

**Wanaka Community Board
25 October 2017**

Report for Agenda Item: 3

Department: Property & Infrastructure

Affected Person's Approval – Tuki Festival

Purpose

To consider granting Affected Person's Approval (APA) to Lake Wanaka SouNZ for the Tuki Festival. The APA will enable the Glendhu Bay Motor Camp to be utilised for part of the Tuki Festival and agree to the anticipated volume levels of the festival.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the provision of Affected Person's Approval for resource consent application RM170926 for the purpose of operating the Tuki Festival.
3. **Delegate** signing authority for Affected Person's Approval to the General Manager of Property and Infrastructure.

Prepared by:



Chris Green
Property Advisor

4/10/2017

Reviewed and Authorised by:



Peter Hansby
General Manager: Property &
Infrastructure

5/10/2017

Background

- 1 The Tuki Festival will be run by local non-for-profit group Lake Wanaka SouNZ Incorporated, who have operated in the area since 1997. The Festival is to replace the Rippon Festival, which has previously been run by the applicant on the Rippon Vineyard.
- 2 The festival will be held on private land opposite the Glendhu Bay Motor Camp, of which QLDC are the underlying landowners. The camp ground is currently under lease to CCR Limited.

- 3 The applicant is seeking resource consent from QLDC to undertake the music festival. As landowner of the neighbouring property, Council has been asked to provide APA for resource consent application RM170926. Whilst the delegation to provide APA as an adjacent landowner falls to Council Officers, it is acknowledged that patrons will be crossing land controlled by the QLDC and the input and guidance of the Wanaka Community Board is welcomed.
- 4 The APA relates to acceptance of breaches in noise levels, as well as landowner approval to use areas of the campground as access for festival participants.
- 5 The anticipated noise levels for the zone will be exceeded at the camp ground as a result of the festival. Music will be playing from 1.00pm until 11.30pm. A professional noise assessment has been completed and noted that the camp ground area would be likely to experience noise levels in the order of 65 to 75 dB.
- 6 Other neighbouring land owners have provided APA for the festival, as well as the Glendhu Bay Motor Camp managers. The applicants have been instructed to gain APA from the lessee of the camp ground, CCR Limited.
- 7 The applicant wishes to utilise a small part of the camp ground area for access between the lake beach-front and Wanaka-Mt Aspiring Road, as well as access along the lake to the designated swimming area. Please refer to the Beach and Camp Ground Management Plan for details, shown in Attachment A.
- 8 Festival participants will have the option of traveling to and from the event by chartered boat as well as being able to swim in the lake. Each of these activities will require access over the camp ground land.

Comment

- 9 The resource consent application is for a total of ten years, this would allow the applicant to operate the festival 5 times on a bi-annual basis, starting with the first festival on 10 February 2018.
- 10 The underlying land of the Glendhu Bay Motor Camp is legally described as Section 1 & 2 Block XV Lower Wanaka SD and is designated Recreation Reserve under the Reserves Act 1977.
- 11 The Glendhu Bay Motor Camp managers have provided written consent and an APA for the use of the area and are supportive of the festival.
- 12 Any activities on the camp ground associated to the festival will be the responsibility of the camp ground managers.
- 13 The applicant has consulted with the Harbourmaster for the water based activities and have provided a Waterways Management Plan, shown in Attachment B. The Harbourmaster will be implementing a prohibition order to manage boat access to the beach.
- 14 Council's roading department have been consulted on the event and will authorise a Traffic Management Plan prior to the event.

- 15 The applicant's assessment of environmental effects for RM170926 is included as Attachment C.

Options

- 16 Option 1 Grant Affected Person's Approval to Lake Wanaka SouNZ Inc, in relation to resource consent application RM170926.

Advantages:

- 17 Will allow the resource consent for the festival to be granted as an APA is required due to noise levels.
- 18 Will assist in providing safe and direct access between the lake front and the festival entrance.
- 19 Will aid in the quality of the festival by allowing access to the site via boat access as well as provide an option for festival participants to swim in the lake.
- 20 An opportunity for Council to support a large event that is likely to be very popular in the area.
- 21 Will bring economic income to the district.

Disadvantages:

- 22 Potential disruption to users of the campground who do not wish to participate in the festival.
- 23 Option 2 Decline Affected Person's Approval to Lake Wanaka SouNZ Inc, in relation to resource consent application RM170926.

