

QLDC Council  
3 June 2015

Report for Agenda Item: 6

Department: Operations

New Ground Licence and Lease for the Wanaka Yacht Club

Purpose

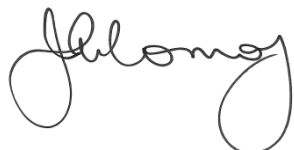
The purpose of this report is to consider granting the Minister's consent and the landowner's consent for the Wanaka Yacht Club clubhouse lease, and the renewal of the licence to occupy area for boat parking. The report also seeks authority to delegate final terms and conditions and execution authority to the General Manager, Infrastructure.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Agree** to exercise the consent of the Minister of Conservation to the granting of lease over land legally described as Section 14 Block XV Town of Wanaka and the granting of a licence to occupy over land legally described as Section 6 Block XV Town of Wanaka to the Wanaka Yacht Club;
3. **Agree** to grant landowner approval to the Wanaka Yacht Club covering the proposed building extensions; and
4. **Delegate** final terms and conditions and execution authority for the lease and licence to Wanaka Yacht Club to the General Manager, Infrastructure.

Prepared by:



Joanne Conroy  
Property Manager - APL

4/05/2015

Reviewed and Authorised by:



Peter Hansby  
General Manager, Infrastructure

22/05/2015

## Background

5. The Wanaka Yacht Club (WYC) is seeking a new lease with a greater area than their current lease to allow for a proposed building extension, and a longer term reflecting the investment being made. They are also seeking renewal of the licence that covers their parking area alongside the Wanaka Marina. The new lease and licence are contemplated by the Wanaka Lakefront Reserve Management Plan so no notification was required or undertaken.
6. The Wanaka Community Board considered this proposal on 15 April 2015 and the following resolution was made.

*On the motion of Mr O'Connor and Mr Lloyd it was resolved:*

1. *That the Wanaka Community Board:*
  - a. **Recommend to Queenstown Lakes District Council** that a new lease is granted to the Wanaka Yacht Club over 1272 m<sup>2</sup> of Section 14 Block XV Town of Wanaka, with an increased footprint to allow for the proposed building extension subject to the following conditions:
    - *Term 33 years*
    - *Rent pursuant to the Community Pricing Policy and reviewed every two years*
    - *Other terms and conditions to reflect the current lease*
    - *Current lease to be surrendered*
    - *Resource and building consent being granted*
    - *Subject to final plans being generally in accordance with plans dated 17 November 2014*
    - *Construction to be completed within three years of the lease approval*
    - *Building materials to be on site only once construction has commenced*
    - *Ownership of improvements to transfer to Council on lease expiry*
  - b. **Recommend to Queenstown Lakes District Council** that the Licence to Occupy be granted to the Wanaka Yacht Club over approximately 2588 m<sup>2</sup> of Section 6 Block XV Town of Wanaka be renewed, subject to the following conditions:
    - *Term of three years with two renewals by mutual agreement*
    - *Rent pursuant to the Community Pricing Policy and reviewed every two years*
    - *Terms of the existing licence to be used*
2. **Grant** affected party approval to the Wanaka Yacht Club, covering the proposed building extensions.
3. **Delegate** final terms and conditions and execution authority to APL officers.

7. The matter was considered by Council as part of the Mayor's report at the meeting on 30 April 2015 and the following resolution was passed:

*Grant a new lease to the Wanaka Yacht Club over 1272 m2 of Section 14 Block XV Town of Wanaka, with an increased footprint to allow for the proposed building extension subject to the following conditions:*

- *Term 33 years*
- *Rent pursuant to the Community Pricing Policy and reviewed every two years*
- *Other terms and conditions to reflect the current lease*
- *Current lease to be surrendered*
- *Resource and building consent being granted*
- *Subject to final plans being generally in accordance with plans dated 17 November 2014*
- *Construction to be completed within three years of the lease approval*
- *Building materials to be on site only once construction has commenced*
- *Ownership of improvements to transfer to Council on lease expiry.*

*e. Approve the renewal of a Licence to Occupy to the Wanaka Yacht Club over approximately 2588 m2 of Section 6 Block XV Town of Wanaka, subject to the following conditions:*

- *Term of three years with two renewals by mutual agreement*
- *Rent pursuant to the Community Pricing Policy and reviewed every two years*
- *Terms of the existing licence to be used.*

8. The resolution did not consider the Minister's consent, approval of the landowner to the building extensions or delegation for final terms and conditions, so this report is to cover those issues.

