

Minutes of a meeting of the Wānaka Community Board held in the Armstrong Room, Lake Wānaka Centre, Ardmore Street, Wānaka on Thursday, 15 August 2019 commencing at 10.00am

Present:

Councillor Quentin Smith (Chair), Ms Jude Battson, Ms Rachel Brown, Ms Ruth Harrison, Councillor Calum MacLeod and Councillor Ross McRobie

In attendance:

Mr Mike Theelen (Chief Executive – from 11.06am), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Pickard (Transport Strategy Manager), Mr David Wallace (Manager, Resource Management Engineering), Mr Blake Hoyer (Property Advisor, APL Property Ltd), Ms Diana Manson (Reserves Officer) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and seven members of the public

Apologies/Leave of Absence Requests

Mr Taylor was on an approved leave of absence.

Ms Battson sought a leave of absence from 24 September to 6 October.

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

Declarations of Conflict of Interest

No declarations were made.

Public Forum

1. Dr Ian Hall

Dr Hall explained that Te Kura O Take Kārara was a new school located at Three Parks. Item 2 on the agenda was a road naming application from Willowridge Developments Ltd and the road to the main school entrance was one of the roads considered in that report, identified as 'road 16". The developer had been approached with the suggestion that the road name have an historic and educational connection and he had been receptive to this idea. Grace Montgomery Wright had been the head teacher of an early school in Wānaka and he recommended that road 16 be named Grace Wright Drive in honour of her service to local education. He was disappointed that the reporting officer had not supported this name because it was not of a 'notable person' but this was plainly incorrect. He asked the Board to apply a sense of history and common sense and acknowledge that this was indeed a notable historical figure by rejecting the officer recommendation and supporting the road name Grace Wright Drive.

Ms Brown thanked Dr Hall for his leadership in the community and Councillor MacLeod supported these sentiments.

2. Neville Harris

Mr Harris complained that there was still no speaker system installed in the meeting room.

He noted that the Board had resolved at its meeting on 4 April 2019 not to advance further work on stage 2 of the lakefront development or the Town Centre Masterplan until parking was resolved, but it was not addressed in the officer report. Accordingly, in his view, the Board could not make a recommendation to Council from this report. He was also critical of the proposed interim approach and suggested that this should also be rejected as he was of the view 'do it first and do it properly'. He asked where the Millennium Pathway fitted into the plans, as not including it was ignoring the 4,000 people who had signed the petition.

About two-thirds of submissions were opposed to the Town Centre Masterplan and of those, two-thirds were from people aged more than 40 years old. He observed that older people were the backbone of the community and in light of the high levels of opposition, considered that the report should lie on the table for the incoming Board to consider. He asked for the submissions to be made public.

3. Andrew Miller

Mr Miller asked what was meant by 'network optimisation' as referenced in the officer report. He noted that the community had been through both a consultative exercise and trial, the latter being a disaster in terms of congestion because Ardmore Street was closed. He did not consider that Council had done its homework and had not investigated traffic movements and scenarios. He asked the Council to go back to the drawing board and do this research after which it could come back to the community with a firm proposal.

4. Shaun Gilbertson

Mr Gilbertson spoke on behalf of the Wānaka Property Owners Group about the Town Centre Masterplan. He wished to have on record the shortcomings of the activation trials with businesses reporting losses of between 25 and 65% which was significant. Further, consultation was below par both before and afterwards. He wanted the property owners group to be cited further up the list in terms of consultation in future.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Confirmation of minutes

On the motion of Councillor MacLeod and Councillor McRobie the Wanaka Community Board resolved that the minutes of the meeting held on 4 July 2019 be confirmed as a true and correct record.

1. Wānaka Town Centre Masterplan and Wanaka Integrated Transport Programme Business Case

A report from Tony Pickard (Transport Strategy Manager) presented an update on progress with the Wānaka Town Centre Masterplan and Wānaka Integrated Transport Programme Business Case. The report discussed the key themes raised during public engagement: Golf Course Road bypass, parking, shared space/pedestrianisation, Pembroke Park and cycleways, set out the next steps in terms of consultation and engagement and in regard to progressing the business cases and interventions and highlighted funding issues.

Mr Pickard presented the report. He noted that the report's principal purpose was to provide a summary of the feedback and was in response to a Board request. The business case was not yet completed but this would occur soon, after which it would be presented to the Board and thence to Council. The actual timing of this was still to be confirmed. He noted that the report was ultimately for information and did not seek the Board's approval or endorsement of the contents.

Mr Pickard described the business case process. He noted that if approved, the next step was to progress into the detail and take the identified themes to a more refined level. The aim was to work within the three-year cycles of the Long Term Plan, adjusting the approach to tie in most efficiently with the funding available. The Masterplan was related to the Wānaka Lakefront development but was wider than simply the parking there. There were a number of low cost and risk interim measures that could be processed and subsequently reversed if required. One such measure was to put right-angled parking in Ardmore Street so that the lakefront development plan could continue.

Councillor MacLeod acknowledged the comments in the Public Forum about the impact of the activation trials on businesses. He noted that one of the objectives had been to put pressure on the roads to see what would happen and the information gained was being used for modelling. He stressed that engagement and consultation were different and business owners would be involved in future consultation.

Ms Brown sought further detail about timeframes. Mr Pickard advised that he intended to bring the next stage back to the Board at the next opportunity as it was important to be able to inform the next Long Term Plan. Smaller low cost and low risk measures could be undertaken soon but major interventions would be some time away.

