

**Wanaka Community Board
15 April 2015**

Report for Agenda Item: 1

Department:

Operations

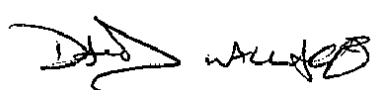
Proposed New Ground Licence and Lease for the Wanaka Yacht Club

Purpose

The purpose of this report is to consider a potential new lease for the Wanaka Yacht Club clubhouse and to renew the licence to occupy area for boat parking.

Recommendation

1. That the Wanaka Community Board:
 - a. **Recommend to Queenstown Lakes District Council** that a new lease is granted to the Wanaka Yacht Club over 1272 m² of Section 14 Block XV Town of Wanaka, with an increased footprint to allow for the proposed building extension subject to the following conditions:
 - Term 33 years
 - Rent pursuant to the Community Pricing Policy and reviewed every two years
 - Other terms and conditions to reflect the current lease
 - Current lease to be surrendered
 - Resource and building consent being granted
 - Subject to final plans being generally in accordance with plans dated 17 November 2014
 - Construction to be completed within three years of the lease approval
 - Building materials to be on site only once construction has commenced
 - Ownership of improvements to transfer to Council on lease expiry
 - b. **Recommend to Queenstown Lakes District Council** that the Licence to Occupy be granted to the Wanaka Yacht Club over approximately 2588 m² of Section 6 Block XV Town of Wanaka be renewed, subject to the following conditions:
 - Term of three years with two renewals by mutual agreement
 - Rent pursuant to the Community Pricing Policy and reviewed every two years
 - Terms of the existing licence to be used
2. **Grant** affected party approval to the Wanaka Yacht Club, covering the proposed building extensions.
3. **Delegate** final terms and conditions and execution authority to APL officers.

Advice Prepared by:	Report Advice Reviewed and Recommended by:	Reviewed and Authorised by:
		
Joanne Conroy Property Manager, APL Property 31/03/2015	David Wallace Senior Parks and Reserves Planner, QLDC 2/04/2015	Peter Hansby GM, Infrastructure 2/04/2015

Background

4. The Wanaka Yacht Club (WYC), a non-profit organisation, is situated beside the Wanaka Marina. In October 1998, Council issued a lease to the WYC for the club rooms and an area of the groyne. This area is legally described as being part of Section 6 Block XV Town of Wanaka and Part Section 14 Block XV Town of Wanaka SO 21872. The size of the current lease area is 1193 m². The term of this lease is 19 years. The club is covered by the Community Facility Pricing policy and its current rent is therefore \$1.00 per annum. The current lease will expire on 1 October 2017.
5. In June 2011, Council issued a licence to WYC to occupy the area of reserve adjacent to the clubrooms for the use of boat parking. The total area of this licence was 2671 m². The term of this licence was three years, and has not been renewed due to the recently adopted Reserve Management Plan.
6. The WYC is seeking a new lease with a greater area to allow for a proposed building extension and a longer term reflecting the investment being made.

Comment

7. The WYC supports sailing on Lake Wanaka with up to 160 members and between 20-30 boats on average on training evenings. It runs youth learn-to-sail courses on most weekdays in the spring and summer, with approximately 30 students per season. The club also runs adult learn-to-sail and has teams' racing training on Thursdays.
8. The club rooms are used by other community groups including: tramping club, Coastguard and Paraventures which use the rooms on a monthly basis. On a more casual basis Alpha Club, Southern Hemisphere Proving Grounds, Te Kakano, MAC Languages, Cardrona Staff Training and SSNZ also use the building for meetings, courses and end of year events.
9. The current facilities are too small and are no longer adequate. The additions and renovations proposed by the WYC have been designed to be in keeping with the style and scale of the existing facilities, to be sensitive to neighbours and other users, and to maximise the improvements in function of the club. The building will be constructed as an extension to the existing building which the club believes will result in the least visual effect. The building is

approximately 19 metres from the northern western boundary (which is also reserve) and approximately 40 metres on that side to the nearest dwelling. There is reserve land in the other three directions. The resource consent process will look more closely at the visual effects and consider which parties these impact on.