### **Comment**

9. The current lease is proposed to be surrendered in favour of a new lease term of 33 years. The WYC are seeking a long lease that reflects the investment that they are making in the building.
10. Renewal of the Licence to Occupy area for trailer boat storage has been sought. The term requested is for a three year Licence to Occupy, with two renewals by agreement of both parties. The other terms of the existing licence would be used in the new licence. A plan showing the area of the licence is attached.

11. In the recently adopted Reserve Management Plan October 2014, the proposed extension to the WYC building is a key implementation action in section 5.2.3.3 to “grant a new, extended lease to the Wanaka Yacht and Power Boat Club at the Wanaka Marina reserve/the groyne (activity area 6)”. Therefore, this proposed lease does not require public notification.
12. The lessee will be required to seek all building and resource consenting approvals at their own cost. APL will seek copies of such consents and ensure all conditions are met and full compliance is achieved. In addition to the Landowner consent, affected party approval for the lessee’s proposal is requested.

### **Options**

13. Option one: To exercise approval on behalf of the Minister of Conservation to a new lease to the Wanaka Yacht Club over 1272m<sup>2</sup> of Section 14 Block XV Town of Wanaka to construct a building extension, lease to commence 1 September 2015 for 33 years AND to a new licence to occupy for 3 years with 2 renewals by agreement of the parties with terms and conditions to reflect the current licence to occupy which has lapsed, to approve landowner consent for the proposed new building AND to delegate consideration of the final terms and conditions to the General Manager, Infrastructure.
  14. Advantages: In approving this lease and licence, the community would greatly benefit from enhanced recreational facilities, providing youth and adults with sailing classes and bringing out of town sailors into the area for regattas. Approving a lease that allows an extension to the buildings will also prevent the need for the yacht Club to have to relocate to accommodate their growth. It would also see the recommendation of the Wanaka Yacht Club implemented.
  15. Disadvantages: By approving this lease and licence, Council Land is effectively occupied for a further 33 years, restricting any other activities that may be proposed on this site. It also adds another building to the lakefront.
16. Option two: To exercise approval on behalf of the Minister of Conservation to a new lease to the Wanaka Yacht Club over 1272m<sup>2</sup> of Section 14 Block XV Town of Wanaka to construct a building extension, lease to commence 1 September 2015 for 33 years OR to a new licence to occupy for 3 years with 2 renewals by agreement of the parties with terms and conditions to reflect the current licence to occupy which has lapsed, OR to approve landowner consent for the proposed new building OR to delegate consideration of the final terms and conditions to the General Manager, Infrastructure.
  17. Advantages: See above
  18. Disadvantages: If the Minister’s consent or landowner’s consent are not approved, the project cannot proceed. The main terms and conditions are detailed in the previous resolution so any final terms and conditions would be minor, and the General Manager Infrastructure can agree these.

19. Option three: Not approve the proposed lease and licence.

20. Advantages: Declining the lease and licence means the land would be freed up to be utilised in other ways by Council and the Community.

21. Disadvantages: The Wanaka Yacht Club would miss out on the opportunity to upgrade its current facilities and there would be no improvement to recreational facilities available to the community unless they were to go elsewhere.

22. This report recommends Option One for addressing the matter because that was the recommendation from the Wanaka Community Board and is the only way that the lease and licence can proceed.

### ***Significance and Engagement***

23. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because the proposed building works will have a low impact on the Council and its ratepayers.

### ***Risk***

24. This matter relates to strategic risk SR1 – current and future development needs of the community. The proposal for the Wanaka Yacht Club to extend their building allows the club to grow, thereby continuing to help meet the current and future recreational needs of the community.

### **Financial Implications**

25. All costs will be met by the Wanaka Yacht Club. It intends to raise the funds for the building developments through charitable trusts, community grants and fund-raising activities.

