

Wānaka-Upper Clutha Community Board

19 May 2023

Report for Agenda Item | Rīpoata moto e Rāraki take : 1

Department: Community Services

Title | Taitara : Minister’s Approval for an Upper Clutha A & P Society Building on the Wānaka Recreation Reserve

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider recommending to the full Council, that the Minister of Conservation’s approval is provided under the existing lease to the Upper Clutha A & P Society (‘the Society’), for their proposed new building on the Wānaka Recreation Reserve (‘the Reserve’). The lease anticipates a new building and conditions of the lease require that Minister’s approval is first confirmed for any such development. This is a common requirement of such lease agreements, with the exercise of the Minister’s delegation falling to the full Council.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

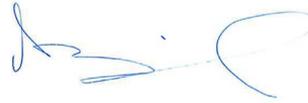
1. **Note** the contents of this report;
2. **Note** that the Wānaka-Upper Clutha Community Board previously considered the current plans through the (then) Chair Mr Barry Bruce, in the context of Resource Consent application RM180177. The chair’s advice (on 21 September 2022) following consultation with Board members, conveyed the positive view of the development by the Board majority which can be taken to support an Affected Persons Approval for the Resource Consent process;
3. **Recommend to Council** that the Minister’s approval is provided under the current lease, to enable the Society to progress with their new building;
4. **Recommend to Council** that signing authority is delegated to the General Manager Community Services and that any potential subsequent revisions to the design of the building, if not of a significant or material nature, may be resolved by the General Manager Community Services in direct communication with the Wānaka-Upper Clutha Community Board and the advice of the Chair.

Prepared by:



Name: Aaron Burt
Title: Senior Planner
18 April 2023

Reviewed and Authorised by:



Name: Kenneth Bailey
Title: GM Community Services
18 April 2023

Context | Horopaki

1. Plans and images included as **ATTACHMENT A** to this report identify the building now sought.
2. The Society owns a building that occupies part of the Wānaka Recreation Reserve and runs the annual Wānaka A&P Show ('the Show').
3. Council granted the Society a lease in 2015, to occupy part of the reserve with a term of 33 years. This lease commenced on 1 September 2015 and has a final expiry of 31 October 2048.
4. When the Council granted the current lease, the Society had an intention to extend their current building. The Council approval and lease therefore also provided for an extension to the building.
5. Whilst there have been other development concepts over recent years, a single level design is now submitted for consideration. The advice of Council Officers is that it aligns with the intention of the lease and can be contained within the defined lease area.
6. The Society has sought Resource Consent RM180177 for this development and those plans have previously been passed to the Wānaka-Upper Clutha Community Board, through the (then) chair Mr Barry Bruce, for advice following his consultation with Board members. The design of the building now put to the Wānaka-Upper Clutha Community Board is the same as that considered by the Board in September 2022, which was viewed favourably.
7. Section 4.5 of the lease is concerned with *Alterations or Additions to the Premises by (the) Lessee*, and requires that alterations and additions must have the prior written approval of the Minister and the Lessor. The Minister has delegated her powers to the full Council. Hence, the Wānaka-Upper Clutha Community Board are now asked to convey the recommendation of this report to full Council for a decision. This approach recognises the interests of the Upper Clutha Community and historic support of the Community Board to enable the Society, and the benefits the Show brings to the community.
8. The delegation for Lessor's approval is internal and can be exercised by Council Officers.

Analysis and Advice | Tatāritaka me kā Tohutohu

9. The proposed building is contained within the identified lease area, and is a single level building that aligns with the lease and expectations.
10. Whilst Resource Consent RM180177 for the building has not been approved at this time, it is acknowledged that potential environmental effects of the activity are matters that are addressed under the consenting process. This includes matters associated with design and materials and consideration of potential effects to the character and amenity of the reserve and surrounds.
11. The Reserve Management Plan (RMP) for the Wānaka Recreation Reserve, allows the development of buildings necessary to provide for the function and support of the Wānaka A&P Show, provided they are covered by a relevant lease. The proposal is consistent with this associated policy. The RMP also seeks a collaborative and non-exclusive use of buildings, so that

they are available for community and sporting groups, and the Society identifies that this is its intention. The building design, colours and materials are of a high quality that may not detract from the character or amenity of the reserve or its surrounds, although the potential grant of RM180177 will be subject to a formal assessment in this regard.

12. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.

13. Option 1 **Recommend to Council that Minister’s approval is granted.**

Advantages:

14. The Society would be able to progress its development, which aligns with the expectations of the lease.

Disadvantages:

15. Potential effects to reserve users associated with disruption and construction activities.

16. The current Wānaka-Upper Clutha Community Board may prefer to consider a different design or require amendments.

17. Option 2 **Recommend to Council that Minister’s approval is refused.**

Advantages:

18. No disruption to reserve users associated with construction activities.

19. Amendments to the design may be requested.

Disadvantages:

20. The development proposed by the Society may stall, and the existing building may not be adequate to support the Society’s needs or suitably provide for the show. The Society has invested time and resources to get to this point.

21. This report recommends **Option 1** for addressing the matter because it will enable the Society to progress its development, and acknowledges the support of the Wānaka-Upper Clutha Community Board to date.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

22. This matter is of medium significance, as determined by reference to the Council’s Significance and Engagement Policy because it relates to a reserve and a building within the reserve.

23. The persons who are affected by, or interested in this matter, are the residents/ratepayers of the Wānaka-Upper Clutha community and Queenstown Lakes District and visitors to, and users of, the Wānaka Recreation Reserve.

21. The recommendation relates to the exercise of the Minister's approval under a lease provision, and public notification is not deemed necessary.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

22. This matter relates to the Community & Wellbeing risk category. It is associated with RISK000009 "Ineffective management of community assets" within the QLDC Risk Register. This risk has been assessed as having a high inherent risk rating because it is associated with the management of community assets.

Financial Implications | Kā Riteka ā-Pūtea

23. The recommendation relates to the approval of a building under the lease and not to financial implications of that lease, such as rental, which would otherwise remain the same.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

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

- Reserves Act 1977
- Community and Funding Policy
- Local Government Act 2002
- Parks & Open Spaces Strategy 2021
- Wānaka Recreation Reserve - Reserve Management Plan

25. The recommended option is consistent with the principles set out in the named policies

26. This matter is not included in the Ten Year Plan/Annual Plan

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

27. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The purpose of the building is to support the Society and benefit the local community through the Show.

28. The recommended option:

- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and

- Would not significantly alter 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.

