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Minutes for the meeting of the Glenorchy Community Association held on the 1st November 2018 at 7:30pm in the Glenorchy Hall

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

Present: Gillian Terry, Dwayne Terry, Steph Drader, Cynarra Miler, Alan Temple, Elaine Kirkland, Ian Kirkland, Luke Hasselman, Eric Scott, Terry Russell, Paul Cooper, Alexandra Badenhop, Ulrich Glasner, Ian Bayliss, Jeannie Galavazi, Trish Fraser, Paul Fraser, David Benjamin, Steph Yeo, Sonya Poplawski, Geoffrey Thomson, Paul Chapman, Deana Insley, Katherine Schuitemaker, Clive Smith, Jan Hendren, Mike Spenser

1. Chairman's introduction and welcome.

John opened the meeting and welcomed all attending.

Agenda order to be altered for visiting guest from QLDC;

- Alexandra Badenhop and Ulrich Glasner here to talk about wastewater.
- Ian Bayliss and Jeannie Galavazi here to talk about resource consent processes and aircraft noise.

Other agenda items to be attended to after guest speakers.

9. General business

9.1 Wastewater and environmental monitoring update

Ulrich Glasner Introduced Alexandra Badenhop from E3 consultants, Alexandra provided a presentation to the meeting of results and progress of environmental monitoring and assessments of septic tank impacts in Glenorchy.

Link to presentation:

<https://www.qldc.govt.nz/assets/Uploads/e3s-Sewage-impacts-Glenorchy-20181111-presentation.pdf>

Link to full report below:

<https://www.qldc.govt.nz/assets/Uploads/17053-02-Assessment-of-Environmental-Effets-20180802-FINAL.PDF>

<https://www.qldc.govt.nz/your-council/major-projects/glenorchy-township-sewerage-scheme/>

5.1 Overview

Based on all of the investigations, and the conceptual model of the site, the impacts of septic tanks on the main receiving environments in Lake Wakatipu are summarised in Table 8.

Table 8: Septic tank impacts in Glenorchy

Location	Hydrology	Water Quality	Ecology (e3Scientific Ltd, 2018)
Glenorchy Harbour	Receives groundwater discharge. Sheltered harbour results in poorly mixed waters.	Total nitrogen exceeds ORC (2016) Schedule 15 good water quality targets for Lake Wakatipu for Total Nitrogen, NH ₄ -N and <i>E.coli</i> . Manganese and iron concentrations are also elevated.	There is evidence of current seasonal surface water quality degradation within the harbour that, based on the limited historical data available, may also be declining annually.
Glenorchy Jetty	Receives groundwater discharge and well mixed due to flows from the Rees River and large exposed areas subject to wind waves.	Septic tank inputs have induced a highly reducing groundwater environment which discharges into Lake Wakatipu between Glenorchy Harbour and the Rees River outlet, resulting in iron deposition.	Macroinvertebrates diversity and abundance is decreased in the area of iron deposition, and there are indications that the longevity of benthic dwelling fish may be limited in this area. Macrophyte communities located entirely within the iron deposition area suffered morphological iron toxicity symptoms

Nicky- (question after presentation) Regarding Nitrogen figures, want to be sure of the source, could be coming off the farms and the Rees/Lagoon.

Alex- yes some background nitrogen coming from farms but samples increasing at test points across town indicating contaminants being introduced from town sources. Especially high reading from the Glenorchy marina.

Continued debate that not a cut-and-dry outcome that the township is causing the contamination, that there's more data required

John - initial waterfront plan included an extra inflow point to combat stagnation in the marina

Trish - From the report, the testing done is not a complete picture, need more testing to confirm.



Alex - this has been recommended in the report.

Iron can occur naturally, but the extent of Iron deposits at the wharf is major.

Iron deposits mean less biodiversity and less invertebrates and no adult fish, there is clearly an environmental impact.

Ongoing discussions..

A 3 to 5 year testing period will be required to establish a baseline. it could be possible that over time we get different results.

Longer studies are possible but would require a larger budget.

Ulrich - Keen to proceed and work with the community but it comes down to what you want to spend.

John - Can we make improvements to systems in the meantime, perhaps an Warrant of fitness system for old underperforming septic systems and information for users/holiday home owners.

Nicky - are council willing to address the shortfalls of the council public toilet system at the hall, which is a large contributor to the impacts.

Will - new public toilets are on their way to the waterfront, hopefully this summer.

John thanked Alexandra and Ulrich for their time and attendance.

