

**Wanaka Community Board
22 June 2017**

Report for Agenda Item: 3

Department: Property & Infrastructure

**Glen Dene Holdings – Affected Person's Approval for Hawea Holiday Park
Redevelopment**

Purpose

The purpose of this report is to consider whether or not to grant Affected Person's Approval to Glen Dene Holdings for the proposed Hawea Holiday Park redevelopment.

Recommendation

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the provision of Affected Person's Approval to Glen Dene Holdings, for the development presented in this report and attachment A, within the Lease and Licence area.
3. **Delegate** signing authority for the Affected Person's Approval to the General Manager, Property and Infrastructure.

Prepared by:



Dan Cruickshank
Property Advisor - APL

29/05/2017

Reviewed and Authorised by:



Aaron Burt
Senior Planner

2/06/2017

Background

- 1 Glen Dene Holdings Ltd (the applicant) proposes to seek resource consent for a development of the Lake Hawea Holiday Park, with the activity described in the letter included as Attachment A.
- 2 The Hawea Holiday Park is located on Council administered Recreation Reserve known as Lots 1 and 2 DP 390448, and Section 2 Block II Lake Hawea SD. A lease was granted in 1971 over Lots 1 and 2 DP 390448, and then

renewed in 2004 for a term of 33 years. The lease will expire on 31 December 2036. The lease area is outlined in red on Attachment D.

- 3 A Licence to Occupy Reserve covers part of Section 2 Block II, having been granted in September 2008 for three years together with nine rights of renewal for three years each, and one renewal for one year and four months, with the latest renewal scheduled for September this year. The licence expires (subject to all renewals being completed) on 31 December 2039. The licence area is outlined in green on Attachment D, and the request for Affected Person's Approval relates to the proposed development within this, and the lease area.
- 4 The licence contains three-yearly rights of renewal. Council can choose not to renew the licence if the land is required for some other recreational use. The proposed development on the licence area is for buildings that are not permanent in nature and could be relocated if required. This includes all of the "glamping tents", the recreation dome and the dome accommodation. The more permanent structures are proposed to be built inside the lease area.
- 5 Both the lease and the licence contemplate further development of the site and require the Lessee to seek the consent of the Lessor in writing prior to any such improvements.
- 6 The Lessees must seek resource consent for the redevelopment, and because Council administers the land, Council's approval as an Affected Person is required.

Comment

- 7 The proposed development includes the following:
 - a) Extension to the top house to increase the floor area from 148m² to 242m² and further adapt it as a kitchen, lounge, dining and outdoor dining area for up to 54 people (Attachment F).
 - b) Extension of the ablutions block with a covered barbeque area including an area for cooking and eating (Attachment G).
 - c) Eight new stand-alone visitor accommodation domes incorporating a main bedroom, ensuite, sink and fridge, and two fold-down bunk beds, with a wooden deck (Attachment H).
 - d) A communal recreational dome with a diameter of 13 metres and a total area of 140m². This will provide a communal indoor area for guests during inclement weather, or for group gatherings (Attachment I).
 - e) Ten 'glamping' tents. These will be canvas tents on wooden platforms that would be in place from Labour Weekend until after Easter. They will sleep up to four people and each measure around 24m², including a deck (Attachment J).
 - f) A new storage shed is proposed adjacent to the top house. It would be 12 metres long, 2.4 metres wide and have a canopy along the full length. It will

contain five separate rooms including a main store/switch room, gun room, cool store, dry store and laundry (Attachment K).

- 9 The Wanaka Community Board is delegated to consider the Affected Person's Approval for the resource consent process.
- 10 The resource consent process will consider the appearance of the buildings and any effects of the proposal on the environment and persons. The plans and elevations provided, demonstrate what is proposed. The landscape plan identifies the retention of the existing mature trees, and enhanced planting to screen the buildings from the surroundings and each other and soften their impact.

Options

- 11 Option 1 To approve the Affected Person's Approval for the proposed redevelopment of the Lake Hawea Holiday Park.

Advantages:

- 12 Will enable the Lessees to seek resource consent for the park redevelopment which will, if approved, will provide enhanced facilities for park users.

Disadvantages:

- 13 Will result in more and bigger buildings on the reserve.

- 14 Option 2 To seek variations to the redevelopment plans, following which Affected Person's Approval will be granted.

Advantages:

- 15 May result in a better proposal for the redevelopment.

Disadvantages:

- 16 May cause uncertainty, delays and additional costs for the Lessees.

- 17 Option 3 Not to approve the Affected Persons Approval for the proposed Lake Hawea Holiday Park redevelopment.

Advantages:

- 19 May prevent additional or bigger buildings on the reserve.

Disadvantages:

- 20 Will result in a more complex and expensive resource consent process.

- 21 This report recommends **Option 1** for addressing the matter because the proposal provides a significant upgrade of the facilities that will enhance the experience of Park users.

Significance and Engagement

- 22 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because although it deals with a recreation reserve, the reserve has been leased and designated for camping, and the proposal will enhance this activity.

Risk

- 23 This matter related to the operational risk OR11 "Decision Making" as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because the recommendation will see a decision that is timely, as delegated and compliant with legislation.

Financial Implications

- 24 The recommendation does not have any significant impact on the financial plans of Council. In time, the improvements will generate more income and therefore increase the rent payable.

Council Policies, Strategies and Bylaws

- 25 The following Council policies, strategies and bylaws were considered:
- None identified.
- 26 This matter is not included in the 10-Year Plan/Annual Plan but has no impact on it.

Local Government Act 2002 Purpose Provisions

- 27 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 enabling the redevelopment of assets at the Lake Hawea Camp;
 - 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

- 28 The persons who are affected by or interested in this matter are campers and residents of the Queenstown Lakes District. No consultation is deemed necessary in this instance.

Attachments

- A Application Letter
- B Aerial of Site
- C Existing Site Plan
- D Proposed Site Plan
- E Proposed Landscaping Plans
- F Top House plans and elevations
- G Ablution block plans and elevations
- H Accommodation Domes Plans
- I Recreation Dome Plans
- J Glamping Tent Plans
- K Storage building plans

31st March 2017

Dan Cruickshank
APL Property Queenstown Limited
1st Floor, 50 Stanley Street
PO Box 1586
Queenstown 9348

Dear Dan,

WANAKA COMMUNITY BOARD AFFECTED PARTY APPROVAL APPLICATION

LAKE HAWEA HOLIDAY PARK REDEVELOPMENT

Introduction

Glen Dene Holdings Limited (Glen Dene) are the assignee of Lease 8161266.2 granted by the Queenstown Lakes District Council (QLDC) to occupy land legally described as Lots 1 and 2 DP 390448 and Section 2 Block II Lower Hawea SD which are held as Council reserve. The lease authorises the operation of the Lake Hawea Holiday Park (Holiday Park).

Glen Dene propose redevelopment of the Holiday Park with the upgrade and expansion of existing buildings and the addition of new buildings. Southern Planning Group Limited (SPG) have been engaged to represent Glen Dene and work through the process of seeking affected party approval under Section 95E of the RMA 1991 from the Wanaka Community Board and resource consent for the proposed development.

The proposed redevelopment will provide altered and new buildings that will be used for visitor accommodation purposes.

It is noted that the proposed redevelopment will be subject to a resource consent application that will be lodged with the QLDC. This separate application will include a range of additional assessments and reporting (i.e. landscape assessment, infrastructure servicing).

Background

The Holiday Park is located adjacent to SH 6 approximately 500m north of the Lake Hawea Dam. The Holiday Park occupies a gently sloping alluvial fan which overlooks Lake Hawea and covers an area of approximately 18.8ha.

The site of the Holiday Park was originally owned by the Burdon Family at Glen Dene. Subsequent to Lake Hawea being dammed and raised in the 1950's, the site was acquired by the Crown under the Public Works Act 1928 during the early 1960's. In 1968 the Hawea Domain Board leased the site from the Crown for the purpose of developing a camping ground. The camp ground was finally established in 1970 by Dick Cotter. The camp ground has evolved from modest beginnings and has undergone regular expansion and upgrades to cater for its increasing popularity. The Burdon Family acquired the lease for the camp ground from the Cotter Family in 2009 and have continued to expand and improve the facilities to develop it into the Holiday Park it is today. The current proposal outlined in this letter is the next stage in the evolution and growth of the Holiday Park.

Redevelopment Plans

Glen Dene propose the following alterations:

- Expand and upgrade the existing Top House Lodge;
- Expand the existing Ablution Block.

Glen Dene also propose the following additions to the Holiday Park:

- 8 Accommodation Domes;
- Recreation Dome;
- Glamping Tents;
- Storage Shed.

Top House Lodge extensions

The Top House Lodge is one of the original buildings on the site and is currently available for rent as holiday house accommodation. The proposal involves extending the existing building and remodelling it to turn it into a lodge for the proposed dome accommodation units. This will include a semi-commercial kitchen, lounge areas, dining room, living room and outdoor living/dining areas with seating for 54 people. The existing building has a floor area of 148m². The proposed extension would increase this to 242m².

Existing Ablution Block extension

A paved and covered outdoor area would be added to the existing ablution block. Picnic tables, sinks and a BBQ would be located within the covered area. This would provide Holiday Park guests with a covered area for cooking and eating. The existing building has a floor area of 96m². The proposed extension would increase this to 174m².

Visitor Accommodation Domes

Eight geodesic domes would be added to the Holiday Park for the purpose of visitor accommodation. Each dome would have a main bedroom area, an ensuite, a sink and fridge for tea/coffee etc. and two fold down bunk beds which gives each dome a maximum occupancy of four people. Each dome would be sited on a wooden deck which would include a covered entranceway and an outdoor seating area. Each dome would be heated with a small gas fireplace.

Communal Recreation Dome

The recreation dome would have a diameter of 13m, a maximum height of 6.7m and cover an area of 140m². This dome is intended as a communal indoor area for Holiday Park guests to use for recreation or for guests to hold group gatherings etc. It would provide a much-needed option for Holiday Park guests during inclement weather.

Glamping Tents

The proposed glamping tents area would comprise seven permanent wooden platforms measuring 6m x 4m giving an area of 24m² each. All platforms would have a power connection similar to a powered caravan site. The intention is to provide all-weather platforms upon which canvas tents can be erected in a defined and appropriately landscaped area. The canvas tents would be seasonal structures and would generally be erected from Labour Weekend until Easter and then taken down for winter. The style and configuration of the canvas tents may change year to year. The glamping tent platforms would be located to the left of the existing outdoor fire area within the Holiday Park. Each glamping tent would have capacity for approximately 4 people however this may vary according to the tent configuration.

Storage Shed

The proposed storage shed would be located adjacent to the Top House Lodge. The enclosed part of the shed would be 12m long, 2.4m wide and cover 28m². A canopy would extend along the full length of the shed to provide covered access to each room. The shed would contain essential infrastructure associated with the Holiday Park and would comprise five separate rooms including a main store/switch room, gun room, cool store, dry store and laundry.

Description and Assessment of Activities

The alterations and additions described above are an upgrade and expansion of the Holiday Park facilities. The use and nature of the Holiday Park will not change however the proposed development would diversify the visitor accommodation offerings. There is a growing demand for glamping and unique accommodation options and the proposed developments will cater to this demand.

The relevant conditions of the lease agreement are included below:

- Condition 2 specifies *“that the Lessee shall hold and use the said land bona fide for the benefit and enjoyment of the public for the purpose of a public camping ground.”*
- Condition 3 specifies *“that the Lessee during the term of this lease erect further cabins on the land as finance is available and the demand warrants provided that this clause is always subject to clause 13 hereof,”* and
- Condition 13 specifies *“that the Lessee shall not erect or place any further buildings on the said land or vary any development programme already agreed with Council without the prior approval in writing of the Council or the Minister of Conservation.”*

It is considered that the proposed development of the Holiday Park is consistent with the above conditions of the lease agreement. Glen Dene as Lessee therefore seek the approval of the Wanaka Community Board to undertake the proposed work as described above.

The following Appendices are attached to this letter:

Appendix [A] – Proposed Site plan

Appendix [B] – Proposed Landscape plan

Appendix [C] – Top House Lodge extension plan

Appendix [D] – Ablution Block extension plan

Appendix [E] – Accommodation Domes plan and elevations

Appendix [F] – Recreation Dome plan and elevations

Appendix [G] – Glamping Platform plan and elevations

Appendix [H] – Storage Shed plan and elevations

Yours sincerely

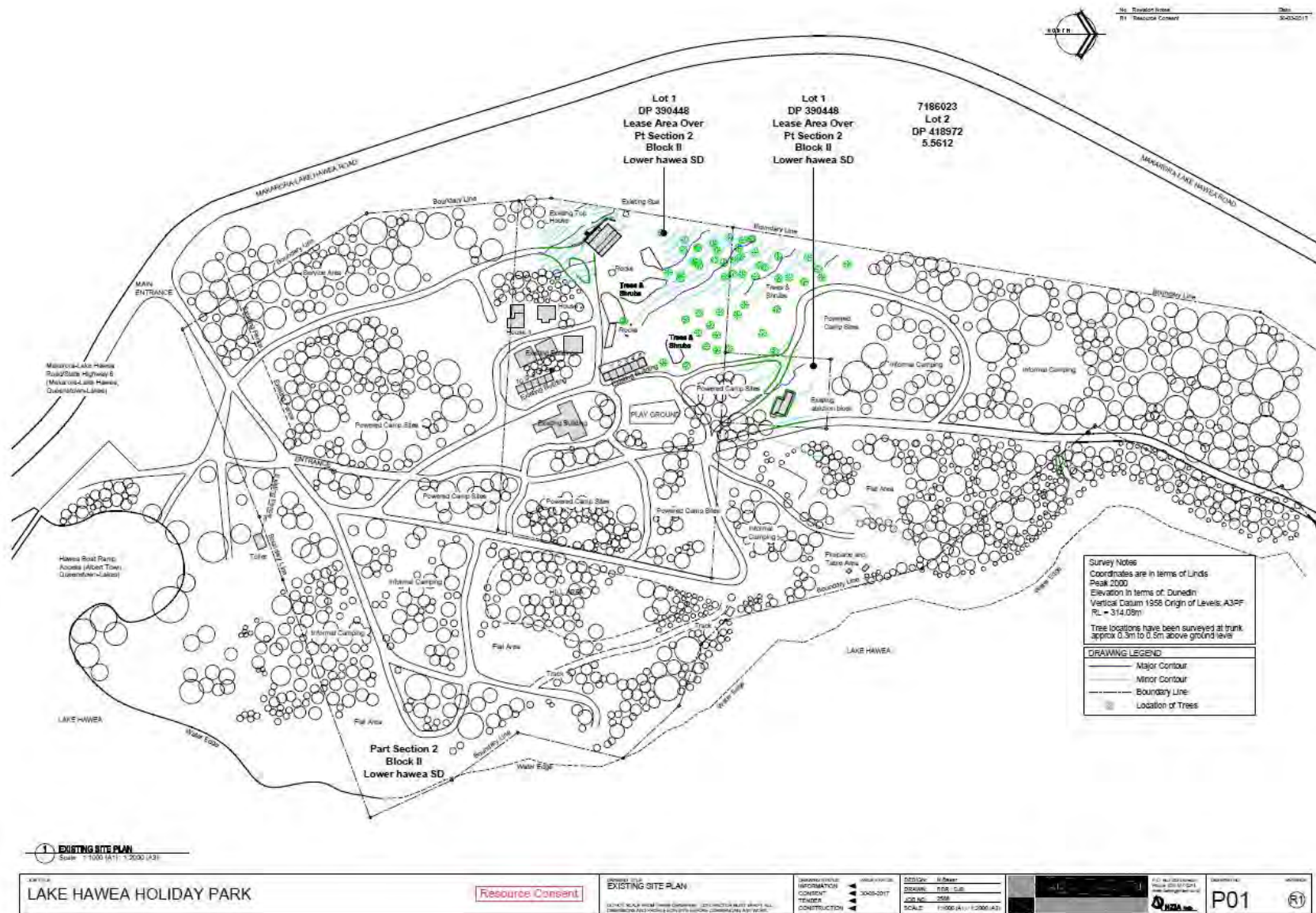
A handwritten signature in dark ink, appearing to read 'Tom Overton', with a stylized, cursive script.

