



**Minutes of Glenorchy Community Association  
Meeting held on the 3rd August 2017 at 7pm in the Glenorchy Hall**

COMMITTEE: John Glover, Will McBeth, Irene Hartley, Robert Bakhuis, Duayne Insley

PRESENT: Corinne Davis, Fiona Farquhar, Luke Hasselman, Eric Scott, Paul Chapman, Steve Hewland, Paul Fraser, Trish Fraser, John Schuitemaker, Katherine Schuitemaker, Ivan Strang.

**1. Chairman's welcome and membership update**

John welcomed everyone to the meeting, and started with apologies for the meetings agenda, which appeared to not have been posted adequately. Reply from the floor was that the agenda had indeed been posted on the website but there had been no notification email and it had not made the deadline of 1 week ahead of the meeting. This can be marked up as teething issues of the young committee and will be a focus for improvement.

**2. Apologies**

Mark Hasselman, Sam DeReeper, Craig Ferguson, Thor Davis

**Motion:** "that the apologies received be accepted"

Glover/Bakhuis                                  Carried

**3. Minutes of the July 2017 meeting.**

**Motion:** "that the minutes be accepted as a true and accurate record of the meeting"

Glover/Hartley                                  Carried

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

***Actions from previous meeting***

- Lagoon Creek, Duayne to make contact with Geoff Owen (DOC qtn) and Fish & Game.

Duayne contacted Geoff Owen and Log visited the site with Dave Girling. It appears that the main culprit is one large stump in the middle of the creek, and its removal would be an initial step. Complete clearing of the creek would occur later. GCA are working on getting formal approval before any works occur, considering Fish and Game and DOC.

- General election candidates, GCA committee to plan and promote the event and Robert to make contact with candidates.

This meeting is to be planned for the 16th of August. Robert has been incontact with the local candidates, so far confirmed are Labour, New Zealand First and the Greens. Maori party declined and the National Party are yet to confirm their candidate.

It is proposed that the meeting consist of each candidate speaking for approximately 15 minutes, followed by questions and then a mingling session at the end.

Action: Robert to promote the event by posting to the website, local notice boards and produce a flyer.

- Waterfront plan funding, Ferg will do some investigations and come back to us. No report has been received as yet from Ferg. Funding outcomes are due to be released mid August. GCA had made submissions for the Pool, Waterfront and Town center. We have been successful with Pool funding but no word on the others

- Wastewater, GCA seek a meeting with Council to review the results of their investigations in the township.

Covered below, item 8.3

- Action plan/outstanding projects, GCA draw up and action a plan of work for the year.

Covered below, item 8.4

- The GCA needs to approach the council to authorise the contracting of pushing up of the green wastes

Huss has been in contact with QLDC and the Green waste issue is being attended to.

## 5. Secretary's report

Incoming correspondence:

- Fiona Farquhar - Heli-Glenorchy . **Discussed as item 8.1**
- Andrew Timms - Wastewater update meeting offer. **Discussed as item 8.3**
- Craig Ferguson - Response to Roberts question Re rates increase

From: "Stewart Burns" <[Stewart.Burns@qldc.govt.nz](mailto:Stewart.Burns@qldc.govt.nz)>

Date: Mon, Jul 17, 2017 at 2:52 PM +1200

Subject: RE: Glenorchy

To: "Craig Ferguson" <[Craig.Ferguson@qldc.govt.nz](mailto:Craig.Ferguson@qldc.govt.nz)>

Hi Ferg,

No rise at all - small reduction in some cases.

Ta

-----Original Message-----

From: Craig Ferguson

Sent: Monday, 17 July 2017 1:39 PM

To: Stewart Burns

Subject: Glenorchy

Hi Stew

From GCA meeting. Under our annual plan decisions, what is the rates rise for GY ?