Advantages:

- 24 Will not provide any disruption to the users of the camp ground.

Disadvantages:

- 25 Will not allow a resource consent to be complete for the festival.
 - 26 May reflect poorly on Council as it would not support a large ongoing event.
 - 27 Will not bring any economic income to the district.
- 28 This report recommends **Option 1** for addressing the matter, as it will enable the festival to continue as planned and enable resource consent to be completed and enhance the quality of the festival experience.

Significance and Engagement

- 29 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because the decision relates to a

Council strategic asset and is reserve used by a large number of local rate payers as well as many visiting guests.

Risk

30 This matter related to the operational risk OR011A Decision Making as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk as it requires a decision from Council for a private activity.

Financial Implications

31 There are no financial implication with approving this request.

Council Policies, Strategies and Bylaws

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

- Significance and Engagement Policy 2014

33 The recommended option is consistent with the principles set out in the named policy/policies.

34 This matter is included in the 10-Year Plan/Annual Plan, and can be monitored under existing Property and Infrastructure operating budgets.

Local Government Act 2002 Purpose Provisions

35 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 a timely decision to a community group within the District;
- 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

36 The persons who are affected by or interested in this matter are the users and residents of the Glendhu Bay Motor Camp as well as festival participants.

37 QLDC's event s team has endorsed the event and its managers.

Attachments

- A Beach and Camp Ground Management Plan
- B Waterways Management Plan
- C Assessment of Environmental Effects

Attachment A

Tuki: Beach and Campground Management Plan

This plan describes access to the beach by festival goers and by commercial and private boats, and also describes the overlap between TUKI and this area of the campground.

Last modified: 31 August 2017

Last reviewed: by Mike 7 July 2017

The following documents refer to this plan:

- Assessment of Environmental Effects (AEE)_Tuki2017.pdf
- Alcohol Management Plan (AMP)_Tuki2017.pdf
- Event Management Plan (EMP)_Tuki2017.pdf

Introduction

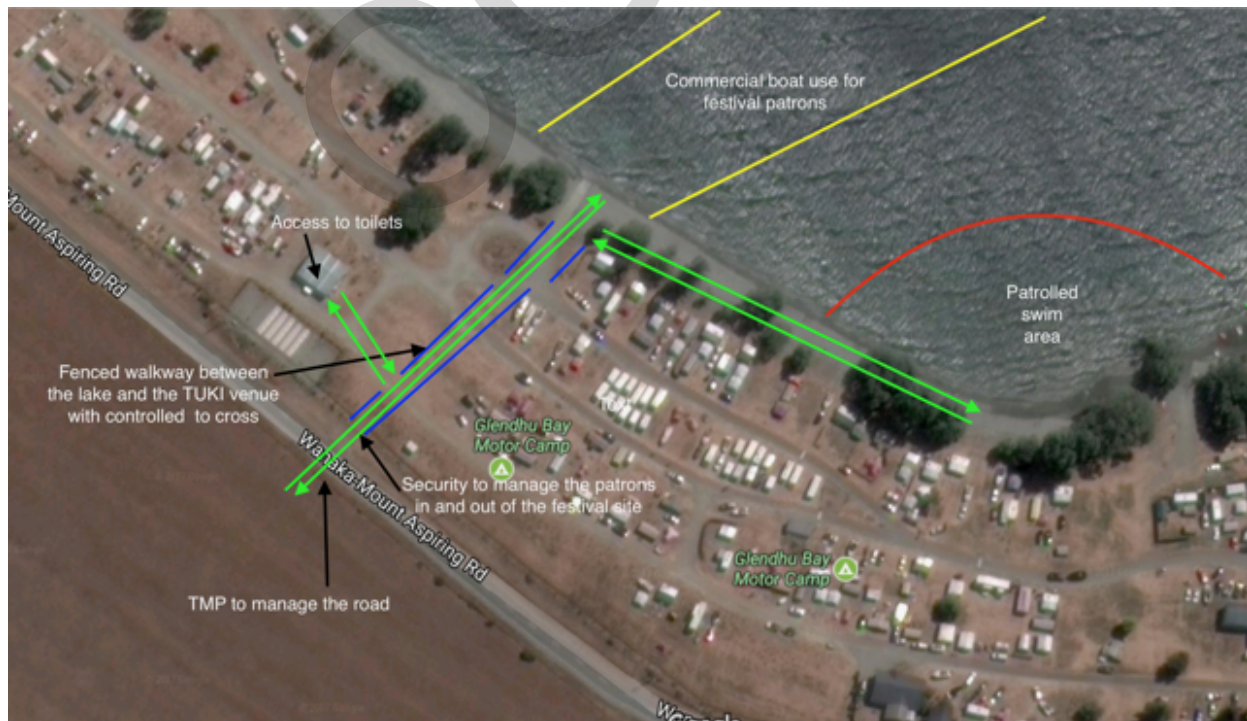
Festival capacity estimated at approx 3000-6000.