### **Council Policies, Strategies and Bylaws**

26. The following Council policies, strategies and bylaws were considered:

- Community Facilities Funding Policy 2011 – consistent with user group 1.4 of the policy in that community groups rent be set at \$1 when using less than 1 hectare exclusively.
- Significance and Engagement Policy 2014 – A new revised lease is not deemed significant as it does not impact Council assets, and does not affect a large number of resident and ratepayers to a moderate extent.
- Wanaka Lake Front Reserves Management plan – the proposed extension to the Wanaka Yacht Club building has been supported as part of the implementation action in section 5.2.3.3.

### **Local Government Act 2002 Purpose Provisions**

27. The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by improving recreational facilities which will be utilised by the whole community.
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

### **Consultation: Community Views and Preferences**

28. None required. The potential lease is contemplated by the Wanaka Lakefront Reserve Management Plan, October 2014.

### **Legal Considerations and Statutory Responsibilities**

Reserves Act 1977 – the recommendation contained in this report is consistent with the requirements of the Act.



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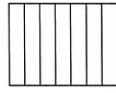
1

A

B

C

D



VERANDAH

CLUB ROOM

CHANGING

KITCHEN

SHOWER

RAMP

WC

WC

WC

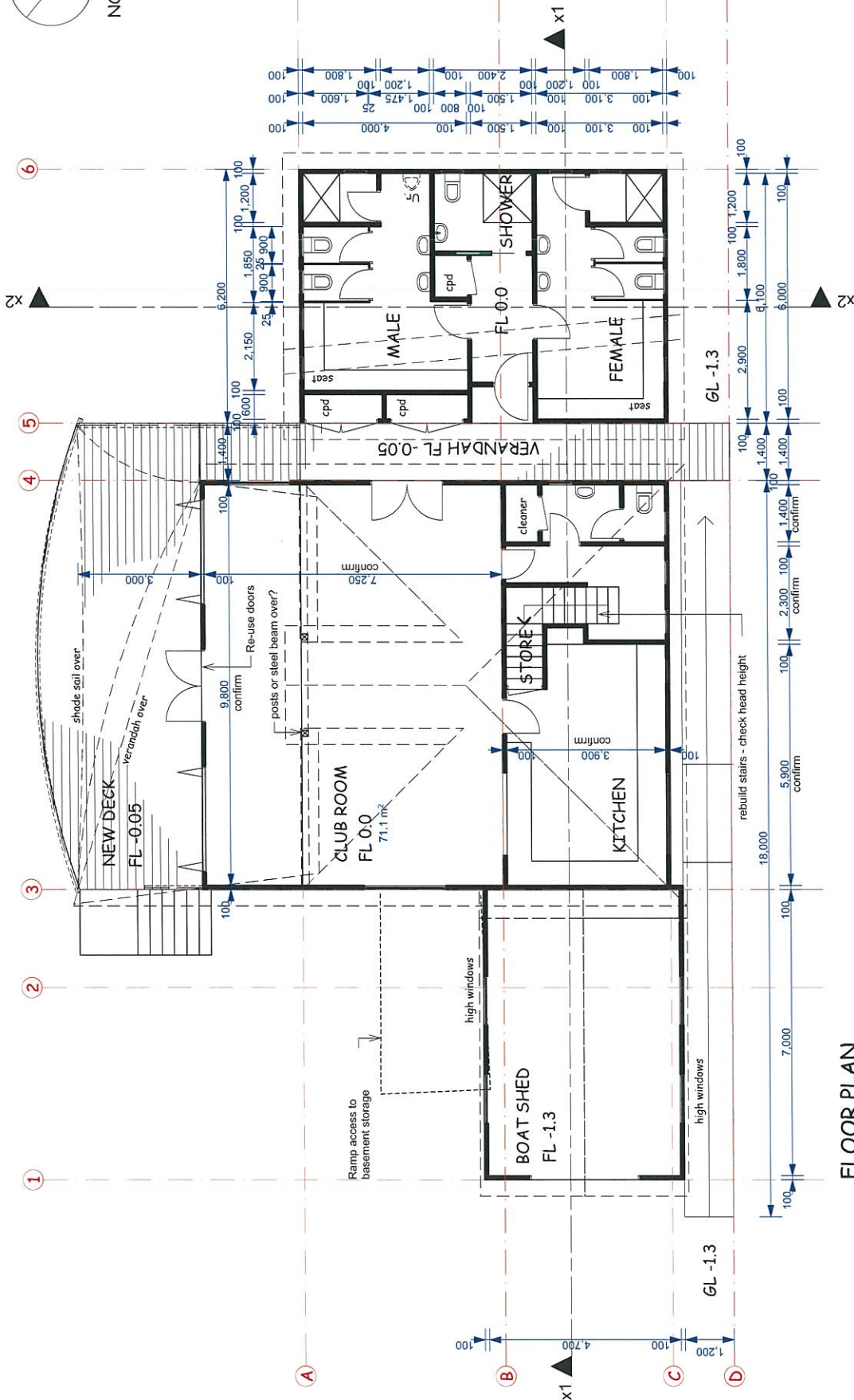
Ramp access to  
basement storage

EXISTING FLOOR PLAN  
SCALE 1:100

DRAFT

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kat@redgecko.co.nz

PROJECT	Yacht Club Extensions			SHEET NO.	02
SHEET NAME	Existing Plan			DATE	17/11/14
STATUS	DRAFT	SCALE	R/W	DRAWN	



