

**Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday 9 December 2021 commencing at 10.00am**

**Present**

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

**In Attendance**

Mr Peter Hansby (General Manager, Property & Infrastructure), Mr David Wallace (Manager, Resource Management Engineering), Mr Quintin Howard (Property Director), Ms Brooke Allan (Subdivision Officer) and Ms Jane Robertson (Senior Governance Advisor); one member of the media and four member of the public

**Apologies/Leave of Absence Applications**

Apologies were received from Councillor MacLeod and Ms Battson.

**On the motion of Mr Hadfield and Councillor Shaw it was resolved that the Wānaka Community Board accept the apologies.**

**Declarations of Conflicts of Interest**

Mr Taylor declared a conflict in respect of the Wānaka Airport Management Services Agreement (item 5) and advised that he would leave the meeting for this item.

**Matters Lying on the Table**

There were no matters lying on the table.

**Public Forum**

1. Tiny Carruthers (Sports Central)

Mr Carruthers thanked the Board and Council for supporting the project to convert the former Mitre 10 building into a new sports hub, but expressed concern about the time it was taking to negotiate the lease terms which in turn, was heightening concerns that no agreement would be reached. It was a very important project for the community as it would provide much needed recreational space for the younger generation in particular. The Wānaka Recreation Centre's ['WRC'] facilities were maxed out for space in the winter months and access to new facilities at WRC could be years away. Further, building costs were increasing so new additions would be very expensive. Wellbeing was the number one priority so this project was important to help the community survive and thrive and for this reason he asked the Board to keep this project front of mind.

2. Randal Dobbs and Anna Booth (Kahu Youth Trust)

Mr Dobbs spoke about the constitution of the Trust and the staffing levels, with five youth workers now employed and Ms Booth having recently started as Operations Director. In 2020/21 the Trust had undertaken a major restructure, looking at people, process, policies and programmes. Since then it had doubled in size but there was a need in the community for it to do more. Future priorities were proactive wellbeing, partnerships with other groups, increasing resources (better coverage), and increasing numbers of qualified staff and offering them professional training opportunities. The Trust had about 20 different funders the biggest of which was the Central Lakes Trust which had provided the trust with sustainability funding covering the next three years.

3. Blair Lublow

Mr Lublow stated that ordinary jet skis were noisy but fun. However, their noisy and annoying quality could be addressed by using electric jet skis instead. He also considered that the 200m 5 knot rule was inadequate and suggested there were generally low levels of compliance. He added that Roys Bay should be reduced to 10 knots because there was a lot of passive recreation there and within 500m of Ruby Island.

### Confirmation of Agenda

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

### Confirmation of Minutes

**On the motion of Councillor Shaw and Councillor Smith the Wānaka Community Board resolved that the minutes of the meeting held on 4 November 2021 be confirmed as a true and correct record.**

### 1 Wānaka A&P Society Temporary Road Closure

A report from Brooke Allan (Subdivision Officer) assessed an application to close roads in Wānaka's CBD temporarily to hold the Wānaka A&P Show in March 2022. The report noted that the application was similar to those submitted in previous years and the report recommended granting approval with conditions similar to those in place previously.

Ms Allan and Mr Wallace presented this and items 2 and 3.

Mr Taylor noted that parking on the lakefront needed to be adequately cordoned off although the stage 2 Wānaka Lakefront Development would probably prevent any parking in this area. Mr Wallace advised that he would ensure the A&P Society was aware that the area would be completely unavailable in 2022 because of the

redevelopment works. It was noted that overflow parking would be available behind the Medical Centre.

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

- 1. Notes the contents of this report;**
- 2. Approves the temporary road closure application for the Wānaka A & P Show 2022 subject to the following conditions:**
  - a. Any issues or concerns which may arise from the public notification published in the Wānaka Sun on 30 September 2021 are addressed to the satisfaction of the Wānaka Community Board.**
  - b. Approval of the final Traffic Management Plan by QLDC Planning and Development.**
  - c. Radio advertising two days prior and on the morning of the event.**
  - d. The event organisers are to arrange suitable disposal methods for recycling and rubbish/refuse.**
  - e. The event organisers ensure access is available for emergency services and maintenance contractors if required.**
  - f. The event organisers ensure that the parking on the grass verges along the Wānaka lakefront is adequately cordoned off to ensure no parking takes place in these areas.**
  - g. The event organisers must encourage alternative transport modes to the event such as adequate bike parking and Park and Ride option.**
  - h. The applicant must notify all affected parties of the extent of the temporary road closure; this notification is to be undertaken at least ten working days prior to the closure occurring. A copy of this notice is to be supplied to Queenstown Lakes District Council.**
  - i. The applicant must advise of the road closures and the alternative transport options through their own social media and contact QLDC Communications to arrange**

the closures to be further shared through Council social media.

- j. All reasonable concerns raised by affected parties shall be addressed by the applicants to the satisfaction of the Wānaka Community Board. In addressing such concerns, the applicants shall nominate a responsible person to liaise with Council.

