

**Wanaka Community Board**  
**16 February 2017**

**Report for Agenda Item: 2**

**Department: Property & Infrastructure**

**Affected Person's Approval – Luggate Albion Cricket Club Inc.**

**Purpose**

The purpose of this report is to consider providing affected person's approval (APA) to the Luggate Albion Cricket Club Inc for the construction of a new ablution block within their lease area on Section 23 BLK VI Tarras SD.

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** an affected person's approval to the Luggate Albion Cricket Club Inc for the construction of a new ablution block within their lease area on Section 23 BLK VI Tarras SD;
3. **Delegate** execution of the affected person's approval to the QLDC Property Manager.

Prepared by:



Dan Cruickshank  
Property Advisor

17/12/2016

Reviewed and Authorised by:



Aaron Burt  
Senior Planner: Parks and  
Reserves  
23/01/2017

**Background**

- 1 The Luggate Albion Cricket Club Inc has managed the recreation reserve and camping ground at Luggate for some decades. In 2012 Council granted a 20 year lease over the site to the club, along with a further renewal period of 10 years available.
- 2 In 2014 the club approached Council with plans for a new ablution block which was intended to be relocated onto the site. This request was subsequently granted resource consent under RM140569 as well as lessor's consent. However, the relocation of the block never took place.

## Comment

- 3 The applicant has provided plans detailing a reconfigured and purpose-built ablution block at the club. The new block is intended to alleviate congestion with the existing facilities, and modernise those available both to club members and those staying at the camp.
- 4 The ablution block will be constructed with the support of tradespeople affiliated to the club. However, the showers are planned to be coin operated to assist the club in recouping the remaining cost of construction.
- 5 Council are also supporting the construction of the block through providing the club with a grant from its local community support budget which will pay for the building and resource consenting charges.
- 6 As the club holds a long-term lease over the site, its endeavours to modernise the club and improve the facilities available to those using the camping ground are seen as an advantage to users and the community.

## Options

- 7 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.
- 8 Option 1 Approve affected person's approval to the Luggate Albion Cricket Club Inc for the construction of a new ablution block as per the supplied plans.

### *Advantages:*

- 9 Will support a community initiative to construct the building on the site.
- 10 Will improve the facilities available to both players and camping ground users.

### *Disadvantages:*

- 11 None noted.

- 12 Option 2 Decline affected person's approval to the Luggate Albion Cricket Club Inc for the construction of a new ablution block as per the supplied plans.

### *Advantages:*

- 13 None noted.

### *Disadvantages:*

- 14 Will not support a community initiative to construct the building on the site.
- 15 Will not improve the facilities available to both players and camping ground users.

16 This report recommends Option 1 for addressing the matter.

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

17 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves a Council strategic asset and is a reserve used by a considerable number of ratepayers and tourists particularly in the summer season.

### ***Risk***

18 This matter related to the operational risk OR027 'Delivering levels of service', as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because it requires a decision from Council relating to a community activity.

19 The risk is tolerated as it is considered a relatively minor change to an existing community leasing arrangement, previously publicly notified and approved by full Council.

### **Financial Implications**

20 Costs associated with the design and construction of the new buildings will be met by the applicant. Council has separately agreed to fund the building and resource consent aspects of the construction.

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

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

- Significance and Engagement Policy 2014.

22 The recommended option is consistent with the principles set out in the named policy.

23 This matter is included in the 10-Year Plan/Annual Plan

- Administration associated with overseeing this approval will be covered in existing property budget provisions.

### **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 improved ablutions at the Luggate Cricket/Camping Ground;
- 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**

25 The persons who are affected by or interested in this matter are primarily ratepayers and visitors to the reserve.

26 The Council went through a publicly notified process prior to approving the lease to the club in 2012. No further consultation is contemplated at this time.

### **Attachments**

A Application and plans of ablution block

LUGGATE ALBION CRICKET CLUB INC

### **ASSESSMENT OF EFFECTS**

WE ARE APPLYING FOR A CHANGE TO OUR EXISTING RESOURCE CONSENT RM40569 WE INTEND TO BUILD NEW FACILITIES NOT RELOCATE AN EXISTING BUILDING AS PER RM 40569.

