

Minutes of a meeting of the Wānaka-Upper Clutha Community Board held in the Armstrong Room, Lake Wānaka Community Centre, Wānaka on Thursday 23 May 2024 commencing at 10.00am

Present

Mr Simon Telfer (Chair), Councillor Barry Bruce, Councillor Lyal Cocks, Mr Chris Hadfield, Ms Linda Joll, Councillor Cody Tucker and Mr John Wellington

In attendance

Councillor Quentin Smith, Ms Michelle Morss (General Manager, Planning and Strategy), Mr Ben Greenwood (Roading Operations and Contracts Manager), Mr Simon Battrick (Acting General Manager, Community Services), Mr Aaron Burt (Senior Property Advisor), Ms Kim Anderson (Licence to Occupy and Temporary Road Closure Administrator), Mr Jon Winterbottom (Governance Team Leader) and Ms Jane Robertson (Senior Governance Advisor); one member of the media and three members of the public

Karakia

The meeting opened with a karakia given by Ms Joll.

Apologies/Leave of Absence Applications

The following requests for Leave of Absence were made:

- Chris Hadfield: 3-6 June 2024
- Simon Telfer: 22-30 June 2024
- John Wellington: 24 May – 2 June 2024

It was moved (Mr Telfer/Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve that the requests for leave of absence be approved.

Motion carried unanimously.

Declarations of Conflicts of Interest

There were no declarations.

Matters Lying on the Table

There were no matters lying on the table.



Public Forum

1. Dan Mollan, Hāwea Community Association ('HCA')

Mr Mollan advised that HCA was concerned that Universal Developments, currently developing a Special Housing Area ('SHA') in Lake Hāwea, was not honouring the agreement on housing affordability. This had been highlighted as a principal benefit of the SHA for the community and cast doubt on the integrity of the deed of agreement. To date, nothing had been done to ensure the SHA deed addressed concerns about affordability.

Councillor Tucker advised that he was aware of an independent legal review preparing a recommendation about how to move forward on these concerns.

Deputation

1. John Glover and Rod Anderson, Shaping Our Future ('SOF')

Mr Glover and Mr Anderson presented the long term community vision for Luggate, developed by SOF in coordination with the community. It contained desired outcomes and set out a number of recommendations and was presented to the Board in the hope that the Board could work with staff to take forward the recommendations.

Mr Glover detailed the history of SOF. He also noted that SOF had been approached by Wānaka Airport Users Group to undertake community consultation on the future of Wānaka Airport.

Confirmation of Agenda

It was moved (Councillor Cocks/Mr Wellington):

That the Wānaka-Upper Clutha Community Board resolve that the agenda be confirmed without addition or alteration.

Motion carried unanimously.

Confirmation of minutes

It was moved (Mr Telfer/Councillor Tucker):

That the Wānaka-Upper Clutha Community Board resolve that the minutes of the meeting of the Wānaka-Upper Clutha Community Board held on 18 April 2024 be confirmed as a true and correct record.

Motion carried unanimously.



Rob Roy Lane
Stone Street

No stopping restriction
No stopping restriction

Parking Restriction Change

Road or Location
Reece Crescent

Specific Description
Parking restriction change
(Three P60 spaces to Loading
Zones)

Motion carried unanimously.

2. **Wānaka Tennis Club Incorporated – Notification of New Lease**

A report from Quintin Howard (Property Director) assessed an application from the Wānaka Tennis Club to extend its lease over the (reserve) land currently leased. The report noted that the club has an existing lease that at present had a final expiry of 31 January 2028, but wanted a new lease with a 30 year term, bringing the final expiry to 31 December 2054. The club wanted the extended lease in order to have certainty of tenure to enable capital investment in the courts and clubrooms.

The Reserves Act 1977 required the application to be publicly notified seeking submissions and the Board was asked to appoint three members (any two of whom could form a hearing panel) to hear any submissions and make a recommendation to Council.