10. To cater for these extensions, the area of the lease will need to be extended by 79m². The proposed new toilets to the north east and main room extensions to the south west will not breach the current lease boundaries. As the extension to the south west is a boat shed that extends into the licence to occupy area, the licence area will need to be reduced by the same amount.
11. It is proposed that the current lease be surrendered in favour of a new lease term of 33 years. The WYC is seeking a long lease that reflects the investment being made in the building.
12. Renewal of the Licence to Occupy area for trailer boat storage has been sought. The term requested is for a three year licence to occupy, with two renewals by agreement of both parties. The other terms of the existing licence would be used in the new licence.
13. In the recently adopted Reserve Management Plan, the proposed extension to the WYC building is a key implementation action in section 5.2.3.3 to "grant a new, extended lease to the Wanaka Yacht and Power Boat Club at the Wanaka Marina reserve/the groyne (activity area 6)". Therefore, this proposal does not require public notification.
14. The lessee will be required to seek all building and resource consenting approvals at its 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

15. **Option one: The Wanaka Community Board recommend that Queenstown Lakes District Council grant a new lease to the Wanaka Yacht Club over 1272m² of Section 14 Block XV Town of Wanaka to construct a building extension, lease to commence 1 September 2015 for 33 years AND to renew the licence to occupy for 3 years with 2 renewals by agreement of the parties with terms and conditions to reflect the current lease which has lapsed.**

Advantages

- In granting this lease and licence, the community would greatly benefit from enhanced recreational facilities, providing youth and adults with sailing classes and bringing out of town sailors into the area for regattas.
- Granting a lease that allows an extension to the buildings will prevent the need for the yacht Club to have to relocate to accommodate their growth.

Disadvantages

- By granting this lease and licence, 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.

16. Option two: The Wanaka Community Board recommend that Queenstown Lakes District Council grant a new lease to the Wanaka Yacht Club over 1272m² of Section 14 Block XV Town of Wanaka to construct a building extension AND to renew the licence to occupy with other terms and conditions.

Advantages

- While the sub-committee could suggest an alternative size or design for the addition to the existing building, the operators would need to assess whether it is suitable operationally. A different term for the lease and licence may give Council more flexibility for use of the land in the future.

Disadvantages

- The same disadvantages discussed regarding option 1 would arise with option 2.

17. Option three: Not approve the proposed Lease and Licence.

Advantages

- Declining the lease and licence means the land would be freed up to be utilised in other ways by Council and the community.

Disadvantages

- The WYC would miss out on the opportunity to upgrade its current facilities and there would be no improvement to recreational facilities available to the community unless they were to go elsewhere.

Financial Implications

18. All costs will be met by the WYC. It intends to raise the funds for the building developments through charitable trusts, community grants and fund-raising activities.

Local Government Act 2002 Purpose Provisions

19. The recommended option:

- Will help meet the current and future needs of communities for good-quality local public services;
- Be implemented through current funding under the 10-year plan and annual plan;
- Is consistent with Council's plans and policies; and
- Will 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.

Council Policies

20. 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 1Ha exclusively.
21. Significance and Engagement Policy 2014 – A new revised lease is not deemed significant as it does not impact Council assets, or affect a large number of residents and ratepayers to a moderate extent.
22. Wanaka Lake Front Reserves Management plan - the proposed extension to the WYC building has been supported, as part of the implementation action in section 5.2.3.3.

Consultation

23. None required. The potential lease is contemplated by the Wanaka Lakefront Reserve Management Plan.

Attachments

1. Floor plan of the existing building
2. Floor plan of the proposed extensions
3. Site plan showing the existing building with the proposed extension
4. Sections of the new building
5. Renders of the proposed building from several angles