Attachments | Kā Tāpirihaka

A	Plans
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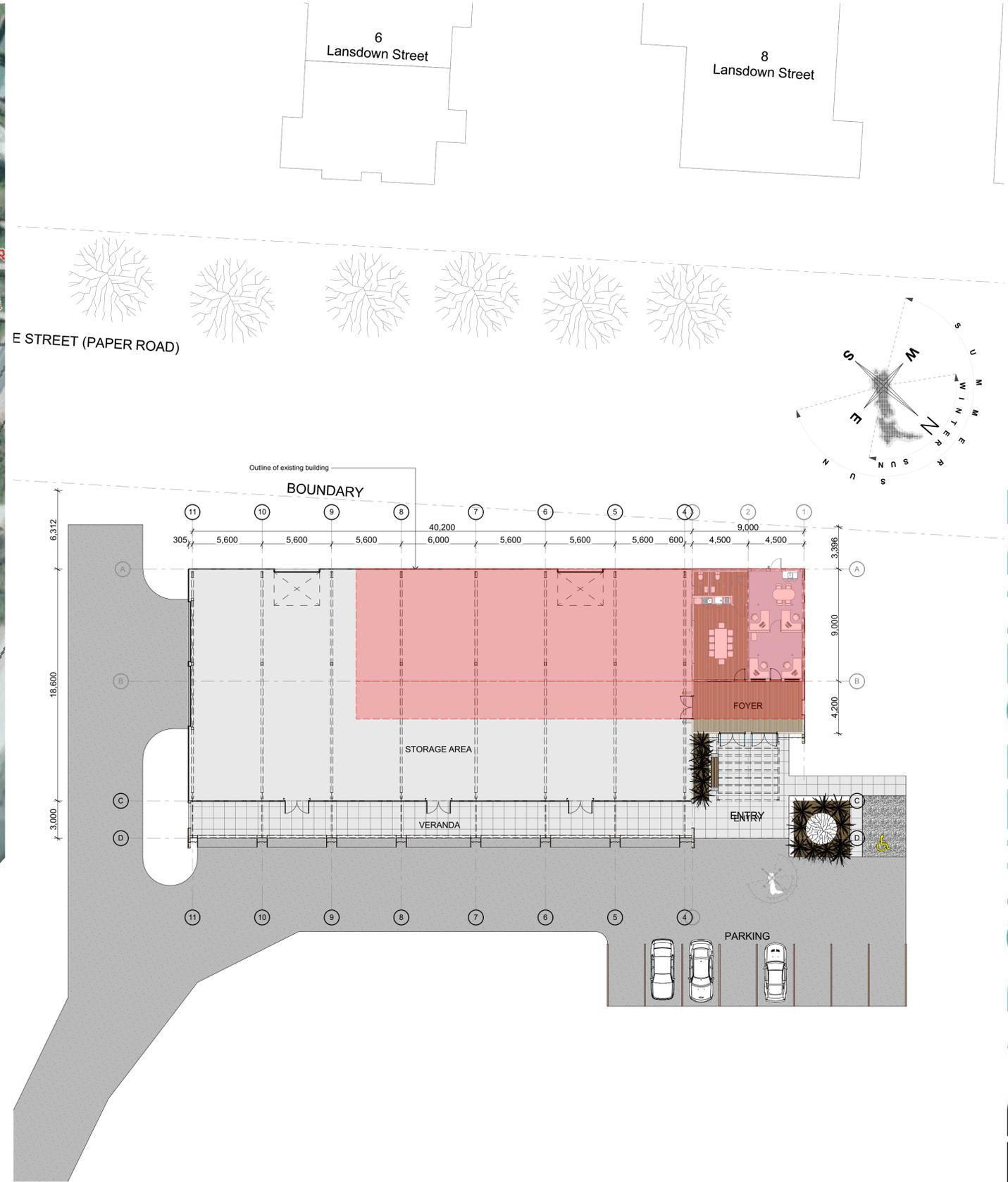
Document revision: 2023-1