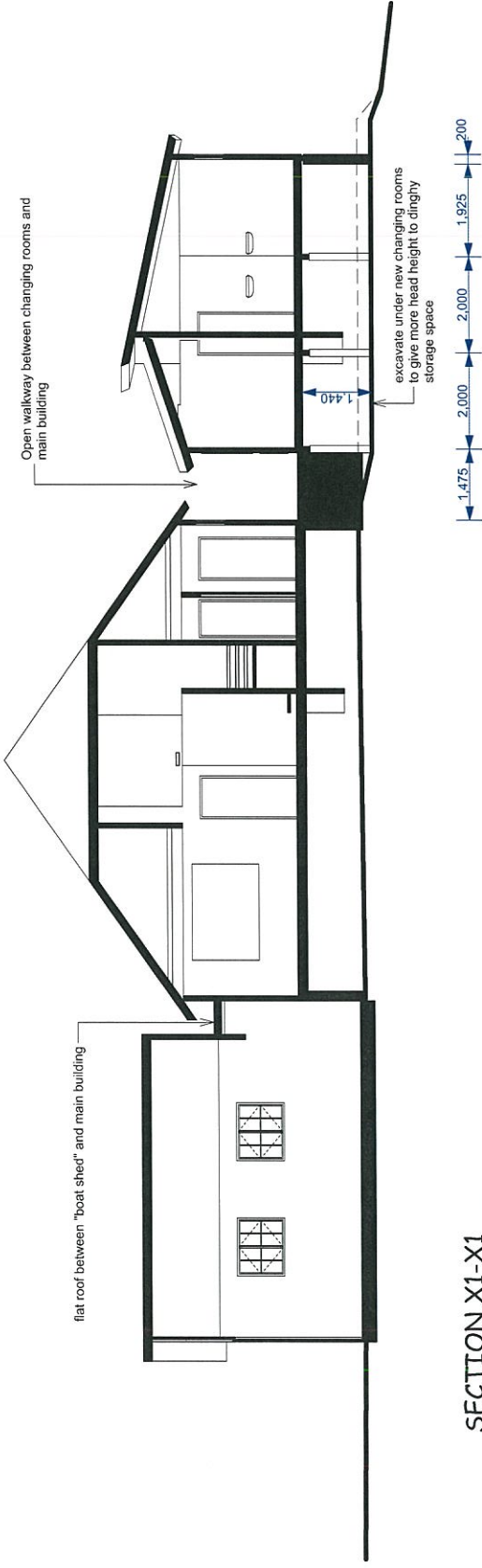
**FLOOR PLAN**  
SCALE 1:100

**DRAFT**

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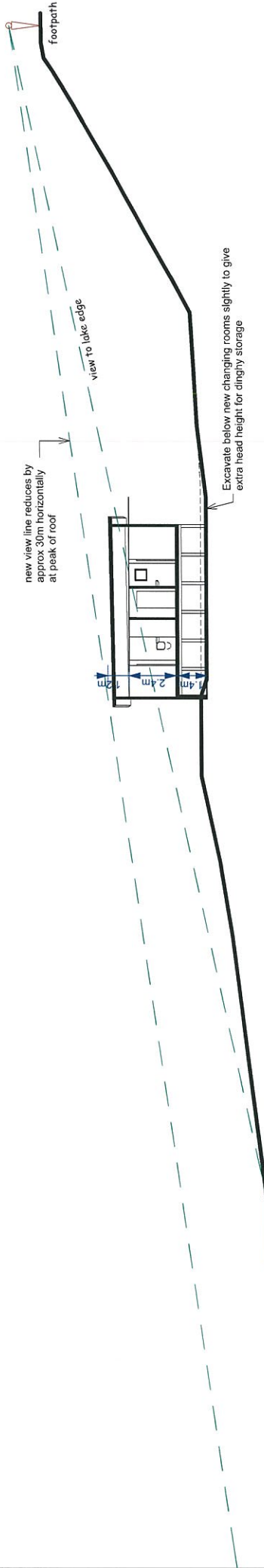
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Yacht Club Extensions		Proposed Plan		03
STATUS	DATE	DRAFT	17/11/14	of 5
DRAWN	SCALE	kjw	1:100	





**SECTION X1-X1**

SCALE 1:100