6

5

4

3

2

1

A

B

C

D



VERANDAH

CLUB ROOM

CHANGING

KITCHEN

SHOWER

RAMP

WC

WC

WC

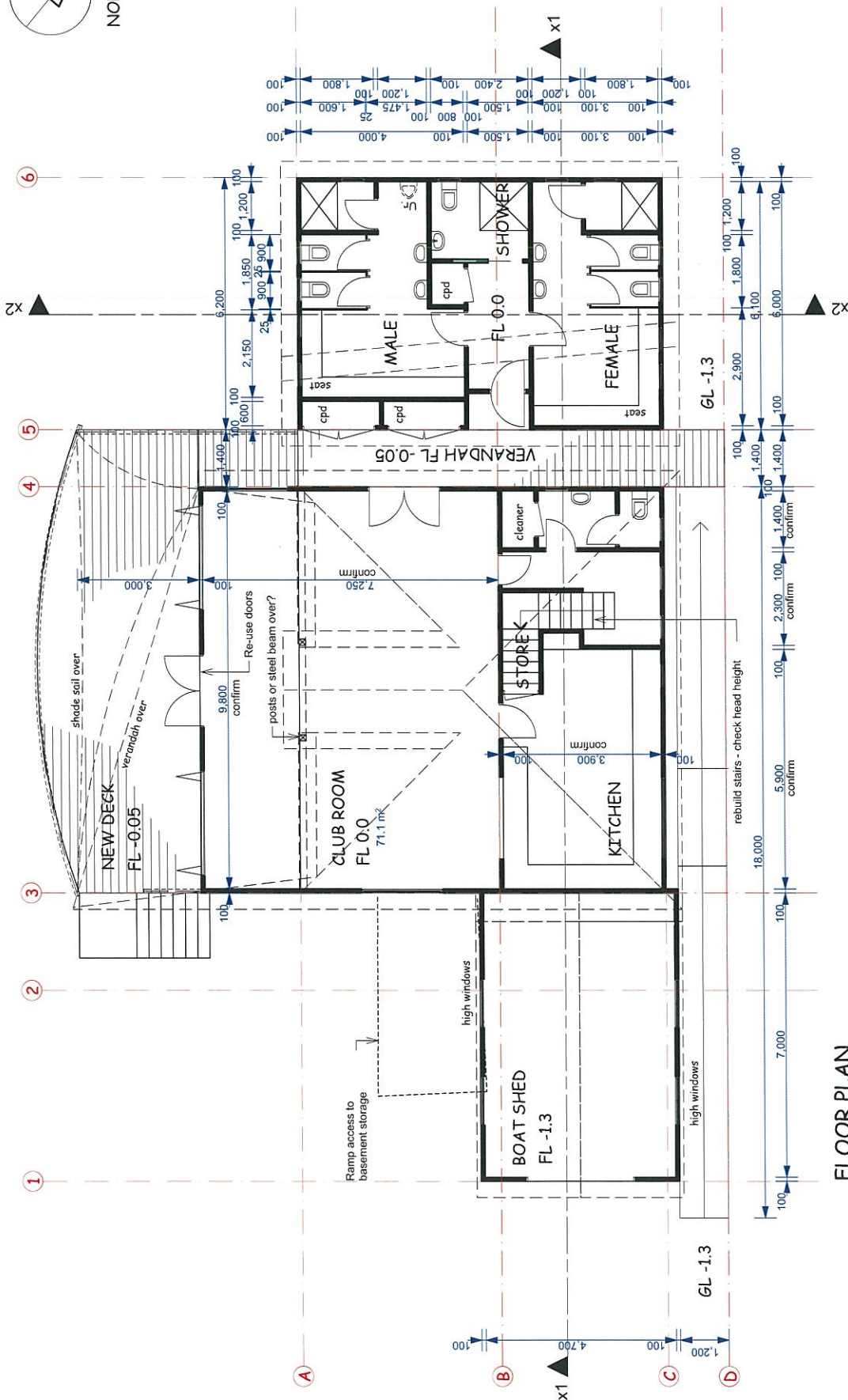
Ramp access to
basement storage

EXISTING FLOOR PLAN
SCALE 1:100

DRAFT

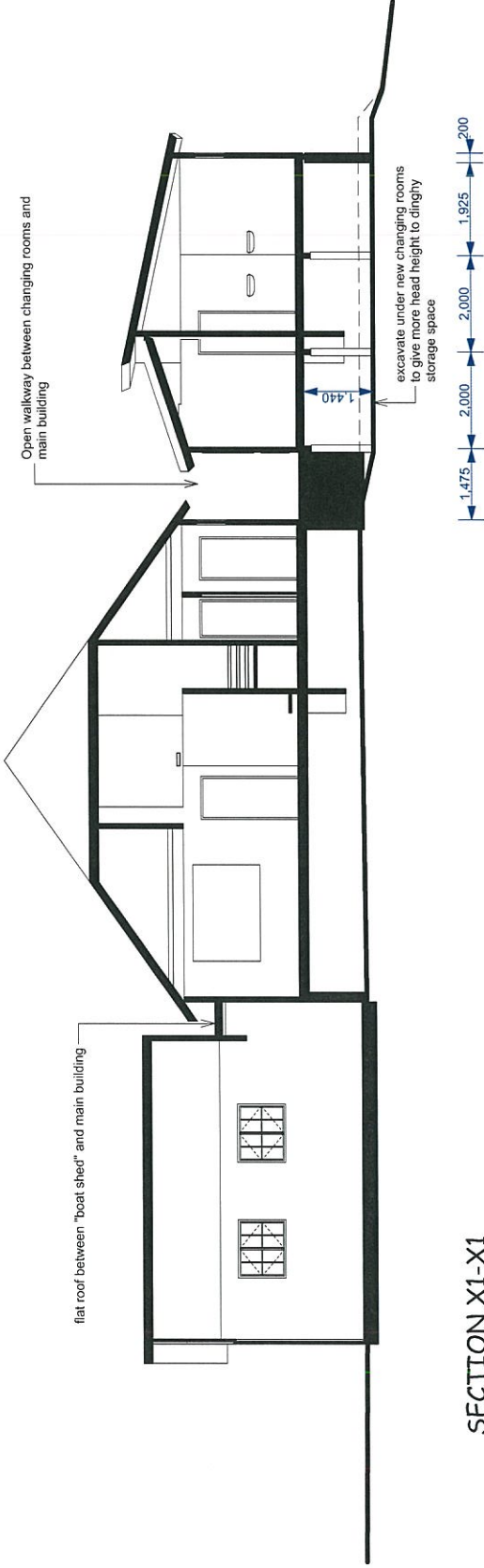
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PROJECT		SHEET NAME		STATUS		DATE		SHEET NO.	
Yacht Club Extensions		Existing Plan		DRAFT	DRAFT	17/11/14	SCALE	02	of 5
				DRAWN	DRAWN		h/w		