Ta

- Craig Ferguson - Response to Nikkys request (wastewater). **Discussed as item 8.3**
- Alice Boyd, Trust power - reminder about Trust power community awards

Entries for the 2017 Trustpower Queenstown Lakes District Community Awards are now open! closing 25th August

- Anna Watkins, Otago Polytechnic - Glenorchy community health research



Dear Sir / Madam...

Our names are Laura Wichman, Anna Watkins and Aimee Wright. We are third year nursing students from Otago Polytechnic. This year, our school and the Southern District Health Board (SDHB) have come together to do a community project. This involves assessing the Glenorchy community and exploring potential health needs.

We would love to talk to you as a about your knowledge of your community.

Ultimately, the information you may provide us with would help to form a picture of the area and help us to develop an action plan and recommendations for a particular health need in Glenorchy. This information will be published & presented to our school.

It would be much appreciated if we could speak with you via phone or email, please email us back if you are happy to consent to speaking with us about this.

Looking forward to your reply,

Aimee, Anna and Laura

This request was handed over to Rural Women, who deal with funding for the nurse.

Trish Fraser informed the meeting that this research has been done and she has received a report

- Jane Sparkes, earthworks and drainage - Proposed Glenorchy Generator Landscape Plan. **Discussed as item 8.2**

Outgoing correspondence:

- Laura Gledhill (QLDC) - Request for additional public waste / recycling bins in the Glenorchy Area. **Discussed as item 8.5**
- Tony Avery (QLDC) - Preparing for the review of the Township rules for Glenorchy. **Discussed as item 8.4**
- Ulrich Glasner(QLDC) - Glenorchy existing wastewater systems baseline monitoring information. **Discussed as item 8.3**

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

Insley/Hartley

Carried

## 6. Treasurer's report

With the noting of Huss's absence and apologetic, a formal Treasurer's report is not available. However not funds have been spent, SBS authorisations and now complete and \$800 is owing to Southern Spas.

**Motion** 'that the treasurer's report be noted'

Motion left on the table

## 7. Councillor Ferguson's report

Ferg's report received by email and read to the meeting;

Good evening.

I have sent emails to the gca re questions that were asked at the last meeting from log re rates and nikki re wastewater discharge application etc. ... im sure they will be read during inwards correspondence.



John Glover inquired about the sealing of the tennis courts. Stephen Quinn advises that they are going to contractor to get it priced and will advise when that happens.

Councillor Forbes and myself working with the mayor and ceo and John Glover to meet re meeting over community views and vision. work in progress date tbc. If it hasn't already by the time of the meeting ? suggest Huss attends as well if able ?

Chief engineer Ulrich Glasner has responded to the gca re sharing qldc findings around ww issues and recent work done.

good to see the positive dialogue currently between gca and qldc around issues in gy..

## **8. General business**

### **8.1 Heli-Glenorchy flight paths and activity**

Heli-Glenorchy are in the process of applying for a consent for an aircraft hanger at the Glenorchy airstrip. They have provided the GCA with details and of typical flight paths and have requested we reply in support of their proposal.

John commented that he understood the GCA's policy was to not place comment on individual resource consents as it would not always be possible to get a consensus. That policy seemed not unreasonable. Last year QLDC set out a reserve management plan for the airstrip, and the GCA had made submission to that. It is the GCA's position that any application concerning the airstrip should be matched to the management plan.

Fiona commented that at this stage they are just intending to share their plans and include the community. The application had not yet been lodged.

Further comment from the committee was that the airstrip management plan anticipated a management and liaison group be established to deal with any matters concerning the airstrip. This group would consist of members from; Council, Queenstown Airport Corporation, Users, Community and a Councillor. This group should have been established to administer the management plan but Queenstown Airport Corporation have shown no interest as yet, which is disappointing.

In general, individuals supported Heli-Glenorchy plans, but the GCA's formal position would be to follow the management plan

Log commented that there was some concern over future scale of aircraft movements at the site

Tussock commented that the lower elevation of the lake side of the airstrip reserve could be a good place to site buildings as it would provide better screening from the road.

