

## Wanaka Community Board

18 November 2014

### Report for Agenda Item: 2

**Department:**

**Operations**

### 2: New Ground Lease and New Building – Upper Clutha A & P Society

**Purpose**




To consider a new ground lease and new building request by the Upper Clutha A&P Society.

**Recommendation**

*That the Wanaka Community Board*

- a. **Agree** to recommend to Queenstown Lakes District Council that the intention to grant a new lease to the Upper Clutha A & P Society over approximately 930 square metres of part section 12 block XV Town of Wanaka to construct a building extension be notified subject to the following conditions:

- Lease to commence 1 April 2015;
- Term 33 years;
- Rent pursuant to the Community Pricing Policy and reviewed every 2 years;
- Other terms and conditions to reflect the current lease;
- Current lease to be surrendered;
- Resource consent being granted.

Advice Prepared by:	Report Advice Reviewed and Recommended by:	Reviewed and Authorised by:
		
Dan Cruickshank Senior Property Manager, APL Property 10/11/2014	Mike Weaver Manager, Parks and Operations 10/11/2014	Ruth Stokes General Manager, Operations 10/11/2014

## Background

- 1 The Upper Clutha Agriculture and Pastoral (A & P) Society, a registered charity, have a lease for the footprint of their building on the Wanaka Showgrounds being part section 12 block XV Town of Wanaka. The Showgrounds area is 11.47 hectares and the building occupies approximately 432 square metres (including the verandah).
- 2 The lease commenced on 1 March 2007 and was for 10 years. As they are covered by the Community Facility Pricing policy, their current rent is \$1.00 per annum. Please note that this report is only dealing with the permanent occupation of the building footprint, the lease does not cover the full use of the grounds for the show.
- 3 In late 2006 the A & P Society building, which had been in place for many years, blew over so a new building was quickly approved and erected in time for the 2007 show. The lease was granted for ten years because at the time the location of the proposed Wanaka Sports facility was starting to be discussed and Council did not want to be bound for too long. Normally where a community group invests in a building, Council grants a longer lease of up to 33 years.



Current Upper Clutha A & P Building

- 4 The A & P Society has advised that the building is now too small for their needs. They are storing some equipment outside and at the time of the show it is too small to be useful. They would also like to remove the woolshed that is currently used by the Rowing Club and Coastguard, because it is old and untidy, and sits partly on the legal road located between the showgrounds and the properties in Stone Street. Note that the footprint of the old building that blew over was around 800 square metres, substantially bigger than what they currently have.
- 5 They have looked at a number of options for a new building, but have determined that the option that works best for them while having the least impact on the visual amenity of the land is to extend the building on either end. The extension would look the same as the existing building, just longer. They intend to re-house the Coastguard and Rowing Club in the new building and will make the parts of it not used for permanent storage available to other community groups for all but the two weeks of the show. The proposed extension will increase the building size to 918 square metres, an increase of 112% or 486 square metres. It will be 76.5 metres long and 12 metres wide including the verandah. The Society is also

seeking a long-term lease that reflects the investment they are making in the building.

- 6 The building labelled on plan 3 as “existing shed” is an iron shed located on the legal road that is used for storage of costumes by the theatrical society but we have not been able to determine who owns it. We will be looking at that building in 2015 with a view to removing it if a replacement storage facility can be found (if appropriate).
- 7 The process to grant a new lease to the A & P Society would require Council approval to notify the intention to grant such a lease seeking submissions, a hearing if there are objections and then a resolution of Council to approve the lease and exercise consent on behalf of the Minister of Conservation. The Society will also need to obtain resource consent and building consent.
- 8 The old lease will be surrendered in favour of a new lease to commence 1 April 2015. The new lease will be for a period of 33 years, with rent pursuant to the Community Facility pricing policy reviewed every 2 years, with the only other variation to the current terms being an increase in the area from approximately 500 square metres to approximately 930 square metres.

#### **Comment**

- 9 The A & P show is an integral part of the Wanaka events calendar and has been for 78 years and the reserve is named the Wanaka Showgrounds in recognition of that history. To adequately house the activities of the show, the old building was around 800 square metres. When it blew over in 2006, it needed to be replaced urgently so that the 2007 show was not affected, and so the current building of 432 square metres was approved and constructed. However, it has never been big enough to house the show adequately. The woolshed is also at the end of its economic life.
- 10 This proposal will see the old woolshed removed, the equipment stored outside at the rear of the building moved indoors, and adequate space indoors for the show to function. They also propose the installation of a toilet for staff, and anticipate sharing some the space with other community groups for most of the year. In the short term, the Coastguard and Rowing Club will be re-housed in the new building.
- 11 The building will be constructed as an extension to the existing building which the club believes will result in the least visual effect. The building is located approximately 23.5 metres from the houses at the rear and will be approximately 5 metres from the legal boundary with the unformed road. It is well away from any other boundaries. The resource consent process will look more closely at the visual effects and consider which parties these impact on.