NEW WANAKA SHOW BUILDING PROPOSAL

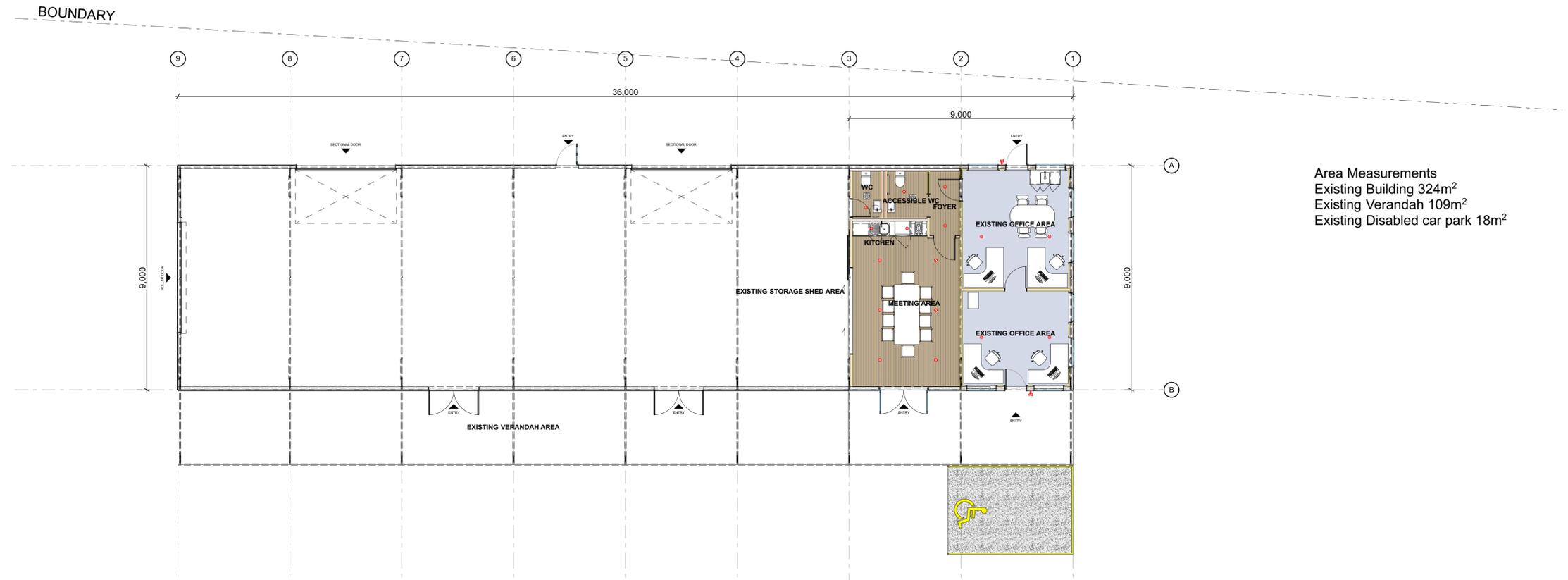


2 PROPOSED LOCATION PLAN
#LayID Scale 1:1000



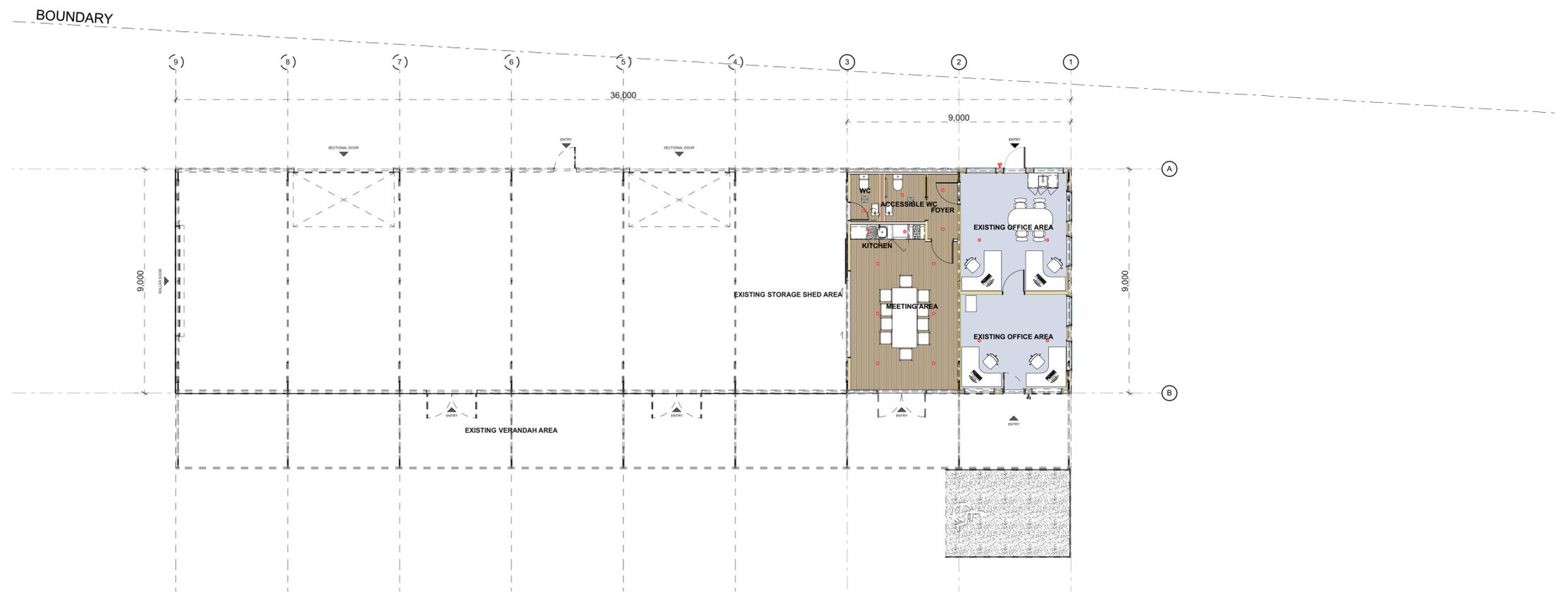
1 PROPOSED SITE PLAN
#LayID Scale 1:200

NEW WANAKA SHOW BUILDING PROPOSAL



Area Measurements
 Existing Building 324m²
 Existing Verandah 109m²
 Existing Disabled car park 18m²

01 GROUND FLOOR - EXISTING