**Motion** - that the GCA consider the application against the provisions of the Reserve Management Plan for the airstrip and make a submission as appropriate.

Motion withdrawn



**New Motion** - that the GCA make a formal request to the reserves manager for the Glenorchy airstrip, that the liaison group, anticipated by the agreed management plan, be established.

Insley/Bakhuis

Carried

## **8.2 Generator**

The generator landscape plan approved at the last meeting has had to be amended and reconsidered by GCA. Amendments were at request from Thor and Corinne Davis. This has highlighted concerns over the placement of the generator and this needs to be discussed.

Log commented that to resolve this we are likely to need a meeting with all parties concerned.

The GCA have been told loosely that our delays in approving the site could result in Glenorchy losing the generator opportunity. This is seen as unlikely and perhaps just a comment from a frustrated contractor.

Duayne commented that the previous GCA had agreed to the plan but the generator does appear to be in a different location, seems to have moved forward more than expected. Planning aside it does seem to be not where it was meant to be.

Corinne commented that they understood the importance of the generator and if needed it could go there, but being so close to their property, they must be able to decide on the planting.

Will commented that correspondence records from the previous GCA was to approve the landscape plan subject to planting, and that that planting would be consistent with what was already there, being natives.

General comment was "can it be put somewhere else", "possibly the generator was shifted further north to have a greater separation distance from the roadway"

Brief discussion on potential alternative sites continued, however deemed unproductive at this stage and should be put aside until contact with the contractor and lines company was made.

John meet with Thor and Corinne on site last month. The proposed generator site is very close to their property. John acknowledged that Thor and Corinne were feeling a lot of pressure to approve the siting but that they would be left in an undesirable situation.

Log wished to go on record that he believed "it (the proposed site of the generator) would be untenable, if the power were out for a couple of weeks the generator nearby would be unbearable"

**Motion** - that the GCA make contact with all affected parties and collectively review site possibilities.

Insley/Hartley

Carried



### 8.3. Wastewater meeting

QLDC wish to provide an update on the findings of the work which has been undertaken which include findings from the desktop reviews, a discussion around the next steps proposed to be undertaken, and also to seek some feedback from the community.

The GCA have been in email contact with Andrew Timms and have been working through potential dates. 10th of August was put up but this did not suit all parties. The intention is to get everyone back for a special public meeting in August. Dates are being negotiated.

**Motion** - that the GCA facilitate wastewater update meeting during August  
Bakhuis/Hartley Carried

Correspondence from Ulrich Glasner (via Ferg) read to the meeting

Hi  
Response as per Nikkis request at last meeting  
Ta  
Ferg  
Queenstown Lakes District Councillor  
0274869933

From: Ulrich Glasner  
Sent: Tuesday, 18 July, 3:51 PM  
Subject: RE: Glenorchy  
To: Craig Ferguson

Hi Ferg We are preparing the discharge application for the airfield site this is part of Council's resolution 30 June 2016. We are not reviewing whether or not a treatment scheme is required as part of the 10 year review process. I think this the confusion is based on certain members of the community believing that the information in the previous media release meant we would be reviewing and consulting on including funding in the 10 year plan. My understanding is this would only be for any additional money required beyond what has previously been signed off and included in the 10 year plan and not a complete review of funding for the project. We are progressing with gathering the information required for the discharge application whilst we progress the investigations around concerns over cost, affordability, and support for a requirement to switch from septic tanks to a reticulated system. A community vote is still outstanding. Let me know if you need more.  
Cheers Ulrich Ulrich Glasner | Chief Engineer | Property & Infrastructure Queenstown Lakes District Council DD: +64 3 450 1721 | P: +64 3 441 0499 | M: +64 27 222 4813 E: ulrich.glasner@qldc.govt.nz

-----Original Message-----

From: Craig Ferguson  
Sent: Monday, 17 July 2017 1:43 PM  
To: Ulrich Glasner Subject: Glenorchy

Hi Ulrich A question from the GCA meeting last week. WW - Why doesn't council stop work/spending around the discharge application ? Why not see what happens through the 10 year review process ? Isn't it cart before the horse ? Looks like the discharge application being pushed through ? Your answers please.