Tom Overton
Resource Management Consultant
SOUTHERN PLANNING GROUP



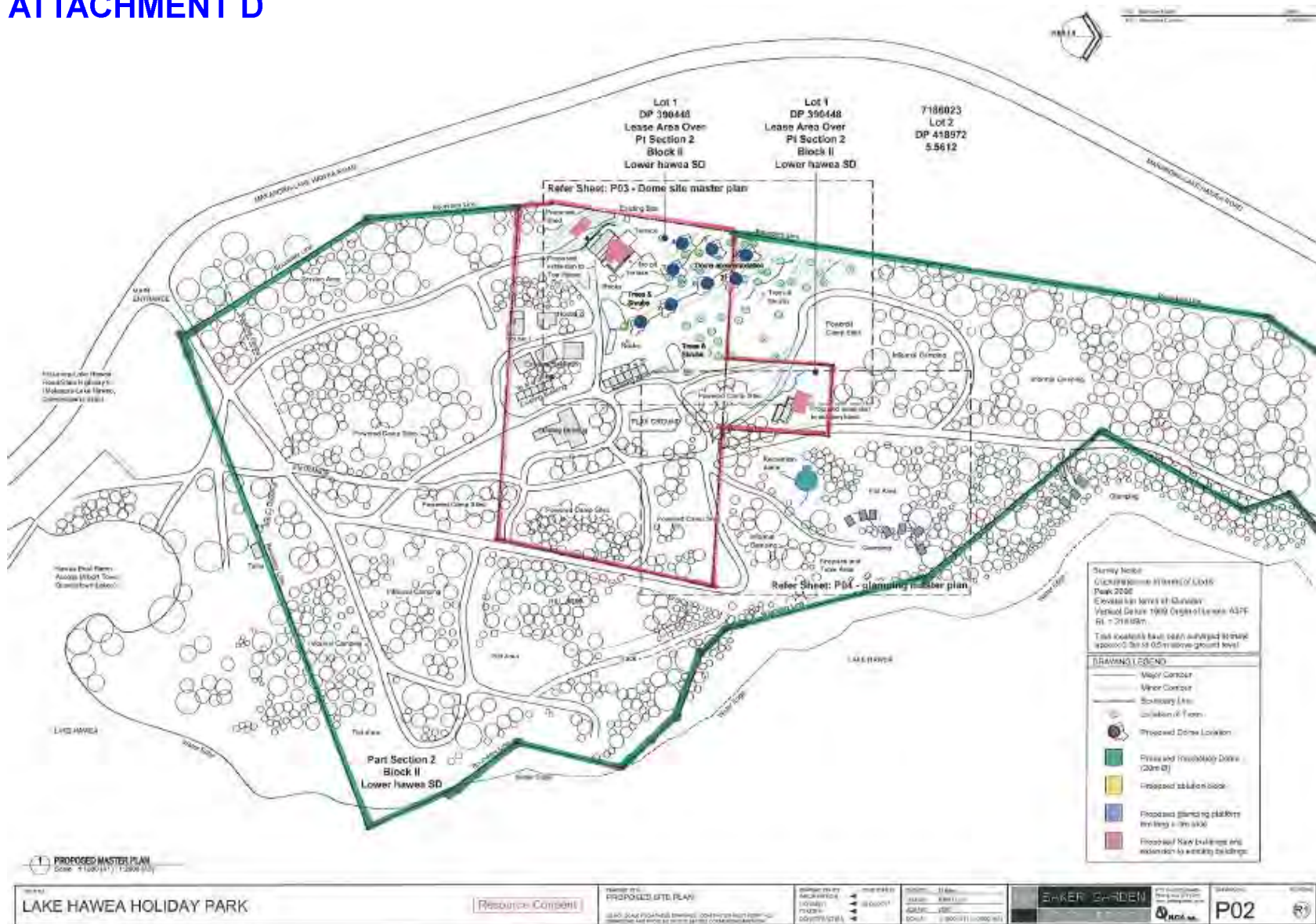
Appendix B – Site Plan

ATTACHMENT C



Appendix C – Existing Site Plan

ATTACHMENT D

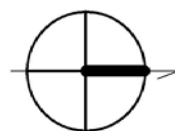


Appendix D – Proposed Site Plan

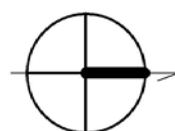
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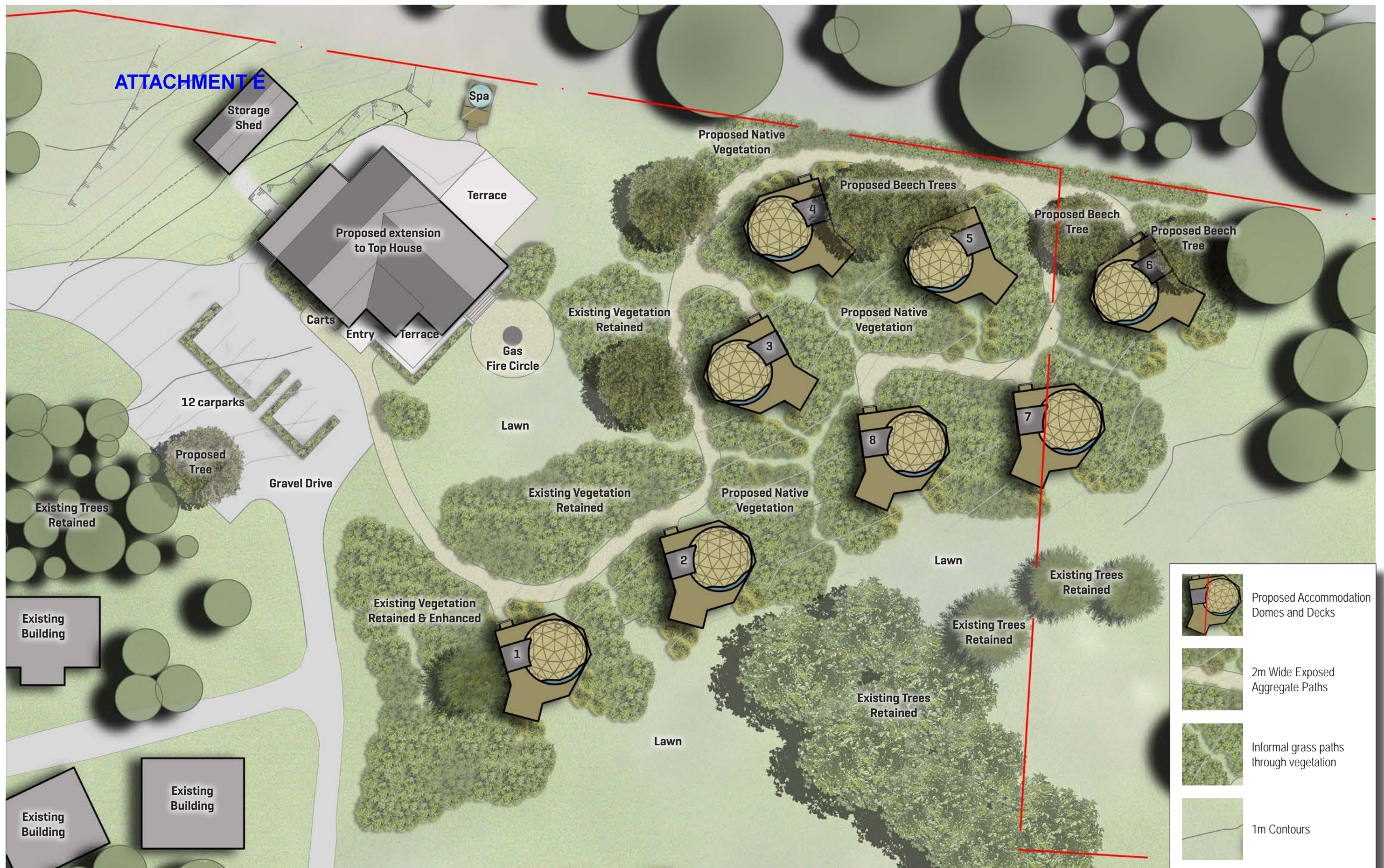


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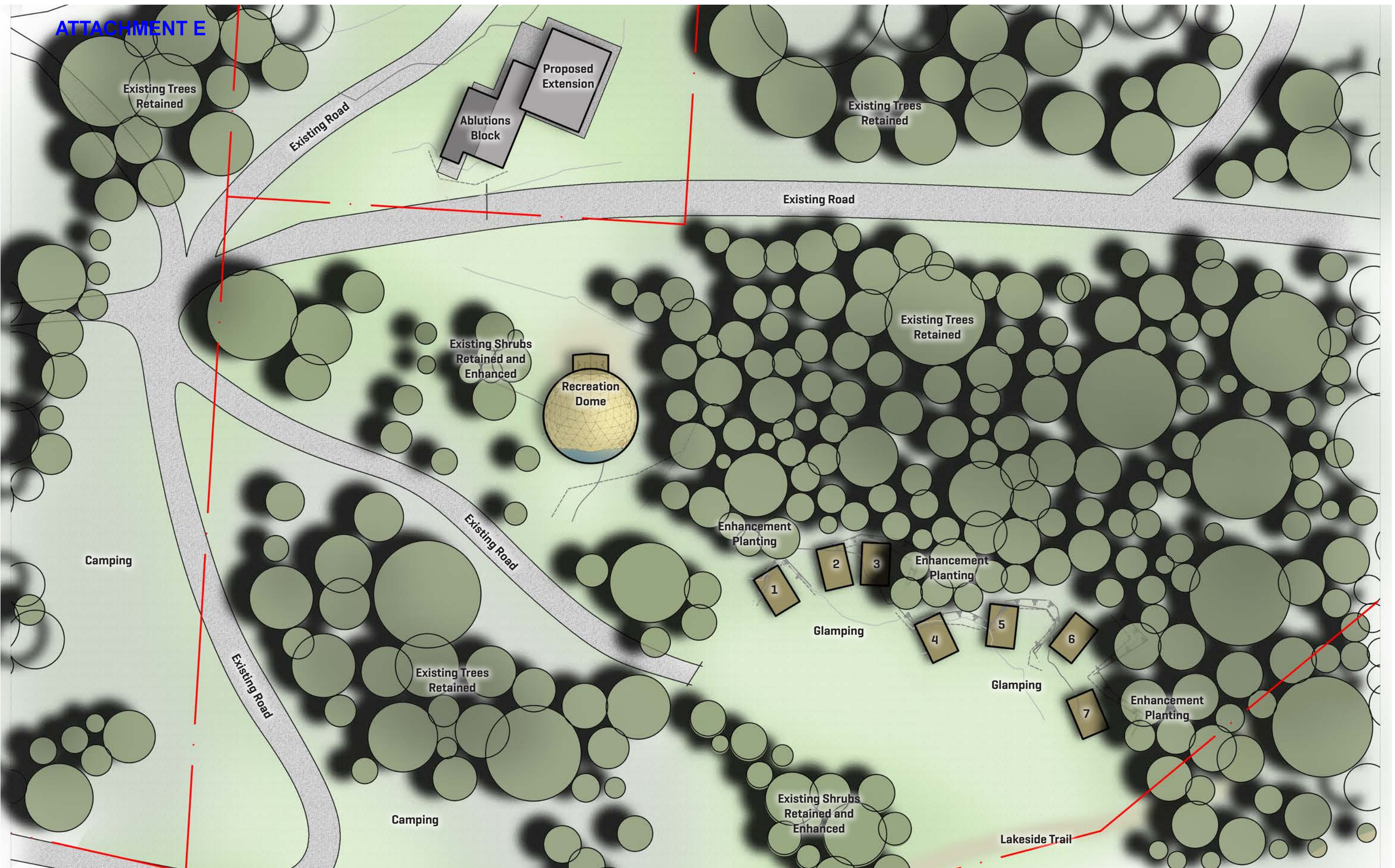