WE WILL CONNECT TO EXISTING FACILITIES ,WITH THE SAME NUMBER OF TOILETS AND SHOWERS AS PER RM 40569. WE INTEND TO INSTALL COIN SHOWERS AND HAVE A COVERED WALKWAY ALONG THE FRONT OF THE NEW BUILDING

#### **HISTORY**

THE CRICKET CLUB MAINTAINS THE LEASED GROUNDS AND THE EXISTING CLUBROOMS,INCLUDING ALL MOWING, RUBBISH REMOVAL, AND GENERAL MAINTENANCE ETC.

WE PROVIDE THE CHEAPEST FAMILY CAMPING IN CENTRAL OTAGO WHERE A FAMILY OF FOUR CAN STAY FOR \$ 10 TOTAL PER NIGHT. THIS INCLUDES TOILETS AND SHOWERS.

WE CONTINUE TO MAKE IMPROVEMENTS TO THE FACILITIES, INCLUDING A NEW WASHING MACHINE, AND WE FEEL ADDING THIS WILL AVERT WAITING AND QUES.

#### **LEGAL DESCRIPTION**

SECTION 23 BLK VI TARRAS SURVEY DISTRICT

THERE IS A EARTH BUND PROTECTING THE RECREATION GROUND FROM FLOODING ,AND THIS WILL BE PLACED AT THE BASE OF THIS.

#### **CONSTRUCTION**

THE ALBION CRICKET CLUB HAS 6 REGISTERED BUILDERS WHO ARE MEMBERS AND ALL WORK WILL BE CARRIED OUT BY QUALIFIED TRADESMEN.

PLUMBING, DRAINAGE, GAS WORK AND ELECTRICAL INSTALLATIONS WILL ONLY BE CARRIED OUT BY REGISTERED TRADESMEN.

#### **EFFLUENT**

CONNECT TO EXISTING SEPTIC TANK SYSTEM,AND DUE TO THE FACT WE ARE ONLY TRYING TO ELIMINATE QUES NO ADDED VOLUME IS ANTICIPATED.WITH THE INSTALLATION OF COIN OPERATED SHOWERS WE

ANTICIPATE AN OVERALL DROP IN WASTE WATER. REFER TO SITE PLAN ATTACHED.

POWER AND WATER

CONNECT TO EXISTING RETICULATED SUPPLIES AND PROVIDE METERS AS REQUIRED

NEIGHBOURS

THE NEAREST NEIGHBOUR IS APPROXIMATELY 100 M AWAY AND NO EFFECTS ARE ANTICIPATED.

PUBLIC ACCESS

ALL TOILETS ARE AVAILABLE TO THE PUBLIC AND WITH COIN OPERATED SHOWERS THIS IS ALSO WELCOMED FOR THE LIKES OF TRAVELLERS OR AT TIMES OF EMERGENCY

CIVIL DEFENCE

ALL FACILITIES WILL BE OFFERED AND AVAILABLE

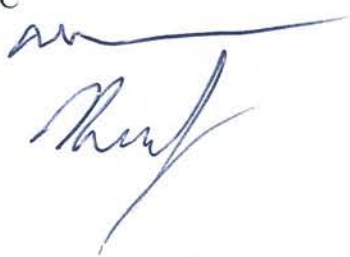
GENERAL

WE FEEL THAT THIS WILL ENHANCE STAYING AT THE DOMAIN FOR MANY FAMILIES, AND WILL ALLEVIATE WAITING AND QUEING FOR ALL CAMPERS