9.2. Glenorchy Visioning plans and QLDC policy planning

Ian Bayliss from QLDC spoke about the resource consent process, the district plan, community plan and notified consents.

When an application is received planners look at the effects against the district plan. the community plan comes in also. looking at effects on the environment.

When they are received an assessment is made on whether they are notified.

when notified - anyone can comment, limited notification means a council selection of people can comment. Non-notified consents are not put out for comment.

If the district plan allows, the council can consider the effects.

If neighbours agree on an effect, then that effect cannot be considered by council.

If an application is notified there is a public notice and a hearing process where all submissions are talked to. the decision is made by a commissioner and appeals against that decision are possible.



When managing the aculative effects of noise it is not aircraft specifically, as all human activities cause noise. All background noise levels are taken into account. For practical reasons any noise generated above 500ft is not considered for environmental effects. Noise rules can apply from the District plan, these rules come from averaging standards, not from single events.

John - is there a matix worked through by planners to make an application notified? how formal

Ian - Applications should have assessments of effects from all factors relevant to the activity. a planner will work with a more senior person to make an assessment of the application. there is generally no formal process, council will usually make it notified if there is a huge amount of public interest. In some cases the applicant volunteers it. The decision will be made once all information is received

Terry - What defines a Neighbour, can a neighbour also be the developer? noise can affect neighbours further out.

Ian - Can depend on the activity, with regard to helipads, those are discretionary activities. the Glenorchy community plan and vision must be considered.

continued discussion

Gillian - How far does do you go when deciding adjoining neighbours

Ian - it depends on how far the effects go.

Jeannie Galavazi took the floor to provide an update on the Glenorchy Airstrip

Last time we attended the GCA there was a strong desire for the council to set up the airstrip steering group, which Log is now a part of representing the GCA.

There is now a new access road and new fencing. there has been a lot of work done trying to bring the airstrip up to a standard that Queenstown Airport Corporation would be happy to manage, in accordance with the reserve management plan.

Temporary licenses are now in place for the operators, have focused on Heli Glenorchy and NZone. A monitoring system has been installed which will record all takeoffs and landing and who it was. it is very good to start to understand what happens at the airstrip.



Have gone to the two main operators with a reduced bucket of the total allowable flights. these levels have been set from flight levels/records from 2016. the reserve management plan had originally set these to be 2013 levels. A by product of the 2016 levels is a restriction of flights from the airstrip.

When the plan was drafted Heli GY was not there. it is quite a different environment now. Council has adopted the reserve management plan but it is possibly not suited. the plan took 2 years to finalise.

John - there can be a lot of wriggle room in the plan

Steve - at the time of the plans draft the main concern was all about fixed wing aircraft noise.

Jeannie - We have engaged aviation consultants and have learnt a lot since two years ago.

There is a push now from the operators to increase flights. if this is allowed, council expect to be challenged by neighbours.

The committee has been set up to deal with growth, but the HeliGy temporary hanger consent did not go through the committee.

HeliGy's hanger application was not declined, the council requested that it not be formally lodged, council wanting more progress sorting the airstrip before considering applications.

The growth of HeliGy is way beyond what was expected at the time the plan was made.

Craig - wouldn't it be a compromise to leave things alone until the airport is fully sorted

Nicky - are there delays due to possibility of the septic system being placed at the airstrip

Jeannie - The council are legally bound to enforce restrictions from the reserve management plan. Septics is not holding up issues at the airstrip.

John read the wording from the management plan, implying that buildings where allowed. all submitters asked for hangers (all submissions are available in the reports)

extended discussion on the new limits

Dwayne - Things have changed, should put the case to counselors, can they make a decision to review the reserve management plan



Jeannie - this would have to be notified and carried specified time limits.

Ian - another tool would be the designation process through the district plan. Designations have been submitted on by Nzne and Wyuna. currently under appeal.

Gillian - Blanket bay were granted a consent 8 years ago, seems unfair. HeliGy have been very professional operators.

Naomi - who makes the decision if the committee is not included

Jeannie - Council is the decision maker.. operational decisions are made by council.

Dwayne - Blanket bay has their consent, so will there now be one granted for Rees Valley?

Jeannie - Cannot comment while application is active. will be determined on its own merits. presently wanting more information - application is on hold

Craig - there is a lack of information, could we be better informed

John - Met with the Mayor today and expressed the view that all aircraft operations should be happening at the airstrip.

The limits were applied to the management plan for good reason, would be a long process to change them.