**SECTION X2-X2**

SCALE 1:200

**DRAFT**

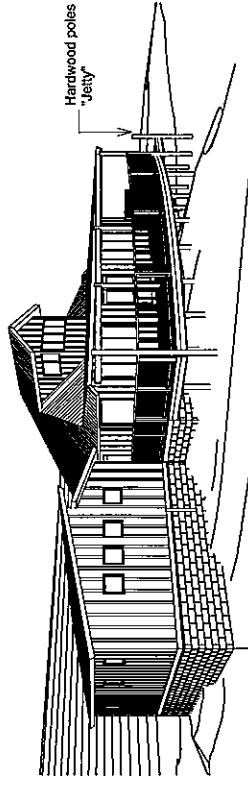
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DRAWN	kjw					of 5



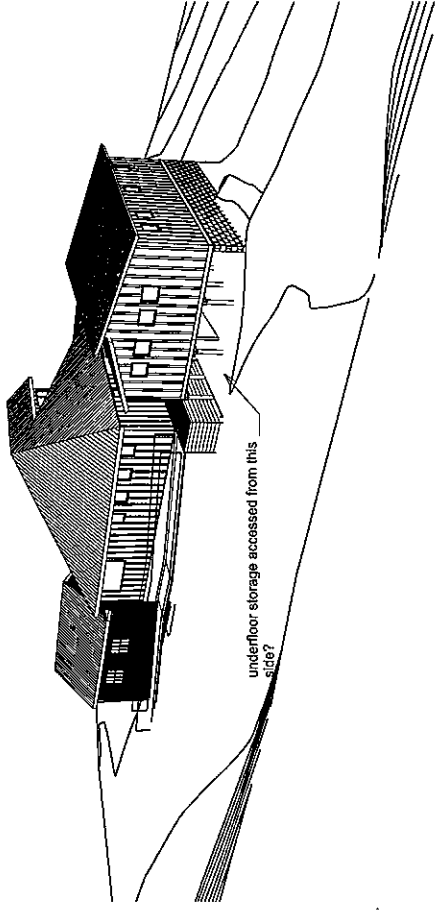
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PROJECT	Yacht Club Extensions		SHEET NO.	05
SHEET NAME	Perspectives		DATE	17/11/14
STATUS	DRAFT	SCALE		
DRAWN	kyw			