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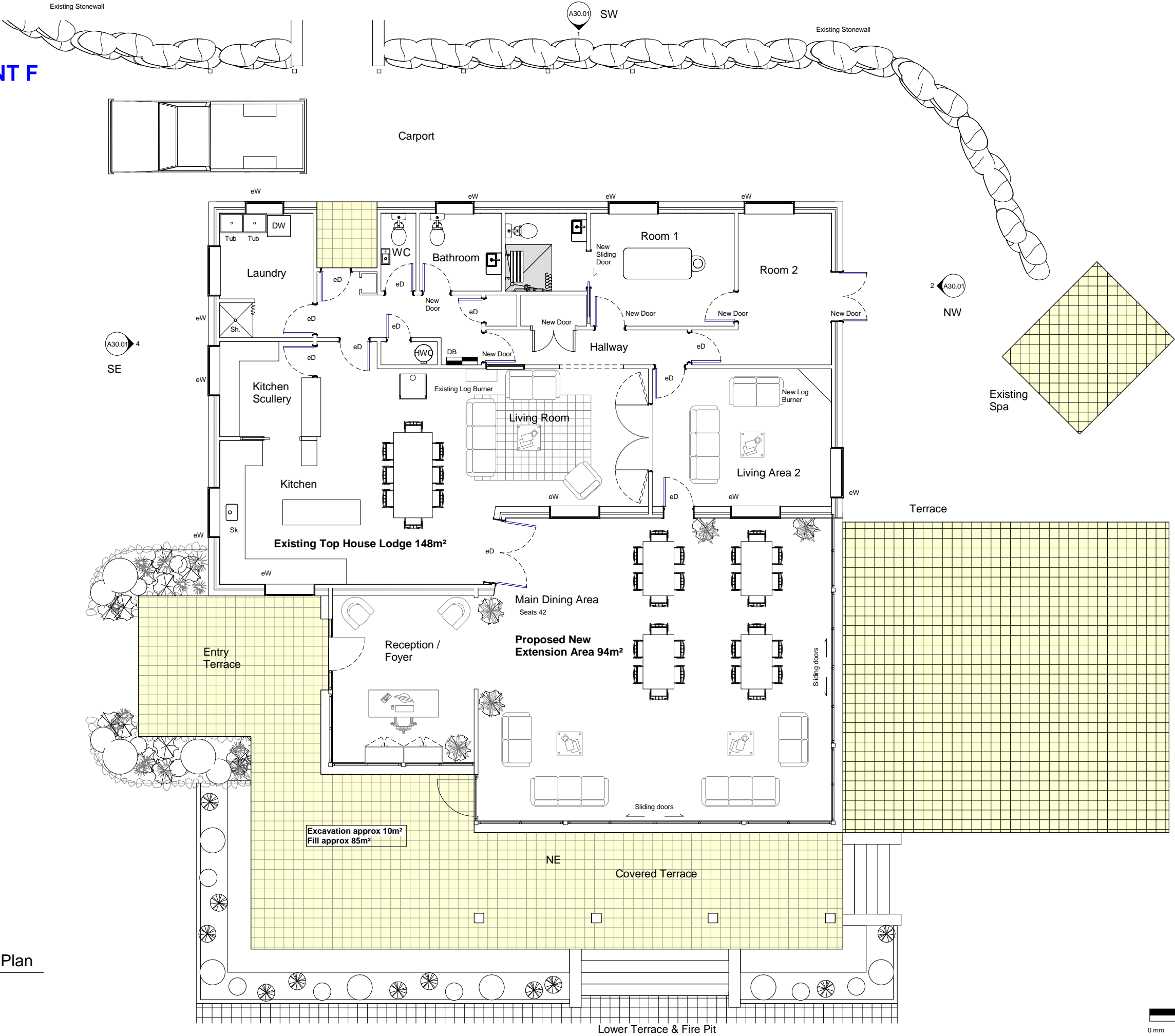




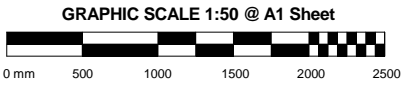
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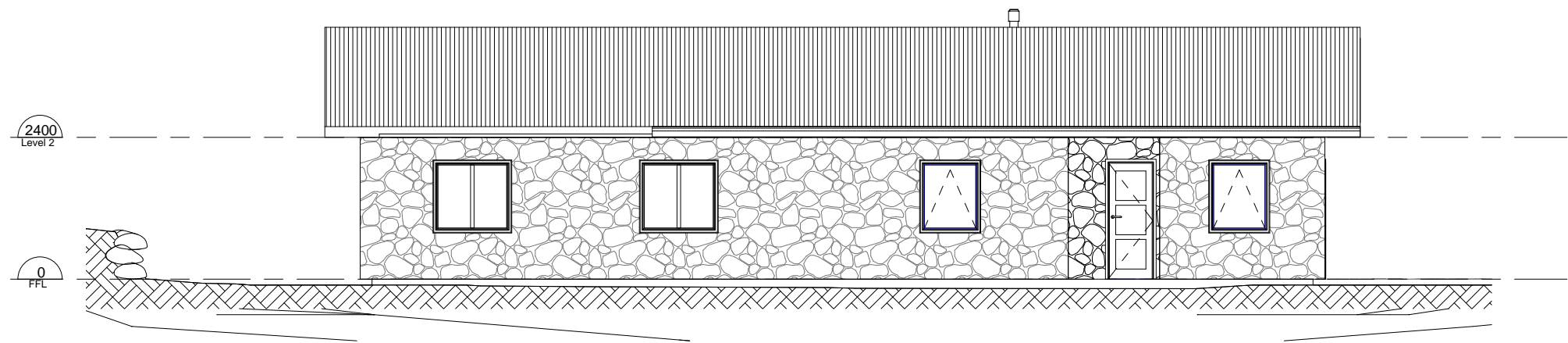
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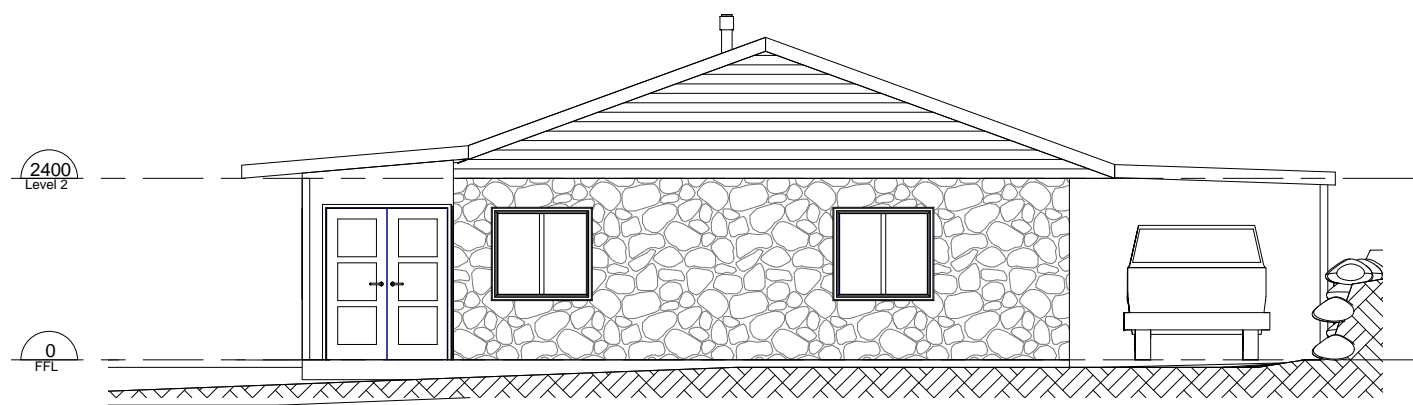
1 Proposed Floor Plan
1:50 (A1) - 1:100 (A3)



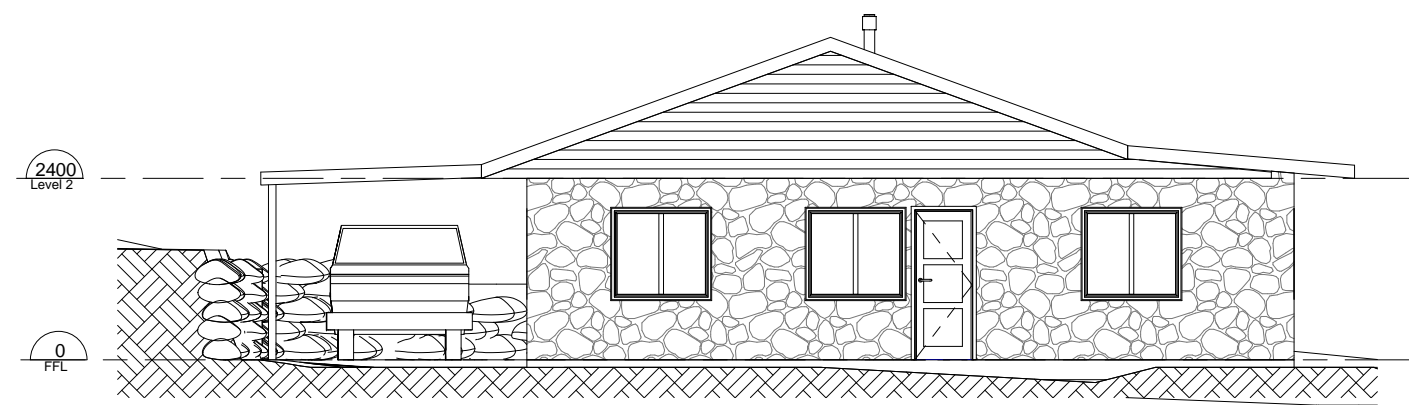
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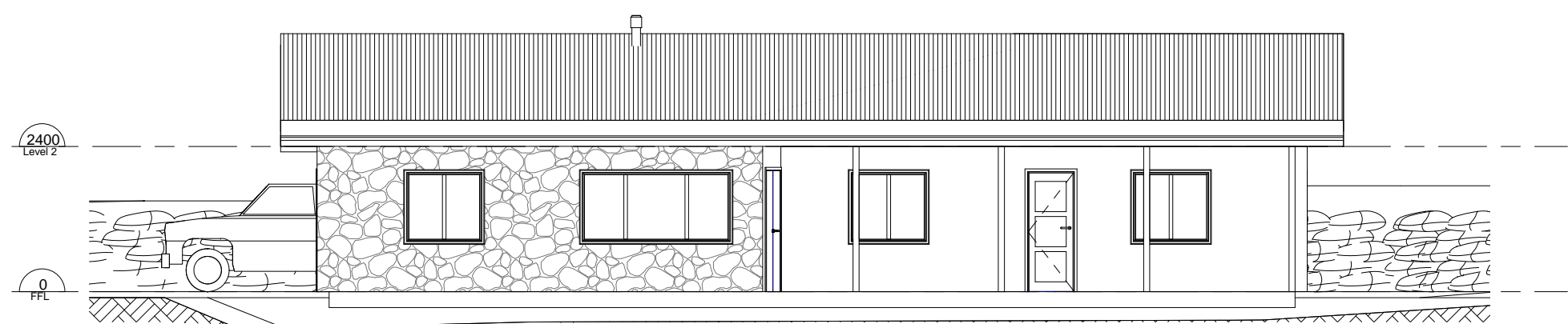
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1:50 (A1) -1:100 (A3)



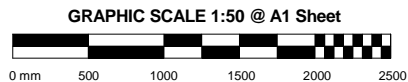
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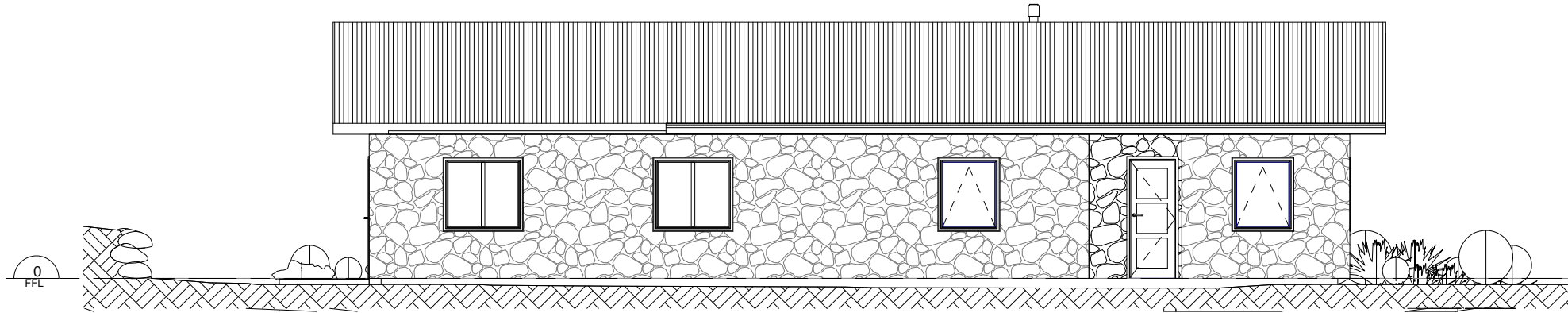
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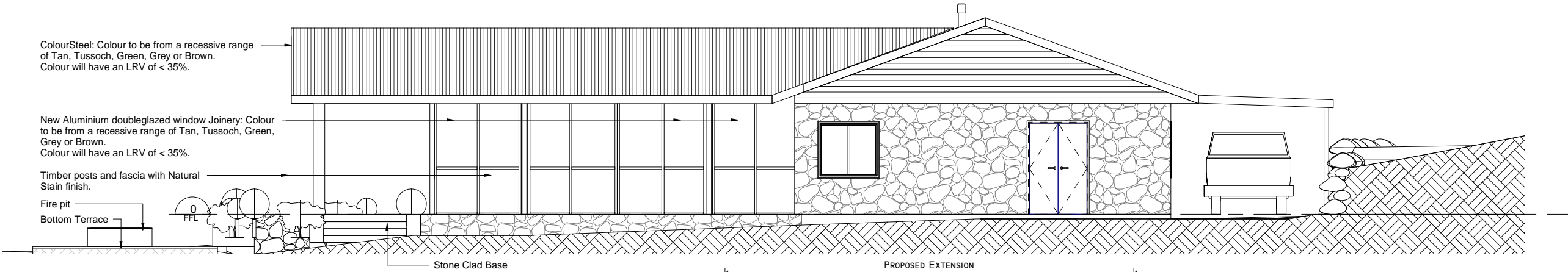
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1:50 (A1) -1:100 (A3)