LUGGATE ALBION CRICKET CLUB INC

MIKE OCONNOR      PRESIDENT

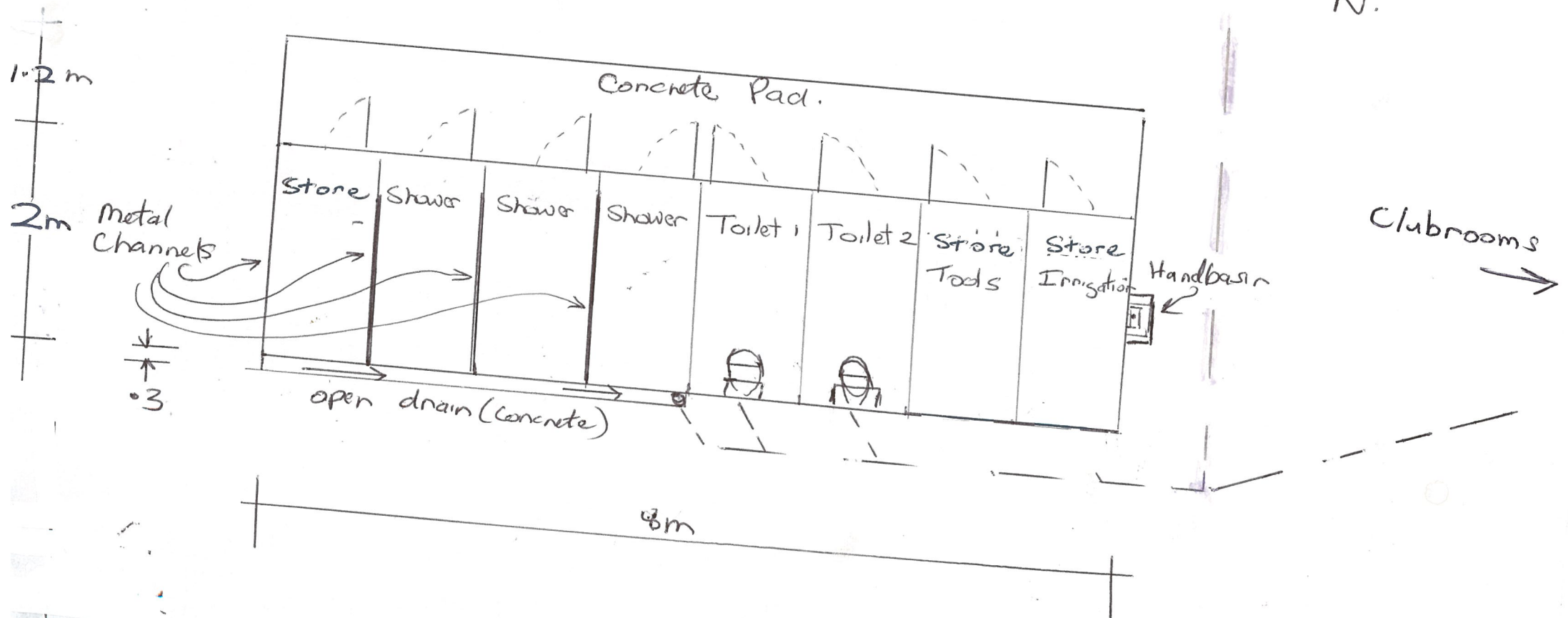
KEN GALLOWAY      SECRETERY