 #LayID Scale 1:100



02 GROUND FLOOR- DEMOLITION
 #LayID Scale 1:100

NEW WANAKA SHOW BUILDING PROPOSAL



Area Measurements	
Proposed Building	873m ²
Proposed Verandah	120m ²
Proposed Access	64m ²
Proposed Disabled Carpark	17m ²
Proposed Carpark	120m ²
Proposed Driveway	455m ²

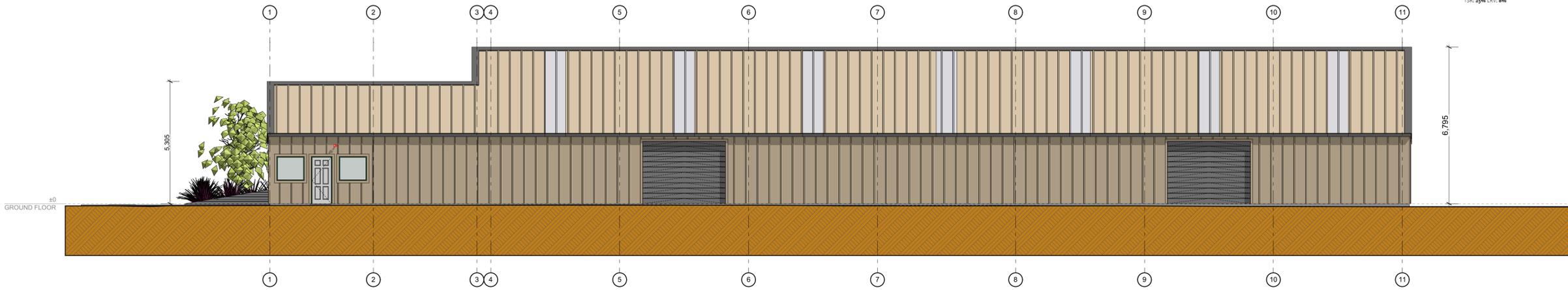
1 GROUND FLOOR PROPOSED
#LayID / Scale 1:100

