

**Wanaka Community Board
14 September 2017**

Report for Agenda Item: 1

Department: Property & Infrastructure

Request to notify new lease to the Coastguard Wanaka Lakes over Eely Point Recreation Reserve

Purpose

The purpose of this report is to consider notifying the intention to grant a new lease to Coastguard Wanaka Lakes, over a portion of Eely Point Recreation Reserve.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Agree** that the decision on notification be deferred until the Eely Point Reserve Master Plan has been completed.

Prepared by:



Dan Cruickshank
Property Advisor – APL
Property

25/08/2017

Reviewed and Authorised by:



Stephen Quin
Parks and Reserves Planning
Manager

1/08/2017

Background

- 1 Coastguard Wanaka Lakes (CWL) have operated in the district since 2011, with informal activity beginning in 2007. They are an important part of the emergency response network on the Wanaka Lakes, with 20 active volunteers in the unit and having been called out to assist 27 people in 2016/17 and 14 people in 2015/16.
- 2 Currently their rescue boat occupies a building on the A&P Showgrounds, on an informal basis. In peak traffic conditions, this can result in a considerable delay between collecting the boat, and launching it at the Wanaka Marina ramp.
- 3 CWL have identified a preferred location for a new base building at Eely Point Recreation Reserve, land legally described as Sections 29 & 1543R Block XIV Lower Wanaka Survey District. They request that Council consider granting a

ground lease over part of the reserve, so that they can self-fund and seek grants to construct a building upon it.

- 4 Council has one existing ground lease on the reserve to the Scout Association of NZ, which runs through until the 30 June 2027.
- 5 Council is also currently in the process of designing a boat ramp and jetty at Eely Point, in the location of the existing beach launching area.

Comment

- 6 CWL provide an invaluable public service, for those that find themselves in trouble on the lakes.
- 7 They have undertaken an exhaustive review of potential locations for their base, which has included consultation with Council's Parks and Reserves Department, Regulatory, and APL. Other locations considered include, the Wanaka Marina/Yacht Club, A&P Showgrounds, and land on Ballantyne Road adjacent to Council's car impound yard.
- 8 The location requested at Eely Point would allow a building to be constructed next to the existing Scouts site, with quick access for boat retrieval and launching into Lake Wanaka during emergencies.
- 9 The Wanaka Lakefront Reserves Management Plan 2014 covers the reserves in this area and contemplates and describes that "the reserve is a popular swimming and picnicking spot and offers an alternative to Wanaka Marina as a boat launching site, supported by a large parking area. However, this high level of activity generates congestion during the peak summer months".
- 10 The Reserve Management Plan has objectives which include to "manage the impact on the natural amenity values of the lakeside reserves by minimising buildings and positioning them appropriately". It specifically provides a policy that "ensures that the character of the reserves is not compromised by structures associated with leases and licences and that the reserve values are maintained or enhanced". Consideration of these objectives and policies are required before any new building could be approved.
- 11 As the activity is not contemplated by the Management Plan, it will require public notification under section 54(1)(d) of the Reserves Act 1977.
- 12 CWL volunteers would access the building, on existing formed access roads and trails, and launch at the main unformed boat ramp area on the reserve. This would at times require navigating picnickers, walkers and cyclists using the reserve requiring some management and planning on the part of the Council and CWL.
- 13 If a lease is granted, CWL would also require approval for in ground infrastructure easements to service the building. The easements are not considered in this report, as they are unlikely to have any long-term impact on the reserve or users, and are secondary to the request for a lease. Once the lease is progressed, a structure plan showing the proposed easements will need to be provided before

consideration by Council under sections 48(1)(d) & (e) and 119 of the Reserves Act 1977.