Access to beach for festival goers for swimming is 3pm - 5pm, Saturday 10th February.

Anticipated number of swimmers: 400.

Watercraft to consider: jetski, boats, commercial boats.

The map shows the TUKI infrastructure within the campground. This map is based on agreement that Lynne and Mike reached with the managers, Vicky and Mark, on-site on the 13th June 2017.



The map describes:

- Patrolled swim area (red)
- Commercial boat access (yellow)
- Pedestrian walkway (green)
- Fencing (blue)
- Security on the walkway (annotated)

Objectives

To manage the increased number of people accessing the beach through the campground for swimming and to access commercial boats, and to keep swimmers in the patrolled area safe. To support the QLDC Harbour Master.

Procedures

We will **mitigate** (make less) the increased numbers of people on the lakefront in the following ways:

- Limit access to the campground and beach:
 - The QLDC Harbour Master will put in place a “prohibition order” to manage boat and water craft access to the beach.
 - The exact type of fence structure is still to be decided, based on cost/supply etc, but it will be head height.
 - TUKI has been given access to use the toilet block near the pedestrian entry point to the camping ground (see TukiSite2017.pdf). There are three male toilets + urinal, and three female toilets.
 - On the lakefront there will be two security staff. They’ll accept no pass-outs from the festival after 6.00pm (swimming is limited to 3-5.30 pm). This limits the time that the waterway must be managed.
 - Road crossing: See the TMP for information on safety crossing the road.
- There is a patrolled swimming area, staffed by people used to patrolling swimmers.
 - Qualified Life Savers x 3 with medical support.
 - Three spotters to assist the Life Savers.
- Access to boats at end of night is between the yellow lines on the map. There will be a traffic flow map for the commercial operators to follow.
- The QLDC Harbour Master will close the area off completely under a “prohibition order”, but give authority to these commercial operators to use the area.
 - Water Taxis
 - Lake Wanaka Cruises
 - One other charter company

We will **remedy** the effect of increased numbers of people on the beach by the following:

- Our Green Team will monitor the beach and the related area of the campground for rubbish and lost property, and will remove rubbish during the day and on the following day.

Additional: Protected habitats -

- There are no protected ecological habitats in the area where patrons will be.

COPY

Attachment B

Waterways Management Plan

Commercial boats will come into the Glendhu Bay area for the festival. We need to work with the QLDC Harbour Master to manage who comes into and out of the area by boat/water craft and keep people safe.

Last modified: 31 August 2017

Last reviewed: Not reviewed

The following documents refer to this plan:

- Assessment of Environmental Effects (AEE)_TUKI2017.pdf

Objectives

To keep swimmers safe while allowing boat access to the beach. To support the Harbour Master while they manage this area of the lake.

Introduction

Festival capacity estimated at approx 3000-6000.