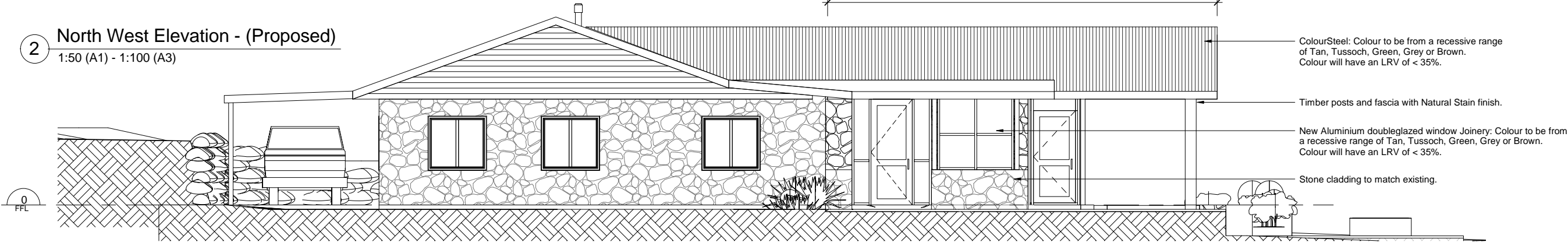
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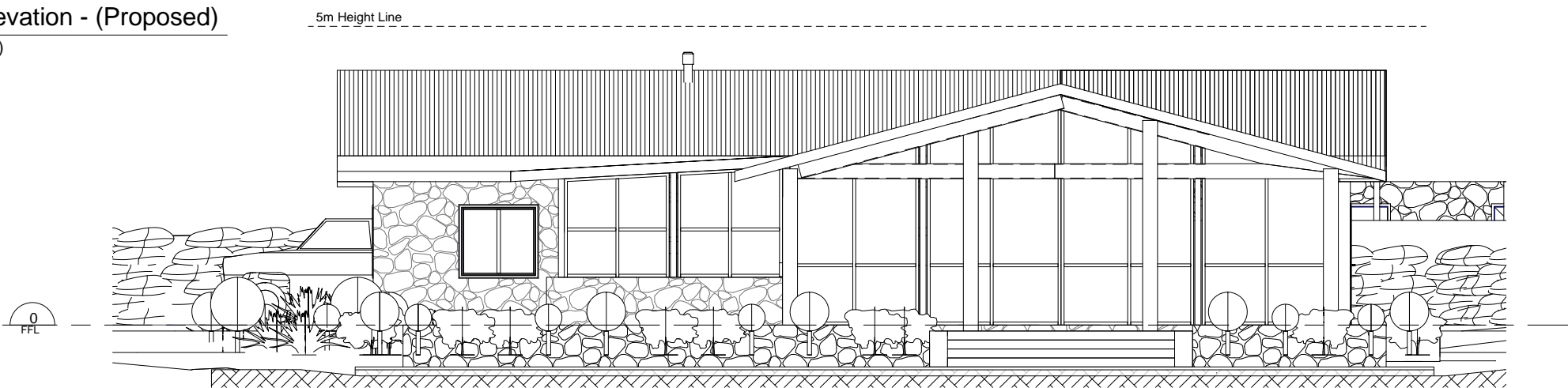
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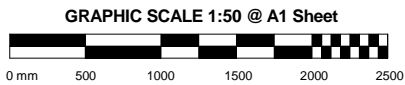
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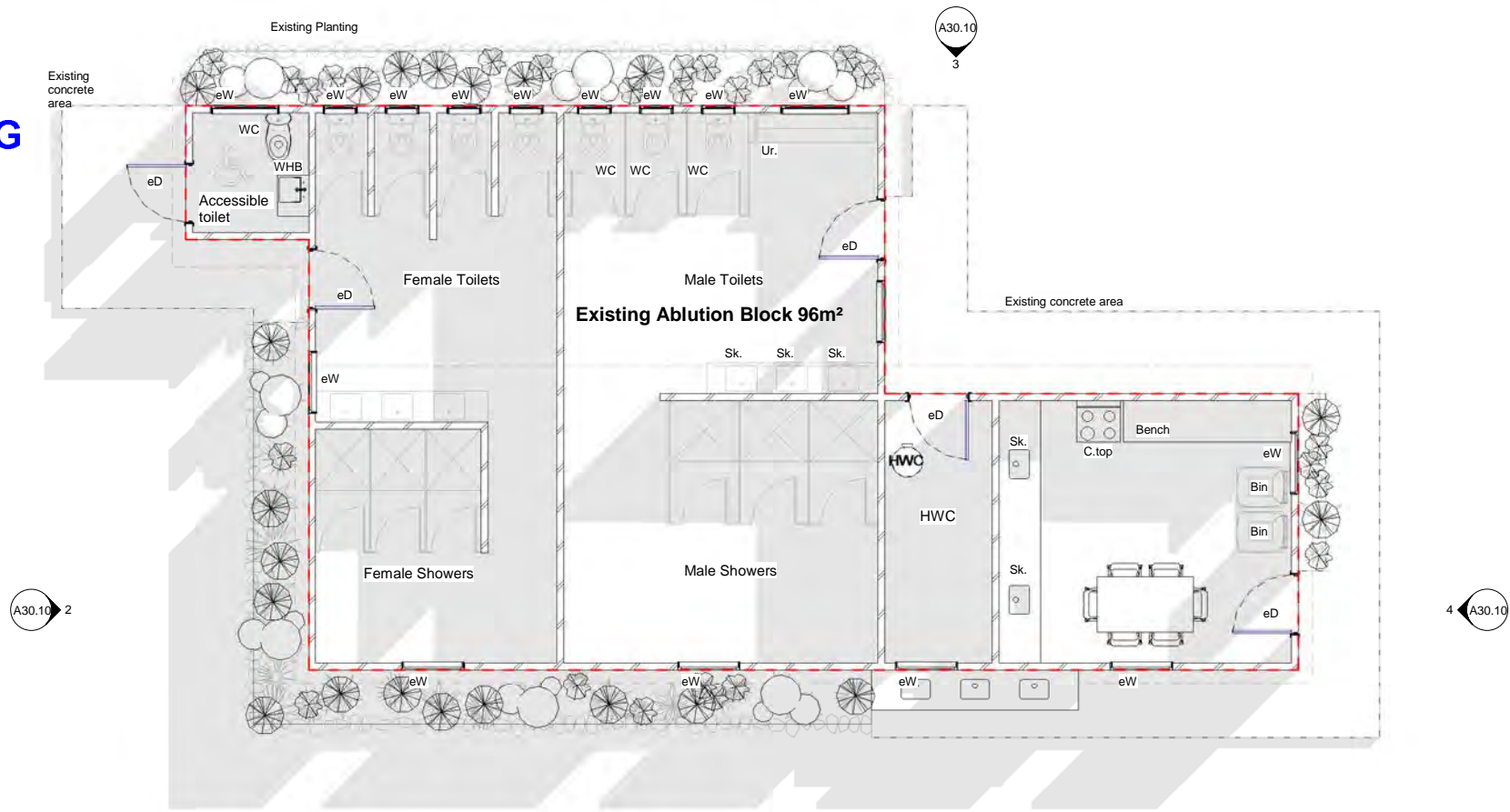
4 South East Elevation - (Proposed)
1:50 (A1) - 1:100 (A3)



3 North East Elevation - (Proposed)
1:50 (A1) - 1:100 (A3)



ATTACHMENT G



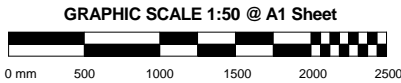
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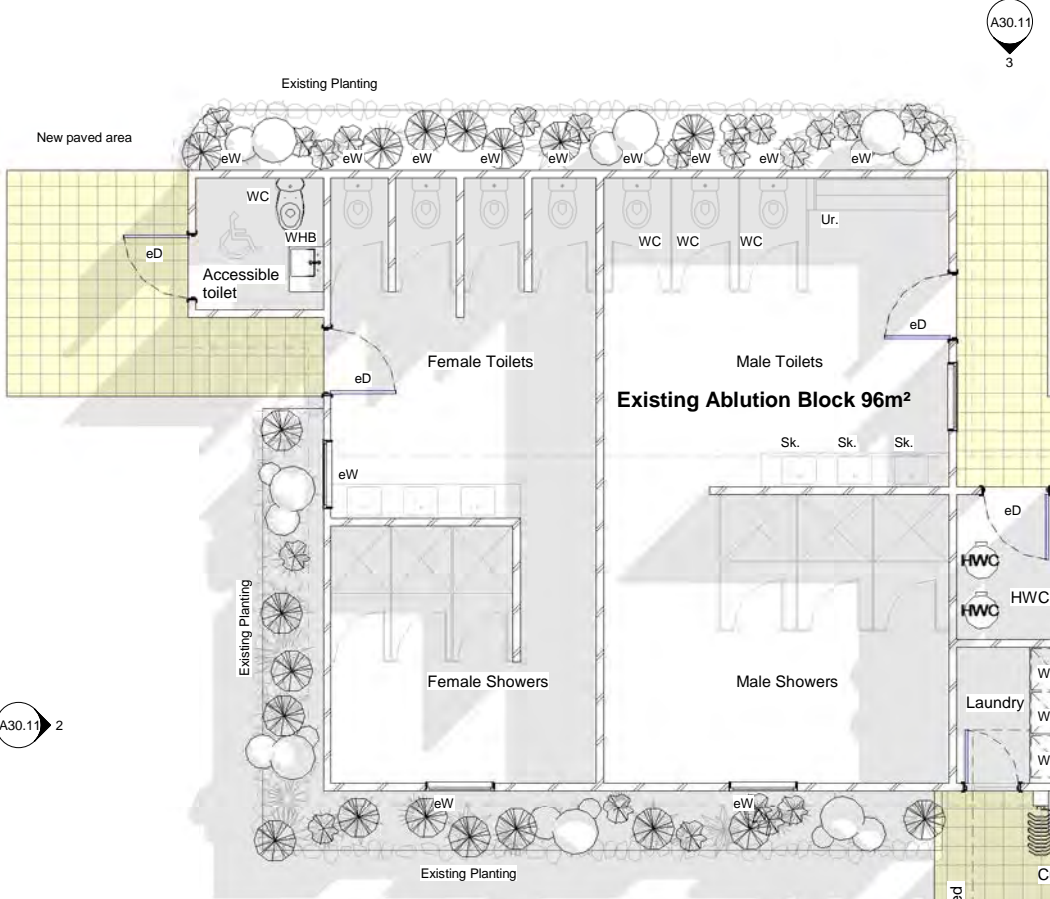


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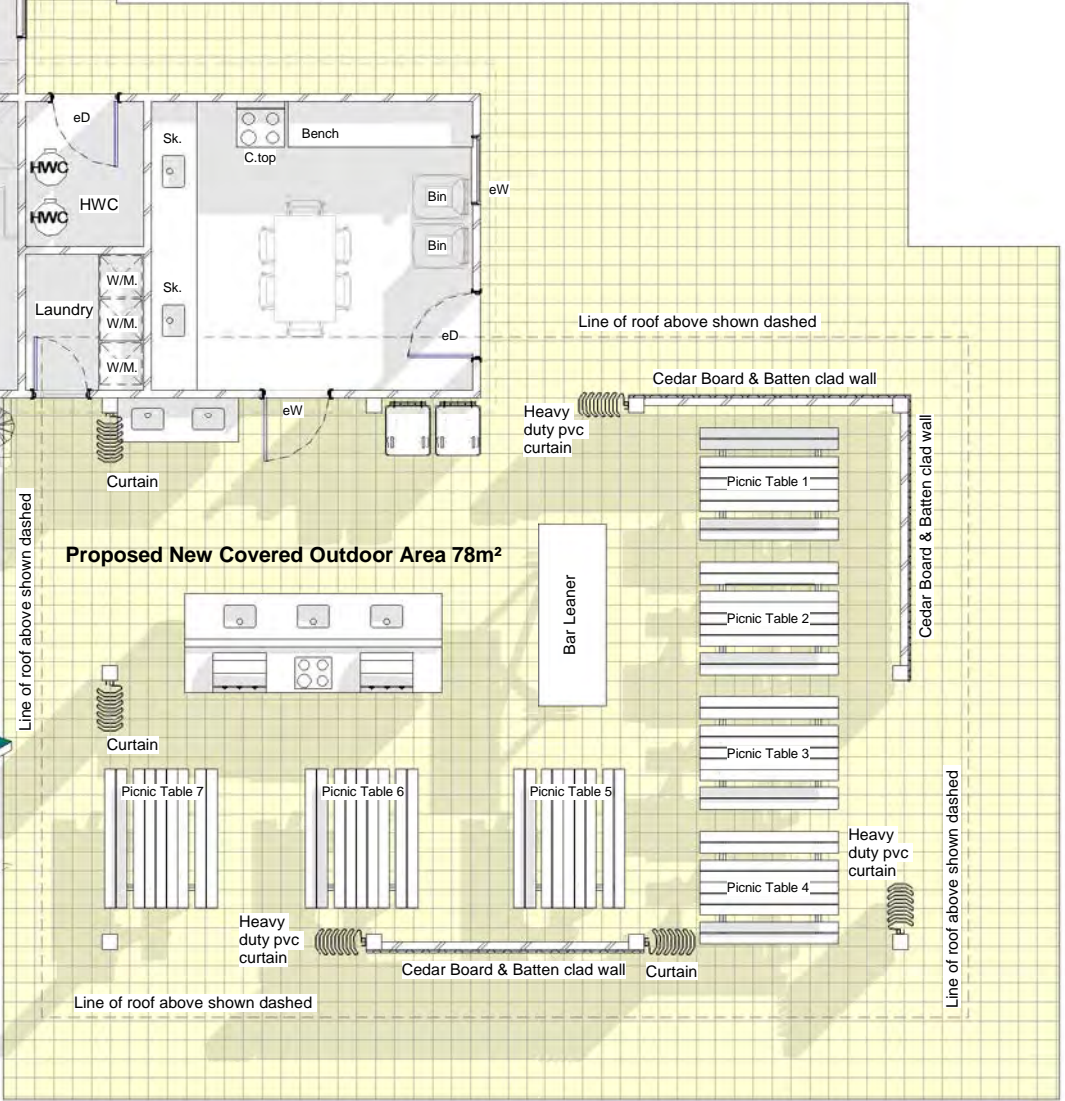


2 3D - View 1 (Existing)





