

Wanaka Community Board

8 June 2016

Report for Agenda Item: 3

Department: Property and Infrastructure

Lessor's Approval – Wanaka Croquet Club

Purpose

To consider Lessor's Approval for the Wanaka Croquet Club to replace their existing shed with a Skyline garage.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Grant** Lessor's Approval to the Wanaka Croquet Club to replace its existing shed with a Skyline garage on the land currently occupied being Section 3, 4 and part Section 5, SO 14793 BLK XXV Wanaka Town, subject to the following terms:
 - a. Resource consent to be obtained (if required).
 - b. Works to be undertaken within 2 years of Lessor's Approval.
 - c. Contractor to provide a Health and Safety Plan along with confirmation of Public Liability Insurance before work commences.
3. **Grant** landowner's consent for the proposed improvements.

Prepared by:



Averil Kingsbury
APL Property Limited

12/06/2016

Reviewed and Authorised by:



Aaron Burt
Planner: Parks & Reserves

26/05/2016

Background

- 1 The Wanaka Croquet Club ("The Club") was granted a lease over Sections 3, 4 and Part Sections 2, 5, SO 14793 Blk XXV Wanaka Town in 1997 for 19 years. The club is currently seeking a new lease, as its current one expires in November 2016. This will be the subject of a separate report.

- 2 The Club has had an enduring presence in the region, having been established 30 years ago. It has a strong programme of competition, club days and social events.
- 3 It is seeking lessor's approval to replace its current shed with a new Skyline Garage design. The current shed is too small for the club's requirements, along with being tired and in need of replacement.
- 4 The club has recently recommissioned its old triplex mower, which has been out of service for some time. There is no room for this machine in any of the present buildings, and the club wishes to house this mower along with the old machine, so requires a larger garage to accommodate them both.
- 5 In addition to this, the old mower is currently garaged in the clubhouse store area. As the club membership grows in size, this area will be required in the clubhouse. The existing shed stores various fertiliser spreaders, paint spray machine and line paint and other items of small equipment. All of this would be stored in the new garage, so the old shed can be demolished.

Comment

- 6 The club proposes to build a garage that will be small in size – 6 x 3m, with a floor area of 18m². The structure will be constructed in the same style and with similar materials and colours as the existing clubhouse.
- 7 As the club is in the initial planning stages of this proposal, it is yet to raise funds or hire a contractor. As part of the conditions of this approval, the approved contractor will be required to supply a Health and Safety plan, as well as a copy of their Public Liability Insurance.
- 8 The club has been advised by a Council Planner that the garage is likely to be a permitted use under the low density residential zone, and as it is to be built within the building line restriction, may not require resource consent.

Options

- 9 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.
- 10 Option 1 The first option is to approve the Wanaka Croquet Club undertaking construction of a new Skyline Garage.

Advantages:

- 11 The upgrade will improve the course aesthetics and will enable the club to store its mowers in the garage, freeing up space in the clubrooms.

Disadvantages:

- 12 There may be some disruption to users during the construction process.

- 13 Option 2 To decline approval to the Wanaka Croquet Club undertaking construction of a new Skyline Garage.

Advantages:

- 14 The amenities of the Croquet Club will remain uninterrupted.

Disadvantages:

- 15 Members of the club will not receive the added benefits that are inherent with a new garage.
- 16 The opportunity to replace the currently dilapidated shed will be lost.
- 17 This report recommends Option 1 for addressing the matter as the approved amenities of the club will be at no cost to Council, but will result in improved facilities for the club and other users.

Significance and Engagement

- 18 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy as it does not affect Council's strategic assets.

Risk

- 19 This matter relates to Operational Risks OR 004e Serious Injury to Member of Community – fallen tree and OR 0019 Serious Injury to a contractor – plant or equipment/working environment and practices. The risks are classed as low. The matter relates to this risk as the options highlighted require the Council to follow a regulatory process in order to grant lessor's approval. A variety of operational risks (such as meeting levels of service, regulatory compliance and the health and safety risks associated with parties using reserves land) are triggered when the Council considers whether or not to grant the approval. This report therefore recommends that the risks associated with this matter are tolerable.

Financial Implications

- 20 No financial implications for Council are anticipated. All costs associated with the works will be paid for by the Club.

Council Policies, Strategies and Bylaws

- 21 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

22 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 Croquet Club – Photos of area

Wanaka Croquet Club
Attachment A – Lessor's Approval

