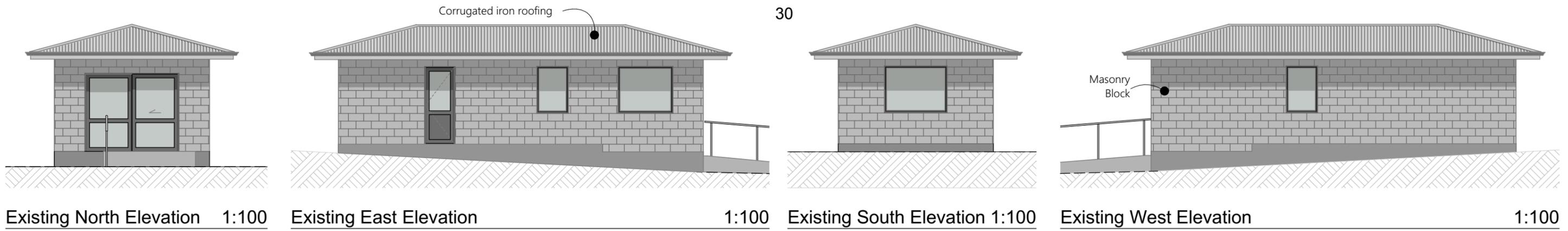
SCALE 1:100

Existing Floor Area 39m²

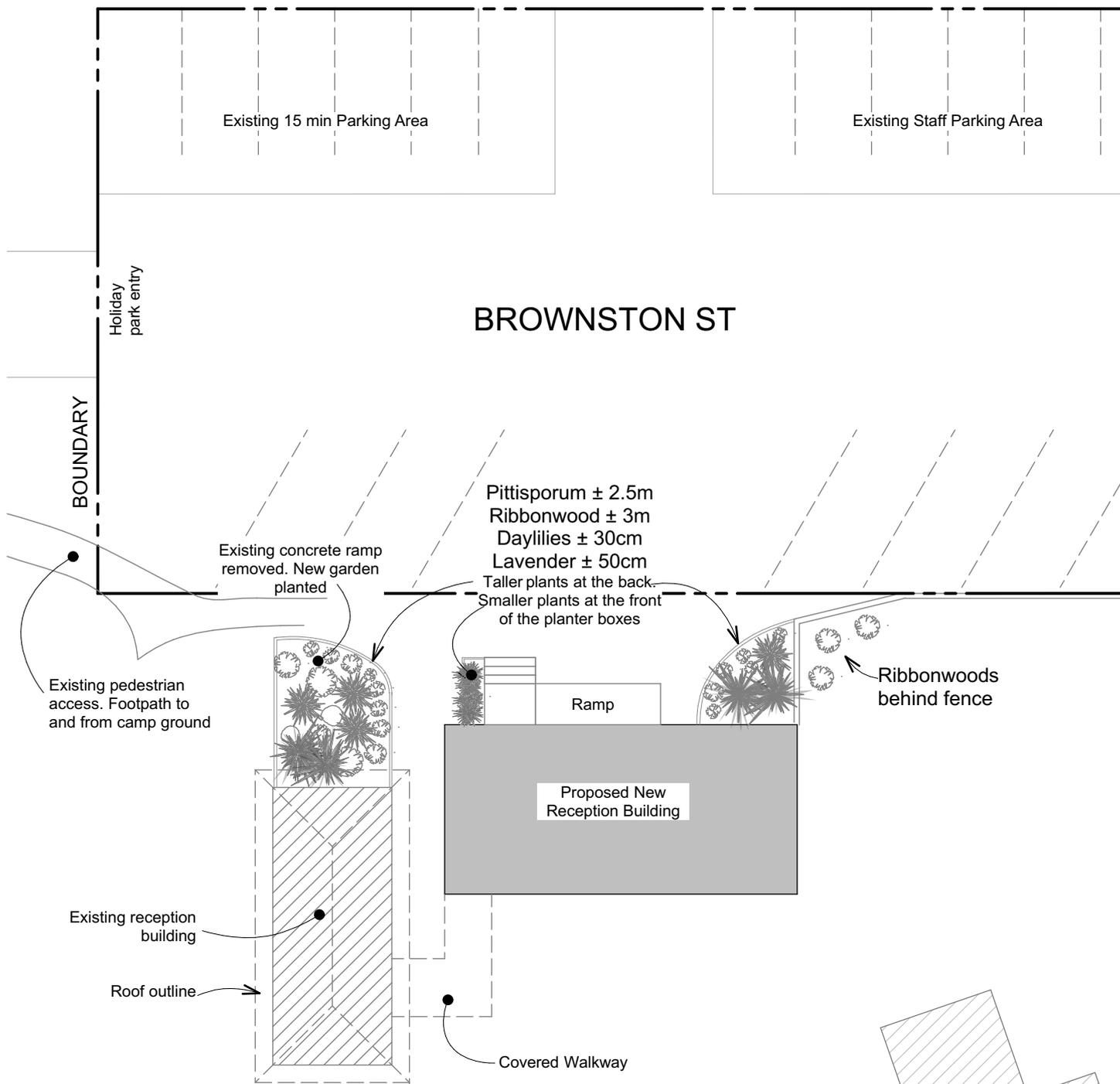
New Floor Area 70m²

KEY

- Masonry Block Walls
- Timber Stud Walls
- Walls to be removed
- New Timber Walls



Colours. Roofing: Coloursteel New Denium Blue
 External Walls: Pale Slate
 Window Joinery: New Denium Blue
 Barge boards. New Denium Blue



PLANTING PLAN

SCALE 1:200

SITE INFORMATION

WANAKA LAKEVIEW HOLIDAY PARK
212 BROWNSTON ST
PT SEC 12 BLK XV WANAKA TN
HIGH WIND ZONE
SNOW REGION N5. 325m

MCV DESIGN LTD
E-mail: rich@hotmail.co.nz
Ph: 027 2070157

WANAKA LAKEVIEW HOLIDAY PARK
Reception Building Extensions

Planting

DRAWN: RICH V
DATE: MAY 2018
SCALE: As Shown @ A4

32



NICOLA SCOTT
RESOURCE MANAGEMENT SERVICES

17 Old Racecourse Road
Albert Town
Wanaka 9305
Ph (03) 443 6110
nicolascott@xtra.co.nz

17 May 2018

Queenstown Lakes District Council
Private Bag 50072
Queenstown

Attn: Manager, Resource Consents

Dear Sir

APPLICATION FOR LANDUSE CONSENT EXTENSION TO RECEPTION BUILDING

1.0 Introduction

This is an application for consent to construct a new reception building at the Wanaka Lakeview Holiday Park.

2.0 The Land

The land is located at 212 Brownston St, near the intersection with McDougall Street, Wanaka. It is to the west of Wanaka Town Centre and Pembroke Park.

The land is the Wanaka Recreation Reserve legally described as Section 10 Blk XV Town of Wanaka and Part Section 12 Blk XV Town of Wanaka. The land is 7.3541ha in area and is comprised in Certificate of Title OT8A/952 held by Queenstown Lakes District Council.

The land is flat, to very gently sloping, in topography and contains a fully established motor camp, with associated facilities, buildings and landscaping. This application is made on behalf of CCR Ltd who hold a long-term operating lease on the campground.

In the District Plan the zone is Rural General, and there is a Designation (101) for a Recreation Reserve: Motor Park, over the subject land. Queenstown Lakes District Council is the authority responsible for the designation.

3.0 The Proposal

The applicants propose to relocate a building to the site, make alterations to it and establish a new reception building for the campground. The new building will be attached to the existing reception area by a covered walkway. The existing reception area will become office space and a staffroom. The floor area of the new building is 70m². The maximum height of the building is 3.8m.