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

2. Road Naming Application - Willowridge Developments Limited application to name road 16 within the 'Three Parks' Development

A report from Rachael Buckingham (Planning and Development Support) assessed an application from Willowridge Development Ltd to name a new road located off Sir Tim Wallis Drive within the Three Parks Development, Wānaka. The report did not support the first name choice of 'Grace Wright Drive' and instead recommended that the Board support the second name choice of Appleton Drive.

The Board acknowledged the points made in the Public Forum and agreed that the suggested name 'Grace Wright Drive' raised an important piece of historical information. The Board favoured this name over the recommended name.

It was noted that the Upper Clutha Historical Society had recently produced an extensive list of possible historic road names and staff had been asked to review them with a view to developing a pre-approved list.

On the motion of Councillor MacLeod and Ms Brown the Wānaka Community Board resolved that:

- 1. The contents of this report be noted; and**
- 2. The application for the following new name be approved:**
 - a. Road 16 – Grace Wright Drive.**

3. Licence to Occupy Road Reserve – 1 Highfield Ridge, Wānaka

A report from Blake Hoger (Property Advisor, APL Property Ltd) assessed an application for a Licence to Occupy Road Reserve to the property owners at 1 Highfield Ridge, Wānaka for landscaping within road reserve. The report noted that since construction of the dwelling, landscaping had been undertaken which encroached on two areas of legal road reserve totalling approximately 270m². The owners had undertaken to maintain the landscaping and the report recommended that the Licence to Occupy be approved subject to various terms and conditions.

Mr Hoger presented this report and that following. He noted that this report and item 4 were similar in that they were both to address the effects of landscape gardening. Some concern was expressed about the occupation of public land with private landscaping, but Mr Hoger observed that this sometimes occurred without residents' knowledge. The Board also acknowledged the applicant's willingness to follow the correct procedures to address the issue.

On the motion of Councillor MacLeod and Councillor McRobie it was resolved that the Wānaka Community Board

- 1. Note the contents of this report;**
- 2. Grant a licence to occupy Highfield Ridge road reserve to the property owners of 1 Highfield Ridge, Wānaka for landscaping subject to the following conditions:**

- a. The licence shall remain at Council's pleasure.
- b. All services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same.
- c. Council takes no responsibility for rectifying the landscaping in the event it requires access to its infrastructure.
- d. Landscaping is to be maintained by the Licensee so that it remains in good appearance and at a height of no more than 1.1m above the access driveway to ensure no safety hazard is created from overgrowth blocking sight lines from the residential property access.
- e. The Licensee consents to a Covenant in Gross being recorded against the title of Lot 26 DP 412843 to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.

4. Licence to Occupy Road Reserve – 221 Lakeside Road, Wānaka

A report from Blake Hoyer (Property Advisor, APL Property Ltd) assessed an application for a Licence to Occupy Road Reserve to the property owners of 221 Lakeside Rd, Wanaka for landscaping within road reserve. The report recommended that the Board grant at Licence to Occupy subject to various terms and conditions.

On the motion of Ms Battson and Ms Harrison it was resolved that the Wanaka Community Board

- 1. Note the contents of this report;**
- 2. Grant a licence to occupy Lakeside Road road reserve to the property owners of 221 Lakeside Rd, Wanaka for landscaping subject to the following conditions;**
 - a. All services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same.
 - b. Landscaping is to be maintained by the Licensee so that it remains in good appearance and no safety hazard is created from overgrown landscaping on to the footpath or road kerbing.

- c. Any planting in the area marked with an 'X' on Appendix D (the area where sight lines can be blocked) shall be of a species that does not grow beyond a maximum of 1m in height at maturity – i.e. low lying shrubs or grass.
- d. The Licensee consents to a Covenant in Gross being recorded against the title of Lot 17 DP 11990 to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of the property.
- e. The licence shall remain at Council's pleasure.

5. Chair's Report

A report from the Chair updated the Board on actions from the previous meeting and on the following matters:

- Wānaka Masterplan progress;
- Cycle and pedestrian improvements at Anderson and Aubrey Roads;
- Update of activities at the Wānaka Recreation Centre.

Ms Manson joined the table and reported on the three drop in sessions held on Stage 3 of the Wānaka Lakefront Development Plan. She highlighted in particular the good mix of interested and engaged people who had taken part in the session held at Wānaka New World, with very positive comments received.

The Board agreed with the comment made in the Public Forum that the submissions made on the Wānaka Town Centre Masterplan should be made public.

Reference was made to the unfortunate incident that had occurred recently at the Wanaka Recreation Centre. The Board extended its sympathies to the family of the individual concerned and thanks to the staff who had managed the incident very well.

Ms Battson noted that work on the Wanaka Community House was progressing but the Trust had been disappointed that the Council had not approved its request for \$100,000 of funding.

The Chief Executive entered the meeting at 11.06 am.

Ms Brown advised that the Upper Clutha Tracks Trust had also been disappointed that they had not received Council funding, with money going instead to development of trails in the Wakatipu.

Councillor MacLeod detailed work recently completed on reviewing the QLDC Speed Limits Bylaw. He highlighted some of the speed changes proposed and the planned body of work to investigate all school zones.

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On the motion of Councillor Smith and Ms Brown the Wānaka Community Board resolved that the report be noted.

The meeting concluded at 11.24am.

Confirmed as a true and correct record:

Chairperson

DATE