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Minutes

Meeting of the Glenorchy Community Association

Date - Thursday 7 October 2021

7:30pm , Glenorchy Hall

Committee:

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

1.Introduction & welcome

Attendance

Tussock
Kirsty Pope
Jan Henderson
Nikki Gladding

2. Apologies

Brylee Percy
Jack McBeth

Motion ‘ that the apologies received be accepted’

Moved = John Glove Seconded = Mark Hassleman

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 = Sonya Porteous

4. Secretary's report

Inward correspondence

Wayne Hudson- support re representation for wanaka community board
Kahli Scott - invitation for preview one lane bridge
Michelle Green - Thank you for support of parking pass
Sousa Jefferson - permission to host and advertise workshop
QLDC - Planning and strategy meeting Aug 19
QLDC - application for water hook up for nursery



ORC - Remittance Advice for grant
Jess Burka - request for Playgroup to hold fishing comp
QLDC - update on airstrip proceedings
Danelle Jones - ORC submission
QLDC - glenorchy reservoir update
Proactive Plumbers - invoice for pool works
QLDC - review of school speed limits
QLDC - Freedom camping bylaw submissions
Aurora - arranging coming to meeting
QLDC - grant for nursery
QLDC - invitation to speak to submission freedom camping bylaw
QLDC - meeting re marina plan 19 Oct
QLDC - re request for survey of bible face
Electronet - request for land owner information to replace power poles
QLDC - planning and strategy meeting 30/09/21
Anne Wrigley - photo request

Outward correspondence

John Glover - reply to Wayne Hudson
Naomi Coates - Sousa Jefferson
John Glover - reply to Brianna re water for nursery
Naomi Coates - reply to Jess Burka
John Glover - submission to ORC re Hazards
John and Nikki - reply Ulrich for more info re water reservoir
John Glover - grant application for nursery
John Glover - reply re meeting at Marina
John Glover - chasing offer of assistance to survey bible terrace
John Glover - reply to electronet for map to assist in ownership contact
Naomi Coates - Anne wrigley re photo
John Glover - ORC stopping gravel consent

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

Moved = Naomi Coates Seconded = John Glover

5. Treasurer's report

Transactional \$21,448.86

Investments \$32,956.64



Motion 'that the treasurer's report be noted'

Moved = Mark Hassleman Seconded = Naomi Coates

6. Councillor report

Councillor Report - 7 October 2021

Stopbank works for flood protection

This is still in the resource consenting phase - the application is with the ORC. The ORC was wanting hydrological (and potentially other) reports on effects. QLDC and ORC staff are working with the ORC consents team to get approval without incurring significant additional costs.

Freedom camping Bylaw

This is in the Deliberations phase. It's a complex piece of work from a legal standpoint, with the current Bylaw the subject of a judicial review from the NZ Motor Caravan Association. The Hearing Panel is well aware of Glenorchy's concerns about the use of the Rugby Club Carpark and the roads beyond Glenorchy for freedom camping and they are being considered. Thanks to everyone who submitted and to Brylee, Geoffrey and Kirky who all did a great job speaking at the Hearing.

The Panel's recommendation on the Bylaw will go to Council for approval in December.

Natural Burials

On November 3rd, as a part of Cemeteries and Crematoria Week 2021, QLDC will be hosting a discussion about Natural Burial. Clare Turnham from 'Only With Love' will talk about natural burial and answer any questions. The purpose of the session is to gauge the community's thoughts about the use of the Cemetery Reserve land (at the end of Coll St) for natural burials. More info to come.

Water Reservoirs – rates impact

QLDC has applied for resource consent to extend the designation on the Bible Terrace to enable the installation of new water reservoirs – 2 initially but with room for 2 more over time.

The GCA has long asked for the rates impact over time - an honest assessment of the cost to households assuming we will pay off the capital costs within the life of the assets so as not to place a burden on future generations.

QLDC has supplied figures which show a commitment to keeping water rates reasonable but we still don't understand the long term impact, and there is some uncertainty around the ability of 'growth' to assist with funding capex now that the ORC's adaptation work is underway.