The proposed external materials comprise the following:

Roof: Colorsteel New Denim Blue (LRV 11%);
 Walls: Bondor EPS Insulated Panels, colour Titania (LRV 70%); and
 Joinery: Aluminium, to match roof colour.

The building is being purchased from the Portable Building Hire Company, and is currently stored on a site in Cromwell. Any upgrades required for the building to meet current building standards are to be made.

3.1 Services

There are no changes proposed to the services for the site. Power will be provided underground from existing connections.

3.2 Earthworks

Only minor earthworks are required to create a level building area and this will be within permitted activity levels for the zone.

3.3 Landscaping

A few trees and part of an existing fence will require removal from the site. A small new garden will be established in front of the building as indicated on the site plan.

4.0 District Plan Provisions

Operative District Plan

The land is located within the Rural General Zone in the Operative District Plan. The proposal requires consent for:

- A **discretionary** activity consent pursuant to Rule 5.3.3.3(i)(a) for the construction of the reception building and covered walkway, earthworks and landscaping; and
- A **non-complying** activity consent pursuant to Rule 5.3.3.4(vi) for a breach of Zone Standard 5.3.5.2(ii) for the road boundary setback (minimum required 20m). The new building will be located 4.5m from the Brownston Street boundary. The entry ramp and steps will also be located in this setback; and
- A **discretionary (restricted)** activity consent pursuant to Rule 19.2.1.2(i) with regard to relocated buildings in any zone (discretion limited to the external appearance of the building).

Proposed District Plan (PDP)

The land is being considered for re-zoning, as part of Stage 2 of the Proposed District Plan, as “Open Space Community Purpose - Campground”. In relation to Stage 2, there are no rules having immediate legal effect relating to this application.

Regarding Stage 1 of the PDP, the proposal requires consent for:

- A **controlled** activity consent pursuant to Rule 35.4.13 with regard to relocated buildings in any zone.

5.0 Natural Hazards

The Council’s natural hazards register indicates that the site is at a ‘probably low’ risk of liquefaction. The proposed new reception building is a portable building and will not be used for habitable purposes, therefore the adverse effects in terms of hazards are considered to be less than minor.

6.0 Consultation/Effects on Persons

Affected Party Approval is being sought from the Wanaka Community Board for this proposal.

The proposal is in accordance with the designation purpose (Recreation Reserve: Motor Park) and it is to complement an existing building using similar colours. It will be located only 1.8m from the existing reception and connected by a covered walkway.

The new building will be located 2m closer to the road however it is still set back 4.5m in line with the residential road setback along Brownston Street. It is not considered that the properties to the east (being those closest to the proposed building) will be adversely affected by the new reception building. The new building is to be located over 16m from the boundary with 208 Brownston Street, and the buildings on that lot are set well back on the site, with intervening vegetation, fence and the Manager’s residence on the subject site.

No other persons are considered to be affected by the activity, given the context of the established holiday park, and therefore no further consultation has been undertaken.

There is not considered to be any adverse effects on those in the neighbourhood, nor the wider community. The proposal is appropriate for this location and does not have any adverse social, economic or cultural effects. There are positive social effects in that the new reception will enable a better service to Campground visitors rather than the congestion currently experienced in the small existing building at peak periods.

7.0 Assessment of Environmental Effects

The relevant assessment matters are found in Section 5 (Rural Areas) and Section 19 (Relocated Buildings) of the District Plan.

Assessment matter 5.4.2.3(iv) (Buildings) requires consideration of:

- a) *The extent to which the location of buildings, earthworks, access and landscaping breaks the line and form of the landscape with special regard to skylines, ridges hills and prominent slopes; and*
- b) *Whether the external appearance of buildings is appropriate within the rural context.*

7.1 Built Form

The proposal does not break the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes. The activity is to be undertaken on a site that contains an established holiday park and is adjacent to existing urban development. Earthworks will only be of a very low volume given the portable nature of the building. The building is small in size and low in height for the zone. The proposed light colour of the wall cladding is not in accordance with Council's Guide to Suitable Building Colours and Materials in Rural Zones, however it is intended to be complementary to the colours on the existing reception building and adjacent Manager's residence. The three residential dwellings to the east of the subject site are also painted in white or light shades, so the colour will be in keeping with the surrounding development.

