

**Wanaka Community Board**  
**9 June 2016**

**Report for Agenda Item: 2**

**Department: Property and Infrastructure**

**New Lease – Wanaka Junior Football Club**

**Purpose**

The purpose of this report is to consider an application for a new lease over Section 96 Blk XIV Lower Wanaka SD, known as Kelly's Flat Reserve, for the purpose of constructing a storage facility building.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** notification of the intention to grant a lease over Recreation Reserve being Section 93 Blk XIV Lower Wanaka SD in favour of the Wanaka Junior Football Club for the purpose of constructing a storage facility, subject to the following terms and conditions;
  - a. The lease to be for a period of 10 years with a further renewal of 5 years at Council's sole discretion.
  - b. Council may terminate the lease at any time by giving 12 months' notice in writing.
  - c. Any sub-lease to be subject to Council approval.
  - d. The rent be \$1.00, if demanded, in accordance with the Community Facility Funding Policy.
  - e. The licensee to maintain a minimum of \$2,000,000 public liability insurance.
  - f. At the expiration of the lease remove improvements and make good or ownership of the Community Building, and all other structures on the land will revert to Council.
3. **Appoint** three Councillors (any two of which can form a hearing panel) to hear any submissions and make a recommendation to Council.

Prepared by:



Averil Kingsbury  
APL Property Limited

10/05/2016

Reviewed and Authorised by:



Aaron Burt  
Planner: Parks & Reserves

26/05/2016

## **Background**

- 1 The Wanaka Junior Football Club (the Club) organises and offers football training and competition to local junior players aged 5 to 17 years of age. The club represents the wider Upper Clutha region with junior players from Hawea, Luggate, Albert Town and Wanaka all participating together. It is a non-profit organisation and run entirely by volunteers.
- 2 Junior football has become very popular in Wanaka. In the past two years, club participation has increased by 65%. As a result, additional football equipment has been purchased to accommodate extra players attending training and competition days.
- 3 The club currently uses Kelly's Flat reserve for junior football training and to host regional games against other junior clubs from around Central Otago. However, the reserve lacks sufficient storage facilities for equipment, and proper changing rooms for children, particularly girls.
- 4 Kelly's Flat Reserve is legally described as Section 93 Blk XIV Lower Wanaka SD, classified as Recreation Reserve. There are currently no other leases held over this reserve.

## **Comment**

- 5 The club proposes to construct a storage facility on Kelly's Flat Reserve which would encompass an area to store equipment, changing rooms, storage of first aid equipment and a sink, which would be used for clean-up after fundraising food stalls. The building would primarily be used for the club, but would also be available for other groups that use the grounds for special events or other sports ground related purposes.
- 6 The structure would be small in size: 8.8m x 3.6m, with a floor area of approximately 32m<sup>2</sup>. The structure would be constructed in the same style and with similar materials and colours as the existing toilet block at Kelly's Flat. It would be built on piles, so that it could potentially be moved in the future, if required.
- 7 The club intends to fund this project primarily through fundraising efforts.
- 8 In accordance with recent similar leases, we recommend the lease be for a period of 10 years with renewal of 5 further years, which mirrors the terms proposed in the Community Lease and Licence Policy. We further recommend that a clause be inserted into the lease to enable Council to terminate the lease should it require use of the land. In this circumstance, we recommend 12 months as sufficient notice for such termination.
- 9 The lease may be granted pursuant to sections 54(1)(b) of the Reserves Act 1977. The intention to grant such a lease must be publicly notified for 28 days and a hearing held if necessary. Following this, a resolution by Council approving the lease, as delegated by the Minister of Conservation is required.

### ***Options***

- 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 To approve notification to grant a lease to the Wanaka Junior Football Club over Section 93 Blk XIV Lower Wanaka SD.

#### *Advantages:*

- 12 It will allow the public to provide comment with respect to the use of the reserve.
- 13 If a lease is eventually approved:
- a. The club can proceed with constructing a storage facility which will enable the club access to sufficient storage and changing amenities.
  - b. Other community groups may benefit from additional facilities provided on the reserve.

#### *Disadvantages:*

- 14 There are no disadvantages to notifying the public of this application and seeking comment.
- 15 Option 2 To decline notification to grant a lease to the Wanaka Junior Football Club over Section 93 Blk XIV Lower Wanaka SD.

#### *Advantages:*

- 16 Council can seek to use the land for an alternate purpose.

#### *Disadvantages:*

- 17 The club will be required to find an alternative location for their storage.
- 18 The community may lose the benefit of a storage facility for the football club.
- 19 This report recommends **Option 1** for addressing the matter as it will provide notification to the public and allow them to provide comment with respect to the proposed lease.

### ***Significance and Engagement***

- 20 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement policy as while it does not involve a Council strategic asset, is of medium importance to the Queenstown Lakes District, is not inconsistent with policy and strategy and does not impact on Council's capability and capacity, however it may be of significant interest to the general Wanaka community.