24-7-14

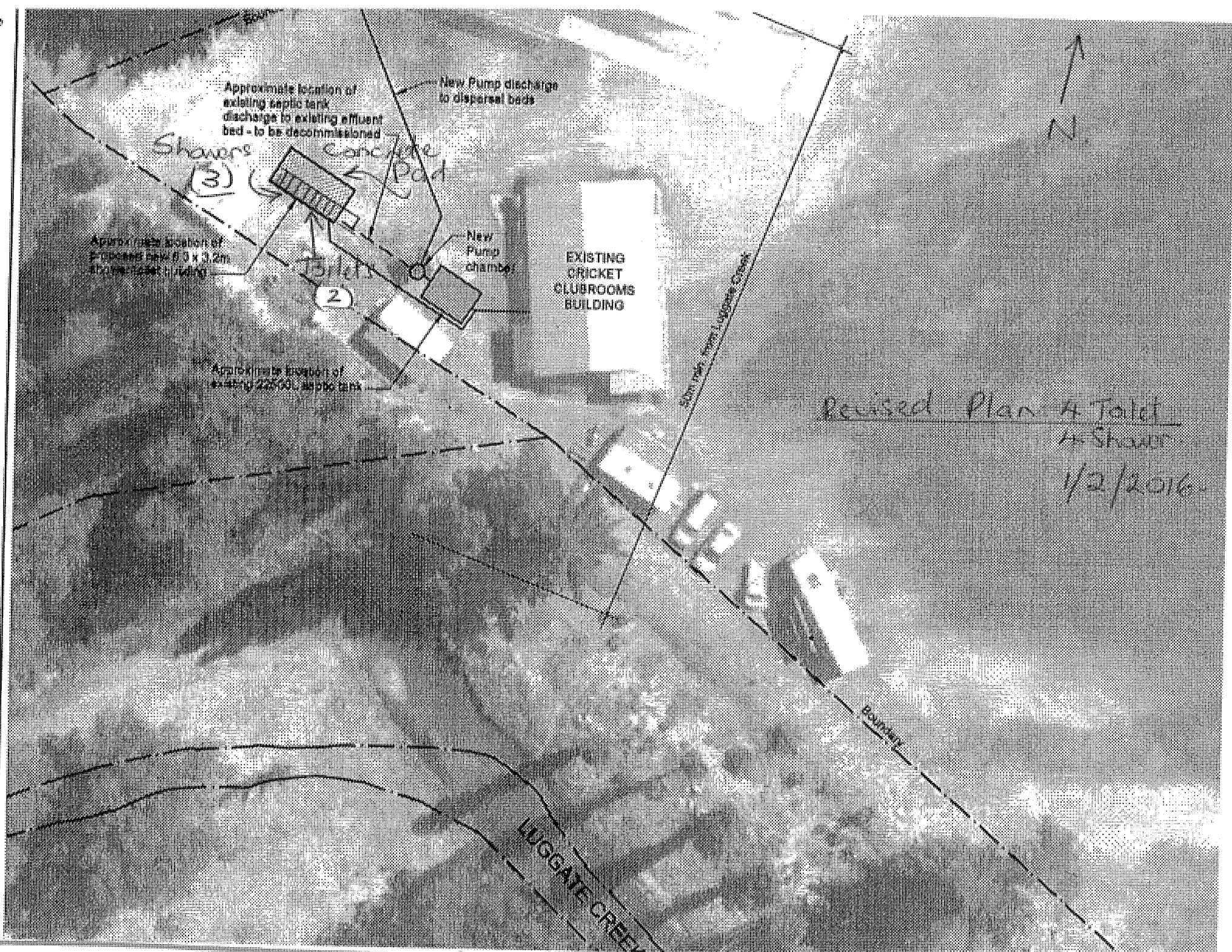
24-7-14

Proposed Shower + Toilet Block (Revised) 8m x 2m.  
Scale 1:50





