

Wanaka Community Board
17 June 2015

Report for Agenda Item: 2

Department: Operations

Wanaka Watersports Facility – Proposed new ground lease

Purpose

The purpose of this report is to consider recommending to Council to grant a new ground lease for the Wanaka Watersports Facility for storage of equipment needed for non-motorised sport on Lake Wanaka.

Recommendation

That the Wanaka Community Board:

- 1 **Note** the contents of this report;
- 2 **Recommend** to Council that a new ground lease be granted to the Wanaka Watersports Facility Trust over approximately 800m² of Recreation Reserve known as Section 31 Blk III Lower Wanaka SD, subject to the following terms:
 - a. 33 year term;
 - b. Rent pursuant to the Community Pricing Policy and reviewed every 2 years;
 - c. Resource and building consent being granted;
 - d. Construction to be completed within 3 years of lease approval;
 - e. Building materials to be on site only once construction has commenced;
 - f. Maintenance of building and landscape obligations to be agreed.
 - g. Ownership of improvements to transfer to Council on lease expiry.
 - h. Any risks relating to flooding or branches falling from trees to be borne by the Lessee;
 - i. No storage of equipment (including boats and trailers) outside of the building.
 - j. Other terms as deemed required by Council.
- 3 **Recommend** to Council that affected party approval covering the proposed building be granted to the Wanaka Watersports Facility.
- 4 **Recommend** to Council that affected party approval to the Wanaka Watersports Facility be granted for the resource consent application to Otago Regional Council for the proposed bund.
- 5 **Recommend** to Council that final terms and conditions of the ground lease and execution authority be delegated to the General Manager, Infrastructure.

- 6 **Recommend** to Council that the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of the new lease be exercised.

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2/06/2015

Reviewed and Authorised by:



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3/06/2015

Background

- 7 The Wanaka Watersports Facility Trust is a charitable trust set up to promote the construction of a multi-use building to support non-motorised water-based activities in Lake Wanaka.
- 8 The need for a new facility originated due to the Wanaka Rowing Club's desire to construct clubrooms for storage of their own rowing skiffs and gym equipment, but the trust's focus has since expanded into a more comprehensive organisation catering to a wider range of watersports groups, not otherwise catered for in the Wanaka Yacht Club.
- 9 The Trust Board comprises three independent trustees and two trustees nominated to represent key user groups. These user groups currently include the lake swimmers, rowers, kayakers, and other members of the multi-sport fraternity. These user groups are not exclusive, and further watersports groups such as stand-up paddle boarders, white water kayakers etc or individual participants will be able to be included in the future.
- 10 The Wanaka Watersports Facility Trust is seeking a new ground lease for the proposed building, with a 33 year term lease to reflect the investment being made into the facilities. The proposed area for the community building is legally known as Section 31, Blk III Lower Wanaka SD, being part of the land comprised and described as Recreation Reserve.

Comment

- 11 The rowing club currently utilise the A&P building for storage of their equipment, but the facilities are no longer adequate. For several years now, the club has extensively explored options and sites for storage of their equipment. In 2010, eight sites were looked at for a boatshed/clubrooms facility, from Glendhu Bay around to Eely Point, and the pros and cons of each evaluated. Concept plans were prepared for three of these sites (at the Yacht Club, Eely Point and Tapley Paddock) as well as for a further site at Roy's Bay. Due to the degree of compromise required to make these first three sites feasible, and the safety issues at some of the sites, none of the options were pursued further.

- 12 After much consideration, the trust believes that the reserve in the south-western corner of Roy's Bay is an appropriate area for the facility. It can be effectively utilised by rowers, swimmers, tri and multi-sport athletes, stand-up paddle boarders, kayakers and other non-motorised watersports. The area of the lake has a long reach parallel with the western shore in relatively shallow water, and has less potential for conflict with motorboats than the eastern shore. The intention is to provide a safe separation between motorised and non-motorised watersport by concentrating facilities for each respectively on the east and west shores.
- 13 The proposal is for a 435m² building, with a total proposed lease area of approximately 800m² to include the building and external structures by way of decks, boardwalk and ramps. The proposed building will primarily be for storage of equipment, but will also include external toilets, cycle racks, a wash-down facility for the general public, changing rooms, clothes lockers and showers and exercise facilities for admission paying users.
- 14 Like the Wanaka Yacht Club, which needs to store boats on-site, the rowing club also needs a lakefront boatshed for their skiffs and other equipment. Rowing skiffs, generally club-owned items, are both large (too long for a roof rack) and delicate objects (with easily damaged riggers and thin hulls). In order to make efficient use of the best time for training – 6 am to 8 am – the equipment needs to be adjacent to water and stored onsite.
- 15 Over the last four years, a line of swim buoys has been extended from the south-western corner of Roy's Bay, along part of the main lake frontage. The Wanaka Lake Swimmers currently meet at the Stoney Creek carpark to change, and then swim either beside the line of buoys or along with western shore towards Ruby Island. As swimmers can be hard to see, it is vitally important that the use of motorised water craft is limited in an area frequently used for this activity. The most suitable location for a building to house the facilities needed by the lake swimmers is near Stoney Creek carpark, which gives access to safe parts of the lake.
- 16 It is proposed that the new facility would provide discreet changing facilities for the lake swimmers, as well as necessary toilets for swim starts. The presence of duck itch through Roy's Bay means that a rinsing facility is needed, and the availability of hot showers immediately after distance swimming, especially in the colder months, is also important.
- 17 The nearby playground and community barbeque, which are used by both locals and visitors, do not currently have toilet amenities in the immediate vicinity. The concept for the Watersports Facility includes public toilet facilities, including an accessible unit. There are funds set aside to upgrade the nearest toilets (approximately 100 metres away) but this has been pushed into Year 2 of the Long Term Plan, which will allow Council time to undertake a proper review of the facilities in conjunction with the lakefront development. It is expected that the proposed facilities will add to the demand for toilets in this location, so both facilities may still be required. Note that the proposal includes toilets inside the building as well as the public toilets.
- 18 Council will be required to take on the maintenance of the proposed external toilets attached to the building. This will require an increase in service levels from

the Council's maintenance budget, which is a cost that will need to be considered.