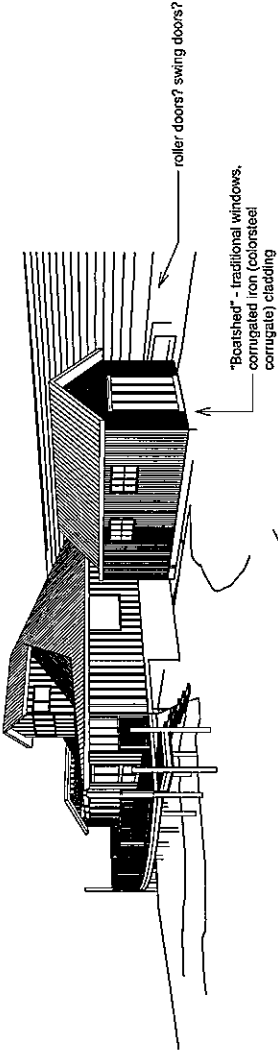


Hardwood poles  
 "jetty"

DRAFT

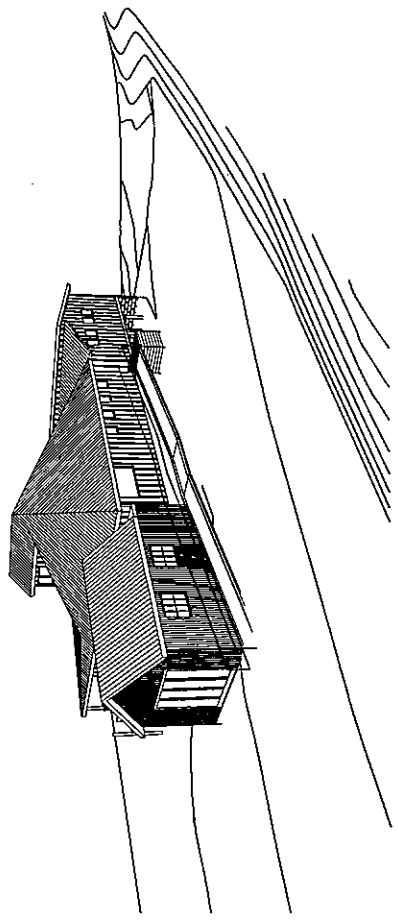
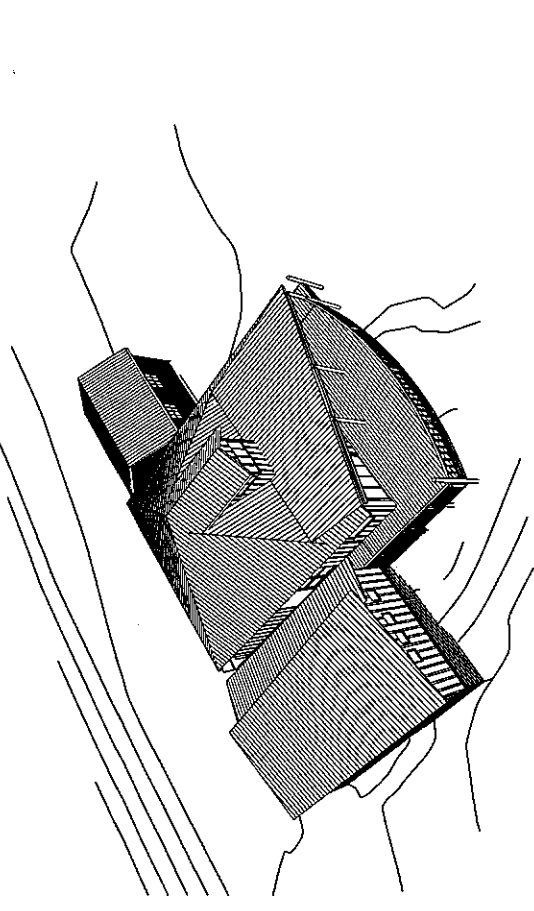


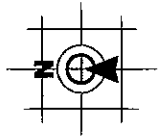
underfloor storage accessed from this side?







roller doors? swing doors?

