

**Wanaka Community Board
30 November 2017**

Report for Agenda Item: 5

Department: Community Services

Lessor's Approval and Affected Person's Approval for Proposed Extension to the Upper Clutha Rugby Clubrooms

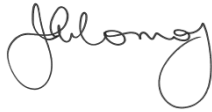
Purpose

To consider whether to grant Lessor's Approval and Affected Person's Approval for the proposed redevelopment of the Upper Clutha Rugby Clubrooms located on the Wanaka Recreation Reserve (A&P Showgrounds).

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the Affected Person's Approval for the redevelopment and extension of the Upper Clutha Rugby Clubrooms on the Wanaka Recreation Reserve, and delegate signing of that consent to the General Manager Community Services; and
3. **Approve** the redevelopment on behalf of Council as Lessor, subject to the following conditions:
 - a) The building redevelopment being granted resource consent.
 - b) The redevelopment being granted building consent.
 - c) Council approval of a site plan for the redevelopment that satisfies Council's requirements in respect of Health and Safety, and public access to and through the Wanaka Recreation Reserve.
 - d) Building materials or any other items not be stored onsite before and after construction without the approval of Council.
 - e) Lessee to be responsible for repairs to access road and grounds, as a result of construction traffic.
 - j) Any recommendations made by the Wanaka Design Panel to be incorporated into the design (if applicable) and endorsed by the General Manager Community Services.



Joanne Conroy
Property Advisor –
APL Property

2/11/2017



Aaron Burt
Senior Planner: Parks
& Reserves

13/11/2017



Thunes Cloete
General Manager
Community Services

16/11/2017

Background

- 1 The Upper Clutha Rugby Club (the Club) was granted a new lease on the Wanaka Showgrounds from 1 July 2012 after the previous lease expired. The club advised the Board and Council at the time that they were contemplating extending the building, and that the lease area needed to be adjusted to accommodate that extension. While it was understood that the extension was proposed, at the time no concrete plans were approved, as the club needed to undertake fundraising and further develop their plans.
- 2 The club is now seeking resource consent for the building extension and therefore will require Affected Person's Approval from Council. The lease also requires the Club to obtain approval of Council as Lessor prior to any building works.
- 3 The plans of the proposed extension are included as Attachment A.
- 4 The extension will include the following:
 - Two new changing rooms
 - Equipment storage
 - Extension of the social area from 155.4m² to 209.2m²
 - Replacement of the existing toilets and three additional toilets
 - Redevelopment of the kitchen
 - Enclosed service area for rubbish bins and gas bottles
 - Desk and barbeque area.
- 7 The extension will increase the total floor area of the building to 535m² to accommodate the club's current membership of over 450 people. The activities on the site will not change, and will mean the temporary container and changing rooms located outside of the current building can be removed. During the rugby season, the rooms are used almost continuously from after school until 9pm each day. The club currently has over 250 juniors.

- 8 The proposed extension will retain the original roofline and height of 3.5 metres, and will be clad in a mixture of schist stone and cedar cladding that will be coloured Smokey Ash. Access and service connections will not change. Earthworks will be limited to those required for the building foundations.

Comment

- 9 The extension of the rugby clubrooms has been contemplated for some years, with the area of the current lease being altered to accommodate the extension. It has taken since 2012 for the club to further develop their plans and source funding. Funding is still to be confirmed, but the Central Lakes Trust require the project to have resource consent prior to confirming any grants. If funding can be secured, the building project is scheduled to commence after the 2018 rugby season and be completed before the 2019 season.
- 10 The Club has consulted with the neighbouring property owners, the A & P Society and the Lessees of the Wanaka Holiday Park. The feedback has generally been supportive. The Holiday Park Lessee's were concerned that the new development would block lake views from the park, but were satisfied with some additional conditions agreed to by the Club.
- 11 The clubrooms have in the past been used for a wide range of sports, community, commercial, school and private events.
- 12 The Wanaka Recreation Reserve Management Plan contemplates the development of buildings to "provide for the function and support of the Wanaka A & P Show and the UCRFC, provided that they are covered by a relevant lease". It also has an objective of "collaborative and non-exclusive use of buildings, so that they are available for community and sporting groups". It requires that the input of the Wanaka Urban Design Panel be sought for any new building or redevelopment. The Club has sought that advice and it should be available to update the Board verbally at the meeting.
- 13 The resource consent process will deal with the appropriateness of the design, height, set-backs, services and other relevant issues. If the Board approves the Affected Person's Consent as landowner, no further conditions can be imposed. Council as the regulatory authority can impose appropriate conditions.

Options

- 14 Option 1 To approve Affected Person's Approval and Lessor's Consent, subject to the conditions above, for the proposed Upper Clutha Rugby Clubrooms redevelopment and extension.

Advantages:

- 15 Will enable a community/sports building to be upgraded and extended to better meet the needs of both the community and the club.
- 16 Will aid in the recreational use of the reserve land, but improving sporting facilities on the land.

Disadvantages:

- 17 Will increase the footprint of the building on the Showgrounds reserve.
- 18 Option 2 Not to approve Affected Person's Approval and Lessor's Approval for the proposed Upper Clutha Rugby Clubrooms redevelopment and extension.

Advantages:

- 19 Would result in less development on the showgrounds reserve.

Disadvantages:

- 20 Would not aid in the recreational use of the reserve land, or improving sporting facilities on the land.
- 21 Would prevent the building being upgraded and extended.
- 22 This report recommends **Option 1** for addressing the matter because the recreational use of the reserve will improve through better provision of facilities.

Significance and Engagement

- 23 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it relates to a reserve that is a strategic asset. The proposal is a fitting use of the reserve and is supported by the Reserve Management Plan.

Risk

- 24 This matter relates to the operational risk 11, Decision Making, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because a decision is required in a timely and considered manner.
- 25 The recommended option considered above mitigates the risk by facilitating a timely and well-informed decision.

Financial Implications

- 26 There are no financial implications associated with this matter.

Council Policies, Strategies and Bylaws

- 27 The following Council policies, strategies and bylaws were considered:
- Wanaka Recreation Reserve Management Plan.
- 28 The recommended option is consistent with the principles set out in the named policy/policies.
- 29 This matter is included in the 10-Year Plan/Annual Plan through existing property operating budgets.