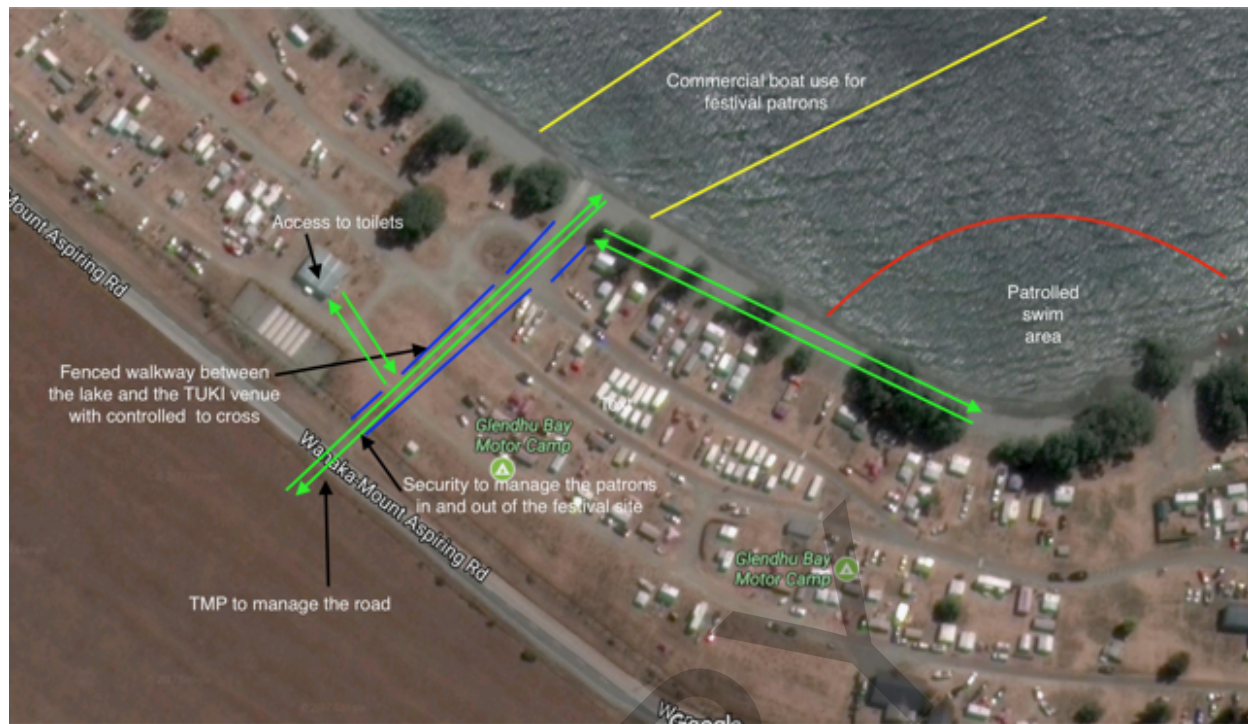
Scheduled Lake Access: 3pm – 5pm.

Anticipated number of swimmers: 400.

Watercraft to consider: jetski, boats, commercial boats.

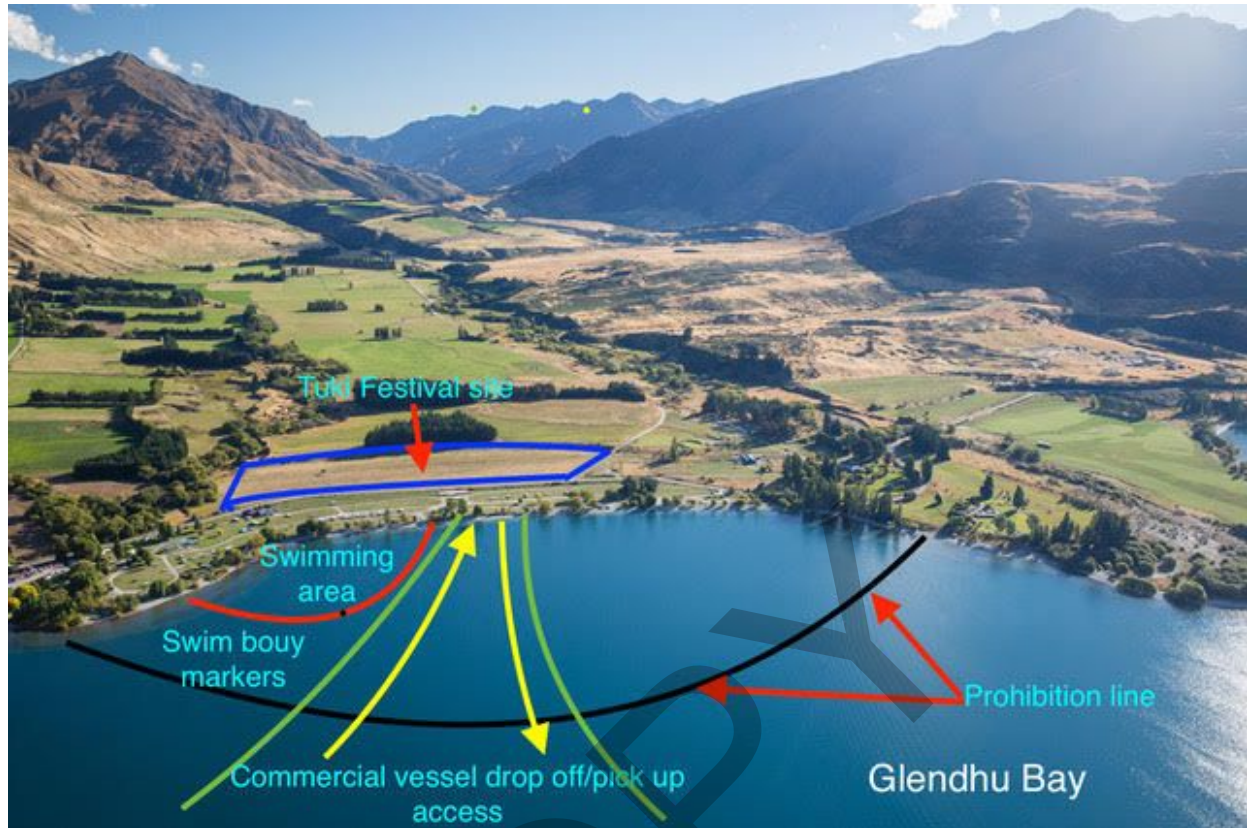
Key stakeholders:

- Safety Manager - Mike Johnston
- Water Taxis
- Lake Wanaka Cruises
- One other charter



The above map describes:

- Patrolled swim area (red)
- Commercial boat access (yellow)
- Pedestrian walkway (green)
- Fencing (blue)
- Security on the walkway (annotated)



The above map shows similar information (slightly different colours) from the water looking up the valley.

Procedures

We will **mitigate** the increased use of this section of water by:

- The QLDC Harbour Master will put in place a “prohibition order” to manage boat and water craft access to the beach.
- Access to beach for festival goers for swimming is 3pm - 5.30pm Sat 10th February.
- On lakefront there will be two security. They’ll accept no pass-outs from festival after 6.00pm. This limits the time that the waterway must be managed.
- Access to boats at end of night is between the yellow lines on the map. There will be a traffic flow map for the commercial operators to follow.
- The QLDC Harbour Master will close the area off completely under a “prohibition order”, but give authority to these commercial operators to use the area.
 - Water Taxis
 - Lake Wanaka Cruises
 - One other charter company



Harbour Master Requirements 2018

Mike

ATTACHMENT C



Assessment of Environmental Effects

As part of the resource consent application for TUKI Festival.

Last updated: 4 Sept 2017 by Maree

Last reviewed: Lynne/Maree, 31 August 2017

Introduction

Documents referred to in this AEE:

- Application Form-9-GENERAL-JULY-2017.pdf
- Computer Register (CFR) 602577.pdf
- Computer Register (CFR) 602577 DIAGRAM.pdf
- 6x Affected Persons Approval hard copy form - will be handed in to QLDC Wanaka
- Plan of locality
 - TukiLocality.gif
- Plan of stalls, stage, services such as loos etc
 - Tuki Site Plan (flattened)_A4 - Revision D 28.08.17 SHADED.pdf
- Trevor Page, Southern Safety, will submit the most up to date copy of this. mobile- 021 033 8340, trev@southernsafety.co.nz
- Tuki: Proposed Operations Plan_Draft 31 Aug 2017.pdf
- Tuki: Earthcare Plan.pdf
- Tuki: Waterways Management Plan.pdf
- Tuki: Beach and Campground Management Plan.pdf
- Tuki: Forest Management Plan.pdf
- Tuki: Fire Safety Plan.pdf
- Emergency Management Plan.pdf
 - Currently WIP and not included in this application 31 Aug 2017

This statement of effects provides an assessment of the actual and/or potential effects on the environment of the proposed development of TUKI music festival. This statement of effects accompanies and forms part of the resource consent application (QLDC Form 9).

Description of the activity

Tuki = Maori, meaning 'mouthpiece'

TUKI Festival is nestled within the surrounds of the mountains and the Matukituki River, looking out to Lake Wanaka. TUKI aims to be an all-ages music event showcasing the best of New Zealand music.

Craft beer and wine from local producers will be available beside local food stalls, along with organic juices, iced teas, and free water on tap.

The event embraces all races, all ages, all genders – even ones that don't exist yet.

The site is directly opposite the west third of the Glendhu Bay Motor Camp (campground) with access to shade from a small forest on site. The land is flat with a raised viewing bank opposite the stage. The area is shown in the attached locality map (see TukiLocality.gif).

