

QLDC Council

27 April 2023

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Community Services

Title | Taitara : Whakatipu Rowing Club – New Boatsheds at Lake Hayes

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider a variation to the existing Whakatipu Rowing Club lease at Lake Hayes to allow for a secondary lease area to contain four additional boatsheds.

Recommendation | Kā Tūtohuka

That the Council:

1. **Note** the contents of this report;
2. **Approve** a variation to the Whakatipu Rowing Club lease, to identify an area to contain the four new boatsheds, and the boatsheds themselves, upon Recreation Reserve identified as Section 65 Block IX Shotover SD;
3. **Agree** to exercise the Minister's consent (under delegation from the Minister of Conservation), to approve the buildings and variation to the lease area; and
4. **Delegate** signing authority to the General Manager Community Services.

Prepared by:



Name: Aaron Burt
Title: Senior Planner
31 March 2023

Reviewed and Authorised by:



Name: Ken Bailey
Title: General Manager Community Services
3 April 2023

Context | Horopaki

1. The Whakatipu Rowing Club (WRC) has a building on the shores of Lake Hayes, and has occupied the site for many years. The legal description of the land where the building is located, is section 65 Block IX Shotover Survey District, and it is a Recreation Reserve. The Club was granted a lease from the Crown in 2006 for ten years, and then granted another lease by QLDC in 2017, to also enable an extension to their existing building. The current lease is for 33 years, expiring in 2049.
2. Owing to an increasing popularity of rowing, and growing membership, the club now requests permission for four additional boatsheds on the same reserve. The boatsheds are proposed to be located approximately 50 metres north from their main building/lease area. Plans included as **ATTACHMENT A** illustrate the sheds, and context of the site. Each shed has an area of approximately 37m², and the secondary lease area around those sheds will be approximately 180m².
3. The club has been granted resource consent RM210288 for those additional sheds.
4. To allow this development, it is proposed to vary the existing WRC lease to include a secondary lease area around the four boatsheds and approve the new buildings under that lease. Because this decision falls to the Minister of Conservation, the Council is now being asked to approve the recommendation of this report and to exercise the Minister's delegation.
5. Two of the four sheds have already been constructed, and this was due to an honest misunderstanding of the process (that an additional approval beyond a Resource Consent was required), and that the lease still needed to be varied to accommodate the development. The Council's Parks team has nonetheless been involved with the proposal from the outset, and supported the WRC to find the best location and provided landowner approval under the resource consent.

Analysis and Advice | Tatāritaka me kā Tohutohu

6. The Arrowtown – Lake Hayes Reserve Management Plan (RMP) anticipates the activities of the WRC and provides for new buildings to meet the needs of their members and activities. The relevant Policy 17:6 specifically permits the expansion of the rowing club and associated storage facilities, to facilitate the sport of rowing on Lake Hayes. As the proposal has been provided for under the RMP, public notification is not required and the Council may approve the activity as it is anticipated.
7. As a resource consent has been approved, potential environmental effects relating to the environment, amenity and character have been addressed, and consent granted as appropriate, subject to conditions.
8. It is therefore necessary to vary the existing lease and approve the new buildings under that lease, to enable the development anticipated by the RMP and approved by the resource consent.

9. 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.

10. Option 1 Approve the lease variation and additional buildings.

Advantages:

- The Council would support a recreational club by providing the ability for them to accommodate their activities in close proximity to their existing building and facilities.
- Resource Consent RM210288 has been approved for the activity, and the relevant assessments required under the RMA have been conducted. The potential environmental effects of the activity, including to the character and amenity of the area, have been appropriately addressed and are less than minor.

Disadvantages:

- Would restrict the use of the reserve land occupied by the lease for other activities, albeit that the reserve is a large size and the location chosen will not significantly impact upon recreational use.

11. Option 2 Decline the lease variation and additional buildings.

Advantages:

- Would not restrict the use of the reserve for other recreational activities.

Disadvantages:

- The WRC would need to look at other locations, and in all likelihood obtain a new resource consent. The location chosen is supported by Council Officers as being the most appropriate.

12. This report recommends **Option 1** for addressing the matter because the environmental effects of the additional buildings are acceptable under the resource consent, the RMP provides for the activity and Council officers support the location and type of buildings, which are necessary to meet the needs of the WRC.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

13. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves a high level of community interest for the public and users of the Lake Hayes lakeshore reserve.

14. The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District and visitors to, and users of, the Lake Hayes reserve.