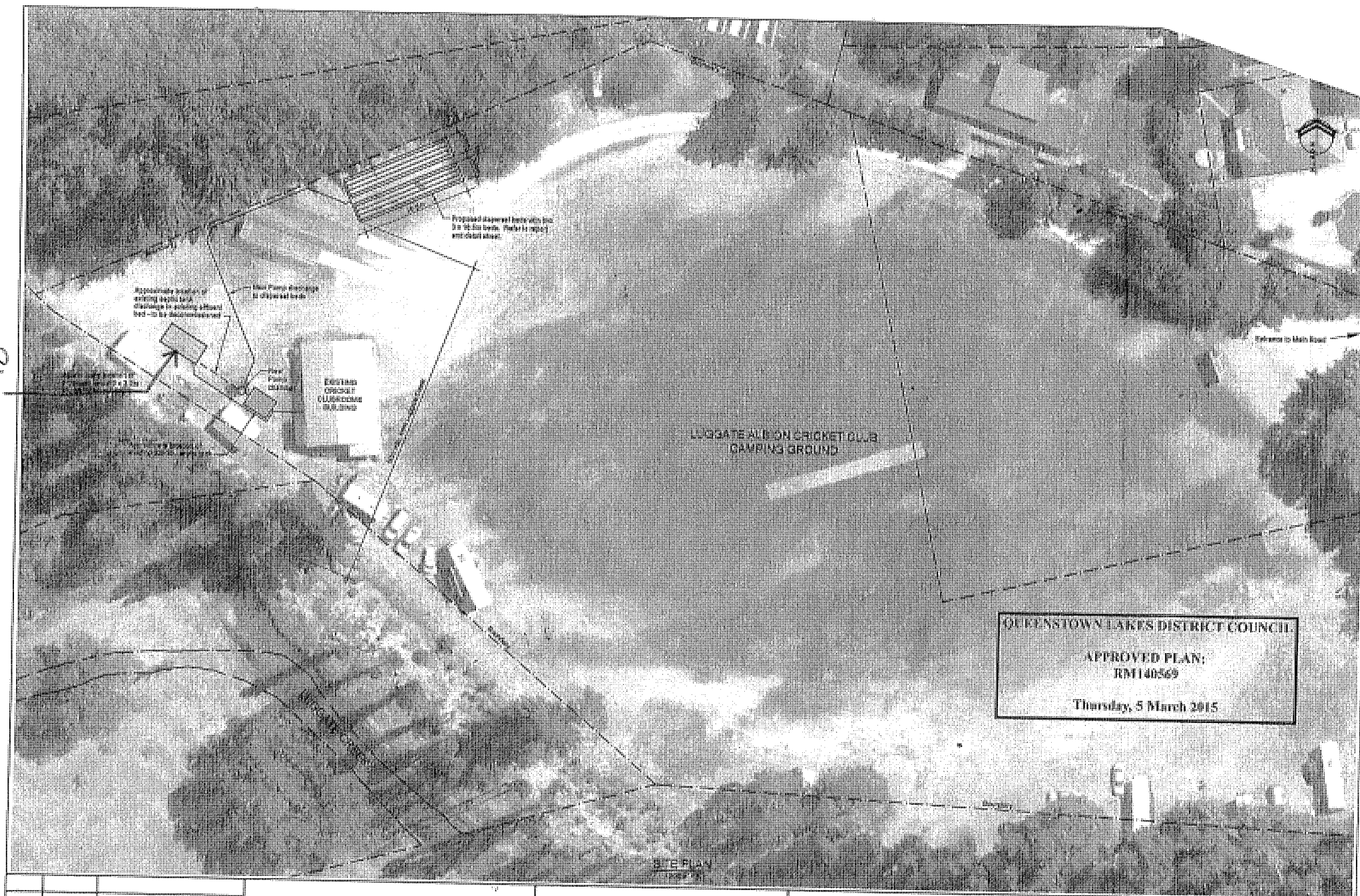
1/2/2016  
Revised  
Plan.



Revised Plan A Toilet  
A Shower  
1/2/2016.