2 3D - View 2 (Proposed)
Not To scale

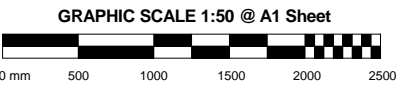


Excavation approx 30m³
Fill approx 10m³

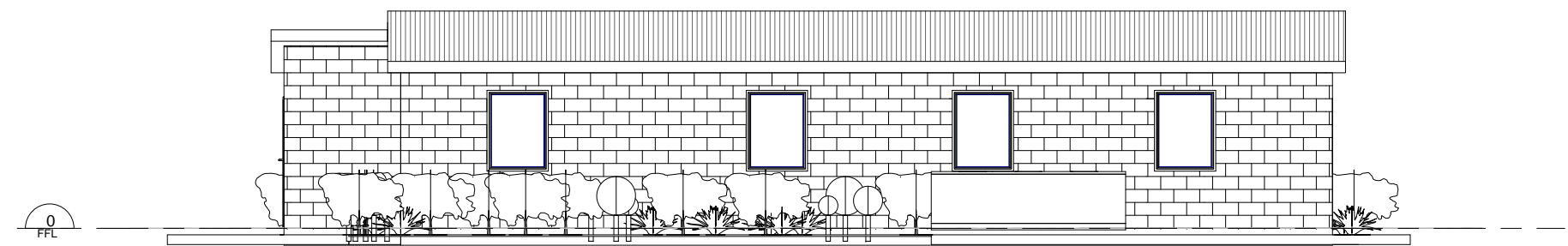


1 Proposed Floor Plan
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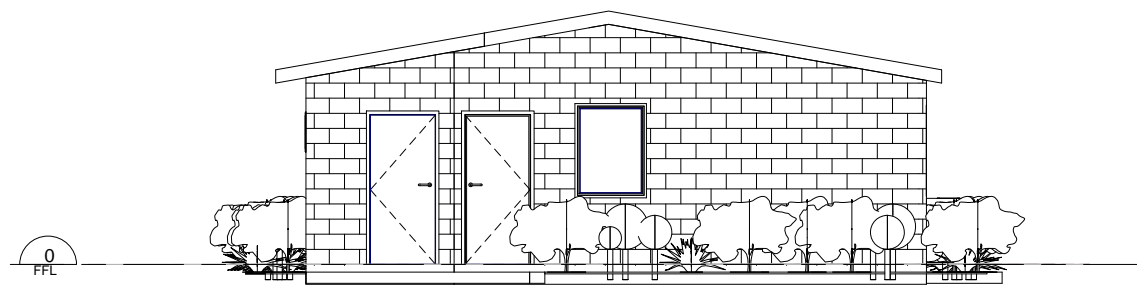
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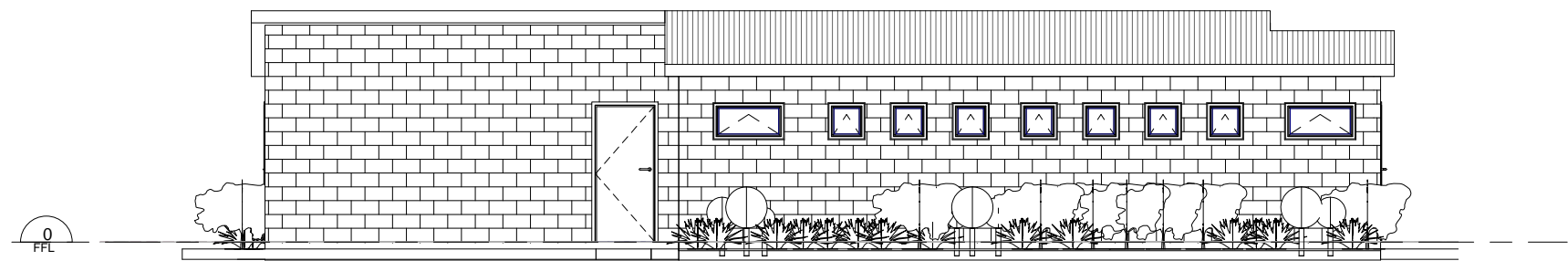
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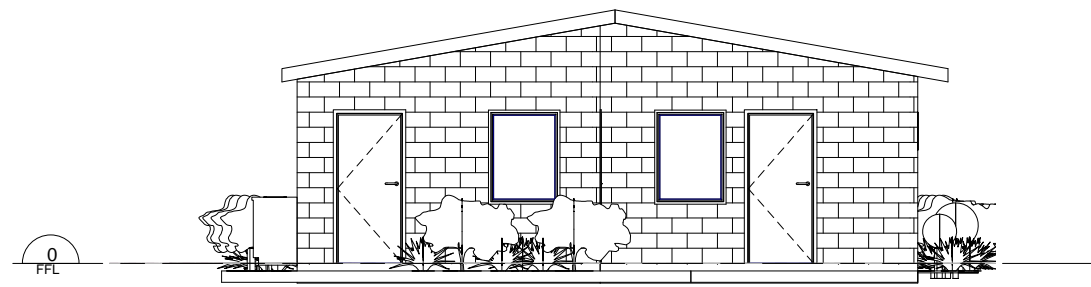
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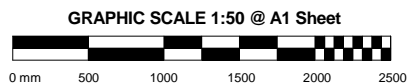
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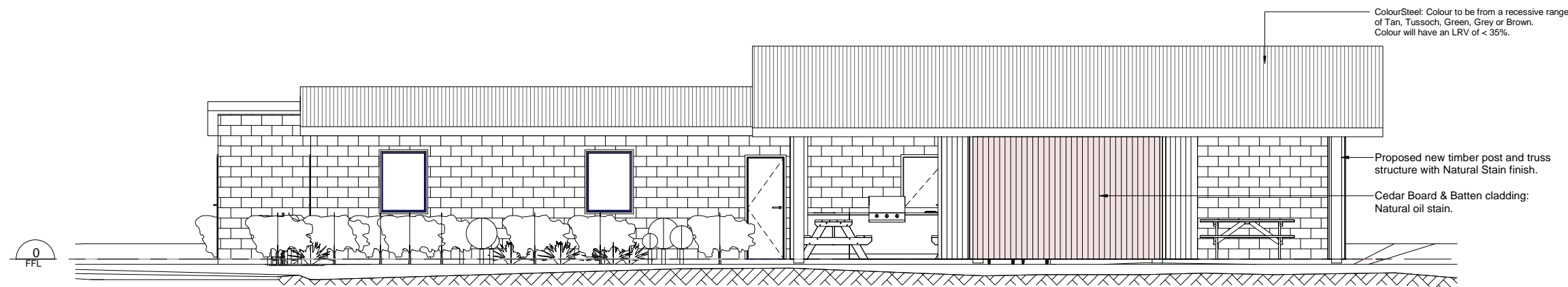
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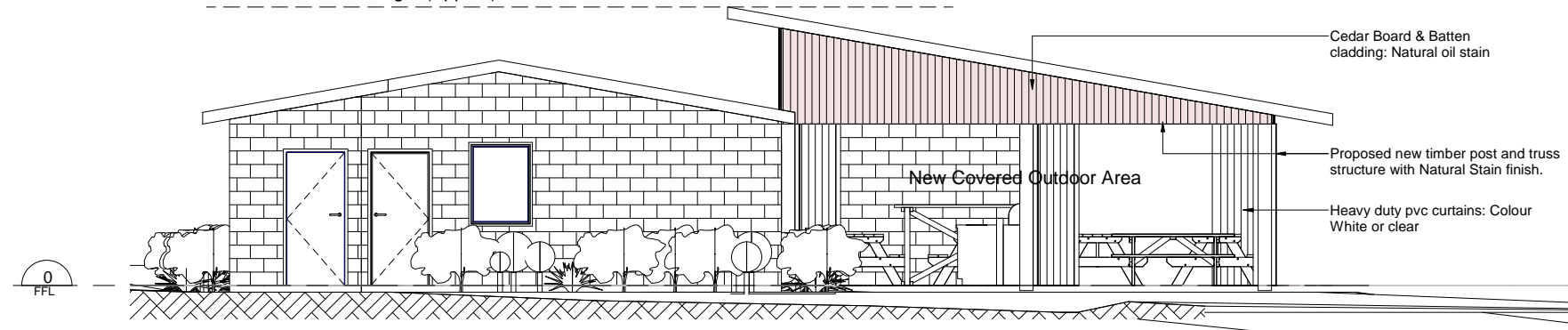


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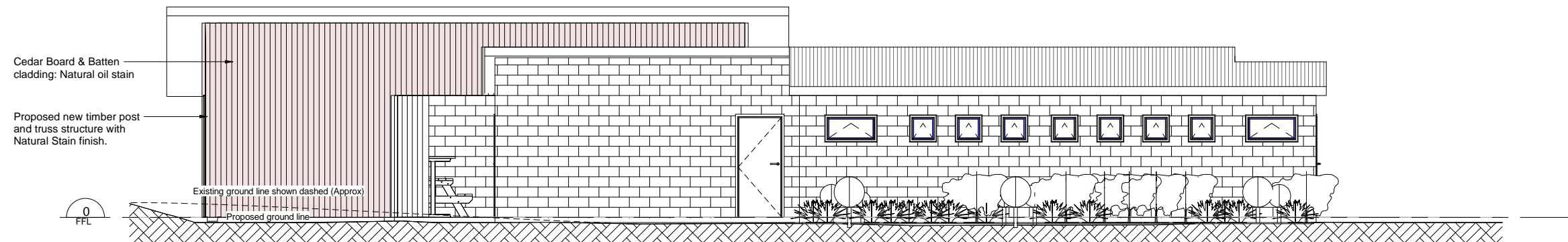


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4150mm Overall height (Approx)

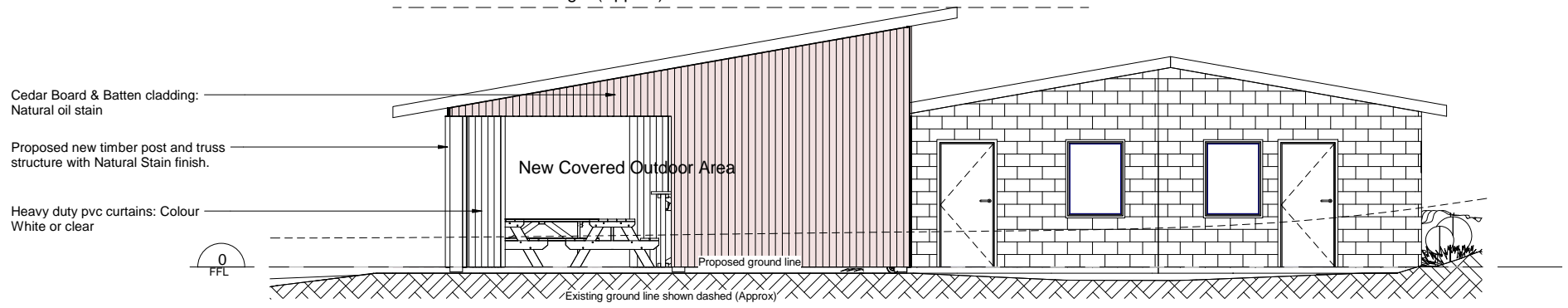


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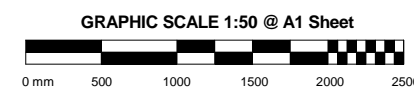
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4150mm Overall height (Approx)

