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Minutes

Meeting of the Glenorchy Community Association

Date - Thursday 4 November 2021

7:30pm , Glenorchy Hall

Committee:

- John Glover
- Sonya Porteus
- Mark Hasselman
- Naomi Coates
- Christina Lister
- Brylee Percy
- Jack McBeth.

Attendance

Tussock
Richard Morris (Aurora)
Lisa Gloag (Aurora)
Amy Owen (Aurora)
Matt Settle (Aurora)
Jan Henderson
Katherine Schuitemaker

1. Introduction & welcome

2. Apologies

Motion ' that the apologies received be accepted'

N/A

3. Minutes of the previous meeting (august 2021).

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

Moved Naomi Coates Seconded John Glover

4. Secretary's report

Inward correspondence

DOC- Newsletter
Sustainable Glenorchy- Meeting Agenda
Electronet- Property ownership
Aurora- Amy Owen arranging meeting
Dwayne Terry- Confirming Marina Meeting
QLDC- Audit,finance and risk committee meeting invitation



Lu Morris- Regenerative tourism
Michael Macmillan- Old Glenorchy photos
Sustainable Queenstown- Green drinks
QLDC- Planning Strategy Committee
Giv2- Organising donations for nursery
QLDC- invitation to tree planting
QLDC- inorganic collection
QLDC- planting meeting for water tanks
QLDC- Mental wellbeing
QLDC- welcoming communities commitment ceremony
Paula Denton- Mooney MP Southland chat
QLDC- Airstrip Meeting
Member of public - request for Glenorchy taxi information

Outward correspondence

John Glover- Gravel declaration letter
John Glover- Aurora reply
John Glover - organising Giv2 donations for nursery
John Glover- Water tank consent submission
John Glover- Reply to Dwayne Terry re marina carpark meeting
John Glover- reply to Micheal Macmillan
John Glover- Reply to Kath Butler (QLDC) re inorganic collection
John Glover- Reply re organising meeting for landscape design for water tanks
John Glover- Acceptance of community commitment ceremony
John Glover- reply Joseph Mooney MP re booking hall to community audience
Naomi Coates- Reply to member of public - no taxis in GY

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

Moved Naomi Coates Seconded Jack McBeth

5. Treasurer's report

Star Transactional \$46,555.25
Investments \$32,956.64

Motion 'that the treasurer's report be noted'

Moved Mark Hassleman Seconded John Glover

6. Councillor report

Marina Development Update

QLDC is still working on the concept design after meeting with the GCA and others last month. Philip Blakey is updating the drawings to reflect the changes sought and these will be shared with the GCA and the Community.

QLDC is about to reach out to civil designers and is drafting the outline plan which needs to be in place to secure the funding from MBIE.



Stopbank Work

Resource consent for the rock armouring has been granted (finally).

The consent conditions require a 20 working day notification period to QLDC and the Harbour Master and a 5 day period to ORC. The start date will be 1 month from now at the earliest.

The consent also requires the council to produce and Operations, Maintenance and Surveillance Manual for the structure in accordance with NZSOLD New Zealand Dam safety Guidelines 2015.

GY Reservoirs

Public submissions have closed for the Designation Application. QLDC staff are currently working with the GCA to agree a planting plan for the Bible Terrace to be able to screen the tanks. Staff met with Huss last Tuesday to discuss what the Community wishes to see, in terms of planting/screening and hope to get a draft plan out for discussion early next week. Council is intending to go out to tender to install and construct the new reservoirs and associated infrastructure following approval of the Designation. At this stage staff are planning for March 2022, but will seek to bring this forward if possible.

GY Water Treatment Plant

A Report to support the Designation Application is currently being finalised following an internal review. Council hopes to submit this for processing before Christmas. It may or may not be notified – that decision will be up to the planners. Tender would be issued following approval of the Designation.

Adaptation Work (ORC)

The ORC team are waiting on 2 technical studies – one on the flood hazard from the Rees River and a second on the liquefaction hazard. These studies are due by the end of December.

The ORC will look to meet with the GCA either in December or early in the New Year to discuss the findings and there will be wider engagement with the community around March/April 2022 to help inform the response to the findings.

The How's Life Survey closes November 9th – Take the time to complete it and go in the draw to win one of 4 prezzies cards!

Three Waters

The Government has decided to mandate the transfer of three waters assets from territorial authorities to 4 water entities.

A working group will seek to address some of the concerns raised by councils around governance and accountability but it seems that the proposal will remain largely unchanged. The draft legislation to enable the transfer of the assets and to determine the operation of the entities, will now be developed. The Bills will be open for submissions in the future.



