



PO Box 38  
GLENORCHY, 9350

EMAIL [gycommunityassn@gmail.com](mailto:gycommunityassn@gmail.com)  
WEB SITE [www.glenorchycommunity.co.nz](http://www.glenorchycommunity.co.nz)

**Minutes for the meeting of the Glenorchy Community Association held on the 7th February 2019 at 7:30pm in the Glenorchy Hall**

Committee: John Glover, Will McBeth, Robert Bakhuis, Mark Hasselman, Danelle Jones, Naomi Coates, Sam De Reeper

Present: Rina Ng, Peter Speight, Mike Spenser, Brian Harris, Geoffrey Thomson, Diana Thomson, Debbi Brainerd, Katherine Schuitermaker, Eric Scott, Brylee Percy, Dale Jefcoate, Sonya Poplawski, Tom Tusher, Rosemary Farmer, Bruce Farmer.

**1. Chairman's introduction and welcome.**

John welcomed all to the meeting, 1st meeting in a couple of months so fairly full agenda

**2. Apologies**

Ferg

Motion 'that the apologies received be accepted'  
Glover/Hasselman

**3. Minutes of the December 2018 meeting.**

Motion 'that the minutes be accepted as a true and accurate record of the meeting'  
Hasselman/Bakhuis

**4. Matters arising from the previous meeting not covered elsewhere on the agenda.**

Matter from previous meeting	Action required	Lead	Status/Update
Chris Hazell - Incentive group use of Marquee at waterfront	send invoice	Huss	Good positive feedback about the behaviour and impacts of this group event. Huss to send invoice
Skate park - Need more Rocks to keep vehicles off the grass verg, would make it safer for children.	Log a RFS with Council		Danelle to log the RFS



Wharf Ladder	Are we getting ladders for the wharf? need an update	Sam	Ladder has been built but needs to be installed. Sam and John to install
Glenorchy Rates contribution vs. QLDC spend in Glenorchy	need to ask council for a break down of our rates and where the spending is spread.	Danelle	Carried forward
Protect our paradise signage	Make suggested edits and test signs with public at the wharf	Will	Signs are still work in progress, need to organise a mandarin speaking volunteer. New rubbish signs put up around DOC campsites and road ends.

## 5. Secretary's report

### QLDC Alicia Hunter - Correspondence regarding HeliGlenorchy consent application

*RM181262 : request for public notification*

*Dear Alicia,*

*at it's meeting on December 6th, the Glenorchy Community Association (GCA) noted that above application has generated a significant level of public interest and debate from within our community.*

*The GCA considers that this out of the ordinary level of interest makes it desirable that the application is publicly notified in order that all interested parties, whatever their view, are afforded the opportunity to submit on the application.*

*We would be grateful if the above is taken into account by Council in determining notification of the application.*

*Regards,*

*John Glover*

*Chairman*

QLDC, Scott Stevens, Thunes Cloete, GCA - Correspondence for meeting in GY discussion mowing contracts, Leaves of the Bible and public toilets

QLDC Amy Wilson - 10 year plan submission response

DOC Geoff Owen - Correspondence starting a conversation about potential use of DOC land for bus park

QLDC Marie Day - Correspondence around the Mayor's visit planned for late February

QLDC Kate Smith - RFS for Glenorchy Green Waste.

A request was put to council to have the greenwaste pushed up in heaps to make more room. this has been done but some concern over the way it was done - piled in one large heap rather than pushed against the back, and not sorted from non-mulchables. we receive continued reports of users dumping unsuitable materials (flax and cabbage leaf). Some discussion around the potential of someone monitoring it and for improved signage/delineation.

