Wānaka-Upper Clutha Community Board

5 November 2026

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Community Services

Title | Taitara: Food Truck Sublease at The Camp, Lake Hāwea

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider a request from The Camp to sublease part of its lease area at the Lake Hāwea Campground to a mobile food truck operation.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report;

2. **Approve** a sublease for a food truck within The Camp lease area, subject to the terms and conditions of the underlying lease and all other regulatory approvals being obtained; and

3. **Delegate** authority to the General Manager, Community Services to finalise and approve the sublease terms and conditions.

Prepared by:	Endorsed by:	Reviewed and Authorised by:
Name: Briana Pringle **Title:** Parks Planning Manager 7 October 2026	**Name:** Dave Winterburn **Title:** Parks Manager 7 October 2026	**Name:** Kenneth Bailey **Title:** General Manager Community Services 14 October 2026

Context | Horopaki

1. The Camp holds a lease and licence over the Lake Hāwea Campground reserve. The Camp currently has an established permanent food truck onsite, which is run by The Camp. The lessee is seeking approval for a sublease for an additional mobile food truck to operate alongside the existing offering.

2. The mobile food truck would predominantly operate near the existing food truck and communal area but may move within The Camp in response to weather, guest numbers, groups, events or operational requirements.

3. The food truck operator will be identified through a sublease. Only one additional food truck will be permitted to operate at The Camp at any given time, but there may be multiple sublease arrangements where alternative operators are approved to operate within The Camp during the season.

4. The proposed additional food truck would increase the variety and consistency of food available to campers and guests, provide additional capacity during peak periods and reduce pressure on the shared guest kitchen facilities.

5. The activity is intended to complement rather than replace the existing food truck. It remains mobile and does not involve a permanent building.

6. The anticipated operating season is October to April each year.

Analysis and Advice | Tatāritaka me kā Tohutohu

7. The Wānaka-Upper Clutha Community Board (WUCCB) holds the delegation to approve subleases within relevant Council-administered reserve lease areas.

8. A food truck sublease is required because a third party will be operating a commercial business within the lease area. As the leaseholder is charging another party to operate from the site, the arrangement requires approval.

9. The Lake Hāwea Campground Reserve does not currently have a Reserve Management Plan (RMP). It has been identified as a reserve that would benefit from one, to provide direction for both The Camp and the wider community on how Council intends to manage the reserve into the future. The RMP will be developed with community involvement, and this process would provide an opportunity to consider the appropriate scale and nature of commercial activities on the reserve, including food truck operations. Until such a plan is prepared, it is considered appropriate that any sublease approval be limited to a two-year term.

10. 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.

11. Option 1: Approve the sublease for an additional mobile food truck, subject to conditions

Advantages:

- Provides campers and guests with greater food choice and additional capacity during peak periods.
- Reduces pressure on shared kitchen facilities and supports the operation of the campground.
- Establishes a delegated approval process that enables this activity to occur within a reserve, while maintaining the integrity of campground operations and supporting a high-quality experience for both campground guests and day visitors.
- Will provide additional income to Council.

Disadvantages:

- Allows more commercial activity in a natural environment.

12. Option 2: Decline the sublease for an additional mobile food truck

Advantages:

- Avoids any additional commercial activity and associated operational effects within the campground.

Disadvantages:

- Will not provide any additional income to Council.
- Does not provide the additional food choice and peak-period capacity sought by The Camp.

13. This report recommends **Option 1** because the activity is mobile, is proposed within an established campground service area, complements the existing food truck and is expected to support the experience of campers and guests.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

14. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it includes commercial activity within a strategic asset, being a lakefront recreation reserve.

15. The persons who are affected by or interested in this matter are The Camp and users of the Reserve including campers and visitors to the area.

Māori Consultation | Iwi Rūnaka

16. The Council has not specifically consulted with iwi relating to this matter.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

17. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

18. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by allowing facilities that will likely benefit the public.

Financial Implications | Kā Riteka ā-Pūtea

19. Approval of the recommended option is likely to provide Council with additional lease revenue.

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

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

- Vision Beyond 2050: Our Strategic Framework | Queenstown Lakes District Council specifically alignment with thriving people;
- The Reserves Act 1977; and
- Community Facilities Funding Policy 2019.

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

22. This matter is not included in the Long Term Plan/Annual Plan.

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

23. Council as administering body of the Reserve, is required to follow the requirements of the Reserves Act 1977.

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

24. 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; (b) to meet the current and future needs of communities for good-quality, cost-effective, and local - (i) infrastructure; (ii) public services; (iii) performance of regulatory functions; and (c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b). Approval of the recommended option will allow local economic development through business diversification. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

25. The recommended option:

- Can be implemented through current funding under the Long Term 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.