

**Wānaka-Upper Clutha Community Board**

**22 August 2024**

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

**Department: Community Services**

**Title | Taitara: Minister's approval for Upper Clutha Agricultural and Pastoral Society to undertake alterations to the existing A&P building on the Wānaka Recreation Reserve**

**Purpose of the Report | Te Take mō te Pūroko**

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The purpose of this report is to consider a request by the Upper Clutha Agricultural and Pastoral ('A&P') Society for Minister's approval to make alterations to the existing A&P building located on the Wānaka Recreation Reserve, legally described as Section 12 Block XV Town of Wānaka Survey District, classified as Recreation Reserve ('the Reserve').

**Recommendation | Kā Tūtohuka**

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That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report; and
2. **Recommend to Council** to grant Minister's approval (under delegation from the Minister of Conservation) to the Upper Clutha Agricultural and Pastoral Society for the planned alterations to the A&P building on Wānaka Recreation Reserve.

**Prepared by:**



**Name:** Matthew Judd  
**Title:** Parks Property Planner  
30 July 2024

**Reviewed and Authorised by:**



**Name:** Kenneth Bailey  
**Title:** General Manager Community Services  
30 July 2024

## Context | Horopaki

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1. Queenstown Lakes District Council (QLDC) is the administrator of Section 12 Block XV Town of Wānaka, known as the Wānaka Recreation Reserve.
2. The Upper Clutha Agricultural and Pastoral Society has a lease for 33 years for 930m<sup>2</sup> of this reserve land. The land contains the society's storage and administration building and the current lease will last until 31 August 2048.
3. Clause 4.5 of the lease deals with 'Alterations or Additions to the Premises by Lessee' and states the following:
  - (a) *The Lessee shall not make any alterations or additions to the Premises without both the Minister's and Lessor's prior written approval, which may be given subject to such conditions as the Minister and/or the Lessor thinks fit including but not limited to the recovery of any costs pursuant to clause 14.1(b).*
4. The Minister's approval is expressly required within the lease, thus requiring full Council approval.
5. The Upper Clutha Agricultural and Pastoral Society is proposing the following alterations:
  - Paint the roof, ends and rear of building in a combination of light and dark greyish colours
  - Clad the front wall under the front porch, with macrocarpa boards over top of existing steel
  - Clad the pillars with schist stone
  - Replace rear guttering to stop water and leaf ingress
  - Partition an additional internal area, (adjoining existing office) for another office
6. The intention is to bring the appearance of the A&P building in line with the Rugby Club building and aesthetically improve the aspect from the road. This will give the building a high-country look, in keeping with the heritage of the A&P Show and with the region. There are images of the current building and the proposed alterations in the design proposal (**Attachment A**).
7. The Upper Clutha Agricultural and Pastoral Society had previously planned to construct a new larger building at this site, but no longer plans to complete this project due to building costs and other strategic initiatives. As such, the preference is to upgrade the existing building.

## Analysis and Advice | Tatāritaka me kā Tohutohu

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8. The building is currently unique in appearance, with exposed steel columns and yellow and green painted surfaces. This means it is quite different to other buildings and visually prominent within the Reserve and from Ardmore Street.
9. The proposed alterations will make the A&P building more cohesive in appearance with the other primary building on the Reserve, the Rugby Club building. The materials and colours proposed are in keeping with regional architecture.

10. This building is located within the Active Sports and Recreation zone under the proposed district plan. This zoning contains no restrictions on building colours or reflective surfaces.
11. The Reserve is subject to the Wānaka Recreation Reserve Reserve Management Plan. The building is permitted under this plan and the proposed alterations align with the plan policies.
12. 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.
13. Option 1 Recommend to Council to grant Minister's approval for the request of the Upper Clutha Agricultural and Pastoral Society's proposed alterations.

*Advantages:*

- Will make the Upper Clutha Agricultural and Pastoral Society building more cohesive with the other prominent building on the Reserve (Upper Clutha Rugby Football Club building).
- Will improve building maintenance and longevity by stopping water ingress.
- Improve / modernise a building on Council Reserve.

*Disadvantages:*

- None apparent.

14. Option 2 Recommend to Council to decline the request to grant Minister's approval for the request of the Upper Clutha Agricultural and Pastoral Society's proposed alterations.

*Advantages:*

- None apparent.

*Disadvantages:*

- The Upper Clutha Agricultural and Pastoral Society building will remain visually prominent within the reserve.
- Possibility to weaken Council's relationship with the Upper Clutha Agricultural and Pastoral Society.

15. This report recommends **Option 1** for addressing the matter because the proposed alterations will visually and materially improve the appearance of the building with no disadvantages apparent.

## Consultation Process | Hātepe Matapaki

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### Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

16. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2021 because the proposed changes will make the building cohesive with other existing buildings on the Reserve.
17. The persons who are affected by or interested in this matter are Wānaka Recreation Reserve users.
18. The Council has previously undertaken public consultation when the Wānaka Recreation Ground Reserve Management Plan was created. The proposed alterations align with the policies of this plan.

### Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

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19. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10023 Disruption event to facility or service within the QLDC Risk Register. This risk has been assessed as having a low residual risk rating.
20. The approval of the recommended option will allow Council to implement additional controls for this risk. This will be achieved by specifying conditions around construction work on the reserve.

### Financial Implications | Kā Riteka ā-Pūtea

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21. All costs will be the sole responsibility of the Upper Clutha Agricultural and Pastoral society.

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

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22. The following Council policies, strategies and bylaws were considered:
  - Reserves Act 1977
  - Wānaka Recreation Ground Reserve Management Plan
  - Queenstown Lakes District Council Proposed District Plan
  - Queenstown Lakes District Council Register of Delegations
23. The recommended option is consistent with the principles set out in the named policies.
24. This matter is not included in the Long Term Plan/Annual Plan as this building is leased and all costs are the responsibility of the tenant.

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

25. The building is located on the Wānaka Recreation Reserve and is subject to the provisions of the Reserves Act 1977. The lease requires Minister’s approval for building alterations thus requiring a decision from full Council in accordance with the QLDC register of delegations.

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

26. 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. This item will improve the visual amenity of the reserve, connecting the building to the alpine environment. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

27. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter 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	Upper Clutha Agricultural and Pastoral Society – Design Proposal
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