It is expected that the Entities will not take the assets until 2024 so QLDC operations and investments will (for now) continue as normal and as planned for in the Long Term Plan. The Council is likely to provide more information in its next Scuttlebutt newsletter.

7. Matters arising not covered elsewhere on the agenda

N/A

8. General business

Inorganic collection 4th December

8.1 Aurora representative will be at meeting to discuss the generator

Causes of June Outage

A complex pole was compromised (caught fire) due to possum shorting the lines. The pole had multiple fuses and circuit lines running off it so was a delicate fix. A linesman was dispatched to Glenorchy to start the generator but it was in a “fault state” which was unable to be fixed by a linesman. An electrical engineer was dispatched to fault find. The stop and starting of the generator was due to the difficulty in finding the optimum amount of load to be able to stabilise. Each time expansion was tried it would trip the generator. The generator is able to start with the township load but unfortunately not for those north of town.

Solutions

The generator tripping highlighted a phase imbalance issue both within and outside the township, that will be investigated. Some of the transformers and poles seem to be 2 phase rather than 3 which creates the imbalance. This will be investigated at the end of the month, with voltmeters being installed and possible rewiring. The generator has the capacity to be able supply those up the valley as well but not until the lines are stabilised.

A remote switch will be installed for the generator at the end of the month to save time of having to send someone out. Unfortunately they have not been able to find out why the generator was in a “fault state” originally. A synchronicity switch will also be installed to seamlessly join back onto the grid.

Oxburn (run by a separate company) is unable to run without a power supply so is unable to be utilised during a power cut.

The power surges that were happening in the lines prior to July was due to Oxburn dumping power too fast which would exceed the voltage regulators. Which has been rectified. Monitors have been installed to get a better insight with what’s going on with the varying voltage and spikes.



All power poles have been tested in the area and work will be commencing to replace 110 power poles between GY and Greenstone.

In terms of growth for the township and power supply, at present the lines from Queenstown are working at 75% at peak power usage (winterload) so there are no line constraints. The Oxburn is able to support town usage at certain times during the day and middle of the night however morning and evenings (peak use times) power is needed from town.

Glenorchy is the first township in NZ to be supplied a generator. This was due to the high number of unscheduled outages. Mostly due to vegetation. It was more cost effective to install a generator than put underground power through the Bobs Cove area where most of the issues arise.

8.2 Pool update

The Pool will open for the season on Friday 12th November
Heat pump is being serviced 5th November
New pump is still stuck in Auckland and will be installed at a later date.
Keys can be purchased or renewed at The Trading Post
Open 8am-8pm

8.3 Airstrip update

Subcommittee meeting to be held at end of month

8.4 Nursery update

Nursery is taking shape. Contractors have been busy this week putting in pad, fencing and potting shed. Go take a look.

8.5 Water tank landscape plan update

Successful meeting with council regarding planting to obscure the tanks and allowing space for walking track to go around. They will come back to us with a plan

8.6 Organise waterfront planting day

200 plants ready to plant at the waterfront
Sunday 14th November 10am meet at waterfront carpark entrance to track

8.7 Proposed district plan changes to transport including parking

Meeting Closed 934pm

10. GCA update report

Ongoing issue/Project	Aim	Lead	Status/Update
Leaves of the Bible	Secure the land as community reserve	Huss	Land now owned by Council. Site visit made, thoughts collected, workshop held. Awaiting funds for landscape plan and boundary marking
Airstrip	Operates as per management plan	John	An environment court hearing was held in February and the matter will be decided by the court. No additional licences being issued in meantime
Pool improvements	Improved user experience	Huss	Council have visited the pool and a list of improvements and priorities for, funding is being drawn up
Waterfront and Marina plan	Gradually implement	John/Huss	The landscape plan has been produced and costed at @\$700k. The project has been submitted for the latest round of TIF funding
Wastewater	Management of wastewater meets needs, rules and community vision		The latest report on ground water testing was presented at the Aug 2020 meeting and is on the website. The GCA need to consider the implications of the report.
Watertank and treatment upgrades	Ensure is fit for purpose and affordable	John	Council propose to spend around \$5 million on upgrades to our water supply. The projects have moved to the consenting stage.
GY flood hazard response	Mitigation of the risks from Rees River flooding		ORC has installed water level gauges in the lagoons and at the Marina, cleared lagoon creek and mounded gravel for temporary flow control. Stop bank to be rock armoured and raised once consent is received. .
Bennetts Bluff viewing area	Work with council to develop safer parking and viewing area at Bennetts bluff	John	Due to open within a week or so.
Town centre plan	Re-designed streetscapes, parking etc, traffic flows.		QLDC have indicated there may be funding available to progress this project.