The event requires the following:

- A stage and sound system
- Areas for patrons to sit, dance, move around
- Car parking
- Areas for stallholders for sale of food and alcohol
- Areas for services such as first aid, toilets, quiet space, and backstage space
- Areas for small entertainments
- Drinking water

The stage is made of scaffolding, erected by professional scaffolders in the week before the festival. After talking to Ken Burroughs we are applying for an exemption to the building consent requirements for the stage.

The sound system is installed and tested in the days before the event. The environmental effect of the sound system has been described by Acoustic Engineering Services. There are five possible building sites/dwellings that could be affected by noise levels above suggested levels (after 10pm) and we have contacted these people.

Both sound and stage are dismantled in the days after the event.

Patrons have access to parts of the paddock and a controlled section of the small forest. There will be minimal or no changes to the paddock ie no new tracks. The landowner is considering placing deer fencing around a portion of the festival site, within the current paddock fenceline.

Toilets are provided by contractors. We will monitor the toilets throughout the event and ensure the contractors empty them when needed. In the event of spills, we will work with the contractors using their containment and spills plan. See Tuki: Proposed Operations Plan - Draft 1.pdf for numbers of toilets.

The event will bring 3000-6000 people to the site for one afternoon. Car parking is available directly off Mt Aspiring Road, with staff, artist, stallholder and service vehicles entering off Motatapu Rd. Bus and boat transport are available.

The area for stallholders, services, and small entertainments is shown on the attached site map (see Tuki Site Plan (flattened)_A4 - Revision D 28.08.17 SHADED.pdf).

Drinking water will be supplied by pipe from the McRae's water tanks. This water is potable. Land Owners John and Emily McRae have been more than accommodating in assisting with information regarding the location, source and pressure of water. Tests are being done to ascertain its ability to effectively service 6000 people, and an additional water tank is being purchased. Water trailers will be on site for reserve.

In case of serious rain we may dump a covering, such as sawdust, on the dance area.

We are unbelievably fortunate to have access to such an ideal site.

TUKI is run by Lake Wanaka SouNZ Incorporated. Lake Wanaka SouNZ has staged events, such as Rippon Festival, since the not-for-profit society was set up in 1997. A new site was proposed in 2016 after acknowledging that, despite ten fantastic festivals at Rippon Vineyard, the ever-growing demand for the Rippon venue meant a move was inevitable.

The date for the first TUKI Festival is Saturday 10th February, 2018.

Description of the site and locality

Address: Wanaka-Mount Aspiring Road WANAKA RURAL 9382

Legal Description: Lot 4-5 Deposited Plan 457489

Owner: John Lethbridge McRae, Pamela June McRae, Robert Ian McRae and Harrex Group Trustee Company 2013 Limited

District Plan Zone: West Wanaka, Lake Wanaka, Upper Shotover, Map 7

The TUKI site is on Glendhu Station, in a paddock alongside the Wanaka-Mt Aspiring Road, across from the western third of Glendhu Bay Reserve (aka the campground).

There is a small forest on the uphill side of the site. Other than this the site is a bare, fenced paddock with water for stock provided by pipes. The site has been inspected with the landowners present and on several other occasions.

Monitored and restricted access to the lake will be through Glendhu Bay Reserve (campground).

Consultation

We have consulted with neighbours and with Lake Wanaka Tourism. Where neighbours expressed concerns we have posted extra staff at their gate during the busy traffic times. Also reassured them that security is staying onsite overnight. This means there will be no trespassers on their property. All supported the event enthusiastically. We obtained written approval from all and will hand these forms in to the QLDC Wanaka office.

Assessment of Effects

We require a land use resource consent. This AEE identifies the effects.

List of effects, with ranking

This table below contains a list of the effects of the festival. The table ranks the effects and discusses how any adverse effects may be avoided, remedied or mitigated.

- land, water, and flora and fauna eg paddock, lake and streams
- People eg neighbours traffic
- Infrastructure eg fencing
- traffic and parking
- cumulative effects

List of possible temporary effects

This section identifies possible temporary effects: noise/ dust/ vibrations/ emissions/hazardous substances/ odour/ land contamination from construction.