In short, this is expensive infrastructure and there is recognition from QLDC staff that the funding model for three waters infrastructure needs to change to make meeting the



standards affordable for all households. So QLDC will be looking at district-wide rating if it does not transfer its 3 Waters assets to a South Island 'entity' as per the Government's reform proposal. Either way, Glenorchy is highly unlikely to have to fund its own water infrastructure on its own.

3 Waters

QLDC has responded to the Government's request for feedback on its 4-Entity model. The Statement can be found here:

<https://www.qldc.govt.nz/media/awiflzb/qldc-feedback-three-waters-reform-29-september-2021.pdf>

Below is the Summary Statement (N.B.the whole document is well worth reading):
QLDC supports the need for regulation, a strong strategic framework and some of the key outcomes that the Government seeks to achieve. QLDC supports the need for safe drinking water, environmental protection, efficient service provisions and improved Māori participation in decision-making about three waters.

QLDC will strongly and actively oppose Government mandating the proposed Entity-based model for water services delivery.

Government needs to demonstrate leadership and transparency in the delivery of this reform programme and establish a full programme of meaningful engagement with New Zealanders before taking further steps. An undue burden has been placed upon councils to broker this proposal with their communities, despite a contested evidence base and the profound implications such a change could have on the nature of local democracy.

QLDC is concerned that the programme for reform needs to be re-designed to tackle three waters, resource management and the Future for Local Government review in a staged and integrated manner. The following points and recommendations are made in support of this concern:

- The reform programme has moved forward with inadequate information and without alignment to other reform initiatives.*
- The Government's proposal does not enable effective growth management and reduces the potential efficacy of climate change adaptation initiatives*
- The proposed model of ownership places local government in an invidious position and erodes traditional understanding of local democracy*
- Recommendations*

However, if Government is not prepared to revisit the scheduling and staging of the reform programme, the following additional points of feedback and recommendations should be taken into account in relation to the current process:

- Government's technical and fiscal modelling has not been accepted by QLDC*
- Alternative options have not been sufficiently discussed or explored*
- The Government's proposal does not take into account emissions reductions, regenerative approaches and*



carbon accounting

- *Community wellbeing has not been adequately considered*
- *The community voice has not been heard*

Consultations – Have Your Say

Pressure Sewer Policy Consultation – closes 22 October

This covers:

- The application of pressure sewer systems in the District
- The ownership of various components of the system and the responsibilities
- The requirements for subdivisions and developments which use pressure. Sewer systems
- The roles and responsibilities of all stakeholders (QLDC, developers, property owners and householders).

Acquisition and Vesting of Private 3 Waters Schemes Policy – closes end of October

If you are part of, or are responsible for, a private water scheme this is an important policy to consider submitting on. If your scheme does not have the capacity or capability to comply with the standards (now enforced by Taumata Arawai) there will be now be consequences.

The Council is aware that many scheme owners are considering divesting their scheme(s) to the Council to reduce their risks and avoid increasing costs. As a result QLDC is introducing this policy to provide fair and consistent guidelines for assessing requests to transfer assets to Council.

How's Life Consultation – closes 7 November

QLDC's Annual Quality of Life Survey is on its 'Let's Talk' page:

<https://letstalk.qldc.govt.nz/qol>

A number of people (a random sample) will have received surveys in their post boxes (please complete them), but the survey is open to everyone and everyone who completes it will go in the draw to win one of four \$250 Prezzy Cards. The Survey helps the Council build up a long-term picture of how the community is faring so it can understand where the needs are so it can plan better.

7. Matters arising not covered elsewhere on the agenda



-GCA submitted on freedom camping bylaw

1. The Glenorchy Community Association is opposed to the proposal to allow freedom camping at the 'rec ground' domain reserve.

Firstly, we believe there are no compelling reasons why freedom camping should be required to be provided for within the settlement of Glenorchy. A commercial camp site already exists and one local business has a large car park in which campers that support that business are welcome to stay.