John - need to sort this in the next couple of weeks not take two years

Continued discussion

Nicky - is there a way to compromise and wait for a legal challenge

Council left with a difficult situation

Steph Drader - annoyed and unhappy with the anonymous flyer dropped in letter boxes. other agreed. Trish stood up and claimed responsibility under the name of "Glenorchy protection group"

Jeannie to keep us updated.

Jeannie was thanked by GCA for her efforts so far.

Most attendees left at this point as we progressed onto normal business.



2. Apologies

Ferg, Kate Scott

Motion ' that the apologies received be accepted'

Glover/Hasselman

3. Minutes of the October 2018 meeting.

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

McBeth/Coates

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

Matter from previous meeting	Action required	Lead	Status/Update
chlorine free water supply	Chair to draft notice for website and local shop windows to seek suggestions and report to Nov meeting	John	still to progress
Greenwaste	put in a "request for service" regarding the state of the road from Oban St to the greenwaste	Naomi	Request lodged, awaiting council reply

5. Secretary's report

Another busy month of correspondence, mostly relating to agenda items above.

Road verges - are not being mown by new contractor as they are not required to. road verges are the responsibility of the adjacent homeowner. Previous contractor used to mow them, believed to be set up this way due to most homeowners at the time being holiday homes. This has been raised with the Mayor.

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

McBeth/Jones

6. Treasurer's report



Pool insurance set at \$220,000 for replacement.
 perhaps look at increased insurance rate.
 Insurance premium \$2239

Star Transactional account	\$15,910.64
Investment account	\$15,812.55

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

7. Airport report

Meeting will be this coming Monday, will hopefully be getting more information

8. Councillor Ferguson's report

No report available from Ferg

9.3. Traffic and town planning workshop report

The town planning workshop held on the 26th, Danelle produced a 2 page report. The post it notes from the session are available on the supper room walls
 Next step -work through the 5 main issues - starting with bus parking and foot paths, perhaps host a bus parking meeting. waiting for large town aerial photos from Thor Log - congratulations on the report

10. GCA update report September 2018

Ongoing issue/Project	Aim	Lead	Status/Update
Glenorchy welcome sign and Glenorchy signs at One mile	Improvements and Repairs to Signs.	Will	Request for service has been submitted to council. waiting on QLDC response. K Schuitmaker has kindly set out recommendations for refurbishing the sign in Glenorchy and the GCA agreed to her suggested in situ option. Paint and supplies have been purchased, plan is for work to be done by end of November
Bennetts Bluff viewing area	Work with council to develop safer parking and viewing area at Bennetts bluff	John	A letter was sent to QLDC summarising the committees position after debating this at the July meeting. A reply was received from a council contractor - focus is just on the main viewing area. Letter sent advising we wished to

			have another site meeting to discuss pull offs on GY side of the bluffs. Acknowledged by P Hansby who will arrange this.
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. Ulrich providing an update to the GCA' November Meeting
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.
Waterfront plan	Gradually implement	John/Huss	Plan was adopted by QLDC. Contract let for survey and design of car park at northern end. Engineering plan completed and landscaping now being added by Blakey Wallace. Physical works due to go out for tender imminently
Town centre plan	Re-designed streetscapes, parking etc, traffic flows.		workshop was held on 26 October. QLDC will provide assistance so we can match the outcomes into a format that fits with the minor works programme and will also provide traffic engineering input.
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	Additional toilets - funding has been granted from Government infrastructure fund. toilet options being worked through
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. Council camping hubs should be along GY road, not in township
Pool improvements	Improved user experience	Huss	closed for winter - repainting to be done and shower water heater repair needed
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 promoted to campers /hikers
Tennis courts	Need resurfacing	Naomi	Naomi is currently canvassing opinions from users of the tennis courts as to what is wanted.
Hall	New curtains, crockery, cabinet for PA system. 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 being made

Updates



Leaves of the Bible - Met with Mayor onsite and asked again for council to take over ownership. Offer from Tusher still stands but now increased to \$10. QLDC don't want to be caught with high maintenance costs. was suggested that if taken over then the GY community could manage it.

Gy Water tanks - update from Ulrich, tenders have gone out, scheduled for this FY but not before Christmas

Ulrich is now the consulting engineer for the waterfront carpark
Bennetts Bluff - Sam had a meeting on site, looked at options on the 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.

Hall - Work being done this weekend. Toilets are being fixed up. Borer control being done.

Drinking fountain - Corrine suggesting placement near the Pump house if too difficult at village green.

Sonya - commented on leak in ground pipes near Cynarra's . Ask Ferg for an update on repairs.
Tussock commented on another one by the library, Sam to have a look

End
22:02