Ta Ferg

There appeared to be differences between councillors comments and Ulrich's regarding the consulting.

Discussion continued

It is hard to make decisions with such uncertainty, hope to know more after the August meeting.

#### **8.4 GCA plan of work (ongoing projects)**

The GCA met on the 13th of July at Temple Peak stn to talk over the ongoing projects identified at the July meeting. General notes from that meeting were read to the meeting.

Roading - Steve commented that the previous GCA had made a request to council with roading priorities and that we should chase up a reply before moving forward with any more plans.

Action: Get back to council and ask them to respond to the listed items.

Toilets - Will commented a toilet similar to the design of the Wilson Bay and Sylvan campsite toilets, being a concrete dual pan containment vault toilet, would be approximately \$60k to \$70k. This design is very robust and easy to service, as well as able to cope with floods, however the cost would be restrictive and the building would be very permanent. An alternative would be a Norski type toilet (like the one next to the wharf shed) which could be acquired (and installed) for \$7k to \$10k. this toilet could be relocatable which provides some flexibility for future development and could provide a more immediate result.

The extra toilet is provided for in the approved Waterfront plan.

Bins - John made a request to QLDC for the provision of public bins at 3 rural sites, suggesting Mt Alfred carpark, Diamond Creek Carpark and the Dart Bridge. the following response was received.

Good afternoon John

As the areas you mention in your request are access points for Department of Conservation tracks I have contacted DOC to understand their position on this request. Like QLDC, DOC encourage users of areas where public litter bins are not supplied to take their refuse with them and dispose of it in an appropriate manner. At this stage neither DOC nor QLDC is planning the placement of public litter bins in areas such as these. QLDC's budgets for the 17/18 year were recently confirmed as part of the Annual Planning process with no additional funding available at this stage. However, the extension of the current public litter bin service could be considered along with other submissions for QLDC's Long Term Plan (LTP) later this year.

The issue of freedom campers and their impact on the environment is something that has been identified as an issue that requires addressing under the LTP. Public litter bins are not supplied for freedom campers to dispose of their waste, although we agree a solution to the issue is required.



We may be able to offer some relief in the Township shortly as QLDC has just been selected as a pilot region for investment in smart technology recycling and waste bins, and an associated education campaign run by the Litter Less Recycle More project team. Glenorchy was one of the areas put forward for the trial. The project team will be undertaking a Clean Communities Assessment Tool (CCAT) survey within the next few weeks. This will help determine the best location and placement of the bins for the trial within the town. Bins are planned to be installed by October. The trial will also be supported by a national advertising campaign "Let's put litter in its place".

In the meantime any overflowing bins or illegal dumping of rubbish are attended to via the Request for Service (RFS) system. Calling 03 441 0499 or using the online service <http://www.qldc.govt.nz/council-online/online-forms/service-request/> to raise an RFS is the best way to ensure the request is lodged with the contractor and that the issue will be addressed. The RFS process enables us to track any ongoing concerns and also the timeliness of the response.

Regards

**Laura Gledhill** | Contracts Manager

Property & Infrastructure

Queenstown Lakes District Council

DD: +64 3 441 0484 | P: +64 3 441 0499 | M: 027 546 2165

E: [Laura.Gledhill@qldc.govt.nz](mailto:Laura.Gledhill@qldc.govt.nz)

Discussion continued. Action: GCA to contact Ferg and ask for a better response. GCA to consider funding the bins if council still not willing.

Need to improve visibility and signage for public bins to make it easier for the public to know where they can dispose of their rubbish

Trish asked whose responsibility it was to pick up the rubbish from along the Glenorchy road? Response was that there is a contractor for this job (contractor name not recorded in notes).