It is not considered the development will be seen as dominant in views from outside the site given the low building height, fencing and landscaping. In the context of the established Holiday Park, the proposal does not compromise the existing landscape character of the area.

The new building will be located 2m closer to the road than the existing reception, and is closer than the Rural zone 20m road setback that the designation standards specify. However, it is still set back 4.5m in line with the residential road setback for the adjoining zone along Brownston Street. Parking will remain unchanged from the existing situation as indicated on the attached site and location plans. Existing signage providing for 15 minute parking is already in place.

No additional servicing of the building is required, other than an underground power connection from existing supplies.

7.2 Effects on Landscape

The subject site, while zoned Rural General, has an overlying designation of Recreation Reserve: Motor Park and there is a long established Holiday Park on the site. Given this situation, the landscape category has not been determined for this application, but a similar framework of assessment matters for a Visual Amenity Landscape (VAL) has been used in the assessment below.

(a) *Effects on Natural and Pastoral Character*

The proposal will not adversely affect the nearby outstanding landscape of Lake Wanaka. The proposal is of a small scale and is an appropriate building in the context of the existing land use on the site. The subject lot does not exhibit characteristics of a pastoral nature given its primary use as a Holiday Park.

(b) *Visibility of Development*

The development will be visible from other parts of the Recreation Reserve and Brownston Street. However, the existing buildings are already visible in the same location and the new

building will be directly attached to the existing reception. Visual amenity and built form have been discussed already in Section 7.1 above. The location, height, colour and nature of the new building will be in keeping with the existing Holiday Park development and with the existing residential development along Brownston Street.

The proposal does not break the line and form of the landscape with special regard to skylines, ridges, hills and prominent slopes.

(c) *Form and Density of Development*

The form and density is considered to be appropriate in the context of the designation for a Motor Park. The new reception building is located in the most appropriate location, aggregated with the existing built form at the entrance to the Holiday Park.

(d) *Cumulative Effects of Development on the Landscape*

The landscape is already highly modified from a rural or pastoral landscape and the addition of a relatively small, low height building will be unlikely to produce an unacceptable level of cumulative effects.

(e) *Rural Amenities*

There will be no adverse effects on views of any adjoining property across the landscape given the nature and location of the low height building. The proposed building meets the internal boundary setbacks. The surrounding environment does not exhibit typical rural amenity given the recreational and residential uses in the vicinity.

Overall, the development is complementary to the existing Holiday Park land use and will have less than minor landscape and visual effects.

7.3 Relocated Buildings

In terms of relocated buildings, consideration is given to the external appearance, reinstatement works and foundations required including the timeframe to execute such works, and compatibility with the amenity values of the area.

- The relocated building will be upgraded in line with current building standards which will also address the required foundations and exterior appearance.
- The extended reception is urgently required in time for the busy holiday period later in 2018. Therefore, the works will be completed in a timely manner as there will be limited time between consent approval and the start of the summer season.
- The location, height, colour and nature of the new building will be in keeping with the existing Holiday Park development and with the existing residential development along Brownston Street, and thereby compatible with the local amenity values.

Overall, any potential adverse effects on the environment from the proposed activity are considered to be less than minor.

8.0 Section 104 Assessment

8.1 Effects (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 7 of this report.

8.2 Relevant Provisions (s104(1)(b))

For this proposal, it is considered that the policy direction given by the District Plan is certain and complete, and as such, there is no need for further assessment in relation to higher order planning instruments or Part 2 of the Act.