- 14 Council officers have sought prior advice from the Wanaka Community Board on this request, which has outlined a need for a comprehensive reserve master plan at Eely Point, before any new leases should be considered. We understand this work is now underway, with the intention of it being completed by the end of 2017. Once the master plan is complete, the CWL application can be considered against it and brought back to the Community Board for consideration.
- 15 The Harbourmaster service is contracted by the Queenstown Lakes District Council to Southern Monitoring Services Ltd. Council contract managers have advised that they would support a Harbourmasters office being sub-let within the proposed building, in order to locate personnel and equipment in close vicinity of the lake and Town Centre.

Options

- 16 Option 1 To note the request by Coastguard Wanaka Lakes, but consider it once the Eely Point Master Plan is complete.

Advantages:

- 17 Will enable the reserve to be developed in a controlled overarching approach.
- 18 Will provide the Council and community the opportunity to consider and be consulted with regarding the whole reserve and not only a part of it in isolation.

Disadvantages:

- 19 The process for CWL to construct a new building on the lake will be delayed, requiring them to stay on the Showgrounds for the time being, or relocate to another building closer to the lake in the interim.
 - 20 CWL will not be able to support recreational users of the reserve and lake, as quickly as they could, if the matter was progressed at this time.
 - 21 Would not provide a lakefront location for the Harbourmaster to occupy until the matter is resolved.
- 22 Option 2 To approve the notification of the intention to grant a lease to Coastguard Wanaka Lakes over approximately 900m² of Eely Point Recreation Reserve, Sections 29 & 1543R Block XIV Lower Wanaka Survey District.

Advantages:

- 23 The process for CWL to construct a new building on the lake would not be delayed, meaning they could relocate from their existing Showgrounds building, and relocate closer to the lake.

24 CWL would be able to support recreational users of the reserve and lake, more quickly if the lease was progressed and the building constructed.

25 Would provide a lakefront location for the Harbourmaster to occupy.

Disadvantages:

26 Would not enable the reserve to be developed in a controlled overarching approach.

27 Would not provide the Council and community the opportunity to consider and be consulted with regarding the whole reserve and not only a part of it in isolation.

28 Option 3 To decline the request to notify the intention to grant a lease to Coastguard Wanaka Lakes over approximately 900m² of Eely Point Recreation Reserve, Sections 29 & 1543R Block XIV Lower Wanaka Survey District.

Advantages:

29 The reserve would remain relatively unobstructed with buildings.

30 May enable a more appropriate use of the reserve land in the future.

Disadvantages:

31 The process for CWL to construct a new building on the lake will be delayed, requiring them to stay on the Showgrounds for the time being, or relocate to another building closer to the lake.

32 CWL will not be able to support recreational users of the reserve and lake, as quickly as they could, if the matter was progressed at this time.

33 Would not provide a lakefront location for the Harbourmaster to occupy.

34 This report recommends **Option 1** for addressing the matter, as it will provide only a small delay to the lease request process, and will enable the Council and Community to confirm a long-term Master Plan for the reserve.

Significance and Engagement

35 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because involves use of a reserve that is a strategic Council asset.

Risk

36 This matter related to the operational risk, OR011A Decision Making, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because it requires the board to make a decision regarding the long-term use of a lake front reserve.

Financial Implications

37 None.

Council Policies, Strategies and Bylaws

38 The following Council policies, strategies and bylaws were considered:

- Significance and Engagement Policy 2014.
- Community Facility Funding Policy update 2012.
- Queenstown Bay Foreshore Reserves Management Plan 2016.

39 The recommended option is consistent with the principles set out in the named policy/policies.

40 This matter is included in the 10-Year Plan/Annual Plan

- Within existing Property operating budgets.

Local Government Act 2002 Purpose Provisions

41 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 delaying a decision to notify the intention to grant a new lease, until such time as the Eely Point Master Plan is complete;
- 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

42 The persons who are affected by or interested in this matter are the residents and visitors to Wanaka and in particular Eely Point Recreation Reserve.

43 The Council wishes to undertake a Master Plan for the Eely Point Recreation Reserve, which will be publicly consulted on, prior to agreeing to notify this lease request.

Attachments

- A Aerial plan of lease location
- B Application documents