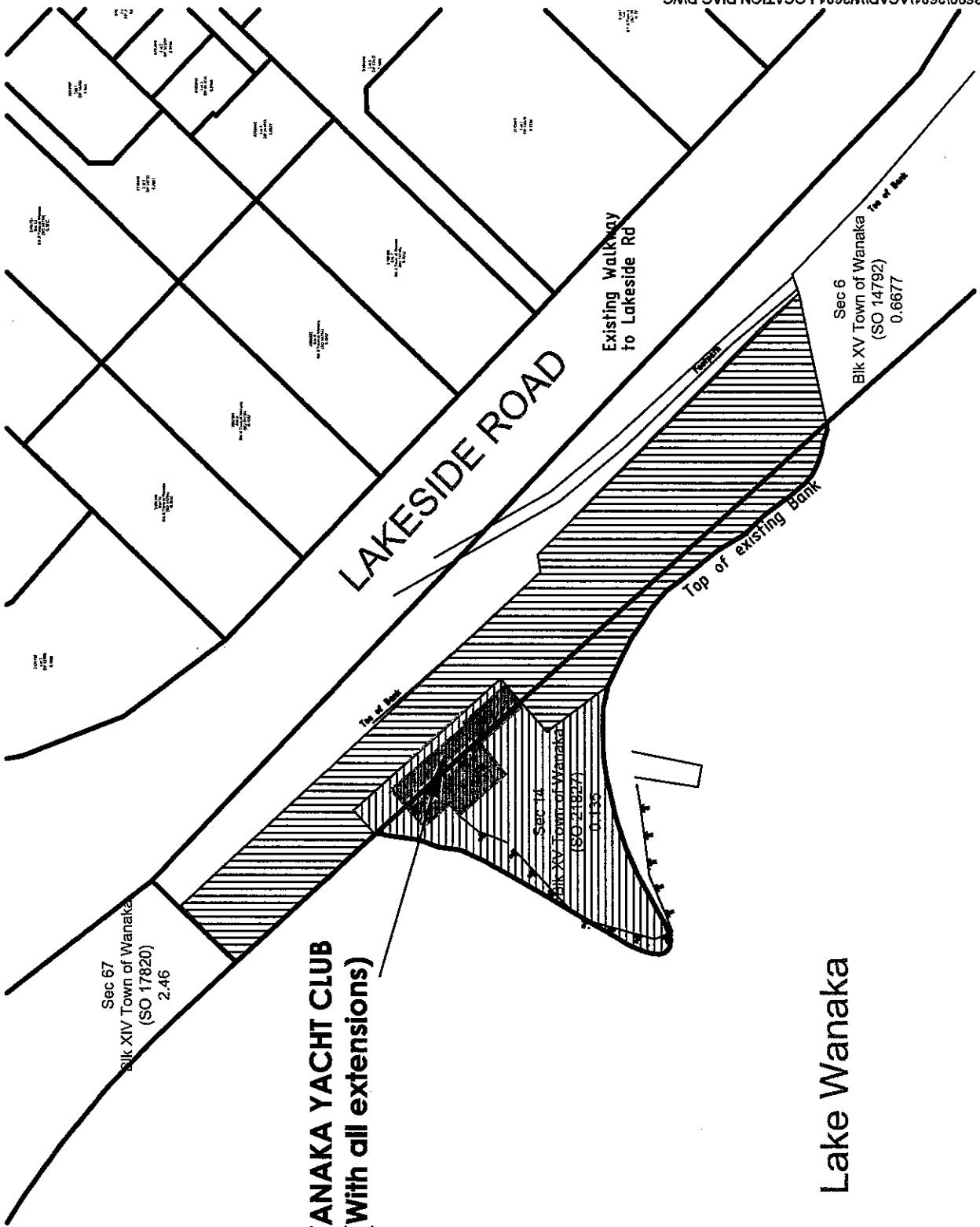
"Boathshed" - traditional windows, corrugated iron (colorsteel corrugate) cladding





# WANAKA YACHT CLUB (With all extensions)

-  Clubhouse Lease Area  
1272m<sup>2</sup>
-  Parking Licence to  
Occupy Area  
2588m<sup>2</sup>
-  Existing cadastral  
boundaries
-  Proposed Building  
With extensions



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Client Location:  
**Wanaka Yacht Club  
Wanaka**

Project Location Title:  
**Plan of Proposed Lease Areas**

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