8.3 Objectives and Policies of District Plan (s104(1)(b)(vi))

The proposal is in accordance with the relevant objectives and policies contained within Part 4 (District Wide) and Part 5 (Rural Areas) of the Operative District Plan (ODP). The development will occur in an area of the District with the potential to absorb the change given the established use as a Holiday Park. The development will not have an adverse effect on the character of the landscape or amenity within the area due to the location, height, colour and scale being compatible with the existing surrounding development. The building is close to the road but will not be prominent as it is consistent with the residential setbacks along the rest of Brownston Street. Fencing and vegetation will also assist with visual mitigation.

The land is being considered for re-zoning, as part of Stage 2 of the Proposed District Plan, as “Open Space Community Purpose - Campground”. Stage 2 of the Proposed District Plan has been exposed to only minimal testing and independent decision-making at this time. It is expected therefore that minimal weight would be placed on any provisions of Stage 2.

Part 19 (Relocated Buildings, Temporary Buildings and Temporary Activities) of the ODP and Chapter 35 (Temporary Activities and Relocated Buildings) of the PDP Stage 1 contain relevant objectives and policies. The external appearance of the finished building will be compatible with the amenity of the surrounding environment.

Overall, the proposal is considered to be in accordance with the relevant objectives and policies of both the ODP and the PDP Stage 1.

9.0 Conclusion

The application is for consent to construct a new reception building at the Wanaka Lakeview Holiday Park. Overall, it is considered that the proposal can be absorbed into the existing site development of the Holiday Park, with less than minor adverse effects on the surrounding environment.

Yours faithfully



Nicola Scott
Resource Management Services

Encl: Form 9
Title
Plans
Photographs

**Wanaka Community Board
5 July 2018**

Report for Agenda Item 3

Chair's Report

Purpose

To provide the Board with an update on projects of interest and previous actions and to address other matters not listed elsewhere on the agenda.

Recommendations

That the Wanaka Community Board:

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

Prepared by:



Quentin Smith, Wanaka Community Board Chair
27 June 2018

General update on activities of the Wanaka Community Board

Wanaka Community Swimming Pool

1. The new pool facility officially opened to the public on 10 June with an opening ceremony and a family fun day. There was good representation at the ceremony from key funding partners Central Lakes Trust, Otago Community Trust, Lottery Grants Board, Graham and Olive West Charitable Trust and Rotary Wanaka plus Councillors, Wanaka Community Board members, QLDC Sport and Recreation staff, contractors and other stakeholders.
2. Staff are very pleased with the community's high use of the pool since its opening. Total visits to the pool from opening day until now is 6,016 which equates to about 320 per day. This includes members and concession card holders coming to swim, QLDC swim school attendees and casual entries. There are currently 370 members and 856 concession card holders.
3. A Council report with options for the future of the old pool site will be completed before the end of the year.

Gladstone proposed name change

4. The New Zealand Geographic Board has opened submissions for a proposal to change the name of Gladstone, a village on the shores of Lake Hawea, to John Creek and to change Johns Creek to John Creek. Submissions are open until 24

August and can be made on line via <https://www.linz.govt.nz/regulatory/place-names/place-name-consultation>

Representation Review update

5. The Council's representation proposal that was adopted for consultation was to retain the status quo except for a small boundary change to the Arrowtown Ward, taking two mesh blocks from the adjacent Queenstown-Wakatipu Ward to increase the Arrowtown Ward population and bring it closer to complying with the requirement for fair representation. The Council proposes retaining the Wanaka Ward in its current form (electing three Councillors) and the Wanaka Community Board with four elected and three appointed members (the three Wanaka Ward Councillors).
6. All aspects of the above proposal are open for public comment. The Board encourages the community to participate in this important consultation process which will determine the representation arrangements for the next two local elections. Consultation is open until 16 July and submissions can be made via <https://www.qldc.govt.nz/your-council/your-views/representation-review/>
7. A hearing of submissions is scheduled for 13 August.

Adoption of Ten Year Plan

8. Council adopted the 2018-28 Ten Year Plan at its meeting held on 28 June. Key items for the Upper Clutha in particular are increased investment in Active Travel in Wanaka (increased by \$2.3M to \$3.7M, subject to detailed business cases and NZTA support) and increased funding to complete a masterplan for the whole district.

