

Wānaka-Upper Clutha Community Board

20 August 2026

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

Department: Community Services

Title | Taitara: Change in Lease Permitted Use - Oranga Puawai Family Trust, Clutha Outlet Reserve

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider recommending to Council a request from Oranga Puawai Family Trust to change the permitted use of the lease for the Outlet Campground to allow two mobile saunas and two temporary changing domes.

Recommendation | Kā Tūtohu

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report;
2. **Recommend to Council** to approve a variation to the lease amending the permitted use to allow two mobile saunas and temporary changing domes;
3. **Recommend to Council**, acting under delegated authority from the Minister of Conservation, to permit two mobile sauna buildings and two temporary changing room structures within the lease area; and
4. **Recommend to Council** to delegate lease variation signing authority and remaining lease terms and conditions to the General Manager of Community Services.

Prepared by:



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28 July 2026

Endorsed by:



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Title: Parks Manager

28 July 2026

Reviewed and Authorised by:



Name: Kenneth Bailey
Title: General Manager
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30 July 2026

Context | Horopaki

1. Oranga Puawai Family Trust lease part of Clutha Outlet Reserve (Reserve), legally described as Section 59 Block XIV Lower Wānaka Survey District. This Reserve is a recreation reserve adjoining Lake Wānaka and the southern side of the start of the Clutha River.
2. Queenstown Lakes District Council (QLDC) granted the existing lease in accordance with section 54(1)d of The Reserves Act 1977 (the Act). The lease commenced on 1 April 2014 for a term of ten years, with two additional ten-year rights of renewal. The first of these renewal terms has been taken by the lessee.
3. The permitted use of the lease is “a public camping ground”. No additional buildings or structures are permitted in the lease area.
4. In 2025 the lessee applied to operate two mobile saunas within the lease area. They also requested installation of two temporary dome structures adjacent to the mobile saunas to act as changing rooms. The location of these structures is shown below in Figure 1.



Figure 1 - Location of proposed mobile saunas and changing domes

5. QLDC publicly notified the change in use on the 8 May 2026 in accordance with section 119 of the Act. No submissions were received.

Analysis and Advice | Tatāritaka me kā Tohutohu

6. The Clutha Outlet Reserve is included in the Wānaka Lakefront Reserve Management Plan 2014. This plan contains the below two relevant objectives under section 5.2.2: *Manage and maintain areas of the lakefront reserves as formal recreational areas for the enjoyment of the community and visitors:*
 - *Support and enhance the local economy by appropriate, sustainable commercial use of the reserves; and*
 - *Support commercial recreational activity where appropriate and where the impact and effect does not unreasonable limit the ability of the public to use and enjoy the reserves.*
7. Section 5.2.3 within the Reserve Management Plan contains multiple objectives and policies relating to minimising the impact of structures on the landscape.
8. The proposed structures are timber clad mobile saunas and tent like changing domes. The timber sauna structures are sympathetic to the surrounding landscape. The dome changing rooms are consistent with what is normally anticipated within the campground.
9. The anticipated change in use and proposed structures are consistent with the Reserve Management Plan. The change in use will have minimal impact on the ability of the public to use the reserve for camping as only three to four campsites will be used for this activity. The proposed activity is considered to be ancillary to the campground activity and will support its function. The saunas will be available to the patrons of the campground as well as the general public.
10. A lease variation is required to amend the permitted use, and to permit the four proposed structures within the lease area.
11. As additional structures are not permitted by the lease, approval from the Minister is required to permit these. This authority is delegated to Full Council.
12. The lease requires the lessee to pay a percentage of gross revenue as rent. Enabling the change in permitted use will likely increase income received from this lease.
13. 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.
14. Option 1: Recommend to Council to approve the change in permitted use and allow the mobile saunas and changing dome structures

Advantages:

- Enables another commercial, recreational use of the Reserve.

- Will provide additional income to Council.

Disadvantages:

- Restricts the ability of the public to camp in the location of the proposed activity.
- Allows more commercial activity in a natural, undeveloped environment.

15. Option 2: Recommend to Council to decline the change in permitted use and decline the proposed saunas and changing room structures

Advantages:

- Retains natural character of the Clutha Outlet Reserve.
- Allows use of all camping sites within the Reserve.

Disadvantages:

- Will not provide any additional income to Council.
- Restricts commercial use of this reserve area to camping only.

16. This report recommends **Option 1** for addressing the matter because it is appropriate use of the reserve under the Reserve Management Plan and will likely provide additional income to Council.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi i kā Whakaaro Hiraka

17. 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.
18. The persons who are affected by or interested in this matter are users of the Reserve including campers and potential sauna users.
19. The Council has notified the change in use in accordance with the requirements of the Act. This included advertising in the Wānaka Sun and Otago Daily Times and allowing a one-month period for submissions. No submissions were received.

Māori Consultation | Iwi Rūnaka

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

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

21. 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 low residual risk rating.
22. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by allowing development of facilities that will likely benefit the public.

Financial Implications | Kā Riteka ā-Pūtea

23. 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

24. 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;
 - Community Facilities Funding Policy 2019; and
 - The Wānaka Lakefront Reserve Management Plan 2014.
25. The recommended option is consistent with the principles set out in the named policies.
26. This matter is not included in the Long Term Plan/Annual Plan

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

27. 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-Kiaka

28. 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. 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.

29. 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.