

Wānaka-Upper Clutha Community Board

27 March 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [5]

Department: Property & Infrastructure

Title | Taitara: Disposal of property on Ironside Drive, Wānaka

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to request formal approval to dispose of the property at Ironside Drive, Wānaka, being Lot 2 DP 340530 (RT 166554).

Public Excluded | Ārai te Iwi Whānui

It is recommended that **Attachment A** is considered while the public is excluded. This recommendation is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

Section and Grounds	Reason for this recommendation
7(2)(i) to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To enable the vendor and purchaser to complete contract negotiations in a private and confidential environment, without undue influence from other parties.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report; and
2. **Recommend to Council** to grant approval for Council officers to commence the disposal of this property.

Prepared by:



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21 February 2025

Reviewed by:



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21 February 2025

Authorised by:



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24 February 2025

Context | Horopaki

1. Ironside Drive, Wānaka (the property) is a vacant, fee simple land parcel, being Lot 2 DP 340530 Record of Title 166554, and is located adjacent to Wānaka Primary School. The property is primarily flat at the northern boundary and extends up a steep slope to Ironside Drive on its southern boundary. The property has an area of approximately 1.8040ha.
2. The property was originally two parcels that Council acquired in two parts. The first part being former Crown land purchased in January 1988, and the second part being former Ngāi Tahu land purchased in September 2000. The two land parcels were subsequently redefined and amalgamated in October 2004 via the subdivision consent RM040425.
3. The primary road access to the property will be via Ironside Drive, a cul-de-sac that predominantly services Wānaka Primary School.
4. In December 2009, Easement Instrument 8377799.1 was created for drainage and stormwater in favour of Council. The easement areas are located in the north-west boundary and an L-shaped area in the south-east boundary of the property.
5. In December 2023, a land review was undertaken and presented at a Council workshop. The property has been identified as surplus to requirements and maybe considered for disposal.

Analysis and Advice | Tatāritaka me kā Tohutohu

6. The property is zoned Medium Density Residential under the Proposed District Plan (PDP), as shown in figure 1 below:



Figure 1: PDP zoning of Ironside Drive, Wanaka

7. The PDP enables residential units to a density of one unit per 250sqm net site area. The same site area is required for a subdivision option. Multi-unit developments of four or more units would require a restricted discretionary consent.
8. Internal stakeholders were consulted on possible alternative uses for this property. It was identified that the most viable option is to dispose of the property.
9. To accommodate other uses would necessitate a subdivision of the property. The provision of roading and services to enable a subdivision, along with the reduction in land area available for sale, would result in an estimated 25% reduction in revenue to Council.
10. In addition, any requirement to utilise the flatter part of the side would incur the greatest cost in providing services, given the distance from Ironside Drive itself. This would also hinder the ability of a comprehensive development to be undertaken, due to access requirements impairing large parts of the elongated land parcel.
11. The property has not been deemed a 'park' under the Local Government Act 2022 (LGA) and therefore consultation under section 138 of the act is not required prior to disposal.
12. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the LGA.
13. Option 1 Recommend to Council to approve the disposal of Ironside Drive, Wānaka

Advantages:

- The sale will provide revenue to the Council.
- Savings on future maintenance costs of the property.

Disadvantages:

- The public will no longer have access to this vacant land

14. Option 2 Recommend to Council to decline the disposal of Ironside Drive, Wānaka

Advantages:

- Council retains vacant land for future purposes.

Disadvantages:

- Council will not receive revenue from the sale.
- Council will continue to incur costs of maintaining this property.

15. This report recommends **Option 1** for addressing the matter because the property is deemed surplus to requirements and the disposal will provide financial benefit to the Council.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

16. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy 2024 because it involves disposal of the property.

17. The persons who are affected by or interested in this matter are the residents and ratepayers of Wānaka community.

Māori Consultation | Iwi Rūnaka

18. The Council has not consulted with iwi in this instance.

19. The Former Ngai Tahu land transferred from Crown to Ngāi Tahu Property Group Limited pursuant to section 20 of the Ngāi Tahu Claims Settlement Act 1998. The Crown's obligations in respect of this land under the Ngāi Tahu Claims Settlement Act 1998 were discharged.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

20. This matter relates to the Workforce risk category. It is associated with RISK10014 Ineffective Financial Strategy within the Queenstown Lakes District Council (QLDC) Risk Register. This risk has been assessed as having a moderate residual risk rating.

21. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by gaining revenue from the property disposal.

Financial Implications | Kā Riteka ā-Pūtea

22. Revenue from this property sale will go to the Wānaka Asset Sales Reserve Fund.

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

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

- Property Sale and Acquisition Policy 2014
- Significance and Engagement Policy 2024
- The Queenstown Lakes Joint Housing Action Plan 2023

24. The recommended option is consistent with the principles set out in the named policies outlined above.

25. This matter is included in the Long Term Plan/Annual Plan

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

26. QLDC has the delegated authority to administer and dispose of this property, as it is surplus to requirements.

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

27. Section 10 of the LGA 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. The disposal of this property will generate revenue to Council, which can be used to repay debt, maintain existing reserves or fund the purchase of new assets. As such, the recommendation in this report is appropriate and within the ambit of section 10 of the LGA.

28. 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	Valuation Report for Ironside Drive, Wānaka 14 Feb 2025 (publicly excluded)
B	Photos of Ironside Drive, Wānaka

Attachment B: Photos of Ironside Drive, Wānaka