Naomi to investigate the greenwaste issues

John Glover and Chaz Drader - Glenorchy Radio during civil defence matters

QLDC Ulrich Glassner - Update for Bennetts Bluff (included in update report on agenda)

Paul Brainerd - invitation to Composting evening

Ginny Cooper - Correspondence regarding HeliGlenorchy and their meeting with the Mayor

Reply to be sent to Ginny

Base Contracting - Quotes for Gravel from GCA Bucklerburn consent



Done Rite Contracting - Quotes for Gravel from GCA Buckleburn consent

Sonya Poplawski - Correspondence regarding HeliGlenorchy consent application

Eric Scott - Correspondence regarding HeliGlenorchy consent application

Sonya and Eric both objected to GCA letter above sent to QLDC regarding level of public interest around the HeliGlenorchy resource consent and the GCA's comment regarding consent notification. Also objected to it not being listed on the december agenda. Sonya and Eric's letters were discussed at the meeting:

John - Leading up to and at the December GCA meeting we received repeated requests for GCA to request that council make the heligy consent Notified. the discussion then was that there was a lot of public interest and that if it were notified then it would allow everyone to have their view. The GCA position was not for or against but rather supporting the process should QLDC choose to make it notified, giving everyone the equal chance to comment.

Some were not happy with the wording of the letter, felt it went further than just supporting process, but rather requesting notification.

Huss - Supporting the process if council choose to notify. Ultimately council gets to decide. the Submission process is to highlight extra information. To date Council has had no decision on whether to notify or not.

Sam - Discussed where we stand and the role of GCA with consent applications, need to outline the process. have made comments in the past on consent applications, e.g Rippled earth kayaks

John - GCA has enabled discussion, not taken a view. Best possible outcome is for everyone to have their say.

Sam - The item had not been on the december agenda but rather arose through the correspondence report.

Danelle - in future we need defer decisions until they can be flagged on the next agenda. Also needed to put more focus on the final wording and drafting of the letter to council

John - This is still a situation with a very divided community view, therefore need to fall back on the Community plan and vision.

Geoffrey - The only reason there is an application at all is because of the restrictions at the airstrip. Complicated matter

Log - this will not be the only one, more requests/applications will come in the future

Danelle - Key for the GCA is to get the Glenorchy vision into the decision making, while not commenting on specific consents

Eric - where does GCA draw the line (regarding commenting on consents). Can be a slippery slope

Danelle - the community plan talks about air noise and to concentrate this at the airstrip. support the community plan process. We had a good process at the November meeting and got some common ground to push for resolve at the airstrip.

Bruce - Thanks to the GCA committee, unpaid volunteers with many topics to sort out. People come to Glenorchy for the beauty, helicopters are a necessary part of the community, how do we manage this necessity with tourism pressures. Need to go back to the Community plan of 2001 before helicopters at the airstrip

Sonya - what is the difference between noise from V8 jet boats and helicopters

Danelle - the focus needs to be on noise - not on helicopters or specific consents.

Will - the intent of the GCA letter to council was a neutral one

Tom -The airstrip plan of 2016 did not increase in use, the council are trying to work through the airstrip plan at 2016 levels, which is what the town has asked for. the community wanted that then.

QLDC Mike Theelan - Leaves of the bible update (included in update report on agenda)



Opus - Works on the precipice creek bridge.

The precipice bridge is about to receive maintenance including strengthening and re-decking - but remaining single lane.

Geoffrey - Bridge should be made 2 lane bridge

Huss - appears QLDC noted it too expensive to upgrade to two lanes

Need to find out the reasoning for not making it two lanes, have a conversation about the possibility - Huss

Danette Pikia Electoral commission - Danette emailed her desire to attend GCA meetings to talk to community members about Glenorchy electoral needs

ORC - invitation to informal catch up and opening of new premisses next to BP.

Brian Harris - Letter requesting GCA blessing for Rock extraction consent

Surface extraction of schist rock from lovers leap. LINZ requested that Brian get a letter of support from GCA before they would approve his application. Application is supported by Geoffrey Thomson.

Brian - requesting letter, work will support sourcing rock for ORC flood protection works. Building rock will be a byproduct of sourcing the large rock. Cleaning up existing slip site, no blasting or dressing on site.

Geoffrey - the land is on pastoral lease hence LINZ involvement

Brian - all large flood rock staying local. Building rock to be sent to queenstown using Glenorchy Motors. Per annum estimate 10,000 to 20,000 ton, depending on ORC requirements. 40% of what is extracted will be for river protection.