The proposed site does not have public toilets and will interfere with the enjoyment of the sporting facilities immediately adjoining it. Campers vehicles would be immediately adjacent to a actively used golf course which presents risks of damage to vehicles and personal injuries from stray golf balls.

2. We submit that Council should provide for daily enforcement patrols, at an appropriate hour, along all public roads for which freedom camping is proposed to be permitted. The patrols should ensure the requirements for permitted freedom camping are implemented. There should also be nightly patrols around the Glenorchy waterfront reserves.

3. We submit that beyond Glenorchy (towards the Rees, Paradise, Routeburn, Greenstone areas) freedom camping should not be permitted alongside QLDC roads as there are sufficient free (Diamond Lake, Glacier Burn, Greenstone road end) and fee based (Lake Sylvan, Kinloch) DOC sites.

4. Lastly we consider that the new car park facility at Bennett's Bluff is exceptionally well suited to be utilised for freedom camping and we urge QLDC to do all it can to collaborate with DOC to achieve this.

- GCA submitted on ORC regional policy statement

Submission of the Glenorchy Community Association Inc. to the Otago Regional Council in respect of the proposed Regional Policy Statement

Submitted by email 4th September 2021

We wish to speak to this submission.

1. This submission is in respect of the Natural Hazards chapter of the proposed RPS 2021, parts of which are supported and parts of which are opposed. Overall we support the intention to reduce potential harm to persons and property, but consider the methodology of risk calculation needs further work.

2. As an outlying settlement, Glenorchy has long realised the need to be resilient and self-sufficient. Flooding, rockfall, fires and landslides have shaped the capability of our community just as they have shaped our surrounding landscape. We acknowledge our hazard setting and the fact that the risks from some hazards may increase as a consequence of climate change or as science provides a better understanding of the likelihood of existing risks.

However, we are concerned that the effects of the policies in this chapter cannot be determined at this stage by our community because the work has not been undertaken that will enable us to identify or calculate the likelihood or scale of harm arising from the multiple hazards that could potentially impact Glenorchy. We are left in the position of having to make an uninformed



submission because we do not know what the consequences will be of implementing the proposed policies. This is far from ideal.

3. We note the Government's planned Climate Change Adaptation Act is still to be produced and submit that that piece of work will significantly impact the environment in which decisions around how our communities respond to increased flood risks or rising sea levels are made. As such we consider the ORC should avoid prescribing specific courses of action in respect of hazards arising from the effects of climate change ahead of the production of the Act although we do support policies to identify areas that may be subject to such hazards.

4. The Glenorchy Community has supported the ORC workshops held last year as part of the ORC Head of the Lake adaptation project which has been presented as the ORC engaging with the community to mutually agree responses to the natural hazards that can impact Glenorchy. To date there have been no discussions or work presented around the level of the risks that the community face from our natural hazards or how they might be calculated.

We are therefore disappointed to read in this pRPS that the ORC have developed a risk management methodology that appears to remove any community role in determining what level of risk may be tolerable.

Policy HAZ-NH-M2 – Local authorities requires District Councils to :-

(1) assess the level of natural hazard risk in their region or district in accordance with HAZ-NH-P2 and APP6, including by:

(a) consulting with communities, stakeholders and partners regarding risk levels thresholds, and

(b) developing a Risk Table in accordance with Step 3 of APP6 at a district or community scale

however the policy does not appear to allow for any local agreements as to what level of risk is tolerable. Instead it appears to just require local authorities to apply the APP6 calculations to derive the magnitude of risks from locality to locality.

5. We are concerned that because of our proximity to the alpine fault, the policies in this chapter will de facto assess the level of natural hazard risk as significant when applying the APP6 calculations and therefore place a presumption against any new development as a result. (If an Alpine Fault event is likely within the next 100 years - which we are advised is very likely the case - the annual probability of the hazard occurring is 10 to the power of minus 2)

6. We submit that there needs to be a balance between the costs of hazard mitigation or avoidance and the benefits that result and there are no policies in this chapter that address the role of cost benefit analysis in this context.