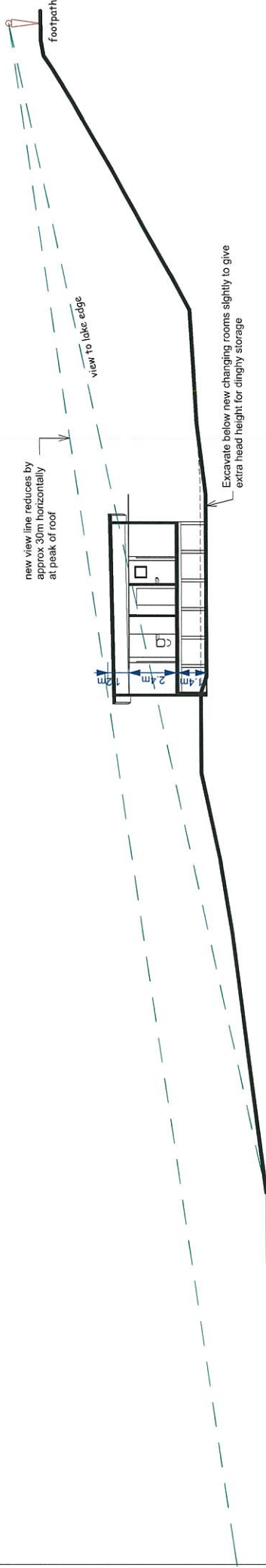


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PROJECT Yacht Club Extensions	SHEET NAME Proposed Plan		SHEET NO. 03 of 5	
	STATUS DRAFT	DATE 17/11/14	DRAWN k/jw	SCALE 1:100

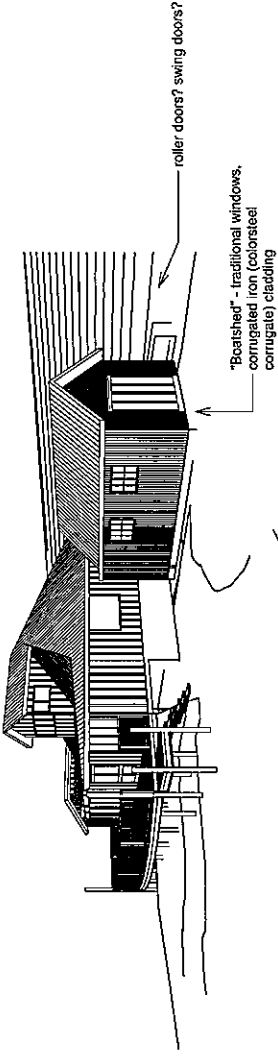
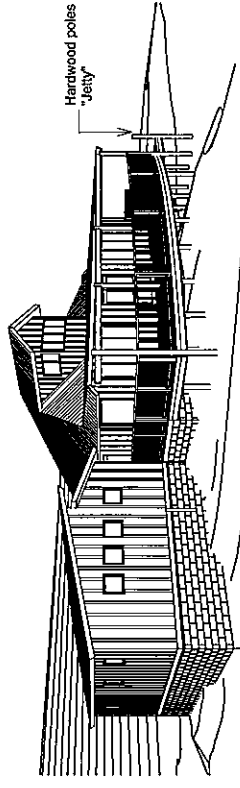


SECTION X1-X1
SCALE 1:100



SECTION X2-X2
SCALE 1:200

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