- 19 The proposed building by the trust has been designed to minimize the visual impact from both the road and lake side, to be sensitive to neighbours and other users, and to maximise the services provided by the building. The building will be clad in a mixture of corten steel and cedar panels which the trust believes will result in the least visual effect. The building is approximately 90 metres to the nearest dwelling to the south of the proposed building, and 110 metres to the nearest dwelling on the west. There is reserve land in the other two directions. The resource consent process will look more closely at the visual effects and consider which parties these impact on.
- 20 As a result of the proposed building plans, ten trees will need to be removed in order for the building site to be cleared – namely Douglas Fir and Eucalyptus trees. To compensate for this, the trust have proposed to plant a further 8 trees, consisting of both native rata and kowhai trees. There is also a requirement for a bund to be formed as a flood protection measure, which was recommended by a geotechnical expert. More information about the bund and a lease to cover it will be the subject of a separate report.
- 21 The current lease is proposed to be for a term of 33 years. The trust are seeking a long lease that reflects the investment that they are making into the building.
- 22 In the recently adopted Reserve Management Plan October 2014, the proposed lease is a key implementation action in section 5.2.3.3 to “grant a new lease for a community building supporting non-motorised water sports activity (zone 2)”. Therefore, this proposed lease does not require public notification.
- 23 The lessee will be required to seek all building and resource consenting approvals at their own cost. APL will seek copies of such consents and ensure all conditions are met and full compliance is achieved. In addition to the Landowner consent, affected party approval for the lessee's proposal is requested.

Options

- 24 Option 1 To grant a lease to the Wanaka Watersports Facility over approximately 800m² of Section 31 Blk III Lower Wanaka SD to construct a community building, lease for a term of 33 years with terms and conditions as detailed in this report.
 - 25 Advantages: In granting this lease, the community will greatly benefit from enhanced recreation facilities, providing non-motorised watersport groups with much needed storage training amenities. In granting a lease that allows a single building to meet the needs of a range of users, it also prevents proliferation of separate facilities on the lakefront.
 - 26 Disadvantages: By granting this lease, Council land is effectively occupied for a further 33 years, restricting any other activities that may be proposed on this site. It also adds another building to the lakefront.
- 27 Options 2 To grant a lease to the Wanaka Watersports Facility over approximately 800m² of Section 31 Blk III Lower Wanaka SD to construct a community building with other terms.

28 Advantages: While Council could suggest an alternative site, size or design for the building, the Trust would need to assess whether it is suitable operationally. A different term for the lease may give Council more flexibility for the use of the land in the future.

29 Disadvantages: The same disadvantages discussed regarding option 1 would arise with option 2.

30 Options 3: Not approve the proposed lease.

31 Advantages: Declining the lease means the land would be freed up to be utilised in other ways by the Council and the community.

32 Disadvantages: The trust would miss out on the opportunity of building a community facility, and there would be no improvement to recreational facilities available to the community unless they were to go elsewhere.

33 This report recommends Option One for addressing the matter because it provides much needed multi use recreation facilities to the wider community, and ensures that proliferation is prevented on the lakefront in the future.

Significance and Engagement

34 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because the proposed building works will have a medium impact on the Council and its ratepayers. The public has been consulted about the lease as it was included in the consultation for the Wanaka Lakefront Reserves Management Plan.

Risk

35 This matter relates to strategic risk SR1 – current and future development needs of the community. The proposal for the trust to construct a new building allows non-motorised associated clubs in the area to grow, thereby continuing to help meet the current and future recreational needs of the community.

Financial Implications

36 All costs in regards to the building, consents and construction process will be met by the Wanaka Watersports Facility Trust. It intends to raise the funds for the building development through charitable trusts, community grants and fund-raising activities.

37 Council will need to take on the maintenance of the external public toilet attached to the building, which will result in an increased expenditure in Council's maintenance budget. However, it may result in the current public toilet block no longer being required therefore negating the need for upgrading that facility and the associated ongoing maintenance. All other running, outgoing and maintenance costs will be met by the trust.

Council Policies, Strategies and Bylaws

38 The following Council policies, strategies and bylaws 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 1 hectare exclusively.
- Significance and Engagement Policy 2014 – This matter is of medium significance because the proposed building works will have a medium impact on the Council and its ratepayers. The public has been consulted about the lease as it was included in the consultation for the Wanaka Lakefront Reserves Management Plan.
- Wanaka Lake Front Reserves Management plan – the proposed building has been supported as part of the implementation action in section 5.2.3.3.

Local Government Act 2002 Purpose Provisions

39 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 building a new recreation facility in the area which will be utilised by the whole community.
- 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

40 None required. The potential lease is contemplated by the Wanaka Lakefront Reserves Management Plan, October 2014.

Legal Considerations and Statutory Responsibilities

41 Reserves Act 1977 – the recommendation contained in this report is consistent with the requirements of the Act.

Attachments

- A Site Plan showing proposed building
- B Proposed floor plan



Combined Water Sports Clubs Building Landscape Concept Plan - Final