Local Government Act 2002 Purpose Provisions

30 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 ensuring that a community/sports building is redeveloped to better address the needs of the 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

31 The persons who are affected by or interested in this matter are the immediate neighbours of the Clubrooms.

32 The Club has consulted directly with the neighbours using a letter drop and held a public meeting. The feedback is as follows:

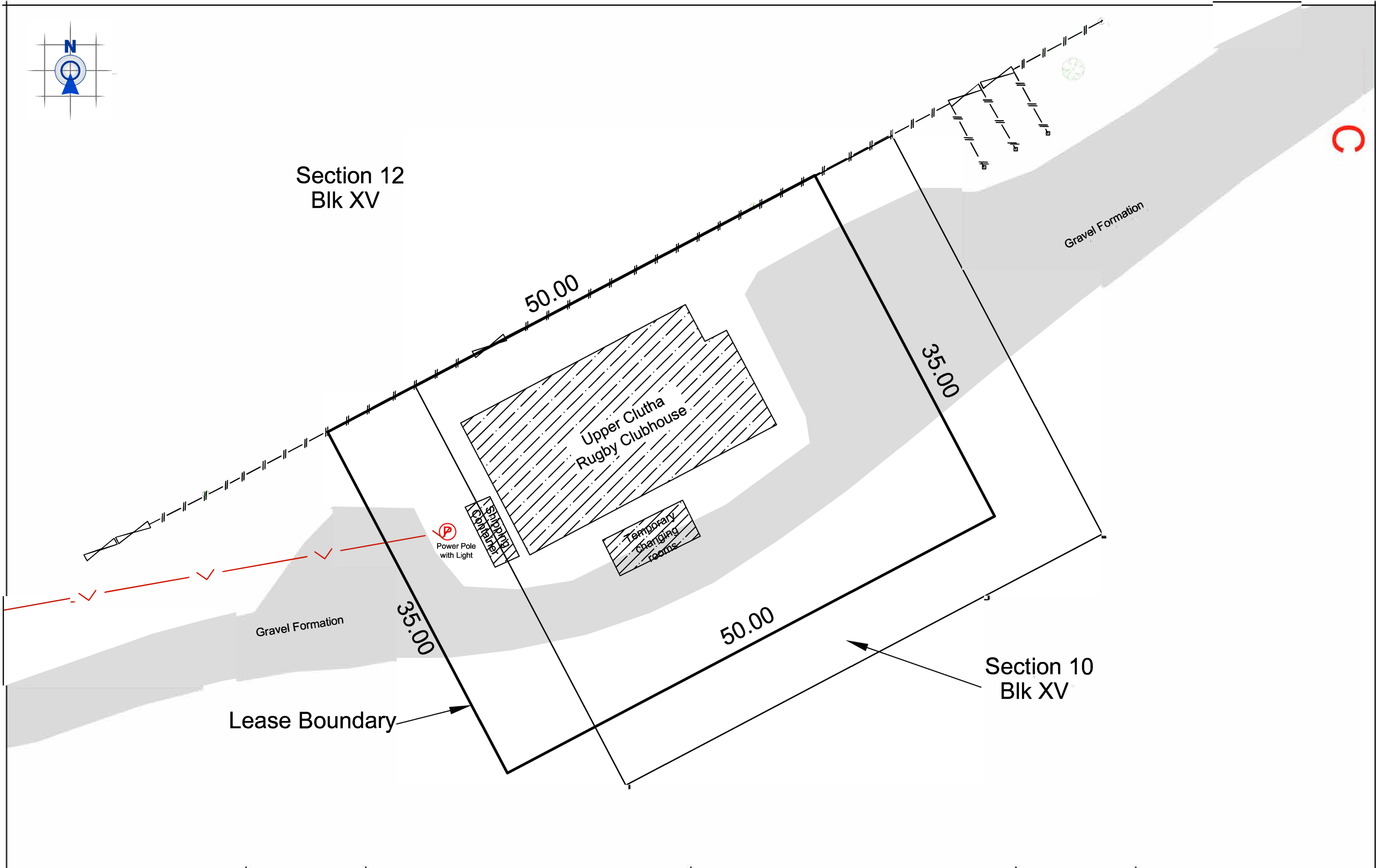
a) Wanaka A & P Society has signed an Affected Persons Approval


b) CCR Ltd (Wanaka Lakeview Holiday Park) – have some concerns about loss of views. A compromise has been reached between CCR and the Club about some mitigation including planting, no storing outside of the building, no bright lights after 11pm, being informed at least a week prior to any parties that might continue after 11pm and no noise after midnight. These matters are between the UCRFC and CCR Ltd, and it is noted that the UCRFC lease does not allow for functions after 12am.

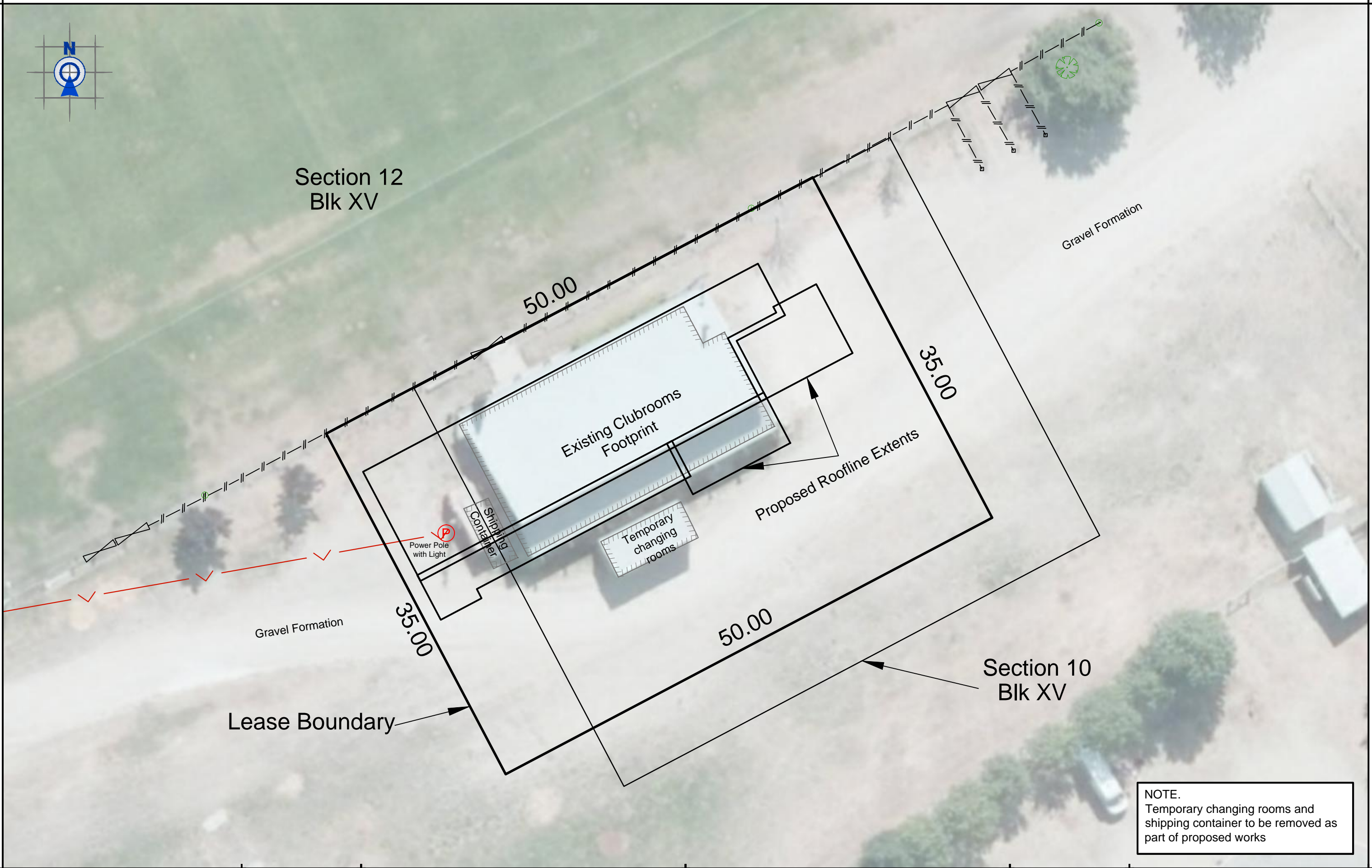
c) Adjoining neighbours – No objections raised.