NEW WANAKA SHOW BUILDING PROPOSAL

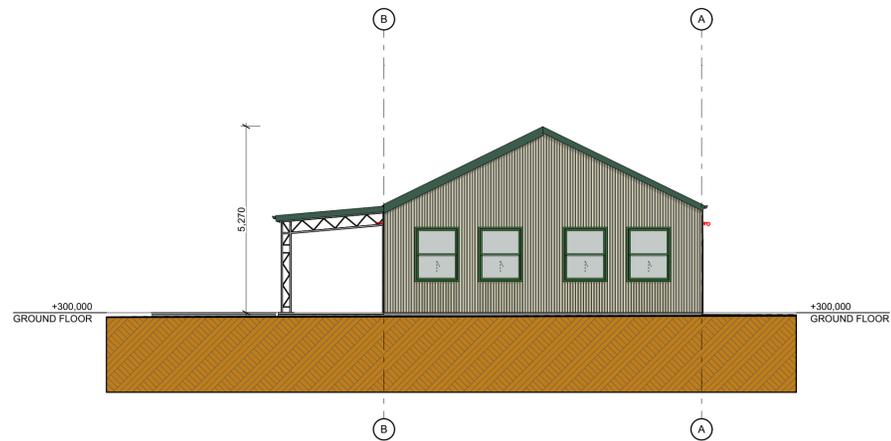


01 SW ELEVATION EXISTING
#LayID Scale 1:100

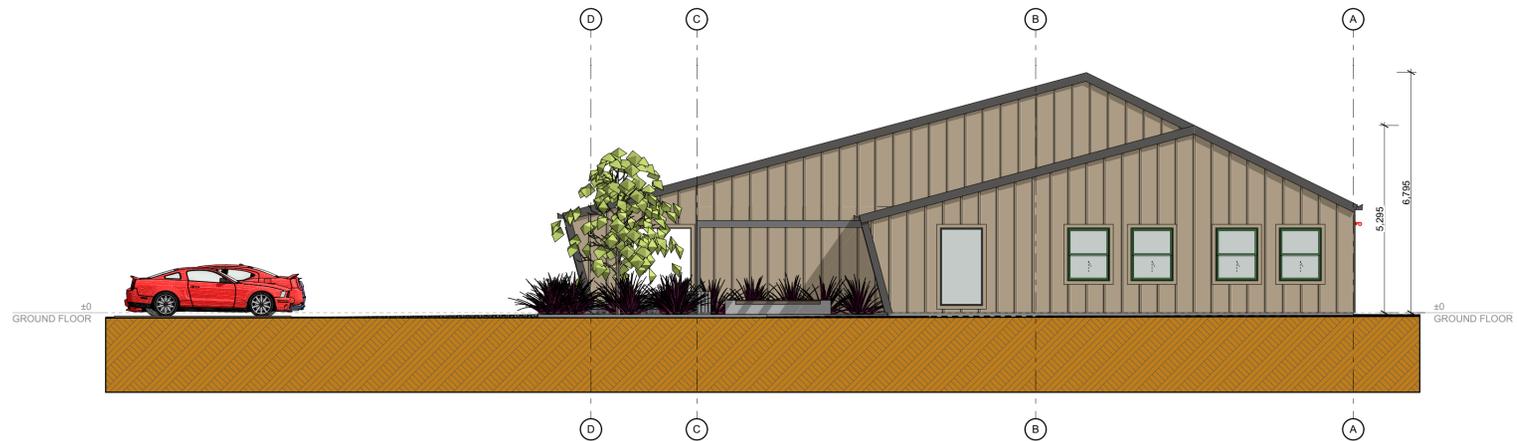
ROOF CLADDING, DOWN PIPES, GUTTERS, FLASHING & FASCIA	EXPOSED BEAMS, COLUMNS & STEEL FRAMES	SHED DOORS	WALL CLADDING	ALUMINIUM DOOR & WINDOW JOINERY
Material: Colour coated corrugated steel & translucent corrugated GRP	Material: Steel painted or just galvanized	Material: Colour coated steel	Material: Colour coated corrugated steel	Material: Aluminium powdercoated
Gull Grey TSR: 56% LRV: 51%	Ebony TSR: 7% LRV: 5%	Lichen TSR: 42% LRV: 27%	Lichen TSR: 42% LRV: 27%	Ebony TSR: 7% LRV: 5%
Sandstone Grey TSR: 41% LRV: 27%	FlaxPod TSR: 23% LRV: 7%	Desert Sand TSR: 56% LRV: 49%	Desert Sand TSR: 56% LRV: 49%	FlaxPod TSR: 23% LRV: 7%
Ironsand TSR: 25% LRV: 8%	Ironsand TSR: 25% LRV: 8%	Gull Grey TSR: 56% LRV: 51%	Gull Grey TSR: 56% LRV: 51%	Ironsand TSR: 25% LRV: 8%
FlaxPod TSR: 23% LRV: 7%	Slate TSR: 27% LRV: 9%	Sandstone Grey TSR: 41% LRV: 27%	Sandstone Grey TSR: 41% LRV: 27%	Slate TSR: 27% LRV: 9%
	Windsor Grey (Gto) TSR: 21% LRV: 7%	Ironsand TSR: 25% LRV: 8%	Ironsand TSR: 25% LRV: 8%	Windsor Grey (Gto) TSR: 21% LRV: 7%
		FlaxPod TSR: 23% LRV: 7%	FlaxPod TSR: 23% LRV: 7%	FlaxPod TSR: 23% LRV: 7%