Naomi - Should ask LINZ why they need a letter from GCA

John - Love the use of rocks for flood protection but weighing up potential traffic and noise effects. please send through the LINZ contact for GCA to follow up with.

QLDC Maddy Dowman - update on TIF waterfront toilet project (included in update report on agenda)

QLDC - Portaloos on waterfront, requesting feedback

Rina - Poor location, got blown away in the last wind storm and made a big mess. the doors would bang in the wind at night and were a visual eyesore. Hope the permanent toilets are positioned better

John - Will be presented very soon with plans for the new toilets, will need good thought on citing

QLDC Ben Greenwood - Feed back on plans for One mile signs

QLDC Talia Bannister - Reply for Drone signs placement

Motion 'that the inward correspondence be received and the outward correspondence be approved

McBeth/Bakhuis

## 6. Treasurer's report

Star Transactional account	\$24,420.20
Investment account	\$16,178.73

Pool repairs are mostly paid, has been a large volunteer effort. Fibreglass base has been patched and repainted, will last a few years but will need major repair at some stage



Motion 'that the treasurer's report be noted'  
Hasselman/DeReeper

## 7. Airport report

Log read an update to the meeting:

Access road - construction of this is complete, QLDC/QAC are in the process of applying for approval from the CAA to change the layout, once this is finalised the new road will be operational. QLDC will issue comms to the community prior to this.  
NZONE Resource consent application - They have applied to formalise commercial use of airstrip

HELIGY - enforcement investigations continue at Rees Valley Station - I understand they are being instructed to seek a temporary consent to use existing hangers for 4 flights per day (2 machines there and back) and must use GY airstrip for main activity.

Licences - Both HELIGY and NZONE have signed one year licences and have agreed to 2016 levels of flights. This is being monitored by QLDC. They have maximum daily limits and a monthly average. This approximately halves the current annual total for both operators. QLDC is now seeking to licence all Queenstown based operators.

The content for the website is nearly complete and should be live by the end of this month

We are aiming to sign off the Noise management plan at the GACGC next week - this and the noise abatement procedures will then be made available on the website.

The RMP will be taken to the next council workshop to confirm direction on the review which would then commence after workshop.

Tom - the statement that the licences are at 2016 levels is not accurate. The council would like to be able to get the correct 2016 activity numbers from the operators

Log - the licences are half the current numbers

John - the council are also favorable to grant a temporary hanger and we expect to see council re-open the reserve management plan process. Will eventually be turned over to QAC. QLDC have power to grant consents, not QAC

Trying to get more on-site use and less off-site

## 8. Councillor Ferguson's report

No report this month

## 9. General business

**9.1 New Lakefront carpark** - arranging for planting of the earth mounds; arrangements for accessing the key to the removable bollard; culvert and gravel access between removable bollard and foreshore.

John - What we have there at the new carpark is what we've got, there is no further money from council for this or for plants.

Huss suggest GCA funds the plants for this and arranges a volunteer planting day - Huss to sort



The wind surfing club have asked for a rigging stake in the beach for safety now that they can no longer use there vehicle tow balls down on the beach. they have also asked for a key for access past the bollard to allow vehicle access for club events. GCA supports this. Will possibly need extra gravel or culvert at the access way.

Danelle - The new bollards and wire rope limit the access for disabled persons, it is now a longer journey to the red shed and wharf. The new cable is not very visible and we need more entry points.

Request QLDC think about more disabled access - Danelle to sort

**9.2 GCA priorities for QLDCs annual plan for period July 2019 - June 2020.** What do we want to see included.

Discussion was held over potential GY priorities;

Town planning and Traffic planning - expanding on outcomes of the town planning workshop

Wastewater issues - extended discussion on ongoing issues

Waterfront plan landscaping

Water supply upgrade - this is already planned for

Chlorine free drinking fountain in the village green and Chlorine filters in the Hall

Greenwaste design - better delineation through formation of fencing, signage and concrete pad

Obtaining public ownership of the leaves of the Bible and protection of town reserves

Mowing - John gave some background to the mowing policy - It appears that when the council closed the town dump they agreed to mow all verges. All small communities around queenstown lakes are feeling the same mowing pressures and it is an ongoing issue

**9.3 Preparing for the review of the District Plan rules for Glenorchy - the GCA to discuss consultation with the community during this process.**

The District Plan rules are to be reviewed soon, this item is to start community consultation and find out who is running this process in QLDC. We need to get them to GY for a public workshop as soon as possible.