Attachments

A Proposed Plans

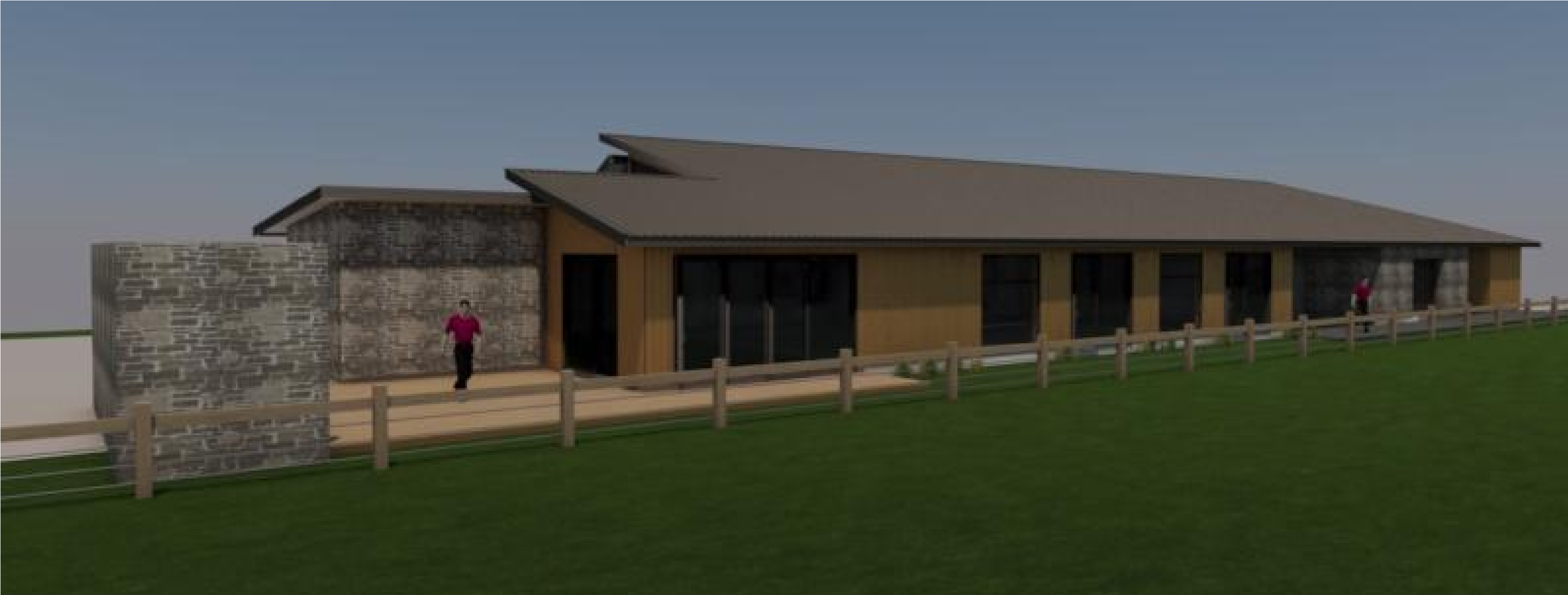


<div><div><div>PATERSONPITTSGROUP</div><div>Your Land Professionals www.ppgroup.co.nz 0800 PPGROUP</div></div><div></div></div>	<div>WANAKA BRANCH 19 Reece Crescent or P.O. Box 283 Wanaka 9343 T 03 443 0110 E wanaka@ppgroup.co.nz</div>	<div>Client & Location</div> <div>Wanaka Rugby Club</div>	<div>Purpose & Drawing Title</div> <div>Lease Boundary Location</div>	<div>© COPYRIGHT. This drawing, content and design remains the property of Paterson Pitts Group Limited and may not be reproduced in part or full or a lifted without the written permission of Paterson Pitts Group Limited. This drawing and its content shall only be used for the purpose for which it is intended. No liability shall be accepted by Paterson Pitts Group Limited for its unauthorized use.</div>	<table><tr><td>Surveyed by</td><td>xxx</td><td>Original Size</td><td>Scale</td></tr><tr><td>Designed by</td><td>xxx</td><td>A3</td><td>N. T. S</td></tr><tr><td>Drawn by</td><td>kmh</td><td></td><td></td></tr><tr><td>Checked by</td><td>xxx</td><td></td><td></td></tr><tr><td>Approved by</td><td>xxx</td><td></td><td></td></tr><tr><td>Doc No</td><td>W4773</td><td>Sheet No</td><td>100</td></tr><tr><td></td><td></td><td>Revision No</td><td>A</td></tr><tr><td></td><td></td><td>Date Created</td><td>19/11/2015</td></tr></table>	Surveyed by	xxx	Original Size	Scale	Designed by	xxx	A3	N. T. S	Drawn by	kmh			Checked by	xxx			Approved by	xxx			Doc No	W4773	Sheet No	100			Revision No	A			Date Created	19/11/2015
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NOTE.
Temporary changing rooms and
shipping container to be removed as
part of proposed works