Wanaka Lakefront Development Plan

9. Staff are working with the relevant designer and engineers to finalise the toilet, parking and walking/cycling path for construction within the next two months. Both these items are noted in the attached Parks and Reserves Capital Programme and Renewals

Luggate Hall Project

10. With the adoption of the Ten Year Plan, Council has reaffirmed its commitment to developing a new Luggage Community Hall, with \$950,000 allocated in the first two years of the plan.

Ballantyne Road Business Case Update

11. NZTA has recently formed a dedicated Strategic Business Case Team and this team will now consider the Ballantyne Road Strategic Business Case. This is a new resource which should help to expedite decision-making processes.

Regular project reports

12. The following project updates are attached for the information of the Board:
 - Property and Infrastructure Project Summary (**Attachment A**)

- Minor Improvement Projects (**Attachment B**)
- Parks and Reserves Capital Programme and Renewals (**Attachment C**)

Actions from previous meeting

13. Actions on items considered at the previous meeting of the Board have been progressed as detailed below.

| Agenda item | Update |
|---|---|
| 1. Licence to Occupy air space over road reserve, 67 Brownston Street, Wanaka | A licence has been entered into between Council and the Licensee. APL will arrange for the licence to be encumbered against the title. |
| 2. Universal Developments Limited application to name a new road within the 'The Heights' Development | The road name 'McNeil Crescent' was selected by the developer for road four of the Heights road naming application. |
| 3. Proposal to Vest Land in Wanaka as Reserve and to Offset Reserve Land and Reserve Improvements Contributions as per the Development Contributions Policy | Council endorsed the WCB recommendation to vest the four Local Purpose (access) reserves at the 12 June meeting. The reserves may be vested at a future date. |

Liaison positions, community associations, and Council meeting updates

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

Attachments

- A Property and Infrastructure Project Summary
- B Minor Improvement Projects
- C Parks and Reserves Capital Programme and Renewals