The urban development rules are to be considered.

John to speak to Ian Bayliss and find out the timelines

**9.4 Bus park -** how the GCA should progress the identification of an appropriate location.

The town planning workshop identifies Bus parking as the highest priority

Danelle - Need to follow through with another workshop.

John - Chase up Thor for the aerial photos of the town. discuss with DOC potential for using their site

Danelle - Off-line need to set up agenda and timing



**9.5 Shiel Street** - Probing for why there is an absence of underground sewage infrastructure for the new subdivision. - Also Shiel Street is about to be ripped up and re-laid as part of the subdivision earthworks, is this now the opportunity to form the link required to join the two Shiel Streets.

Sam - have received a call from a community member concerned that there was no provision for the install of underground wastewater infrastructure - ready for future hook up.

Tom - Part of the Shiel street resource consent requires them to install that infrastructure once the council have moved forward with wastewater plans. If QLDC do not move forward with waste water before a certain time limit then the developer will have no obligation (the time limit was not defined at the meeting) . At present new owners will be required to install onsite systems.

Bruce - Glenorchy has the opportunity to produce better outputs than those prescribed by ORC and QLDC, through better new wastewater technologies like urine diverting toilets

Danelle - Sustainable Glenorchy are seeking to support initiatives to showcase new technologies and lead by example to demonstrate better ways to improve.

Will - The Sheil street development means the current Shiel street (off Oban St) will be ripped up and moved over, re-laid and re-sealed. While machinery is onsite it is a good opportunity to join the two Shiel streets.

Sam to contact Ben Greenwood of QLDC and also talk to other residents on the two shiel streets

## 10. GCA update report February 2019

Ongoing issue/Project	Aim	Lead	Status/Update
Leaves of the Bible	Secure the land as community reserve	Huss	GCA continue to lobby QLDC to acquire the land. Council concerned over future liabilities.  QLDC are awaiting some legal advice on their relationship with Wyuna and the obligations they currently have on maintaining the bible face in good condition. also reviewing advice on likely cost of managing the bible face and what type of arrangements might need to put in place if qldc were to support the community taking a lead
Protect our paradise Sign	take the draft sign through to professional design standard in preparation for its production.	Will	3 drafts have been received at the December meeting. Public testing to be done

Glenorchy signs at One mile	Improvements and Repairs to Signs.	Will	Council have plans for relocating the Gy road and Tommy Thomson signs and erecting them as an 'all in one' including a panel that notifies road closures
Bennetts Bluff viewing area	Work with council to develop safer parking and viewing area at Bennetts bluff	John	Bennetts Bluff new car park and viewing area is going to tender for construction. This includes closing of the existing slow vehicle lane and existing Bennetts Bluff lookout due to safety issues. The final design will be issued to GCA for information and construction is expected between March and May 2019. QLDC are progressing above while undertaking the detailed design for the new slow vehicle lane near Rats Point, therefore there is a risk that Bennetts Bluff may proceed without the additional slow vehicle lane. north side, only reasonable site available is on Mt Creighton land . Council not wanting to do anything until the new site is complete, then will look further into changes on the north side..
GCA organisation	Improve engagement, effectiveness, reputation etc. Review constitution.	Danelle	08/18 - (DJ has reviewed updated standing orders and example rules with the Companies office. Changes appear to be relatively minor compared with what we have today. Has also reviewed other comparable societies (via the registered documents with the Companies Office). and proposes to draft an update to the rules and submit to the GCA at the September meeting for review / circulation ahead of a (special) General Meeting to amend the rules
Wastewater	Management of wastewater meets needs, rules and community vision	Danelle	QLDC have removed budget for wastewater scheme from their long term plan but have travelled to see some smaller community schemes elsewhere. ORC will be updating their discharge requirements as they draw up their new water plan over the next 2 years. Results from ground water sampling available on the website
District Plan rules GY	Ensure new rules meet community needs and aspirations	John/GCA	QLDC review of township rules for GY unlikely to start before summer 2018. GCA will meet with planning policy manager prior to then. In the interim, the community vision has been added to the community plan and this has been updated on the QLDC website.
Airstrip	Operates as per management plan	Log	Governance committee now established. Log representing GCA. Single point of contact established at council.  Heli GY and N Zone have both signed licences with Council to operate from the airstrip with an agreed number of flights. Once QAC inform CAA that the internal layout and road have changed at the airstrip, NZone will be able to create an off runway landing area and there will be room for Heli GY to place a hanger. Council are minded to allow Heli GY a permit to put a temporary hanger at the airstrip. In the next couple of months QLDC will initiate a full review of the reserve management plan for the airstrip, allowing anyone and everyone the opportunity to