RevID	ChID	Revision	Date



RevID

ChID

Revision

Date

UPPER CLUTAH RUGBY CLUB

McDOUGAL STREET WANAKA 9305

DESIGNER J KERR 7 OLD RACECOURSE ROAD WANAKA

CAD TECH J KERR

DATE OF ISSUE 17/08/17

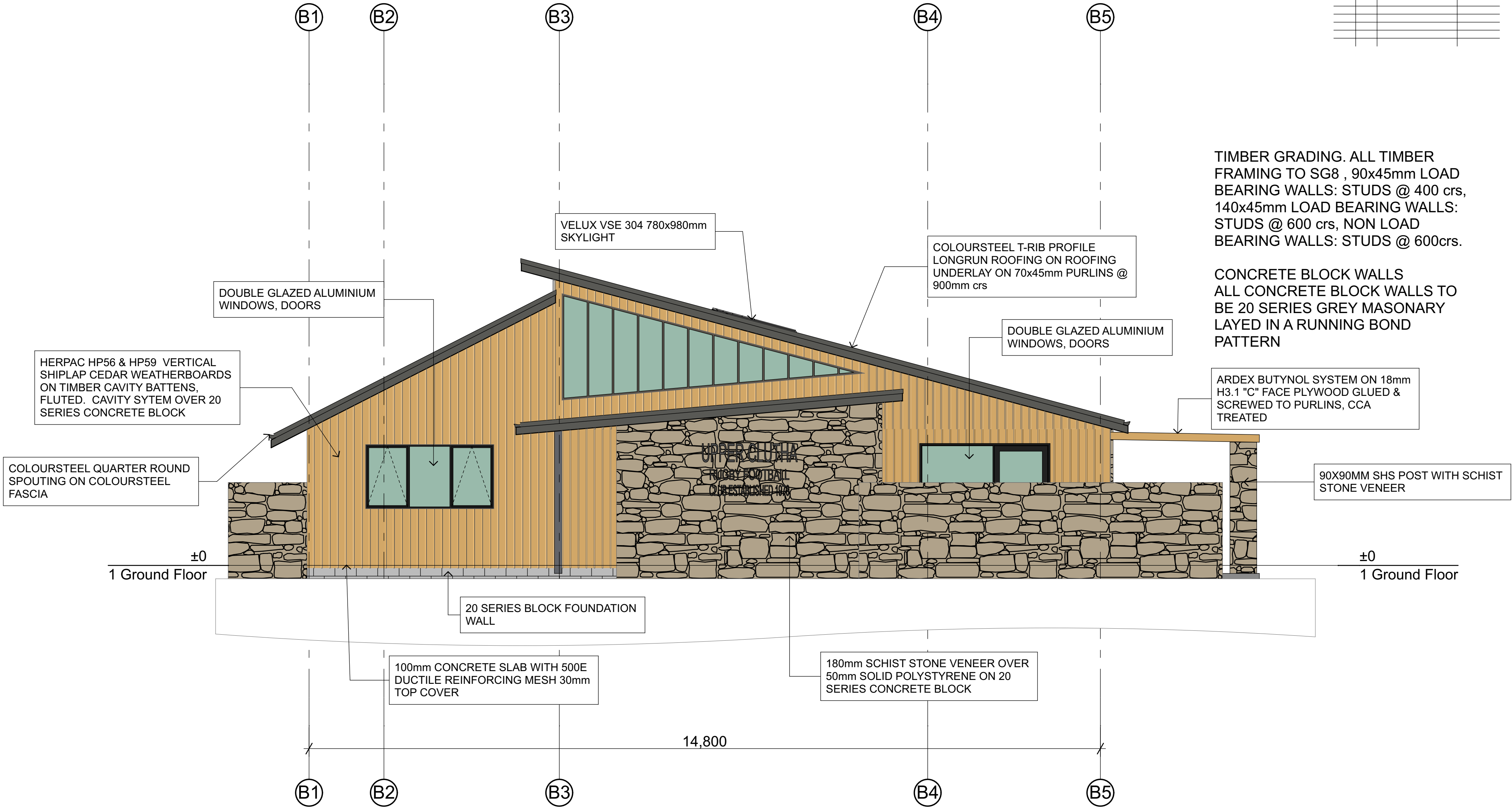
PROJECT NO. 17-005


17/08/17

BLACK PEAK DESIGN • DRAFTING SERVICES • 3D RENDERERS

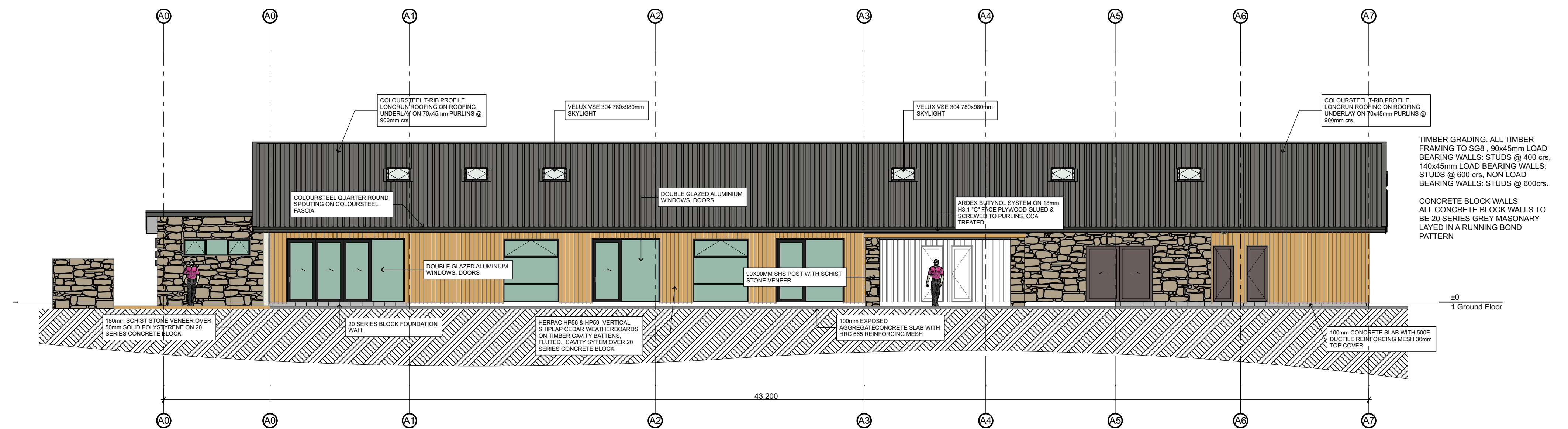
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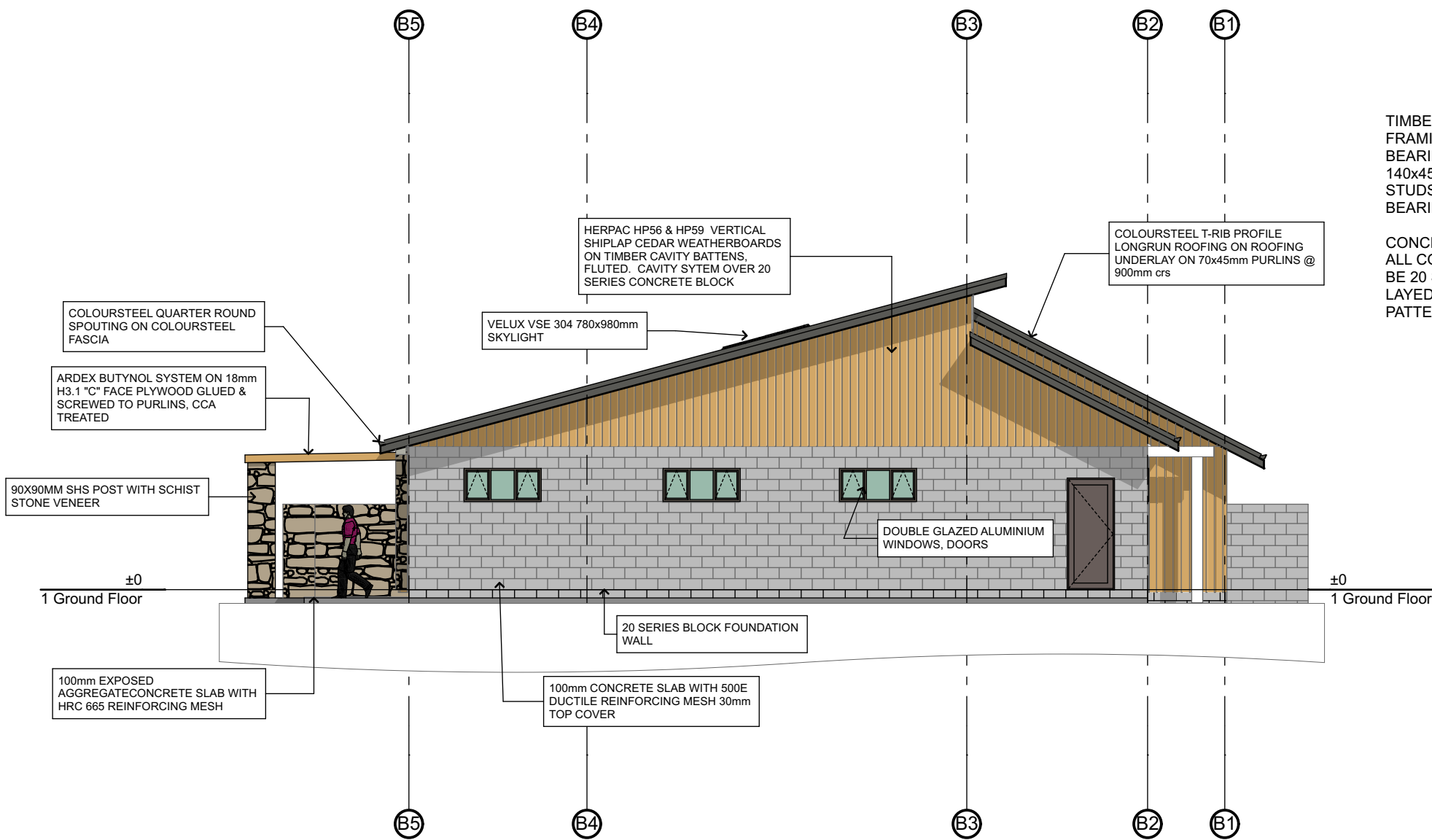
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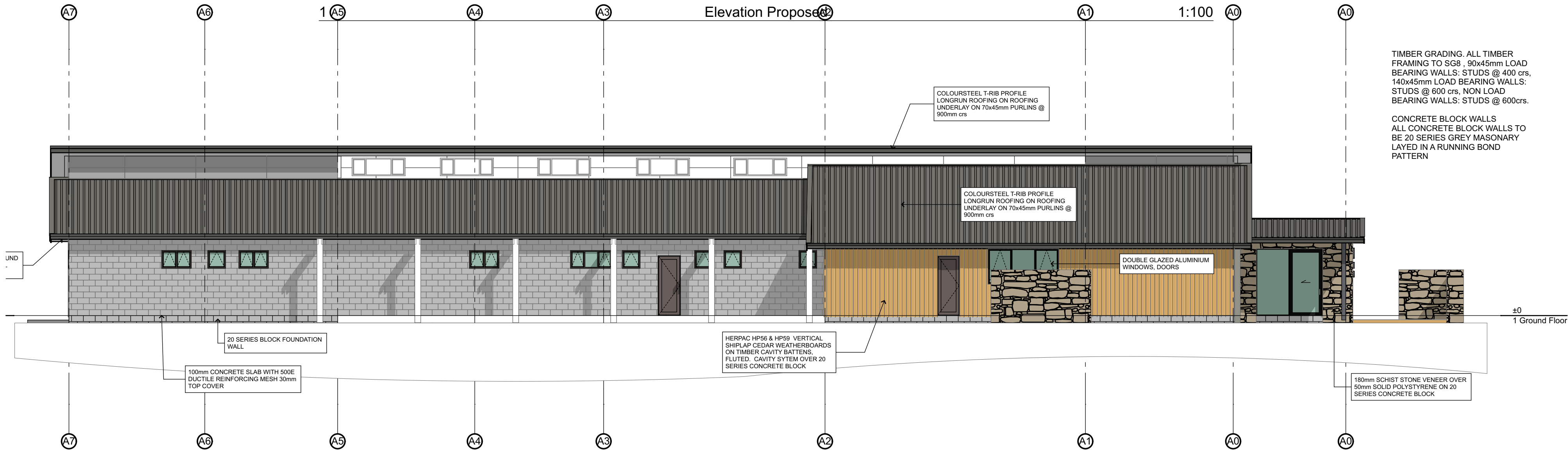
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REVISION	PL			CAD TECH J KERR	
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				<div>BLACK PEAK</div> <div>DESIGN • DRAUGHTING SERVICES • 3D RENDERERS</div> <div>Jason Kerr LBP, Carpenter, Site, Design M: 021 688 748 E: jase@blackpeak.net.nz</div> <div>7 Old Racecourse Road Wanaka 9305 T: 03 443 8886 W: blackpeak.net.nz</div>	

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TIMBER GRADING. ALL TIMBER FRAMING TO SG8 , 90x45mm LOAD BEARING WALLS: STUDS @ 400 crs, 140x45mm LOAD BEARING WALLS: STUDS @ 600 crs, NON LOAD BEARING WALLS: STUDS @ 600crs.