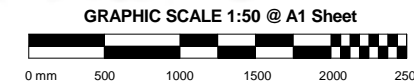
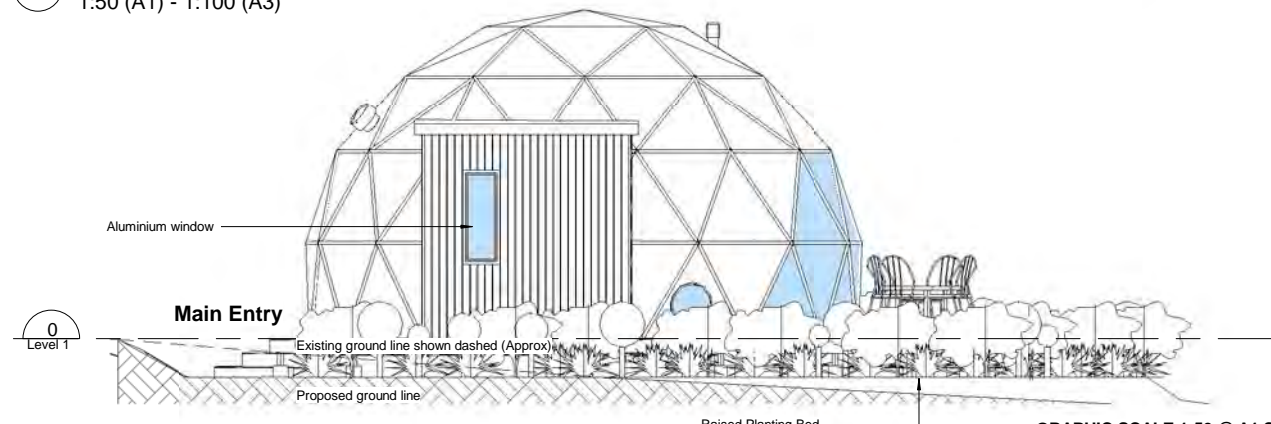
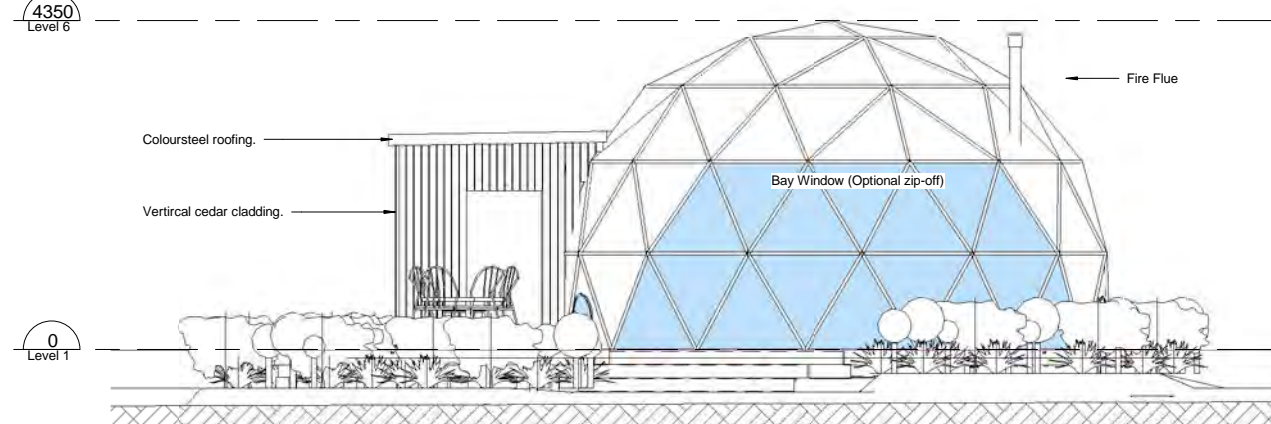
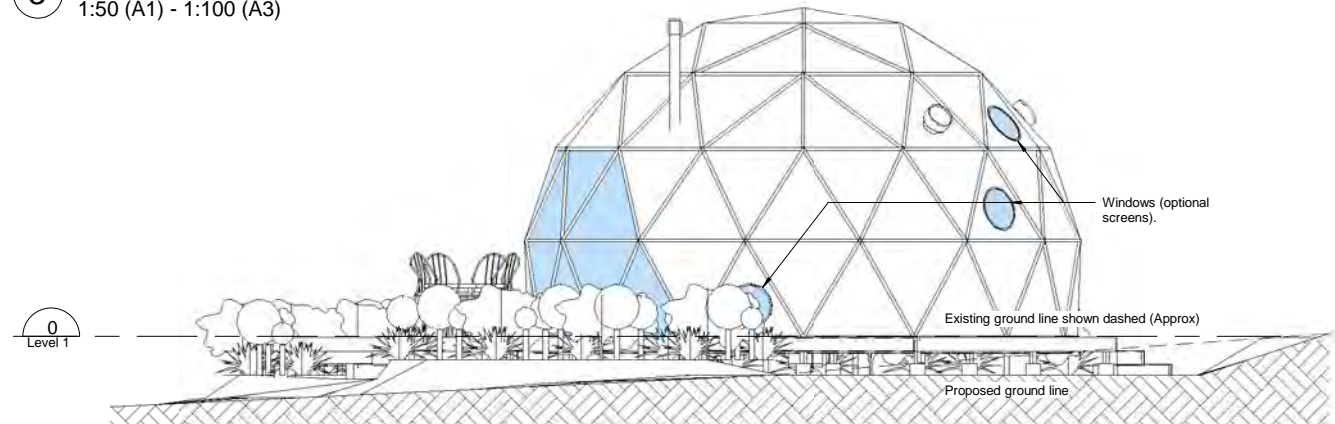
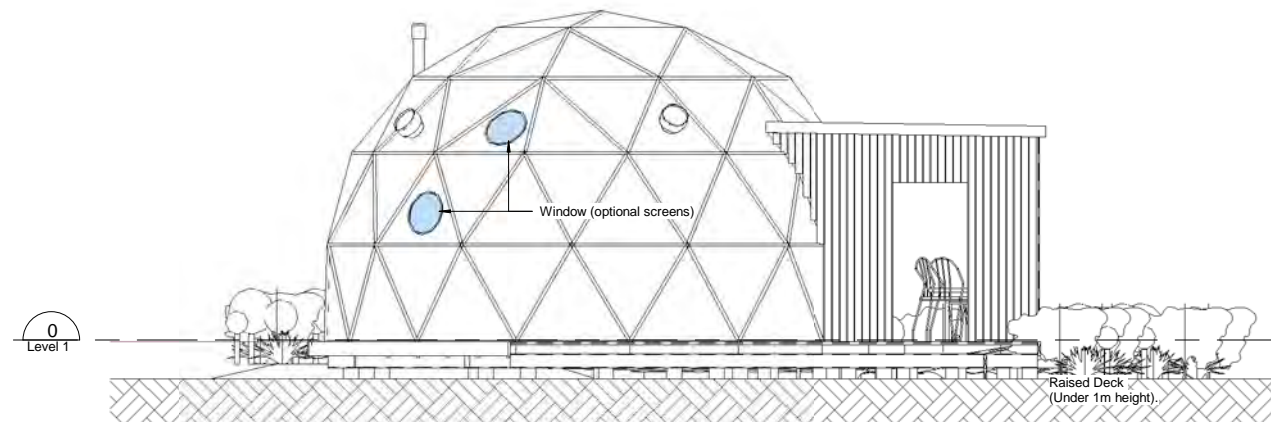
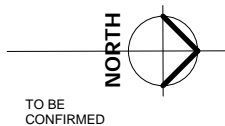
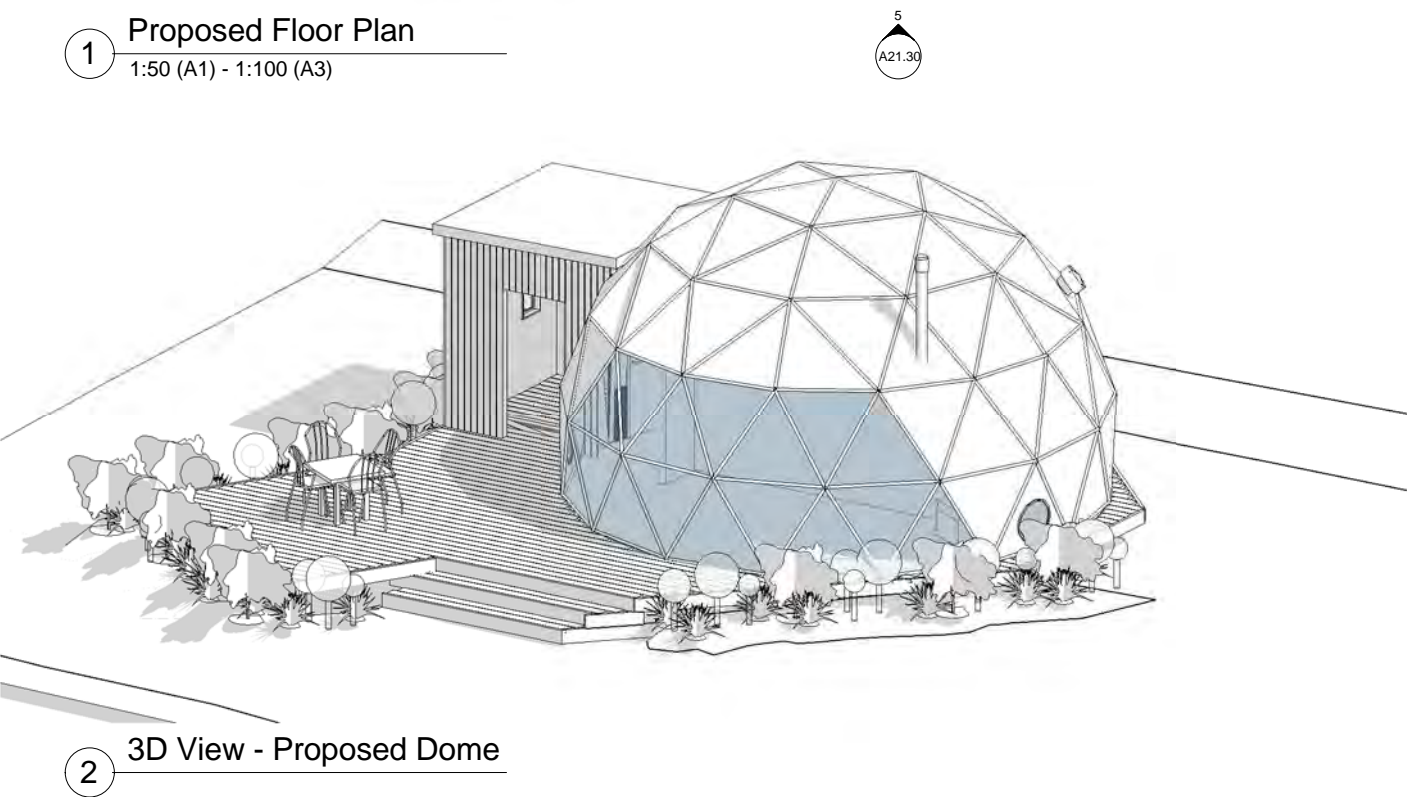
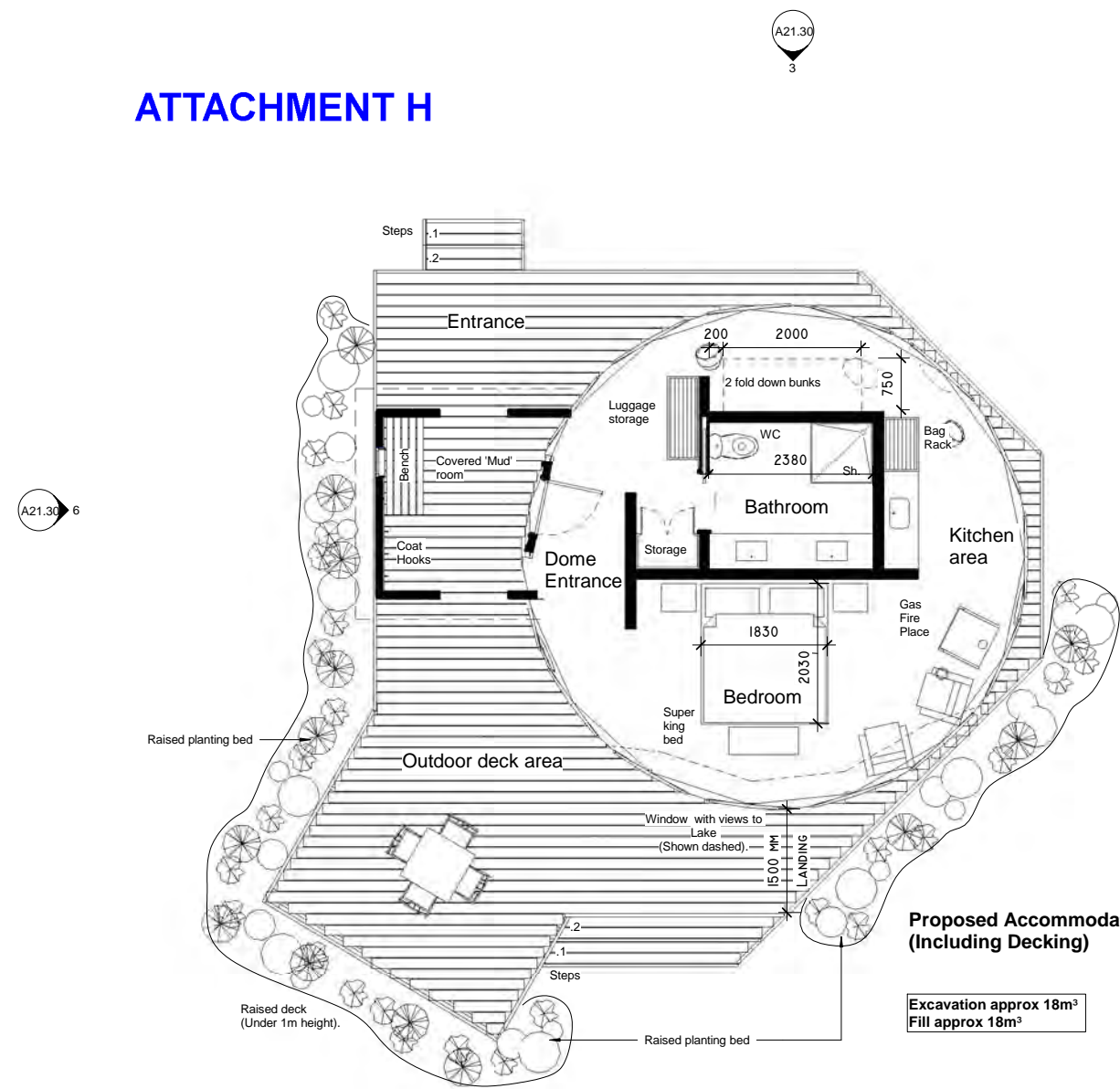


4 West Elevation - Proposed
1:50 (A1) - 1:100 (A3)

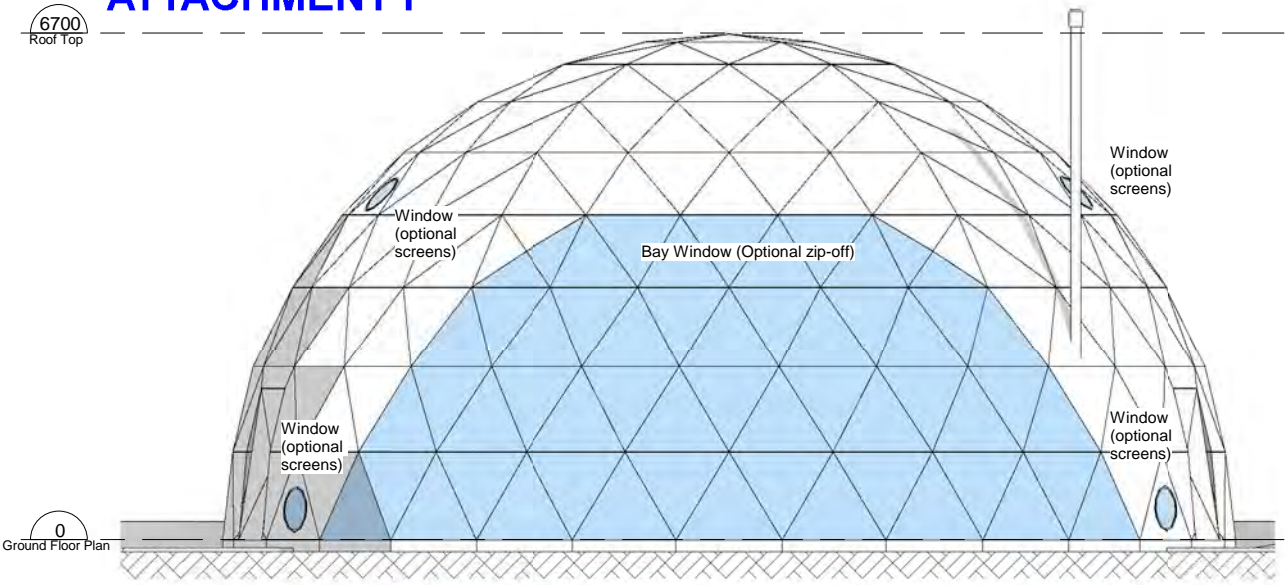
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Fill approx 10m³