SUMMARY OVERVIEW REPORT

REPORT ISSUED ON:30.01.18

| Sch ID | PROJECT | PROJECT MANAGER | Performance Indicators | | | | | | OVERALL PROJECT STATUS | COMMENT |
|--------|--|-----------------|------------------------|-----------------------|-------------------|---------------------------|--------------------|------------------------|------------------------|---|
| | | | RISK PROFILE* | H&S STATUS FOR PERIOD | FINANCIAL STATUS | PRACTICAL COMPLETION DATE | BENEFITS REALISED | OVERALL PROJECT STATUS | | |
| | | | 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 |
| 2 | Ardmore St/Lakefront Streetscape | Rob D | | | | 30/06/18 | | | <input type="radio"/> | Partially allocated to Stephen Quins team and RD is to agree allocation of the remaining budget |
| 7 | 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 |
| 8 | Riverbank Road/Ballantyne Road intersection BBC | Tony P | | | | 30/06/19 | | | <input type="radio"/> | Funds transferred to Wanaka Transport Strategy Implementation |
| 9 | SH6/SH84/Riverbank Road BBC | Tony P | | | | 30/06/19 | | | <input type="radio"/> | Funds transferred to Wanaka Transport Strategy Implementation |
| 10 | Ballantyne Road design | Tony P | | | | 28/02/19 | | | <input type="radio"/> | Revised SBC being prioritised by new NZTA team - Response expected July 18 |
| 11 | Mt Aspiring Rd Widening | Tony P | | | | 30/04/18 | | | <input type="radio"/> | Safety improvements now a part of wider safety upgrade programme |
| 15 | Upgrades to meet NZDWS (Bacto and Protozoa) | Simon M | | | | 30/06/18 | | | <input type="radio"/> | Short Term fixes implemented |
| 16 | Hawea Water Supply Upgrades - Caples Ave and Cemetery Road Reticulation Upgrades | Stuart P | | | | 26/11/18 | | | <input type="radio"/> | Waiting on confirmation on procurement plan |
| 19 | Cardrona New Wastewater Scheme | Andrew T | | | | 30/06/19 | | | <input type="radio"/> | Fund reforecast |
| 20 | Luggate Reticulation - extension into unserved area. | Stuart P | | | | 27/05/19 | | | <input type="radio"/> | To be combined with Connect Luggate and Hawea to PP Project |
| 21 | Wastewater Treatment Plan Screenings Facility Upgrade (Project Pure) * | Simon M | | | | 30/04/18 | | | <input type="radio"/> | Upgrades to plant being undertaken by Simon M |
| 22 | Project Pure (Treatment Upgrades) Stage 2 | Stuart P | | | | 30/04/18 | | | <input type="radio"/> | Initial investigation complete. Further works in 18/19AP |
| 23 | Connect Luggate & Hawea to Project Pure | Matt T | | | | 26/01/19 | | | <input type="radio"/> | Detailed design for Luggate underway. Hawea with BC Team |
| 25 | Kelleher Drive Extension | Stuart P | | | | TBD | | | <input type="radio"/> | Reforecast |
| 33 | 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 PCRSAt to be completed in defect liability period. |
| 35 | WANAKA - Sealed road pavement rehabilitation * | John O | | | | 30/06/18 | | | <input type="radio"/> | Complete for the year |
| 39 | Resilience - Crown Range Road Land Instability Construction | Andy T | | | | 30/12/17 | | | <input type="radio"/> | Handed over to Asset team to include in safety improvements work |
| 41 | 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 WWPSs. Easements to be registered once Veolia's private works finalised. |
| 42 | 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. |
| 43 | DISTRICT WIDE RESEALS | John O | | | | 30/06/18 | | | <input type="radio"/> | Complete for the year |
| 44 | Cardrona New Water Supply Scheme | Stuart P | | | | 30/06/18 | | | <input type="radio"/> | on hold - scheme bought by developer |
| 45 | Wanaka Water Supply, Anderson Road Extension | Rob D | | | | 1/06/17 | | | <input type="radio"/> | No Issues arising |
| 46 | Beacon Point Road - Project | Andy T | | | | 1/06/17 | | | <input type="radio"/> | |
| 49 | Cardrona Wastewater Upgrades | Rob D | | | | 1/06/17 | | | <input type="radio"/> | Project practically complete and now in DL period. |
| 56 | Upper Mount Iron Reservoir | Stuart P | | | | TBD | | | <input type="radio"/> | To be reallocated - Wanaka Master Plan |
| 57 | Aubrey Road Lakeside No1 Wastewater Rising Main Upgrade | Stuart P | | | | 1/07/19 | | | <input type="radio"/> | Part reallocated to Albert Town No 2 WWPS for odour control |