CONCRETE BLOCK WALLS ALL CONCRETE BLOCK WALLS TO BE 20 SERIES GREY MASONARY LAYED IN A RUNNING BOND PATTERN

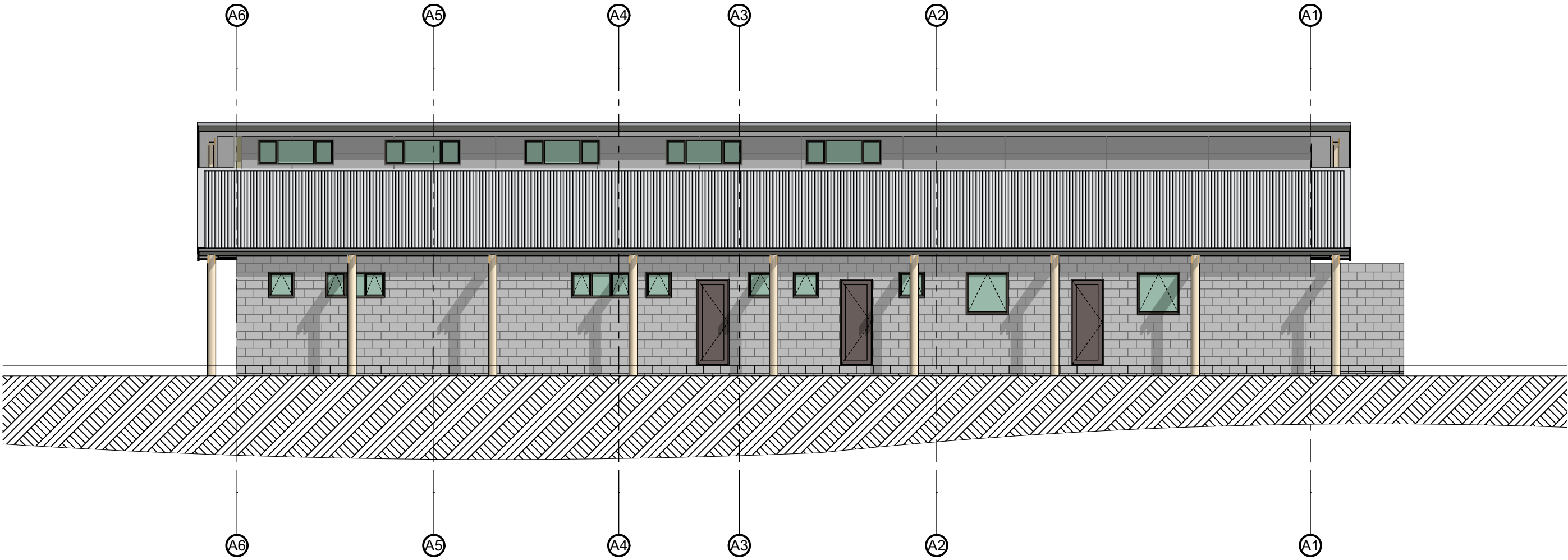


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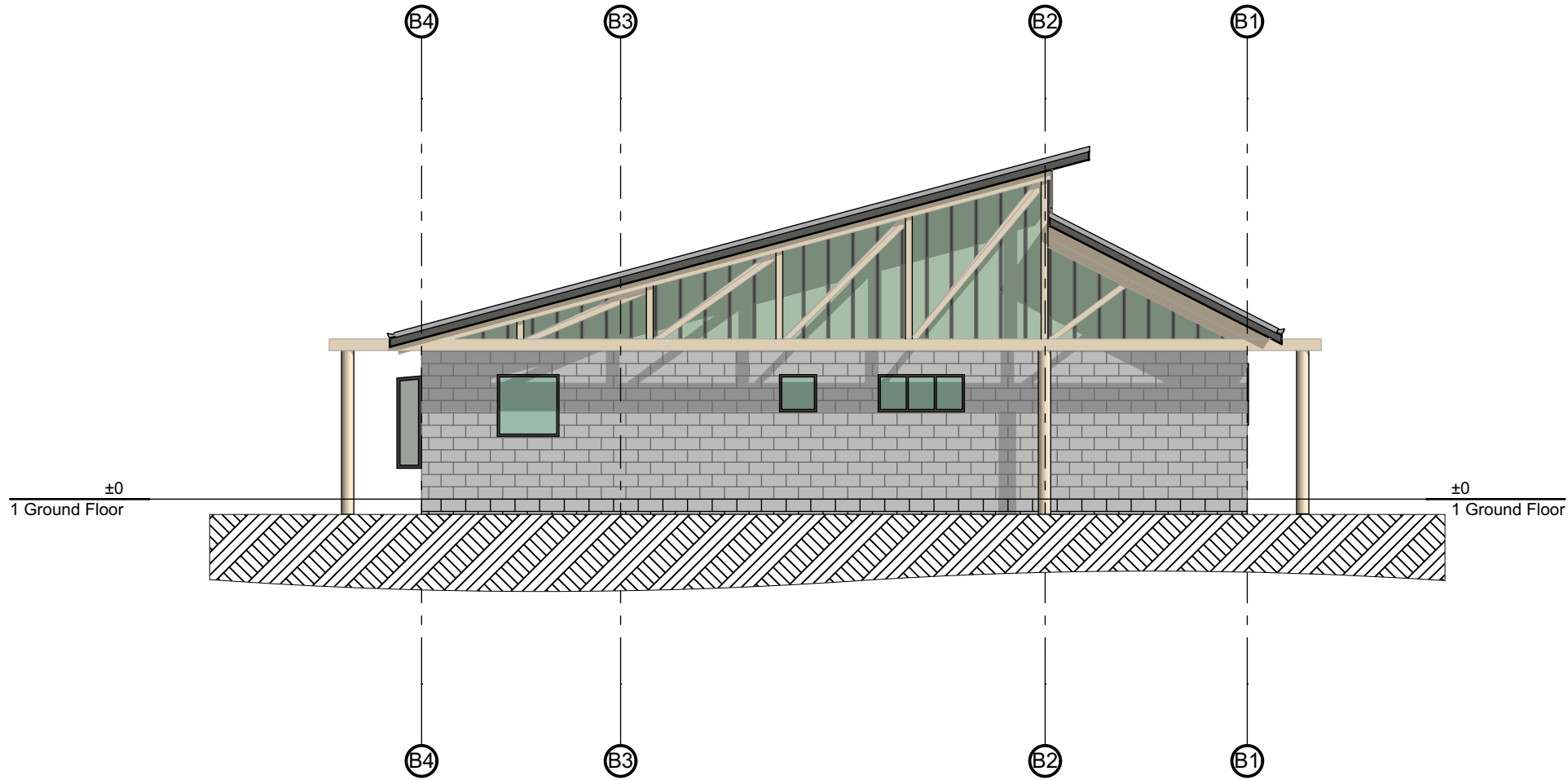
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1