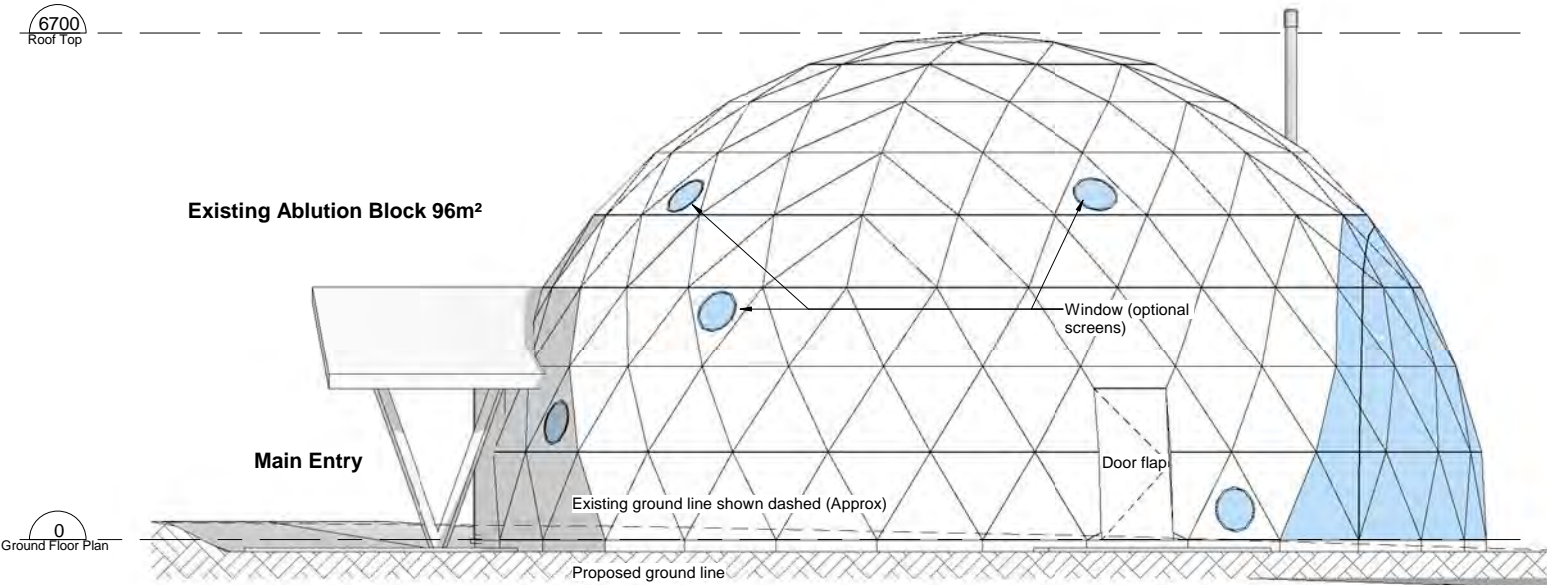
ATTACHMENT H



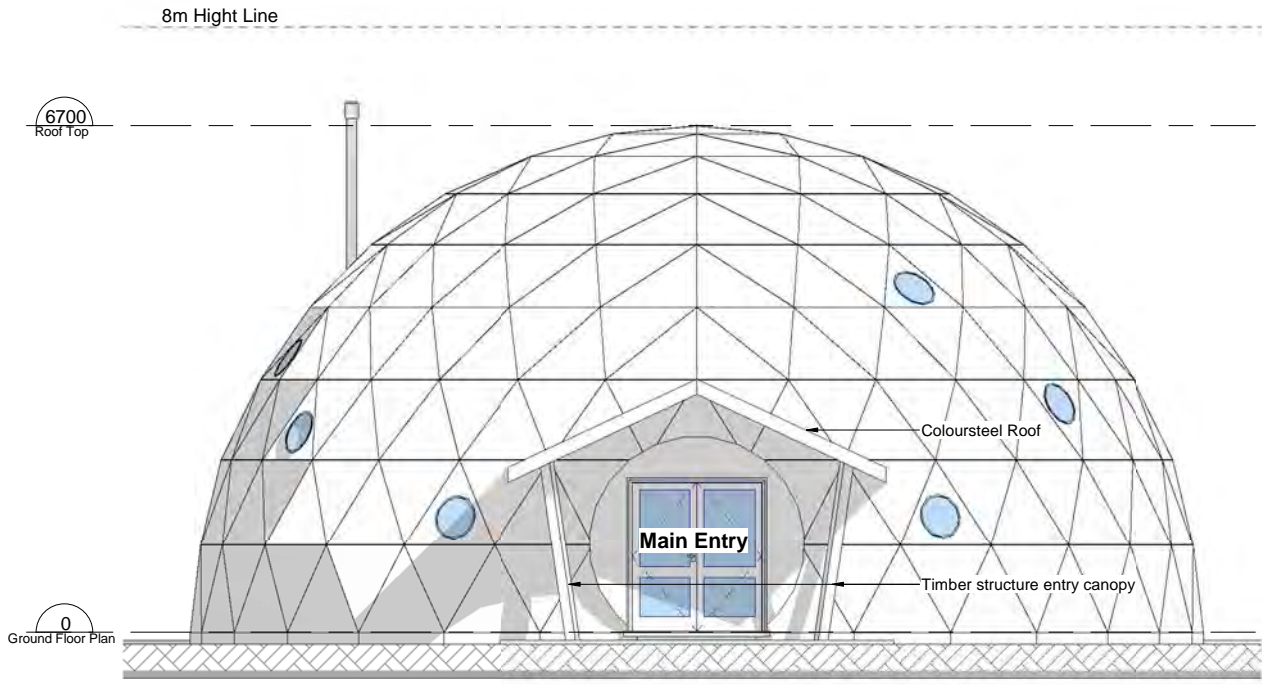
ATTACHMENT I



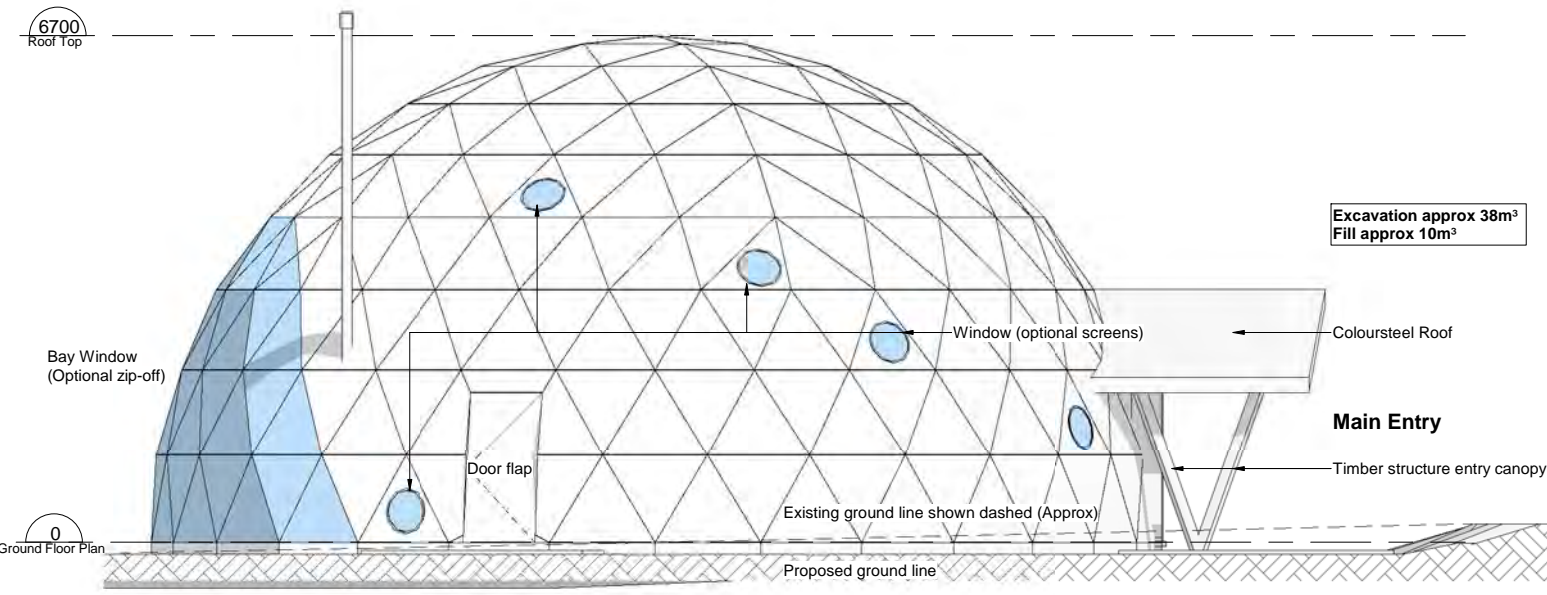
1 East Elevation - Proposed
1:50 (A1) - 1:100 (A3)



2 South Elevation - Proposed
1:50 (A1) - 1:100 (A3)

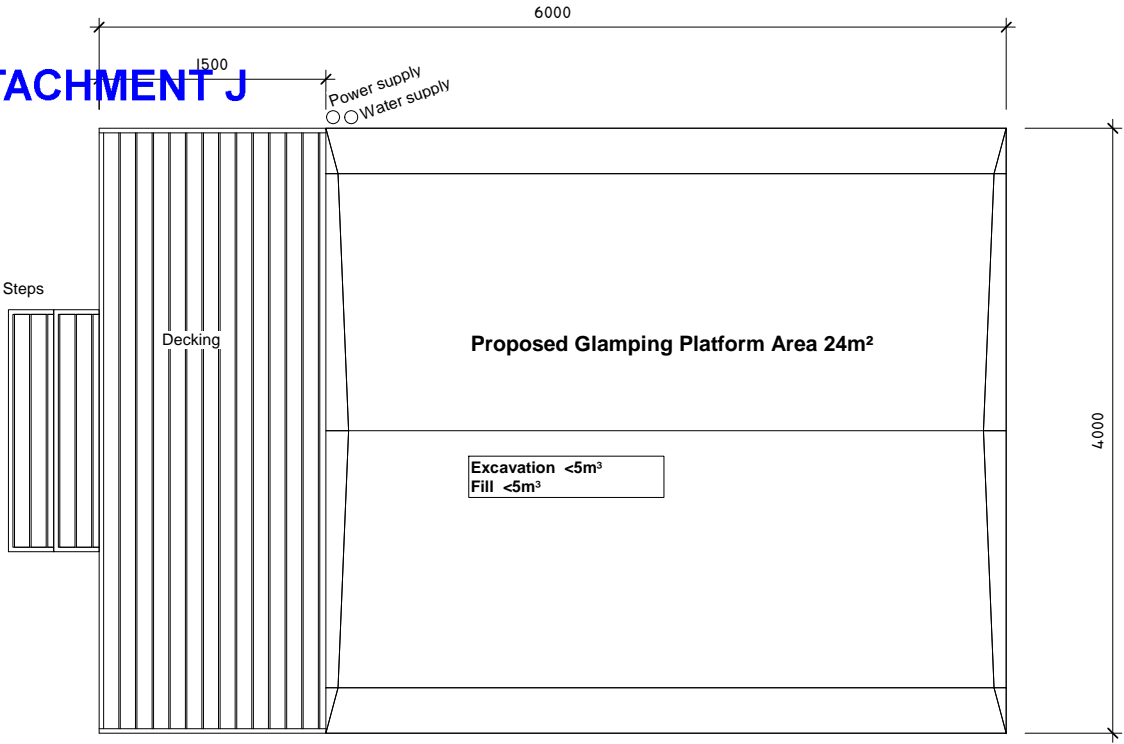


3 West Elevation - Proposed
1:50 (A1) - 1:100 (A3)



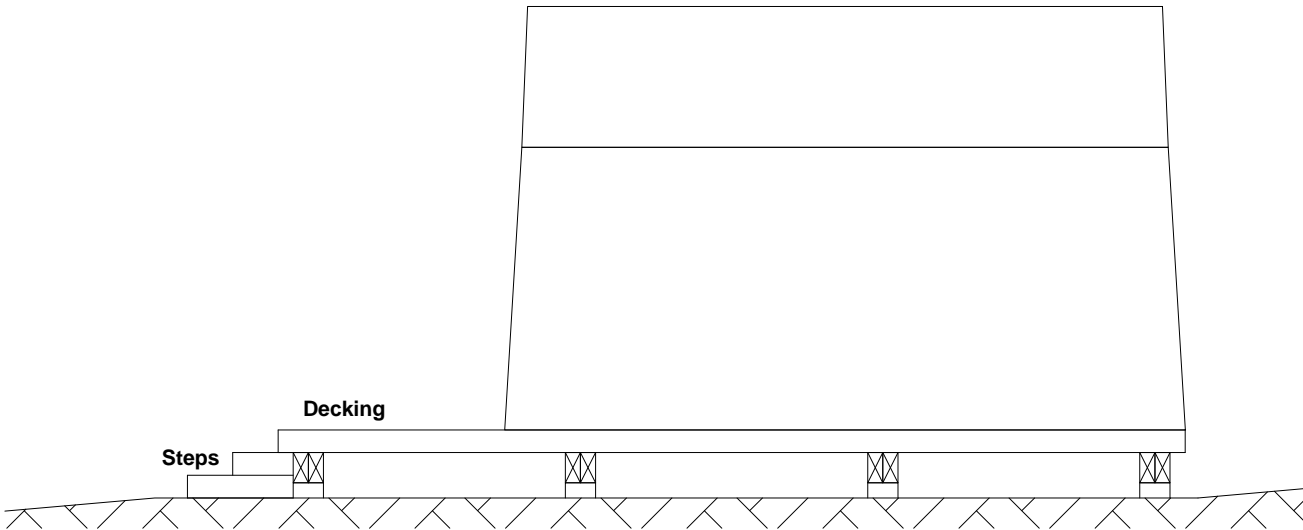
4 North Elevation - Proposed
1:50 (A1) - 1:100 (A3)