02 SW ELEVATION PROPOSED
#LayID Scale 1:100

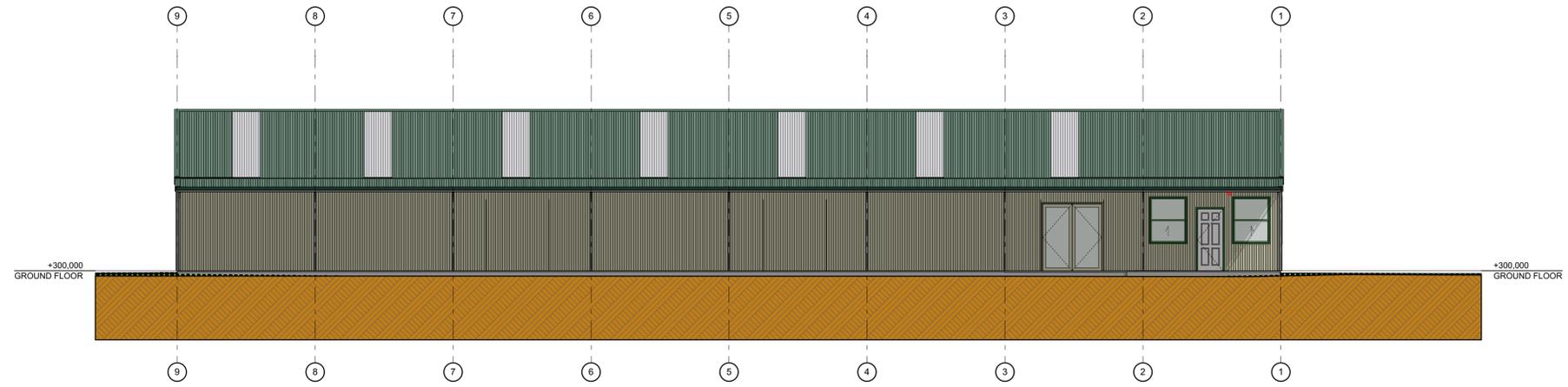


03 NW ELEVATION EXISTING
#LayID Scale 1:100

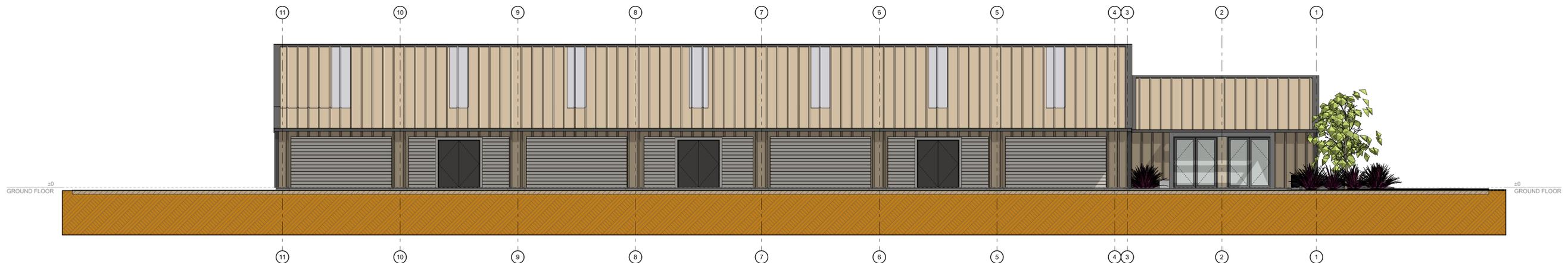


04 NW ELEVATION PROPOSED
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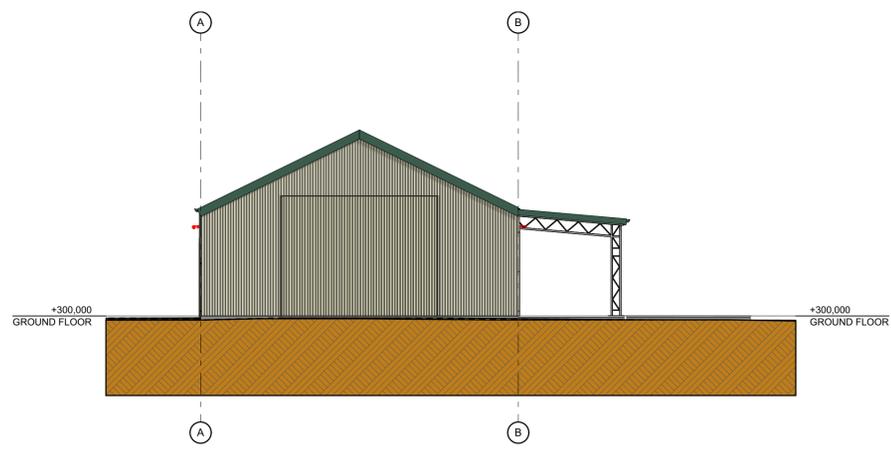