Elevation

1:100



2

Elevation

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Revision

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UPPER CLUTAH RUGBY CLUB

McDOUGAL STREET WANAKA 9305

LAYOUT ID

304

REVISION

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CAD TECH

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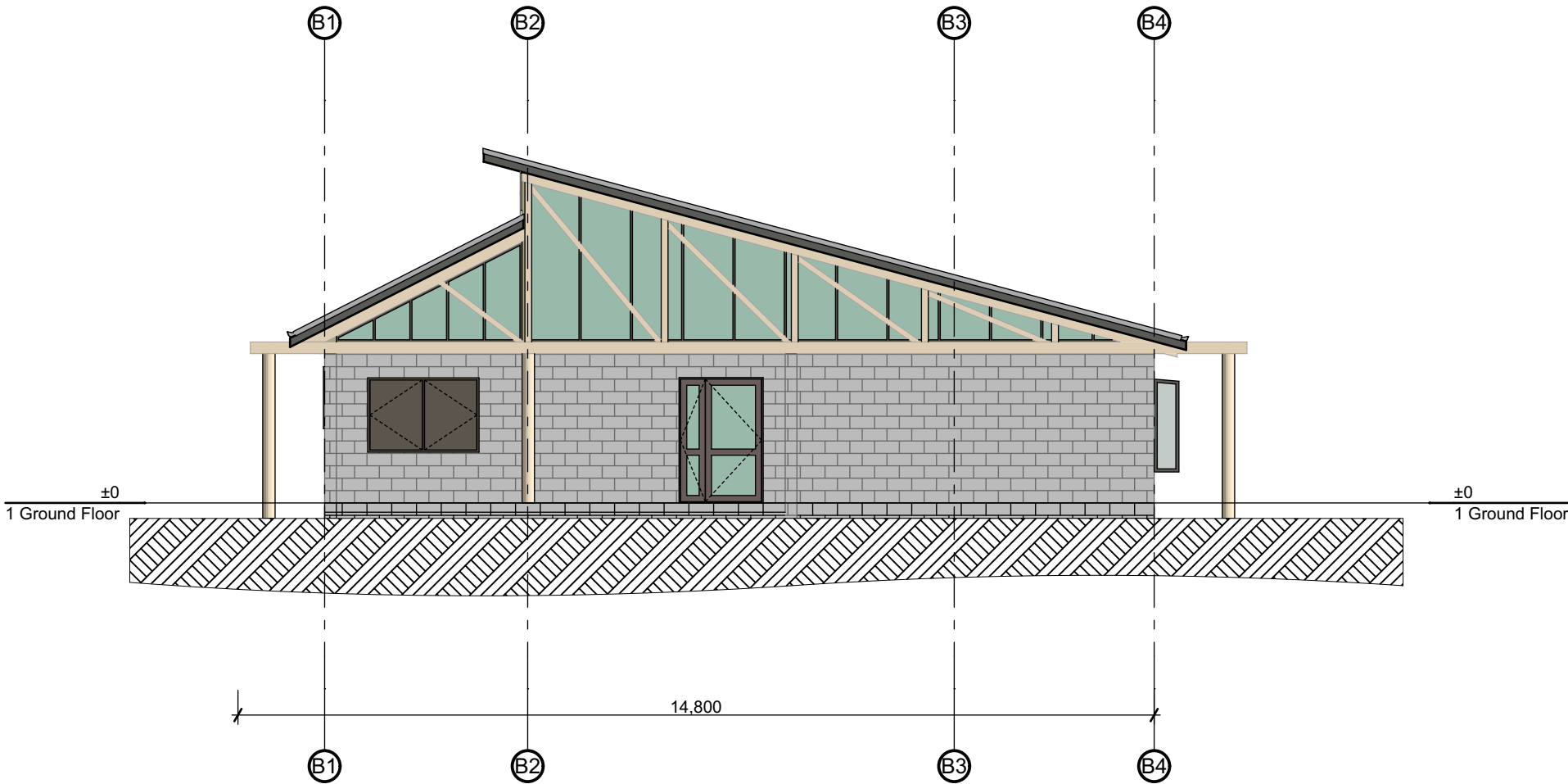
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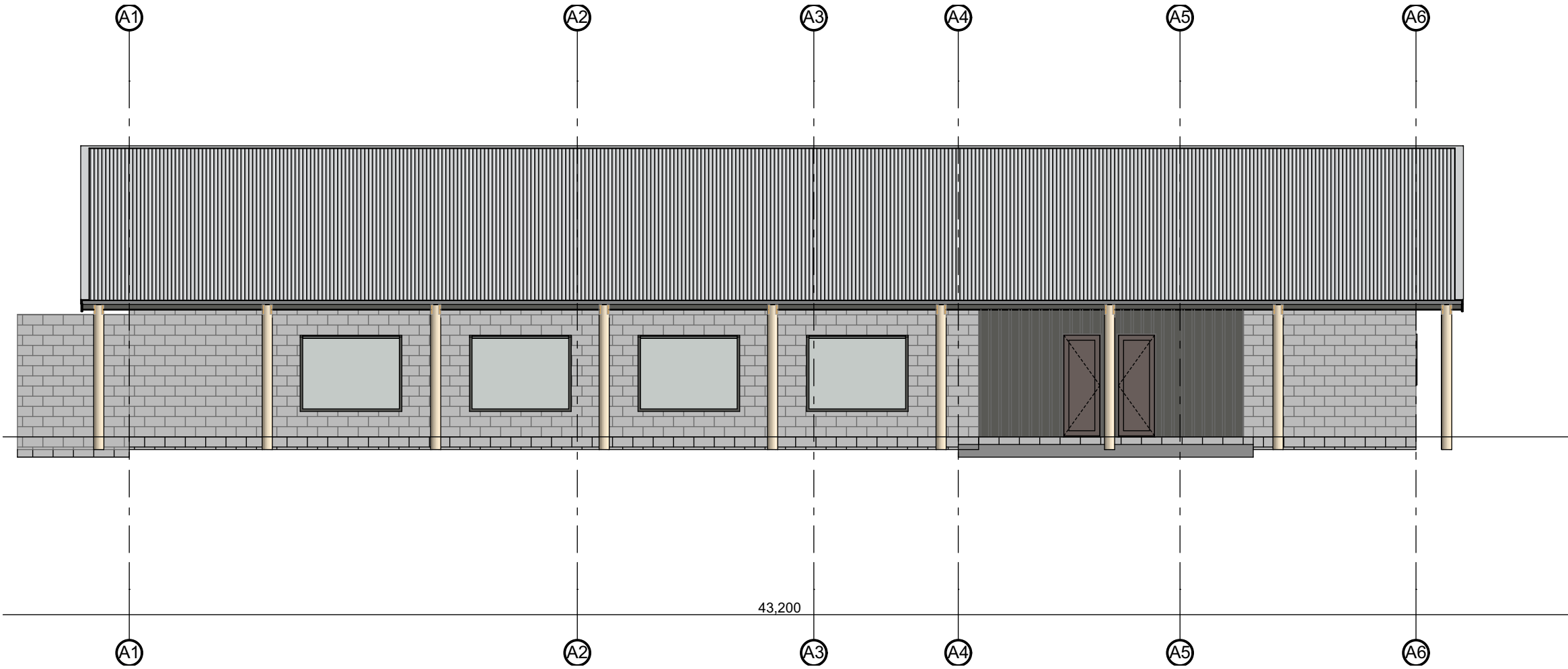
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1 Elevation 1:100