7. Tolerability of risks by individuals will be higher where the costs to individuals to mitigate/avoid/adapt are high and this needs to be taken into account in the risk assessment at APP6.

8. We note that the policies are written in absolute terms and submit that there should be some policies in the chapter that provide a basis and mechanism for ranking any hierarchy of



measures to mitigate, avoid or adapt to natural hazards. Affordability or otherwise of the measures needs to be taken into account in that ranking by way of cost benefit analysis.

9. We support HAZ-NH-P4 that encourages activities to reduce the risk to existing activities and the HAZ-NH-P7 use of hard protection to mitigate natural hazards.

10. We oppose HAZ-NH-M3 (2) where it refers to “removing or restricting existing land uses, where there is significant risk to people or property”. This policy has profound implications for property owners and the risk assessment methodology at APP6 does not sufficiently capture the wide range of community and social factors that must be considered before making a decision to remove or restrict existing property rights.

11. We are concerned that as a result of the policies in this chapter, many ratepayers seeking simple resource consents will face significant additional costs because they will need to engage consultancy services to undertake the required risk assessments and identify appropriate measures to mitigate or reduce potential harm.

We therefore consider that a range of standardised risk assessments applicable to different localities should be provided by Regional or Local Authorities.

We also consider that an approved list of appropriate measures that should be undertaken to protect persons or property from the range of natural hazards that exist in the different parts of the region should be provided by Regional or Local Authorities.

John Glover

Chairman

Glenorchy Community Association Inc.

8. General business

8.1 Marina landscape plan meeting Oct 13 10am

8.2 Pool update

New Filters and contractors agreed on in May are stuck in Auckland lockdown. Unsure of when they will be able to install. We will re-install the old system in the meantime. Council has an old cover we can use to replace our cover we just need to pick it up from Queenstown and cut to size

There is some confusion/disagreement between council and GCA about the meeting in May however that has all been resolved and council has agreed to pay power and dispose of old chemicals as well as servicing the heat pump.

Dale is prepared to fit big gas bottles and resolve the water being too hot at the tap.

8.3 Civil Defence community response update



Craig Gibson from Emergency Management Otago approached Naomi Coates regarding the set up of a Community Response Group to review the civil defence emergency plan and Liaise with EMO in response to emergency situations. These groups are being set up around the district and have support and funding from EMO under the Civil Defence umbrella for training and resources.

Designed to aid communities in CD emergency situations and set up information and structure to be prepared for flood, earthquake, fire etc. The idea is to set up a bespoke plan for Glenorchy as we all know we are generally left to look after ourselves.

We are making a core group of people to know the plan/make/adjust the plan and liaise with the community regarding its execution.

It has been asked to encourage the community to link in to Gets Ready to allow email and text alerts for imminent danger/evacuation. These can be directed to specific areas/households that could be in danger or a general blanket alert for the township.

The group will be reviewing the current CD Response plan that was distributed a few years ago to see what still applies or needs to be updated.

If you are interested in being involved in the committee feel free to contact Naomi Coates gnomza@gmail.com 0274649182

8.4 Nursery update

Look into a scan to donate option to help fund the nursery
All materials are purchased but still waiting on license from QLDC
Approaching DoC for permission to eco source seeds

8.5 Consent for new water tanks

'The GCA will consider if it will make a submission to the notified resource consent, and if so will draft and vote on a motion at the meeting.'

Visually there will be impacts however the town needs water. The present water tanks aren't fit for purpose and in a fire will only supply 2hrs of firefighting.

The GCA agrees to make a neutral submission. We recognise the benefits outweigh the visual impact.

8.6 Discussion request re siting 80 and 100 speed signs in and out of the township

GCA will put in an RFS requesting 80 at buckler burn bridge and 40 at the pump shed and 40 until after the walkway at Korner cottage



meeting closed 2115

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.