NEW WANAKA SHOW BUILDING PROPOSAL



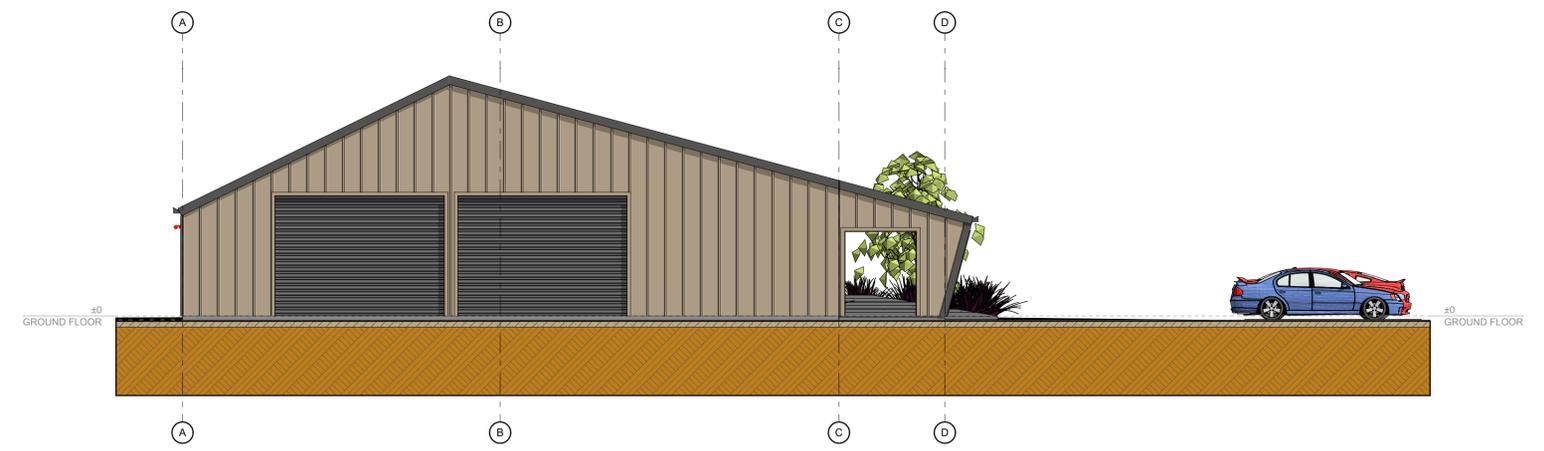
1 NE ELEVATION EXISTING
#LayID Scale 1:100



2 NE ELEVATION PROPOSED
#LayID Scale 1:100



3 SE ELEVATION EXISTING
#LayID Scale 1:100



4 SE ELEVATION PROPOSED
#LayID Scale 1:100

NEW WANAKA SHOW BUILDING PROPOSAL



NEW WANAKA SHOW BUILDING PROPOSAL