2 Elevation 1:100

BLACK PEAK

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UPPER CLUTAH RUGBY CLUB

CLUB

McDOUGAL STREET

WANAKA 9305

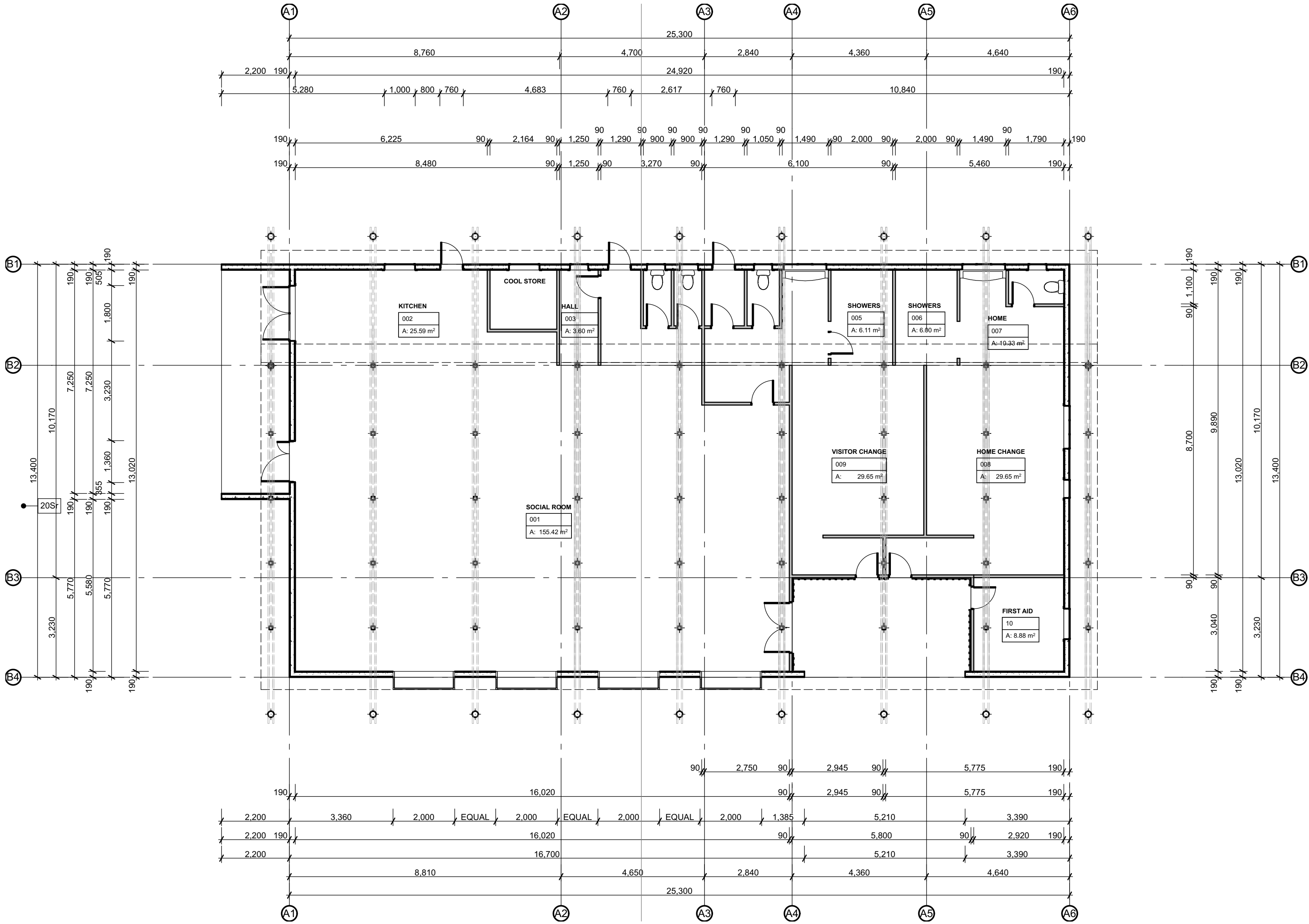
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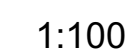
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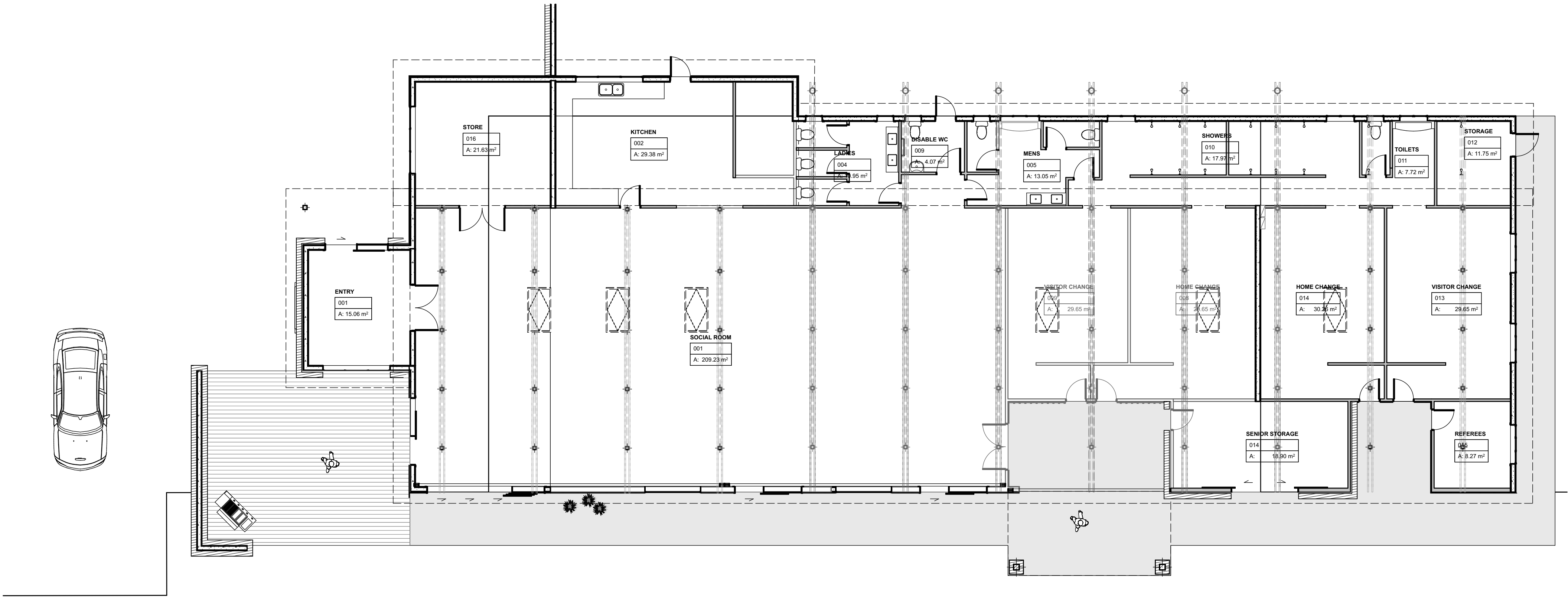



SHEET TITLE Ground Floor Plan	LAYOUT ID 102	UPPER CLUTAH RUGBY CLUBROOMS UPPER CLUTHA RUGBY CLUB McDOUGAL STREET WANAKA 9305	DESIGNER J KERR 7 OLD RACECOURSE ROAD WANAKA	 BLACK PEAK DESIGN • DRAUGHTING SERVICES • 3D RENDERERS Jason Kerr LBP, Carpentry, Site, Design M: 021 688 748 E: jase@blackpeak.net.nz	
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SHEET TITLE Ground Floor Presentati	LAYOUT ID 106	UPPER CLUTAH RUGBY CLUBROOMS UPPER CLUTHA RUGBY CLUB McDOUGAL STREET WANAKA 9305	DESIGNER J KERR 7 OLD RACECOURSE ROAD WANAKA	 BLACK PEAK DESIGN • DRAUGHTING SERVICES • 3D RENDERERS	
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