Mr Aaron Burt (Senior Property Advisor) presented the report.

There was considerable discussion about the present peppercorn rent paid by the club of only \$1.00 per annum. Mr Burt advised that this was in accordance with the Council's community facility funding policy and reflected the Council's desire to support community groups by only charging a peppercorn rent. Any changes to the community facility funding policy would result in the rent changing, but currently it was \$1.00. In order to make provision for any possible change in rental, it was suggested that the recommendation be amended slightly to add for clarity that the annual rental would start at \$1.00 but would be subject to any rental review that may arise due to a change in the community facility funding policy.

It was moved (Councillor Bruce/Mr Hadfield):

That the Wānaka-Upper Clutha Community Board resolve to:

1. **Note the contents of this report;**
2. **Approve notification under section 119 of the Reserves Act 1977, of an intention to grant a new lease to the Wānaka Tennis Club, under sections 54(1)(b) and (c) of the Reserves Act 1977. The proposed lease is upon land legally**



1. **Additional parking restrictions under the Traffic and Parking Bylaw 2018**

A report from Hugo de Cosse Brissac (Roading Engineer) presented various proposed new parking restrictions:

Road or Location	Specific Description
Alison Avenue	No stopping restriction
Frye Crescent	No stopping restriction
Hebbard Court	No stopping restriction
Rob Roy Lane	No stopping restriction
Stone Street	No stopping restriction

Road or Location	Specific Description
Reece Crescent	Parking restriction change (Three P60 spaces to Loading Zones)

The report detailed why the proposed changes were deemed beneficial for parking overall and recommended that the community board approve the changes.

Mr Greenwood presented the report. He confirmed that the no stopping restrictions were for road verges and it would still be possible to park on the road side and these were represented by the blue hatches on the plan. It was suggested that the distinction between 'no stopping' and 'no parking' needed to be made clearer in future drawn plans.

Councillor Cocks noted that there was space to provide indent parallel parking on some of the verges as there was a growing need for parking space in this area and he hoped this could happen eventually and the 'no stopping' signage be removed.

It was moved (Councillor Tucker/Mr Wellington):

That the Wanaka-Upper Clutha Community Board resolve to:

1. **Note the contents of this report; and**
2. **Approve the following changes to the new and existing restrictions applying to the on-road and off-road parking restrictions, noting that these will come into force once signed or marked:**

No Stopping Restrictions

Road or Location	Specific Description
Alison Avenue	No stopping restriction
Frye Crescent	No stopping restriction
Hebbard Court	No stopping restriction



described as part Sections 1, 2, 5, 6 and 7 Block XXXV Town of Wānaka, and Section 1 SO 24567. The proposed lease is subject to the following conditions:

Commencement	1 January 2025
Term	Thirty (30) years being an initial term of ten (10) years from 1 January 2025 with two (2) rights of renewal for terms of ten (10) years each
Final Expiry	31 December 2054
Rent	Pursuant to Community Facility Funding Policy (\$1 per annum at commencement but may be subject to future rent reviews and change to Community Facility Funding Policy)
Use	Tennis and activities directly related to tennis club activity
Operational costs	All rates and charges associated with the land to be paid for by lessee
Assignment/Sublease	Subject to Council approval
Liability Insurance	\$2 million
Expiry Conditions	Lessee can elect to remove improvements and make good, or improvements to revert to Council ownership with no compensation payable
Break Clause	Council can give a one-year cancellation notice, if the land is required for the 'provision of core infrastructure services'
Maintenance	All maintenance of the building and property, including gardening to be paid for by lessee



Preparation of Lease All associated legal costs to be paid by the Wānaka Tennis Club

3. **Appoint Councillor Cocks, Ms Joll and Mr Wellington as a hearing panel (any two of whom can form a hearing panel) to hear any submissions and make a recommendation to Council.**

Motion carried unanimously.