Minor Improvement Projects

| Project Name | Road | Status | Estimated Cost |
|--|--------------------------|-----------------|----------------|
| <i>NZTA subsidised projects</i> | | | |
| Brownston grating raising | BROWNSTON STREET (EAST) | In Planning | \$10k-\$50k |
| Aubrey Road Bus Bay | AUBREY ROAD | Completed | \$10k-\$50k |
| Kane Road Seal Widening Stage 1 | KANE ROAD | In Construction | \$100k-\$500k |
| Tourist Driver Project | ARDMORE STREET | In Planning | \$5k - \$10k |
| Hidden Hills Drv intersection street light | HIDDEN HILLS DRIVE | Awaiting Part | \$5k - \$10k |
| Mt Barker Rd at Boundary Rd Notta seal | MOUNT BARKER ROAD | Completed | \$50k-\$100k |
| Dungarvon and Dunmore Street Lighting | DUNGARVON/DUNMORE | Completed | \$5k - \$10k |
| New Traffic Count Hardware | DISTRICT WIDE (WANAKA %) | Completed | \$10k-\$50k |
| Footpath Condition Survey | DISTRICT WIDE (WANAKA %) | Completed | \$1k - \$5k |
| Gray Rd school bus route sign | GRAY ROAD | Completed | <\$1k |
| Hawea Back Rd school bus route sign | HAWEA BACK ROAD | Completed | <\$1k |
| New Delineation Barriers | GOLF COURSE ROAD | Completed | \$5k - \$10k |
| Nook Rd T-intersection sign | HAWEA BACK ROAD | In Planning | <\$1k |
| Hedditch to Little footpath | HEDDITCH STREET | Completed | \$10k-\$50k |
| Lismore to Little footpath | HEDDITCH STREET | Completed | \$10k-\$50k |
| Wilkin Rd New Footpath | WILKIN ROAD (WANAKA) | On hold | \$10k-\$50k |
| Sign to Tenby St Presbyt Church | TENBY STREET(WEST) | Completed | <\$1k |
| Bodkin St street light upgrade to LED | BODKIN STREET | In Construction | \$1k - \$5k |
| Myra St street light upgrade | MYRA STREET | Completed | \$1k - \$5k |
| Aubrey Rd footpath - nth side | AUBREY ROAD | In Planning | \$100k-\$500k |
| Install new speed bumps | MORRIES LANE | Completed | \$1k - \$5k |
| <i>100% QLDC funded projects</i> | | | |
| Brownston St pedestrian fence | BROWNSTON STREET (EAST) | Completed | \$1k - \$5k |
| Mt Barker Notta seal east of Smith Rd | MOUNT BARKER ROAD | Completed | Other funding |
| Kingston St footpath surface | KINGSTON STREET | Completed | \$10k-\$50k |
| Bernard Rd footpath | BERNARD ROAD | In Construction | \$50k-\$100k |
| Ambulance station car parking reallocation | BROWNSTON STREET CARPARK | On hold | \$1k - \$5k |
| New footpath at top of stairs | MONLEY LANE | Completed | \$5k - \$10k |

| Wanaka Parks & Reserves Capital Programme + Renewals | | | |
|---|--|-----------------------------|----------------------------------|
| <i>Monthly WCB Update -- May 2018</i> | | | |
| Project | Details/Description | Projected start date | Projected completion date |
| Aspiring Rd - replace permaloo with exeloo * | Toilet to be installed with in conjunction new car park. Finalising design before going to market. | | 1/12/2018 |
| Allenby Park new path | Work commenced, play equipment installed. Further work on BBQ, picnic area, surfacing and landscaping on going. Path to be started 2/7 | 1/03/2018 | 22/07/2018 |
| Minor Renewal Reserve Works Wanaka Ward | See details below | | 1/06/2018 |
| Playground Renewals | Playgrounds to be audited August/ September renewal programme set to commence September. | 1/08/2018 | 1/06/2019 |
| Street Tree Replacement program - 2-3 streets a year Wanaka | Programme underway. Budget spent for season. | 1/08/2017 | 1/06/2018 |
| Walkways | Albert Town Bridge cycle link - stability assessment of site received. Meeting with Aspiring Highways 3/7 to discuss access. | | |
| Minor Renewal Reserve Works - Wanaka Ward | | | |
| Wanaka Fencing and Entrances | | | |
| Scotts Beach Lake Hawea 2 sections post and rail fence to be completed in spring | | 19/02/2018 | 1/11/2018 |
| Wanaka Park garden enhancements/plants | | | |
| Plants for Wanaka gardens completed | | 1/07/2017 | 1/06/2018 |
| Dinosaur slide mural in conjunction with UC Arts Council. Work has commenced, due to weather conditions unsuitable for painting over winter this project will be completed in spring. | | 1/04/2018 | 1/12/2018 |
| Wanaka furniture | | | |
| Wanaka Park improvements (Skate bowls, sports facilities, turf | | | |
| Wanaka Roding Parks and Reserves Maintenance | | | |
| Snow Clearing Carparks | | | 1/06/2018 |