3. Authorises the following schedule of road closures:

**Road to be closed: *McDougall Street (from the corner of Brownston Street to Ardmore Street)***

**Period of Closure: *Wednesday March 9th 2022 0600 to Sunday March 13<sup>th</sup> 2022 1200***

**Road to be closed: *McDougall Street (from Upton Street to Brownston Street)***

**Period of Closure: *Friday March 11<sup>th</sup> 2022 & Saturday March 12<sup>th</sup> 2022 0600 - 2000***

**Road to be closed: *Brownston Street (from McDougall Street to Dungarvon Street)***

**Period of Closure: *Friday March 11<sup>th</sup> 2022 & Saturday March 12<sup>th</sup> 2022 0600 - 2000***

***Note: All residents will have full access at all times to their homes via Traffic Controllers stationed at each road closure point.***

2 **Challenge Wānaka Temporary Road Closure**

A report from Brooke Allan (Subdivision Officer) assessed an application to close roads temporarily in order to hold the Challenge Wānaka event. The report recommended granting approval, subject to conditions

There was some discussion about the potential impact upon motorists and residents. Mr Taylor noted however that the route of the bike course had changed so he did not believe the same problems would arise as had occurred during some previous events.

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

1. Notes the contents of this report;
2. Approves the temporary road closure application for Challenge Wānaka subject to the following conditions:

- a. Any issues or concerns which may arise from the public notification published in the Wānaka Sun on 21 October 2021 are addressed to the satisfaction of QLDC.
- b. Approval of the final Traffic Management Plan by QLDC Planning and Development prior to the event taking place.
- c. The applicant must make provision for piloted controlled access through the road closures for affected commercial operators to allow their customers to arrive at their activities to the satisfaction of the Wānaka Community Board.
- d. Radio advertising two days prior and on the morning of the event.
- e. The event organisers shall arrange suitable disposal methods for recycling and rubbish/refuse.
- f. The applicant must ensure access is available for emergency services, QLDC Road Maintenance Contractor any other Council Maintenance Contractors if required. A mobile phone contact must be provided to NZ Police in the event of the need for emergency access.
- g. The applicant shall notify all affected parties including residents and businesses who operate within and beyond the closure areas of the extent of the temporary road closure and ensure their needs are suitably catered for. Contact details for the event organiser must be provided in this notification.
- h. The applicant must liaise with the Department of Conservation (DOC) to ensure people accessing or returning from the walking tracks beyond the closure area are aware of the closures and suitable access through the closures is provided for, if required.
- i. A reminder notice advising of the duration and dates of the closure shall be distributed to DOC and all affected parties, including residents and businesses who operate within and beyond the closure areas, at least ten working days prior to the event. A copy of this notice is to be supplied to Queenstown Lakes District Council.

- j. The applicant must notify all affected parties of the extent of the temporary road closure with the notification to be undertaken prior to Christmas 2021. A copy of the notice is to be supplied to Queenstown Lakes District Council.
  - k. The applicant must contact QLDC Communications Team to arrange for the closures to be shared through Council social media.
3. Authorises the following schedule of road closures:

***Road to be Closed:*** Motatapu Road (all)

***Period of Closure:***

Thursday 17<sup>th</sup> February 2022 from 1230 – 1430

Saturday 19<sup>th</sup> February 2022 from 1000 to 1600

***Road to be Closed:*** Wānaka Mt Aspiring Road (from Motatapu Road – Hospital Flat)

***Period of Closure:*** Thursday 17<sup>th</sup> February 2022 from 1200 to 1430

***Road to be Closed:*** Ardmore Street (from Helwick Street to McDougall Street)

***Period of Closure:*** Friday 18<sup>th</sup> February 2022 from 1200 until 2200

***Road to be Closed:*** McDougall Street (from Brownston Street to Ardmore Street)

***Period of Closure:*** Friday 18<sup>th</sup> February 2022 from 1200 to 2200

***Road to be Closed:*** Wānaka Mt Aspiring Road (from Meadowstone Drive to McDougall Street)

***Period of Closure:*** Friday 18<sup>th</sup> February 2022 from 1200 to 2200

***Road to be Closed:*** Red Bridge (closed to North Bound Traffic)

***Period of Closure:*** Saturday 19<sup>th</sup> February 2022 from 0815 to 1200

***Road to be Closed:*** Mt. Barker Road (for eastbound traffic from Faulks Road to Wānaka-Luggate Highway)

***Period of Closure:*** Saturday 19<sup>th</sup> February 2022 from 0815 to 1300

### 3 Licence to Occupy, Wānaka Golf Club

A report from Brooke Allan (Subdivision Officer) assessed an application for Licence to Occupy [‘LTO’] to enable the Wānaka Golf Club to install a stacked stone wall for signage at the club. The report recommended granting the LTO, subject to conditions.

It was confirmed that the route for the Schools to Pools link would not be compromised by this project.

There was further discussion about the proposed conditions, in particular conditions (c) and (d) which respectively dealt with the need for a prior resource consent for signage and a need to demonstrate that the project did not breach the QLDC District Plan rules regarding sightlines. In relation to condition (d), staff advised that the issue was not the height of the wall but the fact that the land dropped away and also that the application contained no assessment of the sightlines. Accordingly, staff recommended a cautious approach by including this condition.