3. **Licence to Occupy Road Reserve Tramore Street (LO230014)**

A report from Kim Anderson (Licence to Occupy and Temporary Road Closures Officer) assessed an application for Licence to Occupy Road Reserve to enable Highgate Roslyn Limited the owners of 94 Lismore Street, Wānaka to build a retaining wall to form part of the proposed pedestrian access for Lots 1 & 2 of 94 Lismore Street within the Tramore Street legal road reserve. The report noted that the pedestrian access for Lots 1 & 2 would originate from future Lot 3 adjacent to the Lot 3 vehicle access. The report recommended that the Licence of Occupy be approved, subject to standard conditions.

Ms Anderson presented the report. She responded to questions about what the proposal actually represented. She confirmed that the retaining wall was needed to stabilize the hill.

It was moved (Councillor Cocks/Councillor Bruce):

That the Wānaka-Upper Clutha Community Board resolve to:

1. **Note the contents of this report;**
2. **Grant a Licence to Occupy Tramore Street road reserve to Highgate Roslyn Limited to enable a retaining wall outside Lot 3 of 94 Lismore Street to allow Lots and 2 pedestrian access, subject to the following conditions:**
 - a. **The licence shall remain at Council's pleasure.**
 - b. **It is the responsibility of the Applicant to ensure that all works on the road reserve comply with both the Building Act 2004, and the Resource Management Act 1991. Resource Consent and Building consents are to be obtained prior to works commencing, if required.**



- c. All works must comply with both a Traffic Management Plan (TMP) and Corridor Access Request (CAR). The TMP and CAR must be approved by Council engineers before any work commences on the road reserve.
- d. All activities are to be undertaken in accordance with Worksafe New Zealand's standards for the work environment.
- e. Any works within the road reserve to be undertaken to the specification and approval of Council's engineers.
- f. All services including three waters, telephone, power and gas within the road reserve must be identified prior to any works being undertaken on the road reserve. There shall be no damage to Council infrastructure nor shall access to the road reserve by Council be fettered before, during, or after the works are completed. Council reserves the right to charge a reasonable rate for any damage done to infrastructure.
- g. Any damage as a result of the connection to be resolved to the satisfaction of Council engineers at the cost of the applicant.
- h. Structures and/or occupation must not compromise roading or services maintenance activities.
- i. Ongoing maintenance of the structures and/or occupation are to be the responsibility of the Licensee.
- j. The retaining wall is to be designed by a chartered professional engineer to accept full construction and vehicular traffic surcharge loading immediately adjacent/above the wall and to accommodate future development of the neighbouring access. Additionally, no parts of the wall shall bear directly on or near or provide any surcharge onto the Council 300mm diameter rising watermain within Tramore Street. A producer statement (PS1) is to be provided by the engineer with such works not to proceed until Queenstown Lakes District Council's (QLDC) engineers are satisfied with the design.



- k. A producer statement (PS4) is then to be provided to QLDC within 3 months of earthworks completion.
- l. The Licensee will be responsible for ongoing maintenance of the retaining structures along with any damage that may occur to the road reserve or the adjoining property as the result of the structures. Rectification of any damage is to occur within a timeframe deemed reasonable by the Licensor.
- m. The applicant registers a Covenant in Gross against the titles of the proposed future Lots 1, 2 & 3 of RM230156, to ensure the recommended terms and conditions of the Licence continue in perpetuity for all future owners of these properties, or until the License is forfeited at the request of QLDC.
- n. In the event the License to occupy is revoked in the future, the development lots are to remove the retaining wall and replace with battered slope arrangements.

4. Chair's Report

A report from the Chair detailed members' community engagement activities in recent weeks.

Councillor Tucker noted that he had been unable to contribute his content to the report, but reported verbally on his attendance at the Anzac Day Service, the school musical and a workshop about food resilience.

It was moved (Mr Telfer/Mr Wellington):

That the Wānaka-Upper Clutha Community Board resolve to:

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

Motion carried unanimously.

The meeting concluded at 11.00am.





CHAIR

11/7/24

DATE