#### **Options**

- 12 The Wanaka Community Board to recommend to Queenstown Lakes District Council that the intention to grant a new lease to the Upper Clutha A & P Society be notified over approximately 930 square metres of part section 12 block XV

Town of Wanaka to construct a building extension, lease to commence 1 April 2015 for 33 years with other terms and conditions to reflect the current lease which will be surrendered; or

13 The Wanaka Community Board to recommend to Queenstown Lakes District Council that the intention to grant a new lease to the Upper Clutha A & P Society be notified over approximately 930 square metres of part section 12 block XV Town of Wanaka to construct a building extension subject to other terms and conditions; or

14 The Wanaka Community Board make a recommendation to Queenstown Lakes District Council that a request for a new lease to the Upper Clutha A & P Society be declined and other options be explored.

### **Financial Implications**

15 All costs will be met by the Upper Clutha A&P Society.

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

16 The notification of the intention to grant a lease to a community group is consistent with Section 10 of the Local Government Act as it supports local involvement in decisions on the administration of local public services.

### **Council Policies**

17 The following Council Policies 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 1ha exclusively;
- Policy on Significance 2013 – notifying a new revised lease is not deemed to be significant as it does not impact Council assets, nor does it affect to a moderate extent a large number of residents and ratepayers.

### **Consultation**

18 Consultation will be undertaken in accordance with section 119 of the Reserves Act 1977, requiring public notification of the intention to grant a lease over a reserve.

### **Publicity**

19 There is no requirement for a media statement or public communication to support this decision at this time.

### **Attachments**

1. Aerial photograph showing the existing building, the old buildings, and the accessory buildings
2. Aerial photo showing the existing building with the proposed extensions.
3. Floor plan of the existing building with the proposed extensions.





Proposed additions  
hatched.  
existing building  
original old building  
dotted

map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Queenstown Lakes District Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered by any person in reliance on the map. The map is provided as a guide only and is not intended to be used for any other purpose. Crown Copyright Reserved.



APPROVED PLANS: RM. 000930

**Price**

Initials

Scale @A4 - 1:2,000



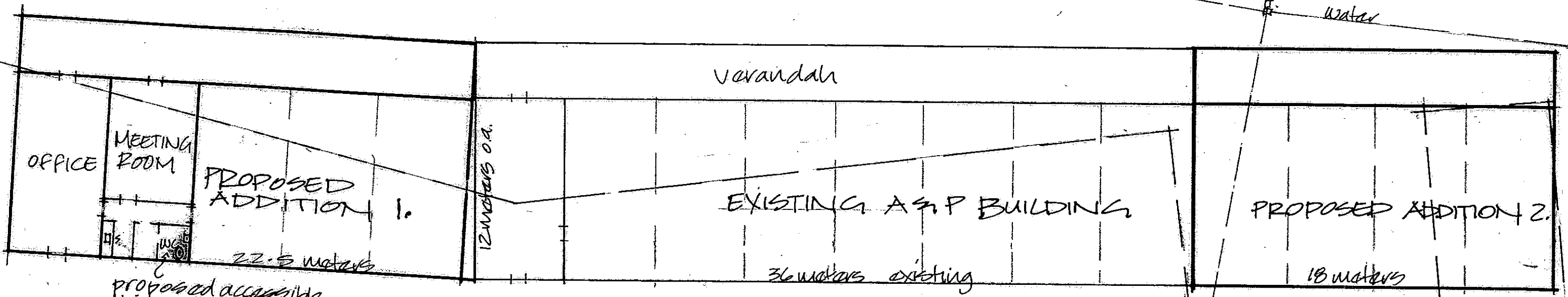
**Queenstown Lakes District Council**



P1.22

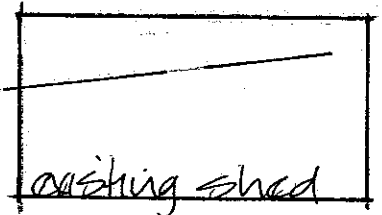


gravel road edge

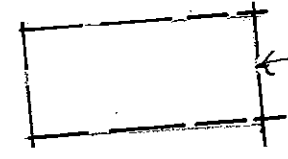


proposed accessible toilet & sink bench

approx. line of road edge. unformed



outline of original old building (demolished) approximate



stone street extension unformed.

water main

boundary

**Rosemary Lee Design**

Residential Architecture  
New homes, additions, alterations

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