15. The Council recognises that the activity is provided for in the RMP, and that the RMP was subject to notification and a public process. The ability of the Whakatipu Rowing Club to utilise the area and provide recreational facilities for their members has been acknowledged and provided for.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

16. This matter relates to the Community & Wellbeing risk category. It is associated with RISK00009 within the QLDC Risk Register. This risk has been assessed as having a high inherent risk rating, because it is associated with the management of community assets.

17. The approval of the recommended option will support the Council by allowing it to provide for the activities of a valued recreational club, and to support their members. The risk is mitigated as the proposed buildings (and variation to the lease to accommodate them) have been provided for in the RMP.

Financial Implications | Kā Riteka ā-Pūtea

18. The costs of attending to the variation documentation will be met by Council. The annual cost of the lease is \$1 per annum.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

19. The following Council policies, strategies and bylaws were considered:

- Arrowtown – Lake Hayes Reserve Management Plan 2013
- Reserves Act 1977.
- Community and Funding Policy.
- Local Government Act 2002.
- Parks & Open Spaces Strategy 2021.
- Proposed and Operative District Plan.

20. The recommended option is consistent with the principles set out in the named policies, plans and strategy.

21. This matter is not included in the Ten Year Plan/Annual Plan

Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture

22. The exercise of the Minister's approval is delegated to the Council.

23. The preparation of documents to allow the variation of the lease will be prepared by Council's legal advisors.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

24. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. Approval of the recommended option will result in the Council supporting a local recreational group. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