New



QUEENSTOWN LAKES DISTRICT COUNCIL  
APPROVED PLAN:  
RM140569  
Thursday, 5 March 2015

ISSUE	DATE	AMENDMENT
1	23 FEB'15	Consent Issue

LUGGATE ALBION CRICKET CLUB  
CAMPING GROUND  
Luggate

On Site Wastewater Design  
Site Plan

**BMC** BATCHELOR McDOUGALL CONSULTING  
Structural & Civil Engineers  
The copyright of this drawing belongs to BMC Ltd


CAD REFERENCE	1412-0514_LCG
SCALE @ A3	AS SHOWN
PROJECT NUMBER	SHEET NO. ISSUE
1412-0514	WW01 1



Similar Design







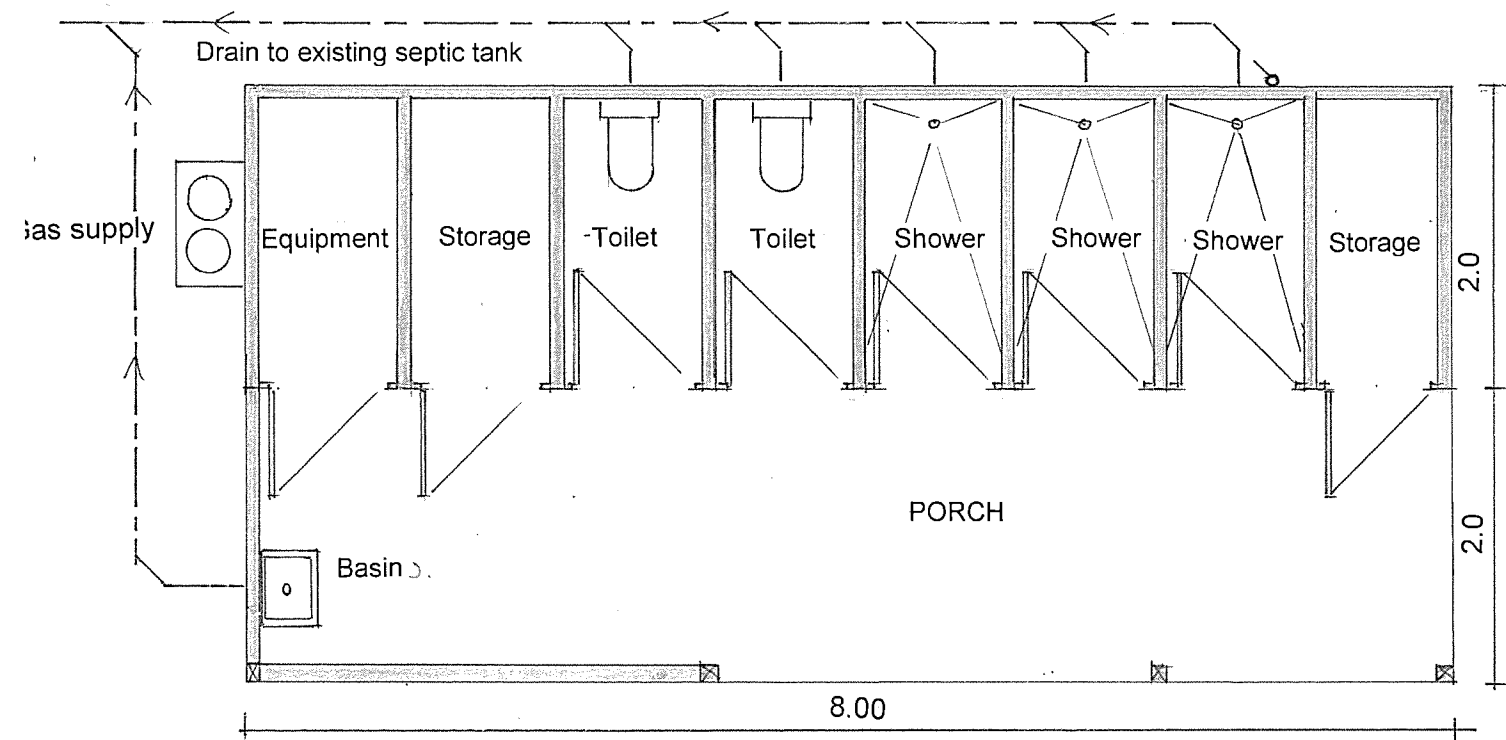
Timber Doors  
C/Steel Clab



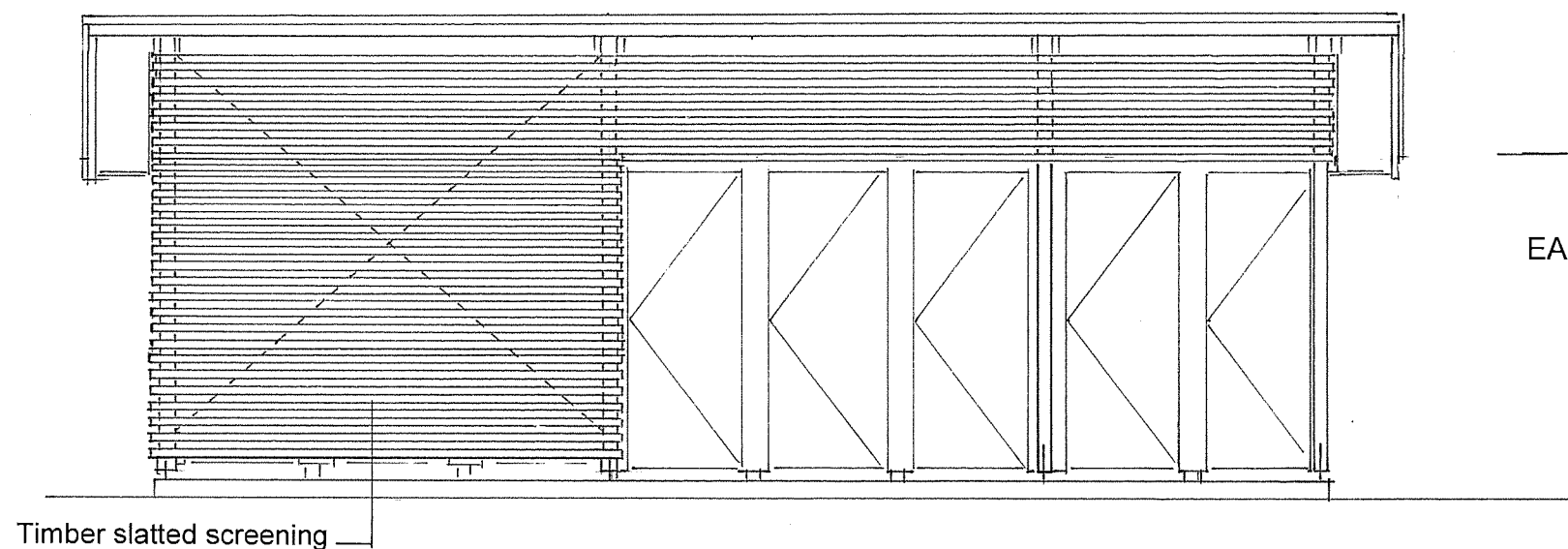


Similar Colours

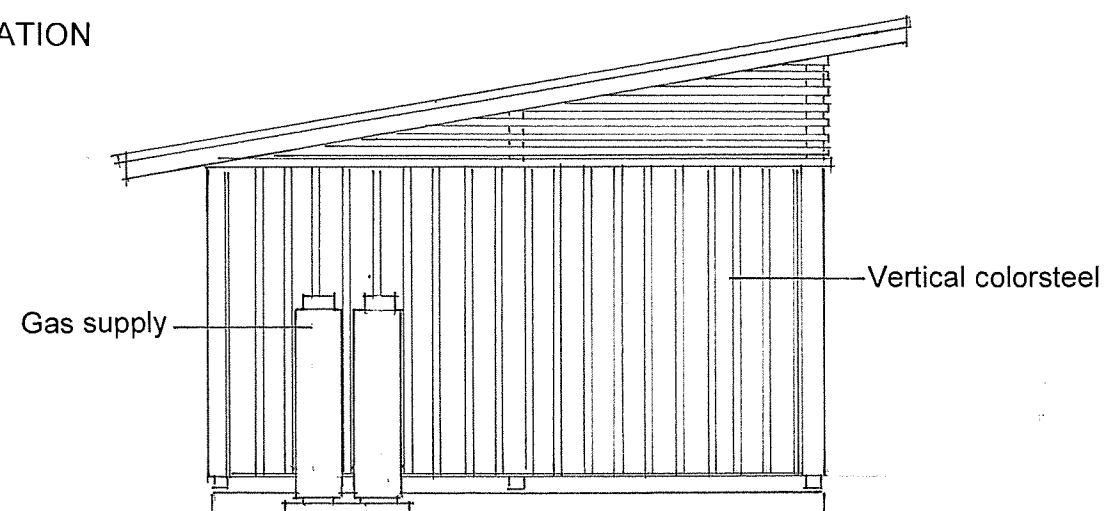




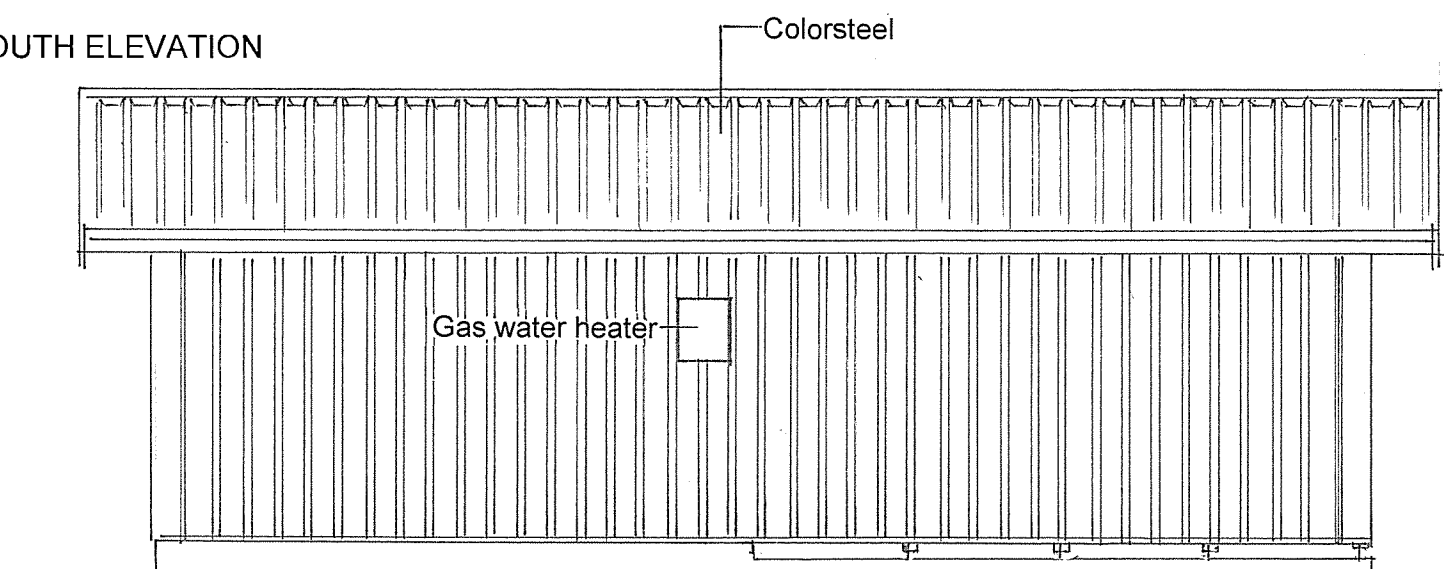
NORTH ELEVATION



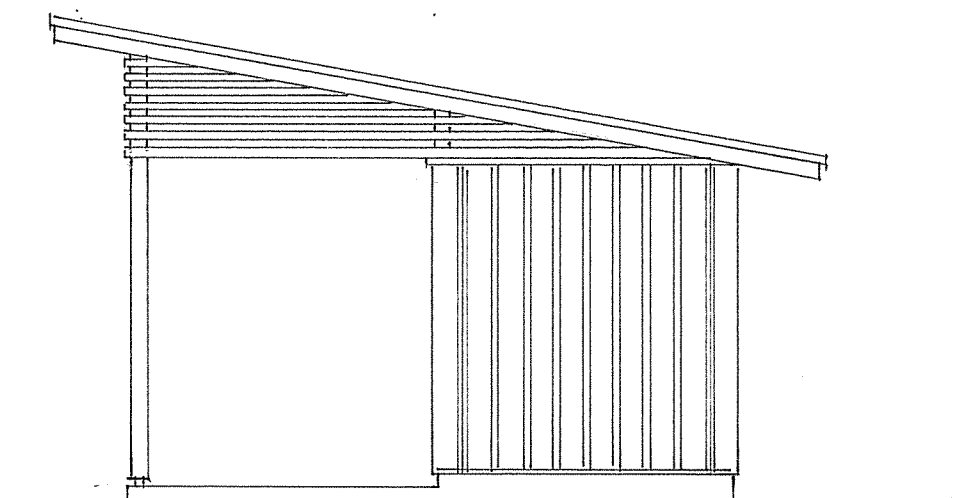
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



# GENERAL:

Foundation & Floor:	Reinforced Concrete
Structure:	Timber Frame
Exterior Walls:	Vertical Color steel & Timber slatted screening
Roof:	Color steel
Drains:	To existing septic tank

Ablution Block for  
Luggate Cricket Club  
Main Road  
Luggate

Scale: 1:50

DIXON DESIGN & DRAFT LTD  
PO BOX 213 WANAKA  
t: (03) 443 5703 e: dixdesign@xtra.co.nz

Page 1

01/09/2016