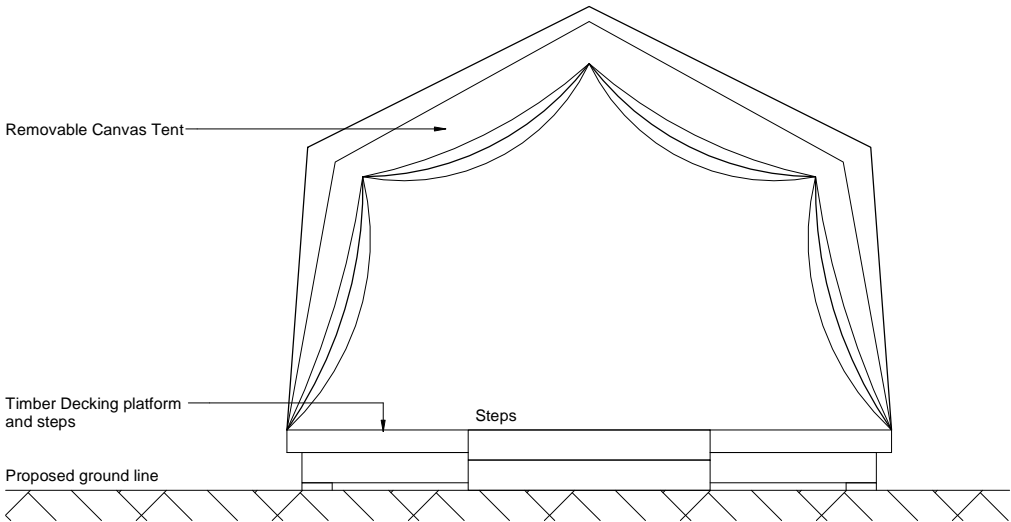


1 Plan
1:25 (A1) - 1:50 (A3)

4m Height line

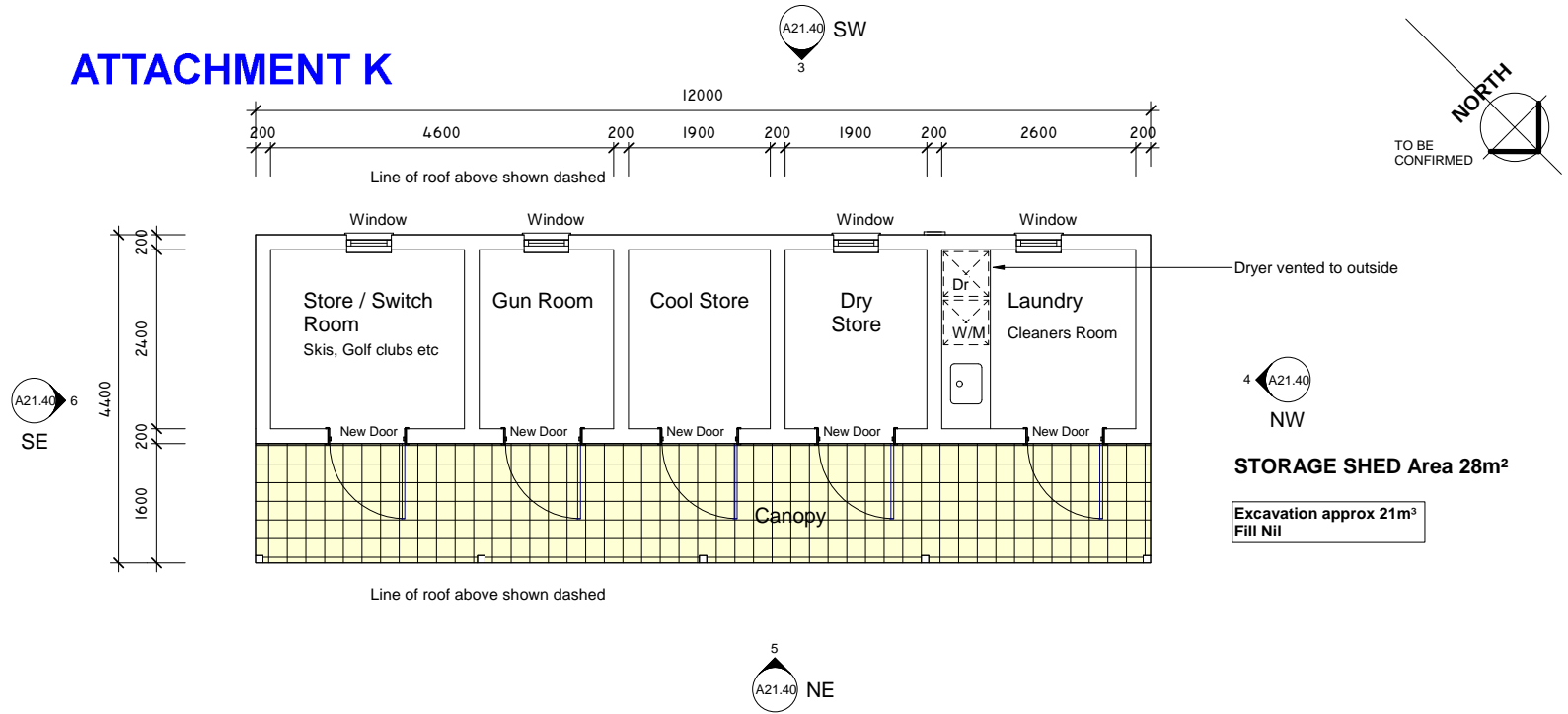


2 Side Elevation
1:25 (A1) - 1:50 (A3)

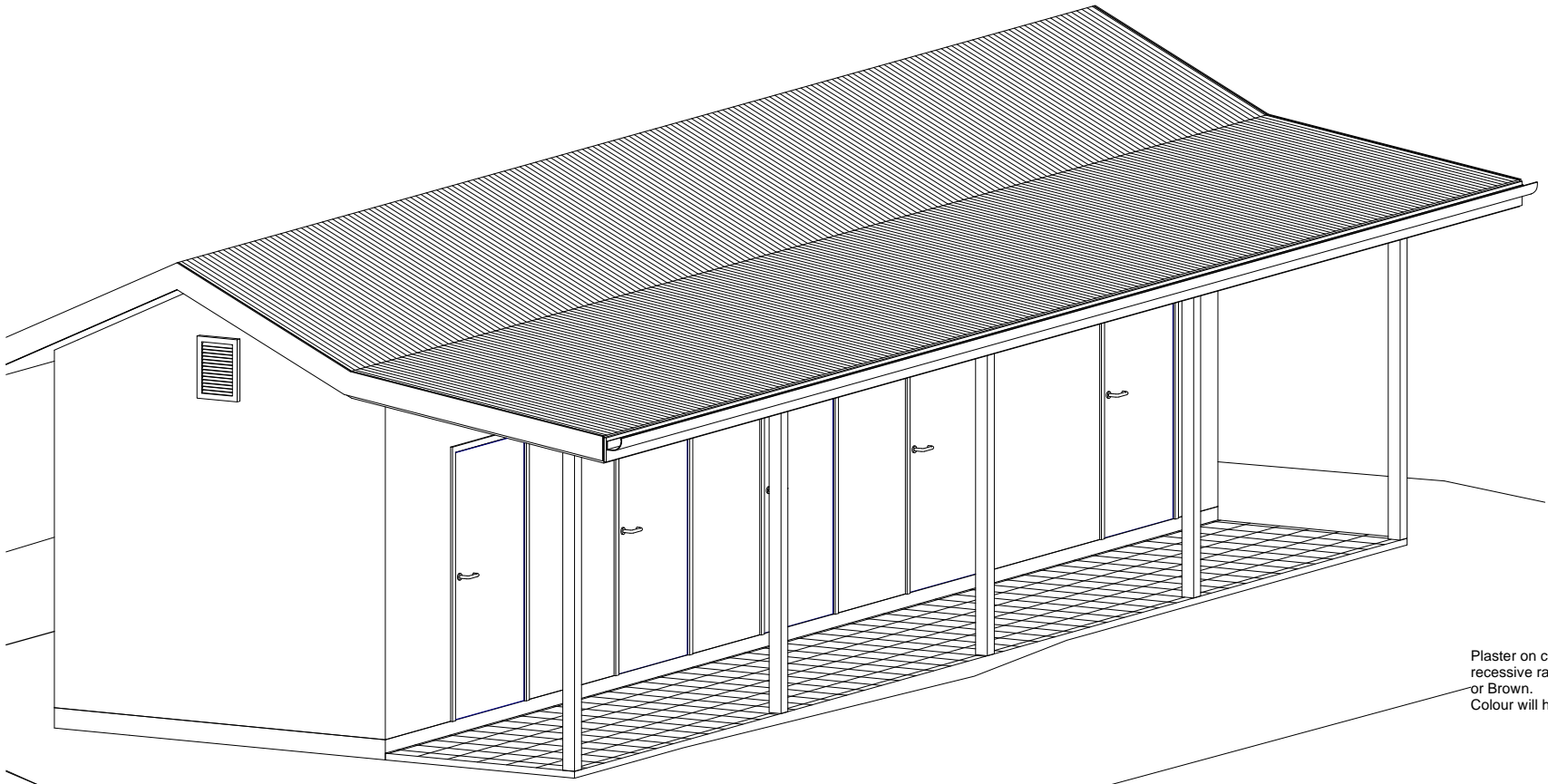


3 Front Elevation
1:25 (A1) - 1:50 (A3)

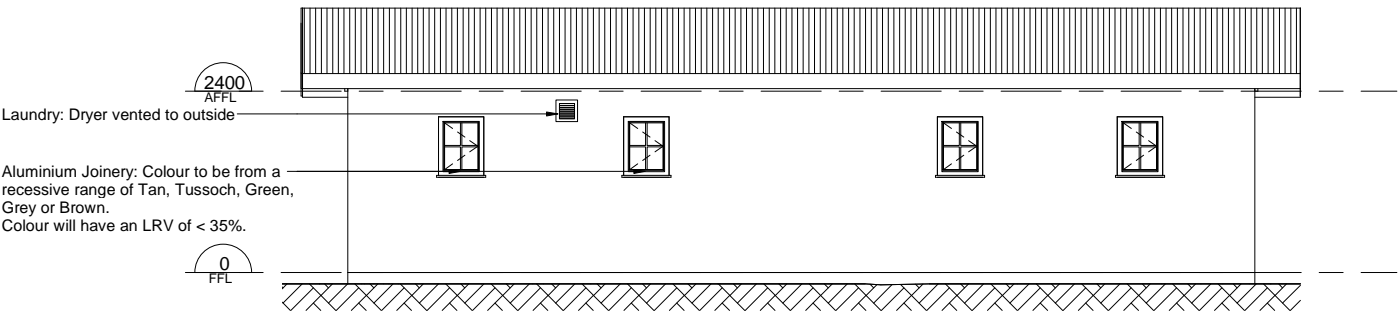
ATTACHMENT K



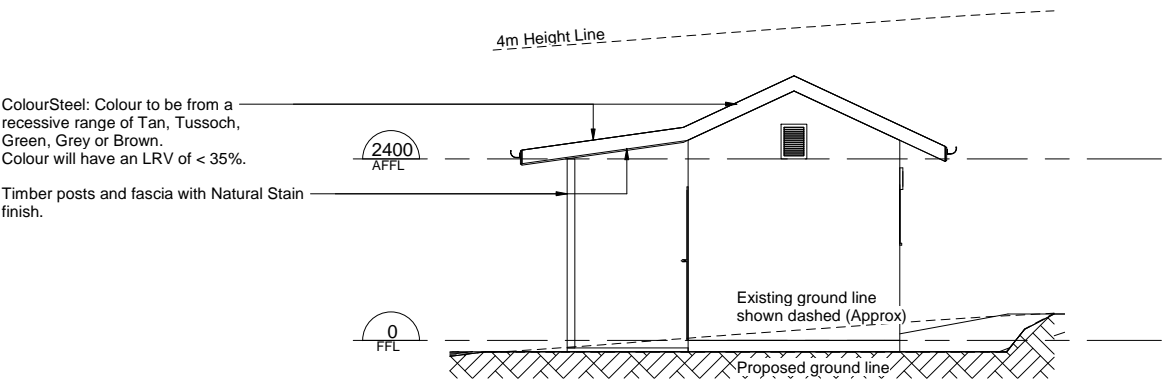
1 Ground Floor Plan
1:50 (A1) - 1:100 (A3)



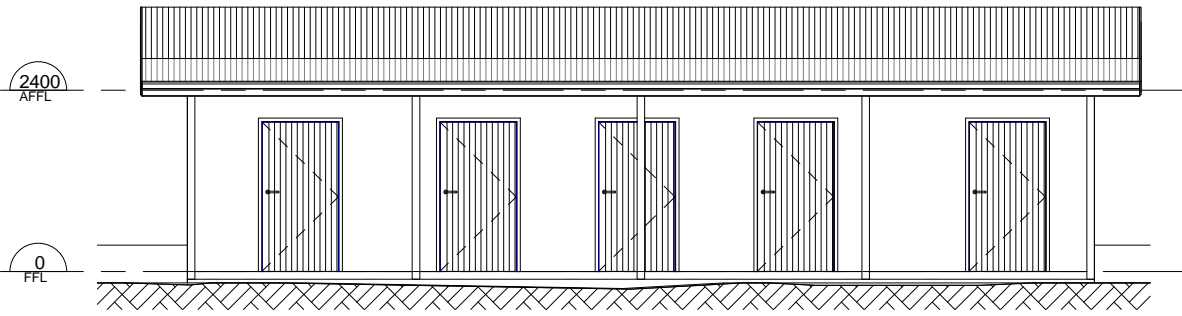
2 3D - View Proposed



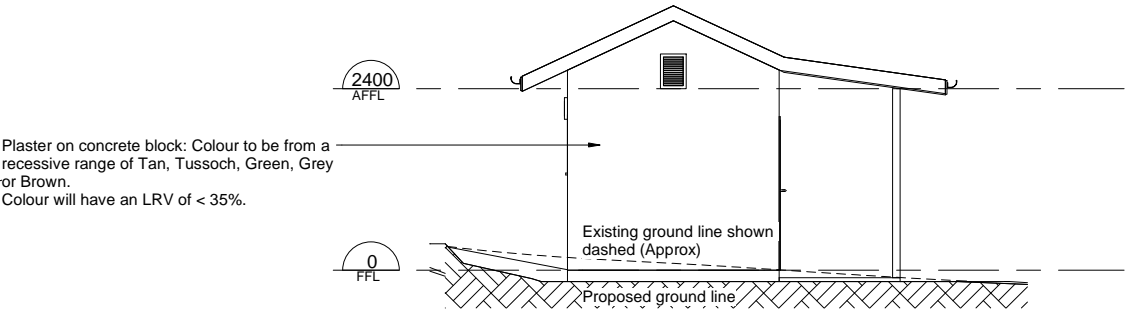
3 South West Elevation - Proposed
1:50 (A1) - 1:100 (A3)



4 North West Elevation - Proposed
1:50 (A1) - 1:100 (A3)



5 North East Elevation - Proposed
1:50 (A1) - 1:100 (A3)



6 South East Elevation - Proposed
1:50 (A1) - 1:100 (A3)