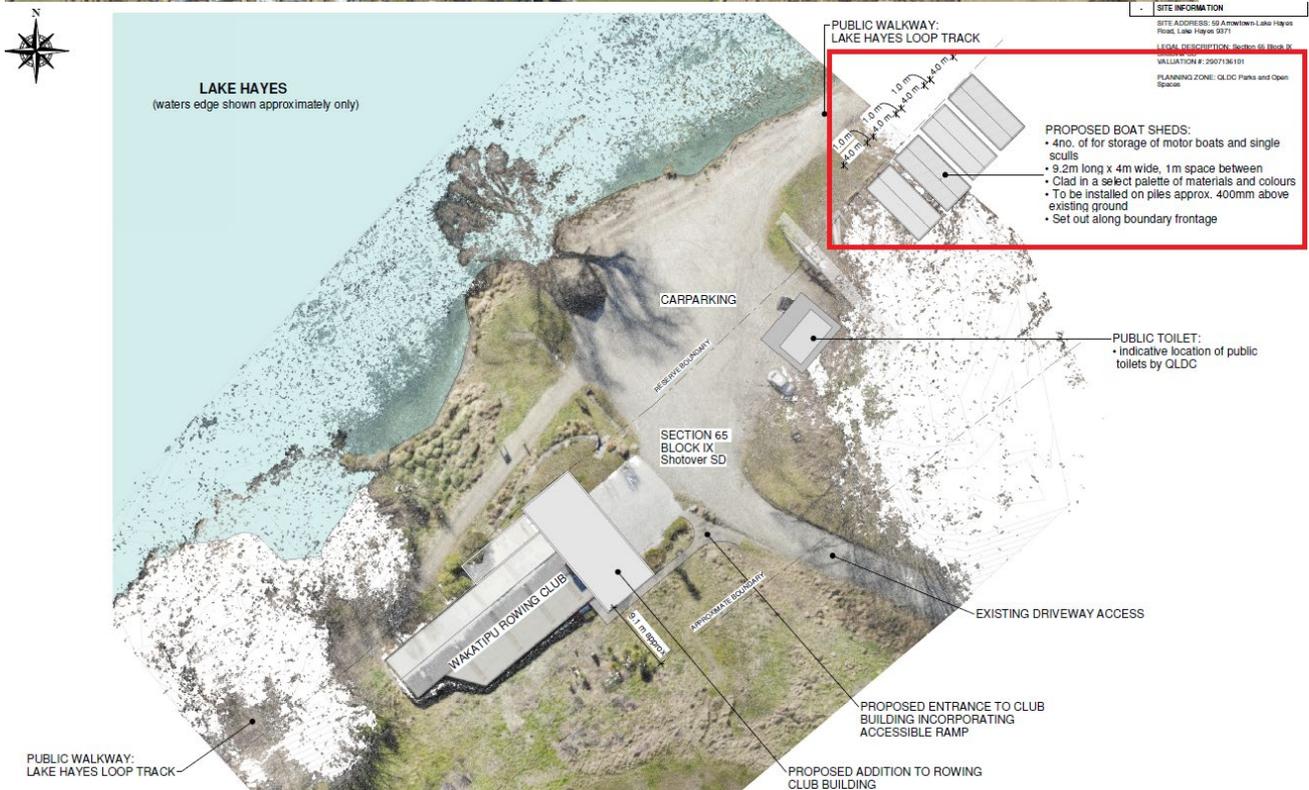
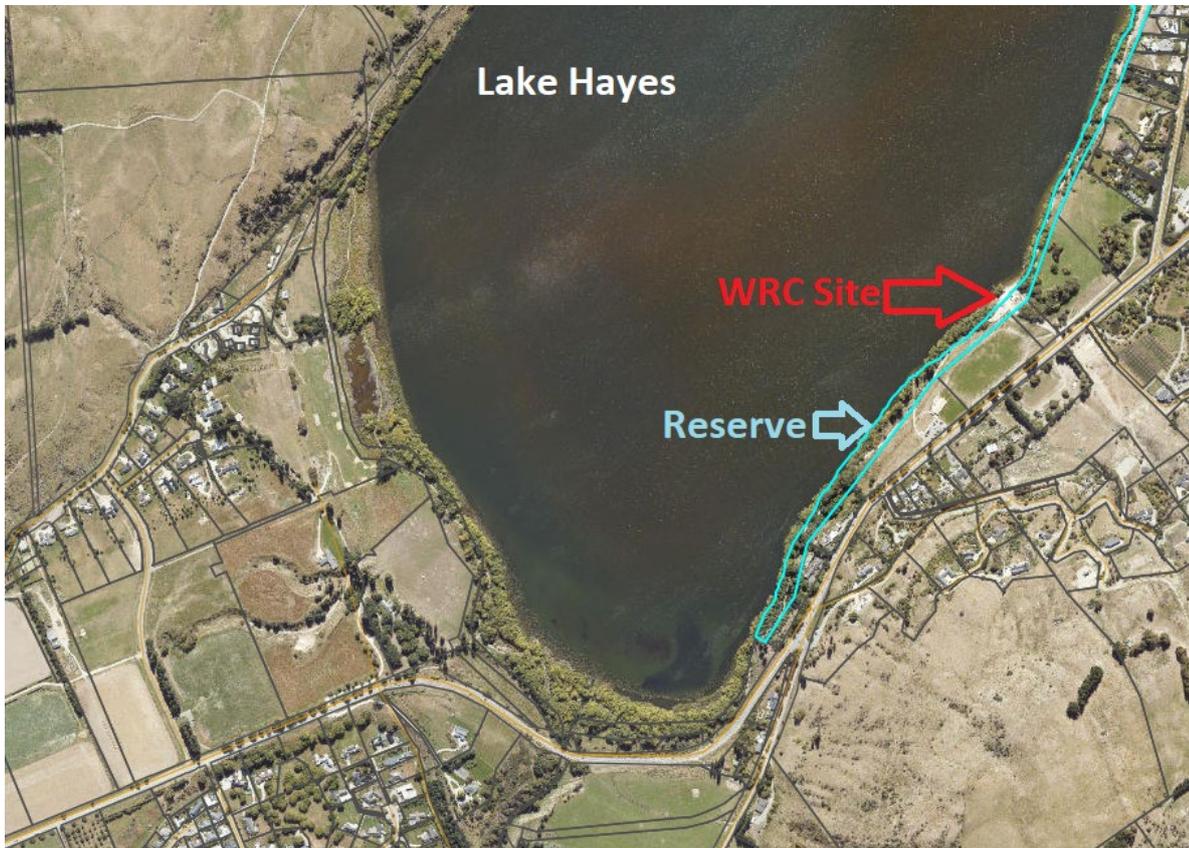
25. The recommended option:

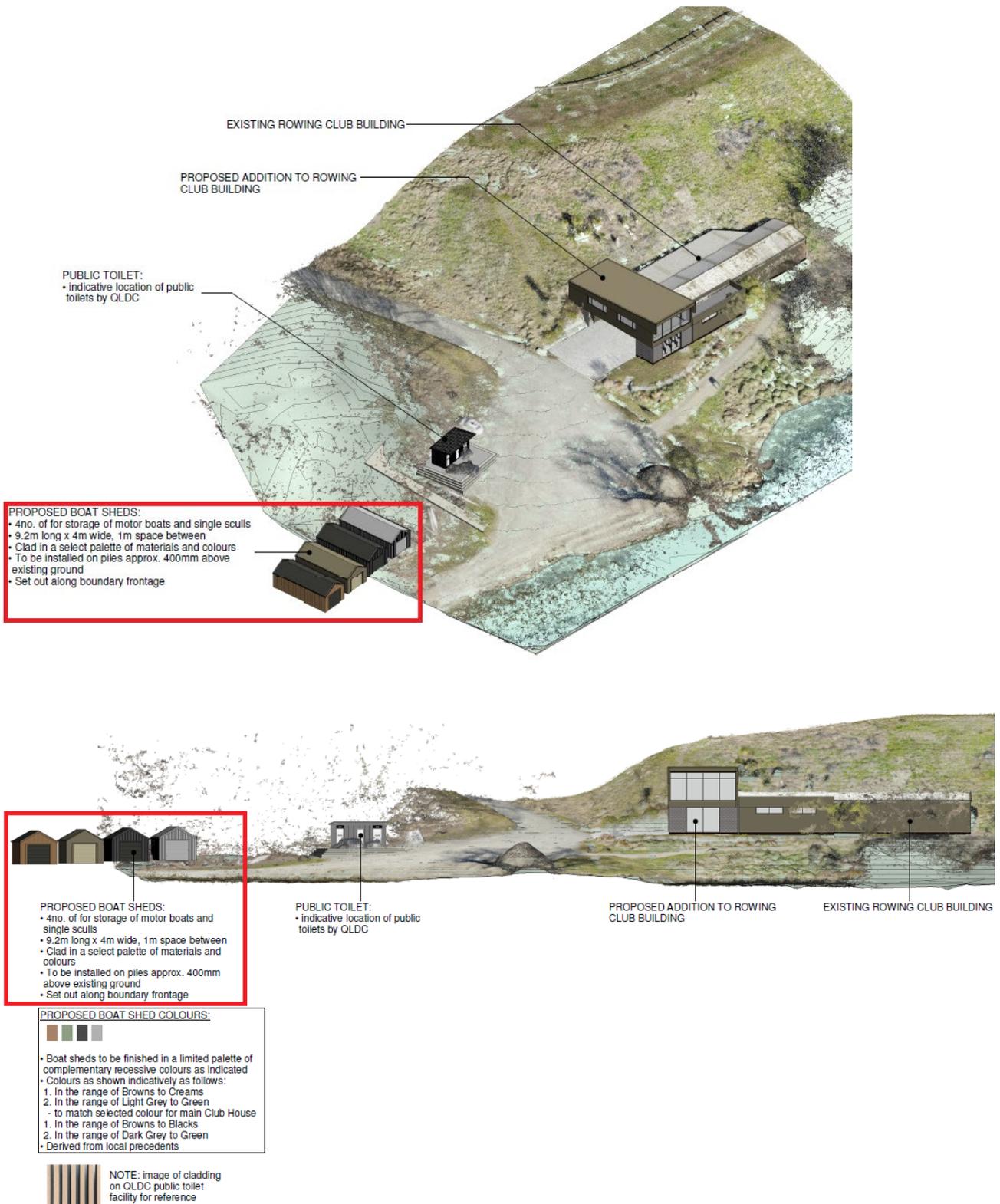
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Location and Development Plans
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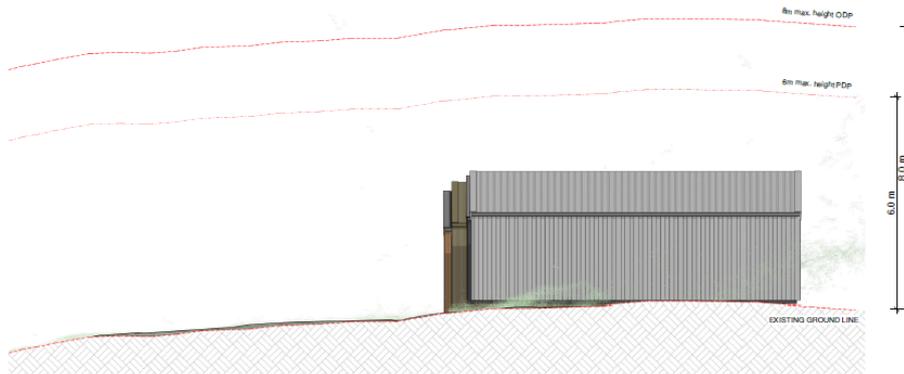
ATTACHMENT A: Location and Development Plans







1 Elevation - Preliminary - North - Boat Sheds
 1:50 @ A1



2 Elevation - Preliminary - West - Boat Sheds
 1:50 @ A1

PROPOSED BOAT SHED COLOURS:

- Boat sheds to be finished in a limited palette of complementary recessive colours as indicated
- Colours as shown indicatively as follows:
 1. In the range of Browns to Creams
 2. In the range of Light Grey to Green
 - to match selected colour for main Club House
 1. In the range of Browns to Blacks
 2. In the range of Dark Grey to Green
- Derived from local precedents



NOTE: image of cladding on QLDC public toilet facility for reference