## ***Risk***

21 This matter relates to operation risk OR011A Decision Making. The risk is classed as moderate.

## **Financial Implications**

22 There are no financial implications in this decision as the applicant has agreed to pay all advertising costs.

## **Council Policies, Strategies and Bylaws**

23 The following Council policies, strategies and bylaws were considered:

- Significance & Engagement Policy 2014 – this matter is considered to be of medium significance.
- 10-Year Plan/Annual Plan – this matter is not included in the plan.

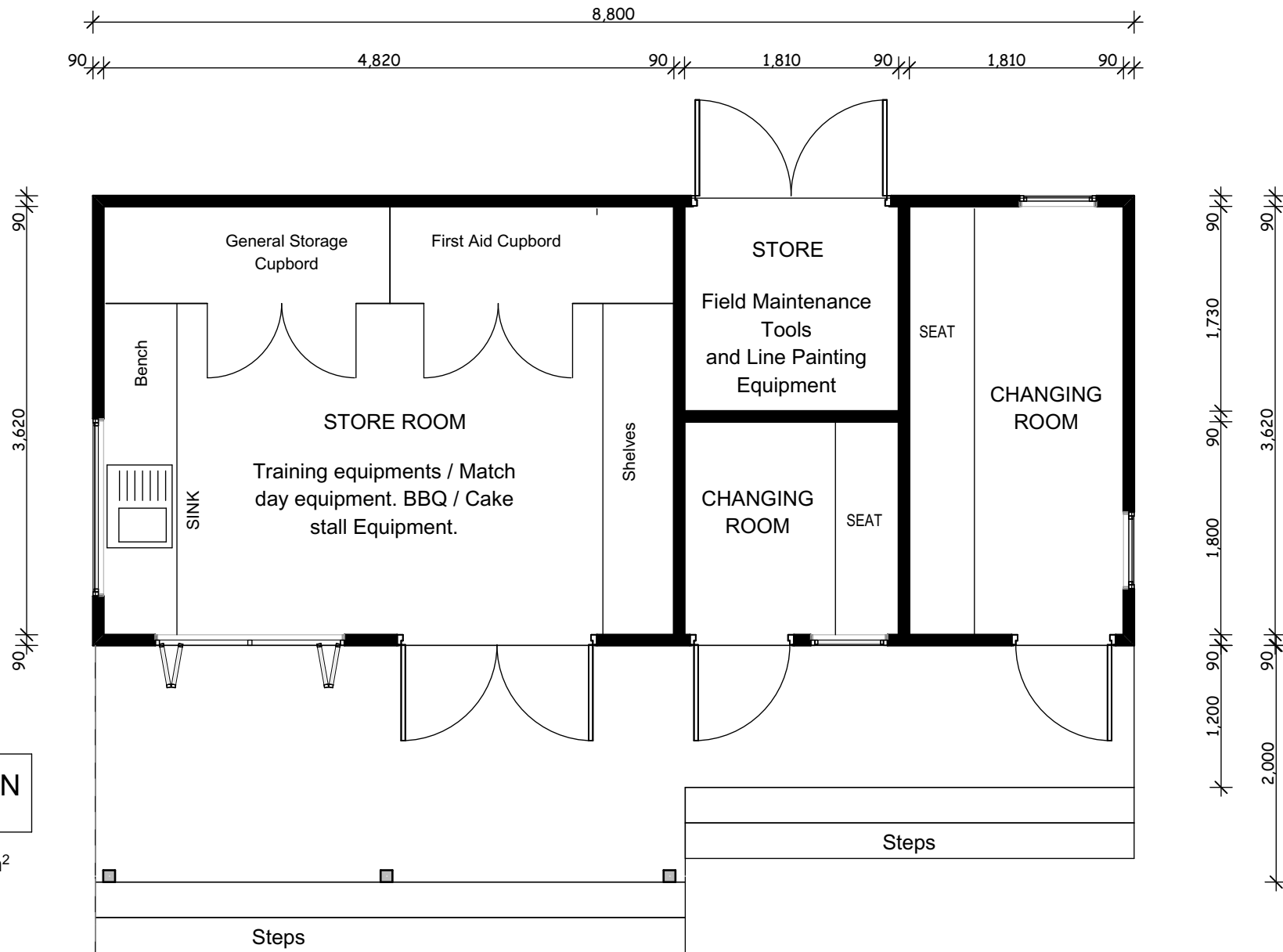
## **Local Government Act 2002 Purpose Provisions**

24 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 providing the community an opportunity to comment with respect to the leasing of a reserve;
- 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.