To quantify the effect we have used this scale:

1. No effect
2. Minor effect
3. Major or significant effect
4. Critical effect

Environmental Effect (One Day Every Two Years)	Ranking of Effect (Over Life of Consent)	If more than minor, then Avoid / Remedy / Mitigate Effect	AEE Action
Increased noise in the area	Minor	Mitigate	See Assessment of Noise Effects_Tuki2017_Copy.pdf. See Affected Party Approvals that we will handed in to QLDC Wanaka office.
Increased traffic on section Mt Aspiring Road from Wanaka - Mt Roy - Glendhu Bay	Minor	Mitigate	Trevor Page, Southern Safety, will submit the most up to date copy of this. mobile- 021 033 8340, trev@southernsafety.co.nz

Increased rubbish	Minor	Avoid, mitigate and remedy	Tuki: Earthcare Plan.pdf Tuki: Beach and Campground Management Plan.pdf
Fire in the forest	Minor	Avoid and mitigate	Tuki: Forest Management Plan.pdf Tuki: Fire Safety Plan.pdf Emergency Management Plan.pdf (WIP so not included here)
Fire on the site in general	Minor	Avoid and mitigate	Tuki: Fire Safety Plan.pdf Emergency Management Plan.pdf (WIP so not included here)
Increased number of people swimming and using beach in a reserve area (campground)	Minor	Mitigate and remedy	Tuki: Beach and Campground Management Plan.pdf Minor effect on land. The reserve is often used by large numbers of people.
Increased number of boats and swimmers on the waterways around Glendhu Bay	Minor	Mitigate	Tuki: Waterways Management Plan.pdf
Increased number of people on land	Minor	-	Limit numbers through ticket sales and security staff. Limit movement with fencing and signage.
Toilet waste	Minor	-	We hire toilets from a professional company. They do not expect to spill human waste and have containment plans if an accident were to occur.
Land contamination by spilled toilet waste	Minor	-	We hire toilets from a professional company. They do not expect to spill human waste and have containment plans if an accident were to occur. The toilets are some distance from the lake and any spill would drain away from the Fernburn.
Land contamination by spilled generator fuel	Minor	-	Clear guidelines for when site team is refuelling the generators.
Interruption of visual amenity	Minor	-	While we acknowledge the high visual amenity of the Glendhu Bay area, we think the effects on visual amenity are minor and transient.

Short term degradation of grass from vehicle and foot traffic	Minor	-	Past events held in this paddock show the grass is very resilient to use and on free-draining, gravelly soil.
Increase in/CO ₂ emitted	Minor	-	CO ₂ footprint not monitored.
Change in fencing around paddock	Minor	-	Already discussed and agreed with landowner.
Discharge of contaminants	-	-	TUKI will not discharge any contaminants.
Protected customary rights	-	-	TUKI does not affect any protected customary right.
Effect on natural and physical resources having other value	-	-	We do not affect natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations.
Community, economy, and cultural effects	-	-	We see the community, cultural and social effects as positive.

Noise: As the event is only held once every two years on a Saturday, it is expected the event to have minimal impact. A meeting has been held with neighbours and affected parties and all have been supportive and positive. Numerous meetings have been held with the lease-holders and with the managers of Glendhu Bay Motor Camp.

Tomtom Productions are the confirmed audio provider and have viewed the TUKI site.

List of possible permanent effects

This section identifies possible permanent effects: visual effects, loss of trees and vegetation, shading neighbouring property, soil stability, privacy, stormwater/ sewer capacity, traffic generation, landscape changes, effects on water quality/ quantity, cultural/ spiritual values on iwi, effects on heritage sites/ buildings/ structures/ objects, pollution, loss of recreational values of land etc.

Environmental Effect	Ranking of Effect	If more than minor, then Avoid / Remedy / Mitigate Effect	AEE Action
No possible permanent effects	-	-	-

Pre-application Meeting

We had a short meeting with QLDC in November 2016, and a larger meeting, led by Jan Maxwell, in July 2017. At the larger meeting the following people were also present: Carolyn Steel, Erin Stagg, Allan Grindell (NZ Police), and a representative from the QLDC Harbour Master.

Restrictions on the Consent

There are currently no restrictions on the event. This is not a discretionary activity.

Monitoring Potential and Actual Effects

By and large this is covered in the "Plan" documents that we'll attach.

- Tuki: Earthcare Plan.pdf describes that we will measure waste.
- We would expect feedback from the QLDC Harbour master after the event on how theirs and our waterways management processes went.
- We will ask for feedback after the event from the campground owners.
- We will ask for feedback from the neighbours.
- We will monitor the effect the extra traffic has on the road.