			submit on how the airstrip is managed and the level of activity at the airstrip.
Waterfront plan	Gradually implement	John/Huss	Car park works underway. center lawn area being fenced off with timber bollards. tight budget, no funding for planting.
Town centre plan	Re-designed streetscapes, parking etc, traffic flows.		workshop being was held on 26 October. Notes are available on the website
Peninsula Reserve management plan	QLDC produce plan	John/GCA	Council indicate management plans for GY reserves 'within the next few years'
Civil defence plan	GY specific plan and trained residents	Sam/Naomi	QLDC Emergency Officer, Trevor Andrews, presented draft plan. subcommittee is now established
Additional Toilets	Waterfront, lagoons, in town	John	Detailed design is set to take place starting in January which will be quick with completion expected by end of Jan early Feb. Once detailed design is complete building consent can be submitted and tender for the work will be start Early Feb - Award End Feb. (coinciding with building consents) Construction start Early to Mid-March 2019 Completion Mid-May 2019
GY road improvements	Need to find out who in the council infrastructure committee is running the priorities. Huss to follow up with Pete Hansby	Huss	Road improvements report received. QLDC signalled increased spend on road over next few years.
Camping area	Manage the effects of freedom campers by providing suitable location near the town		Feeling is that as commercial providers are providing options in the town nothing further should be done at this stage. GCA did not endorse the freedom camping zone proposed by council. Council camping hubs should be along GY road, not in township.
Pool improvements	Improved user experience	Huss	Pool re-opened for summer. may need major repairs next year. to be flagged with council
Marina improvements	Better quality, maintained facility	Sam	Request for ladders at marina and wharf made. Funds in 2018/19 budget for dredging and fencing
Additional bins in rural area	Less littering and dumping in residents bins	Log/Danelle	cluster of bins by fire station to be moved back against the fence and space allowed for pull in parking Signs made up by Will and placed at Campsites and track ends.
Tennis courts	Need resurfacing	Naomi	Naomi is currently canvassing opinions from users of the tennis courts as to what is wanted.



Hall	Draft a single page terms of use document with basic requirements and guidelines for hall users. Talk to Rhonda to see what fee is charged now and whether any movement would be appropriate	Sam	The lining of the Hall is too prone to damage so APL are planning to re-line the walls . Upgrades are being done to the Hall toilets. New curtains are made
chlorine free water supply	Chair to draft notice for website and local shop windows to seek suggestions	John	Still pending

**Acquisition of Leaves of the Bible**

Tom - At first Thunes, QLDC reserves manager, was adamantly against it. But now after recent visits with Mike Theelan and Jim Boulton, Thunes has said they are giving it full consideration. Tushers are still fully supporting the land transfer. the council have an added incentive to take the land with the town water tanks being there.

Will - with the site construction will there be access for walkers

Tom - A public right of way exists in the plans but all public access will be closed off during the earthworks.

End 21:43