## **Attachments**

A Wanaka Football Club – Plans



## FLOOR PLAN

SCALE 1:50

FLOOR AREA: 32m<sup>2</sup>

PROPOSED CONCEPT: NOT FOR CONSTRUCTION

**MCV DESIGN LTD**  
PO Box 133 Wanaka  
03 4431706 027 2070157

**WANAKA FOOTBALL CLUB**  
STORAGE SHEDS, KELLYS FLAT

## FLOOR PLAN

**DRAWN:** RICH V  
**DATE:** JAN 2016  
**SCALE:** AS SHOWN @ A4

**DRAWING NO**  
**A4 01**

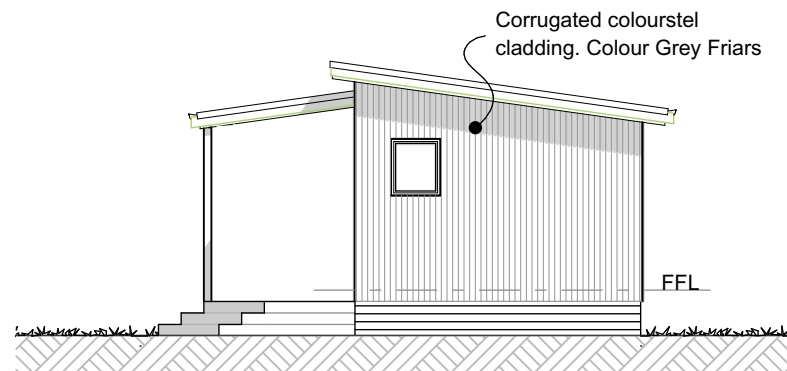
Check all dimensions on site. Do not scale off plans, if in doubt ask.

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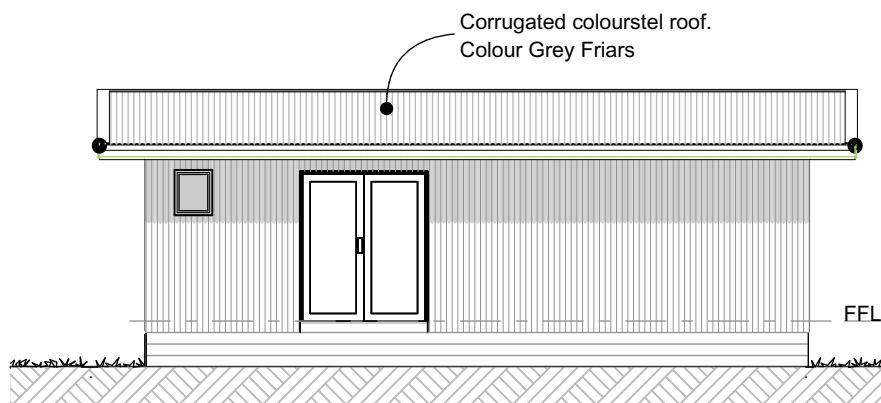
**EAST ELEVATION**

SCALE : 1:100



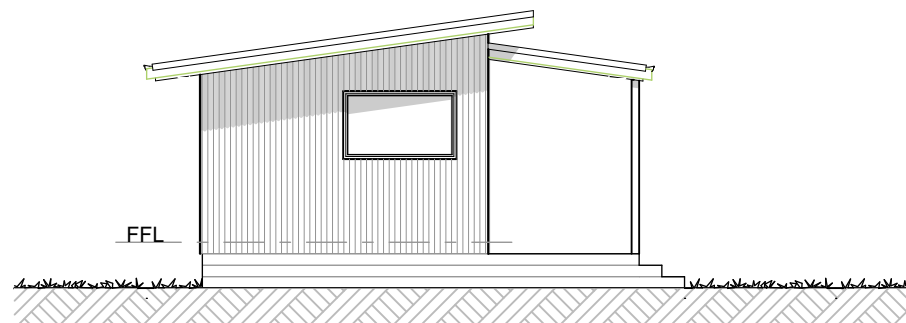
**NORTH ELEVATION**

SCALE : 1:100



**WEST ELEVATION**

SCALE : 1:100



**SOUTH ELEVATION**

SCALE : 1:100

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STORAGE SHEDS, KELLYS FLAT

## ELEVATIONS

PROPOSED CONCEPT: NOT FOR CONSTRUCTION

**DRAWN:** RICH V  
**DATE:** JAN 2016  
**SCALE:** AS SHOWN @ A4

**DRAWING NO**  
**A4 02**

Check all dimensions on site. Do not scale off plans, if in doubt ask.

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PROPOSED CONCEPT: NOT FOR CONSTRUCTION

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03 4431706 027 2070157

**WANAKA FOOTBALL CLUB**  
STORAGE SHEDS, KELLYS FLAT

## SITE OPTIONS

**DRAWN:** RICH V  
**DATE:** JAN 2016  
**SCALE:** AS SHOWN @ A4

**DRAWING NO**  
**A4 03**

Check all dimensions on site. Do not scale off plans, if in doubt ask.

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