Duayne commented that a lot of the rubbish may be coming out of the rubbish truck itself.

For now, in lieu of new bins, it is encouraged that we use the "Request for Service" process to log clean up of rubbish spills and overflows

Emergency plan - Steve commented that this plan is about 80- 90% complete and for now it is a matter of it being taken up by someone to finish (and practice) it.

The question was raised "who should own it - GCA or council?" this was not resolved. Steve commented that he and Bobbie would be keen to help with the plan. Planning up until now had involved Trevor Andrews from council.

Action: GCA to make contact with Trevor for help to determine the final hurdles, how to deal with them, and how to get it active. Also seek others from the community wishing to be involved (potential subcommittee)





Marina - John investigated and found that Council's waterways budget covers the Marina, which is managed by the Harbour master. This budget covers general repairs and includes the recent dredging. we may also be able to get help with any capital plans.

Comments were that the boat ramp needed repairs and the the Wharf needs a ladder to help swimmers (particularly children) climb out of the water.

District Plan - John has emailed the planning manager for information affecting Glenorchy

Hi John,

The programme for the District Plan review has had to move around a bit from how it was first discussed in 2014 and 2015. Council have agreed to progress the rest of the review in 3 distinct stages in order to continue to make progress and manage the workload for our small number of staff. This year we will be notifying a number of frequently used chapters and components missing from the Stage 1 provisions that have been notified so far including Transport, Wakatipu Basin, Open Space, Earthworks and Signs. Early next year Council will also be releasing decisions on Stage 1 and will have no choice but to deal with a potentially large number of appeals over the course of next year. [Here is a link to a report setting this out.](#)

Councillors have agreed an indicative timeline that has a new set of zones (and objectives policies and rules) for rural townships like Glenorchy being notified early in 2019. This work will start around the middle of next year as doing it right will require some early and meaningful engagement with the communities that make up the townships. I agree that workshops should be an important component of this engagement. I appreciate that you probably don't want to see this pause but I'm reluctant to start doing a lot of engagement before we have some headspace and resources to put some real momentum into this important part of the plan review work.

In the mean time I am very happy to talk with you and others about planning policy issues relating to Glenorchy at a time that suits.

Kind regards,  
Ian

**Ian Bayliss** | Planning Policy Manager

Planning and Development

Queenstown Lakes District Council

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[ian.bayliss@qldc.govt.nz](mailto:ian.bayliss@qldc.govt.nz)

**Motion** - that the report be accepted and that the GCA review progress on its plan of work and agree priority actions for the next month.

Glover/Insley

Carried

### **8.5 Provision for freedom campers and mitigation of adverse effects**

As part of 'plan of work discussions' the GCA have discussed freedom campers issues;

1. we need to designate an area to accommodate campers
2. we need to improve public toilet facilities along the foreshore (this is also part of the approved waterfront plan). options may be permanent structures (funding issues) or cheaper but relocatable Norski type toilets
3. Rubbish facilities need to improved along the foreshore, around town and around rural areas - Correspondence from QLDC to discuss

Freedom camping is seen as something that will continue to happen regardless, so it is better for the community to deal with it positively. it is intended to provide a space, free all year round, so that we can at least direct people away from undesirable sites.

Corinne commented that perhaps this is something that is inappropriate for the GCA to be involved in and should be left to commercial operators.

Will commented that it is important to understand that the act of Freedom camping is a lawful activity and that the Freedom camping act does not set out to stop it, only to give council and conservation ability to direct campers away from undesirable sites. best to focus on specific negative side effects of campers, not the act of camping itself.

Discussion continued.

Steve commented that the GCA had looked into the matter a few years ago and had looked at the pros and cons, the issue was very contentious and remains so today.

Further discussion is required before any decisions can be made.

**Motion** - that the GCA contact QLDC to discuss reinstatement of the previous freedom camping area.

Motion was left on the table.

Meeting ended 9:17pm