

**Item: 3 - Future of the McKay Jetty on Lake Wanaka**

**Purpose – Decision Making**

- 1 To approve the upgrade of the McKay Jetty on Lake Wanaka.

**Executive Summary**

- 2 In 2010, the Council notified its intention to demolish the jetty near McKay Street, Wanaka.
- 3 The community made submissions opposing the demolition of the jetty.
- 4 Since that time, Council has erected a 'closed' sign on the structure, but has not allocated funding to bring the jetty up to required standards.
- 5 In October 2013, Council received an engineer's report which again identified that the McKay Jetty did not meet accepted structural standards.

**Recommendation**

***That the Wanaka Community Board recommend to the Property Subcommittee that Council reallocate funding of up to \$40,000 within its existing budgets and fund the necessary improvements to the McKay Jetty.***

Prepared by



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Reviewed and Authorised by:



Erik Barnes  
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## Issue

6 Refer Attachment A

## Options

7 Refer Attachment A

## Assessment

8 Refer Attachment A

## Discussion

9 Refer Attachment A

## Local Government Act 2002 Purpose

The author has reviewed Section 10 of the LGA. This matter gives effect to the purpose of local government because:

Activity (local democracy, infrastructure, local public services, or performance of regulatory functions)	It enables democratic local decision-making and action by, and on behalf of, communities, in this case through public consultation and this decision of the Wanaka Community Board.
Quality (efficient, effective and appropriate to present and future circumstances)	It provides for the current and future needs of the community through the provision of good-quality local infrastructure, by the upgrade on a local jetty.
Economic (most cost-effective for households and businesses)	It provides for services in a way that is most cost-effective for households and business through reallocation of existing approved budgets, brought about by savings in other areas of council expenditure.

## Significance of Decision

10 The report author has reviewed the Significance Policy. The report recommendation is not significant under the Council's Policy on Significance.

## Consultation - Interested or Affected Persons

11 Community consultation was undertaken in 2010 and further consultation is not required to support this decision.

## Relevant Council Policies and Plans

12 None.

## **Delegations**

13 None, as the report is a recommendation to the Property Subcommittee.

## **Risk Management**

14 This decision seeks to mitigate a recognised Council risk with the condition of the jetty.

## **Attachments**

A Attachment A - Technical Report from Council's property advisors, APL Limited.

## **ATTACHMENT A – The future of the McKay Street Jetty at Lake Wanaka**

**Report to:** Myles Lind (QLDC)  
**From:** Joanne Conroy (APL)  
**Date:** 29 October 2013

### **PURPOSE**

To make a decision on the future of the McKay Street Jetty at Lake Wanaka.

### **BACKGROUND**

The McKay Street Jetty is owned by the Council and is in very poor condition. The McKay Jetty is a small, local jetty, which depending on the level of Lake Wanaka can either be completely submerged or well out of the water.

Following an engineer's inspection in 2013 it has been ruled as unsafe by the office of the Harbour Master. The reasons for this decision include:

- Access is unsuitable as it fails to meet the requirements of the New Zealand Building Code and must be replaced;
- The timber within the jetty is showing signs of decay;
- Width of structure is too narrow, creating an increased fall-hazard and as such does not comply with the New Zealand Building Code;
- The jetty structure does not meet strength requirements of AS/NZS 1170 loading code; and
- The jetty surface requires resurfacing with non-skid material.

This situation has been in place since the last engineering report was completed in 2010. At that time, the Council's intention to sell or demolish the jetty was publicly notified.

Following the public notification, there were a number of submissions opposed to the jetty's demolition due to it being used by the community for fishing and swimming – but there were no offers to purchase jetty from Council. Due to a lack of funding a decision on the future of the McKay Jetty has not progressed further, with the exception of a "closed" sign being erected on the jetty.

Following the latest jetty condition report received from the Harbour Master in October 2013, it has become even more apparent that a decision and firm actions are required as the jetty is a health and safety risk.

There are three options available to Council with regard to the future of the McKay Jetty:

1. Demolish and remove the jetty,
2. Rebuild the jetty, or
3. Sell the jetty with the condition that the purchaser bring the jetty up to approved standards within a given time period.

## DISCUSSION

If the jetty were to be sold there would have to be a requirement for the purchasing party to bring the jetty up to the required standard within a given time period and that until this work was undertaken, the jetty would have to remain closed. It is worth noting that while the jetty would be privately owned, the public would still have access to it for boarding and disembarking from private boats, however only the jetty owner could moor their boat on to the jetty itself.

Demolition of the jetty is estimated to cost in the order of \$5,000 - \$15,000, including disposal.

The engineer's report indicates that the piles of the jetty are structurally sound and only the above water part of the structure would need to be upgraded (widening and strengthening). The Harbour Master is in favour of retaining the jetty, but funding will need to be identified. The cost for the required upgrades to the McKay Jetty is estimated to be \$30,000 - \$40,000.

Sale of the jetty, assuming a willing purchaser is able to be identified, would cost in the order of \$5,000 for legal fees.

Funding of any of the three options could be achieved through a minor reallocation of existing budgets. Alternatively, funding for rebuilding the jetty may be able to be achieved by fund-raising through the Wanaka boating community, or as a project for Lions, Rotary or the like. The community's willingness to fund the required improvements has not been investigated further at this time.

## OPTIONS

The decision is two-fold; the first option is whether to retain the structure or not:

1. To demolish the jetty.
2. To retain the jetty.

If option 2 is preferred, then the following decisions need to be made:

- a) Rebuild the structure to NZBC standards by:
  - i. Reallocating existing budgets; or
  - ii. Seeking specific funding in the next Annual Plan; or
  - iii. Raising funds through the Wanaka community
- b) Sell the structure for a nominal fee with conditions to bring it to NZBC standards within a given time period.

## RECOMMENDATION

***That the Wanaka Community Board recommend to the Property Subcommittee that Council reallocate funding within its existing budgets and fund the necessary improvements to the McKay Jetty in order for it to meet the required structural standards.***