Mr Wallace confirmed that the new signage would be hung from the wall and it was the staff view that the Golf Club should get consent for the signage before erecting the structure in the road reserve. He added that although the Golf Club had indicated that they would replace the current sign with one similar, without getting prior consent there was a risk that they would have difficulty getting consent once the new sign had been manufactured. Accordingly, the staff advice was that consent should be obtained first.

Members considered the need for recommendation (c) and there was discussion about the speed of issuing consent decisions. Following further consideration, it was agreed to delete part (c) from the recommendation.

Councillor Shaw also sought a simplification of part (d) as she found the current wording confusing and it was agreed to amend (d) to read that:

*The proposal meets the QLDC District Plan rules and requirements for sightlines or obtains a resource consent for any breaches.*

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

- 1. Notes the contents of this report;**
- 2. Grants a licence to occupy the Ballantyne Road road reserve to enable the Wānaka Golf Club Incorporated to install a stacked stone wall for future signage, subject to the following conditions:**
  - a. The licence shall remain at Council’s pleasure.**
  - b. Building Consent to be obtained prior to works commencing if required.**

- c. The proposal meets the QLDC District Plan rules and requirements for sightlines or obtains a resource consent for any breaches.
- d. The applicant confirm in writing to Marcus Warren of QLDC that a uniform 2% gradient from the edge of existing path to the base of the wall can be achieved without having to amend the wall construction to allow for a future footpath adjoining the structure.
- e. If the licence agreement is ended the licensee shall be responsible for reinstating all licence areas to Council's satisfaction.
- f. Approval of a Traffic Management Plan (TMP) and Corridor Access Request (CAR) by Council Engineers before work commences.
- g. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
- h. All services including 3-waters, telecommunication, power and gas within the road reserve must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same.
- i. Any damage as a result of the work to be resolved to the satisfaction of Council Engineers at the cost of the applicant. If damage is not remediated promptly Council reserves the right to remediate and charge all costs to the Licensee.
- j. Structures must not compromise roading or services maintenance activities.
- k. Ongoing maintenance of the structures and landscaping are to be the responsibility of the Licensee.
- l. In the event that Council requires access to any Council services in or in close proximity to the agreed location or the wall is required to be partially removed to facilitate Council works, Council will not be liable for damage to, or reinstatement of, the wall and/or sign.
- m. In the event the footpath within the road reserve is widened or improved, the licensee shall accommodate



**any works required and removal or moving of the wall  
and sign if required.**

#### 4 Chair's Report

A report from the Chair presented:

- Updates on Wānaka Lakefront Development Stages 2 and 5;
- Thanks to Jess Garrett for her work as Upper Clutha Liaison Manager;
- An update on the current consultation open re Hāwea Wastewater;
- An update on the leasing of the former Wānaka Mitre 10 Building; and
- Short comment about the Wānaka Airport Management Services Agreement, noting that the main report was in the public excluded part of the meeting.

Members observed that signage on the fences to advise what was happening had been very helpful for addressing public questions during Stage 2 of the Wānaka Lakefront Development and the same approach should be taken during Stage 5. A request was also made for details of the Stage 5 community consultation to be provided to the Board before Christmas.

Mr Hansby noted that staff were calculating fit-out costs for the Mitre 10 building and this would be included in the next reforecast report as would costs for the Project Pure Upgrade. There was also good progress with land acquisition for the Beacon Point reservoir.

Members observed that all the projects in the infrastructure report were either at risk or over budget. Mr Hansby advised that the situation had arisen largely because of the increasing costs of materials, although the early acquisition of key materials was able to occur and helped the situation because staff worked closely with contractors. Further, the latest price assessment was used when a project went to tender meaning that Council could decide at that stage whether or not to proceed with a particular project.

There was discussion about the need for remediation work on Ballantyne Road. Mr Hansby advised that the cause of the surface failure was probably because construction had taken place in the early season during colder weather. The contractor had been notified and would be required to remediate the roughness.

Members commented on their individual areas of responsibility. It was noted that the Albert Town Community Association continued to point out the need for a community hall for that area and for fencing around McMurdo Park.

**On the motion of Mr Bruce and Mr Hadfield the Wānaka  
Community Board resolved that the report be noted.**

**RESOLUTION TO EXCLUDE THE PUBLIC**

**On the motion of Councillor Shaw and Councillor Smith the Wānaka Community Board resolved that the public be excluded from the following parts of the meeting:**

**The general subject of each matter to be considered whilst the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:**

**Agenda items:**

**Item 5: Wānaka Airport Management Services Agreement**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
5. Wānaka Airport Management Services Agreement	That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to: i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

***This recommendation is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above with respect to each item.***

*The meeting went into public excluded at 11.00am. Mr Taylor left the meeting at this point.*

*The meeting came out of public excluded and concluded at 11.20am.*

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

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**CHAIRPERSON**

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**DATE**