

SOUTH WAIRARAPA DISTRICT COUNCIL

7 OCTOBER 2015

AGENDA ITEM C3

PROPOSED FOOD CARAVAN FOR NGAWI

Purpose of Report

To inform Councillors of the proposal to locate a coffee caravan on Council reserve land at Ngawi.

Recommendations

Officers recommend that the Council:

1. *Receives the information;*
2. *Grants permission to Tony Lancaster to implement his proposal;*
3. *Instructs officers to prepare the appropriate licence to occupy.*

1. Executive Summary

A proposal has been made to locate a mobile coffee caravan on SWDC reserve land at Ngawi. Under the Coastal Reserves Management Plan, new commercial access within or on the coastal reserves requires written permission by resolution of Council. This paper presents the proposal and recommends Council grants permission for it to go ahead.

2. Background

The Coastal Reserves Management Plan adopted by SWDC in 2013 provides for access to reserve land in accordance with S.56 of the Reserves Act 1977. Section 2.4 of the General Reserve Objectives and Policies has the following objectives:

2.4.1 Objective

- i. To allow for access on reserves to conduct commercial activity where those activities do not have adverse effects on areas of significant indigenous biodiversity value and where other adverse effects on the environment can be remedied or mitigated.
- ii. To provide an efficient and safe access to reserves for a variety of commercial users without damaging the natural, historical, and cultural values of the reserves.
- iii. To promote public enjoyment through a range of services and facilities.

Section 2.4 contains the following policy statement:

2.4.2 Policy

The Council will:

- i. Allow access on reserves for approved commercial activities.
- ii. Not allow new commercial access to be constructed within or on reserves unless written permission is granted by resolution of the Council.
- iii. Ensure that access for commercial activity takes consideration of: landscape, recreational, ecological, heritage and community values of the reserve, safety issues and on-going maintenance.
- iv. Ensure that access for commercial activity is designed and erected to an appropriate standard.

Tony Lancaster has made a proposal (attached as Appendix A) to have a mobile coffee caravan on the SWDC reserve on the Ngawi foreshore.

3. Discussion

3.1 Proposal

Lancaster's proposal specifically addresses the policy statement 2.4.2 paragraphs iii and iv. In addition, the proposal is differentiated from the existing Tuckerbox caravan in the style of coffee and the nature of food offerings, and is aimed at a different segment of the potential market..

4. Conclusion

The proposal appears to be in line with the policy, and consideration has been given to appropriate landscape, recreational, ecological, heritage and community values, as well as safety issues and ongoing maintenance. The proposed caravan appears to be of an appropriate standard. It will provide an additional amenity for the increasing number of visitors to the area.

5. Appendices

Appendix 1 – Tony Lancaster – Proposal to locate a Mobile Coffee Caravan to the Ngawi Foreshore

Contact Officer: Helen McNaught, Amenities Manager

Reviewed By: Mark Allingham, Group Manager Infrastructure Services

**Appendix 1 – Tony Lancaster
– Proposal to locate a Mobile
Coffee Caravan to the Ngawi
Foreshore**

Proposal to locate a Mobile Coffee Caravan to the Ngawi Foreshore.

I am requesting Council permission to locate a mobile Coffee Caravan onto the foreshore opposite the open area just to the north of the Ngawi fishing club. I have enclosed a map with the proposed location marked with an X. I have also enclosed photo's of the Caravan to be used.

As a long time visitor to Ngawi (25 years) and now a property owner and rate payer, I think a Barista quality Coffee and Food Caravan would be a great asset for Tourists and Locals alike.

I have looked at the Coastal Reserves Management Plan and have addressed the relevant points of 2.4.2 iii and iv and are as follows.

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Landscape:

The proposed Caravan will blend into the existing landscape and will be sited where no existing plantings will need to be touched, altered or destroyed.

Recreational:

Many Tourists are now visiting the Ngawi Seal Colonies, Lighthouse, Exploring the Coastal Terrain, Fishing and Diving who will either want to sit down with a Coffee, Rolled Ice Cream, Smoothie, or Pastry type food and it will enhance their experience in the South Wairarapa District

Ecological:

The proposed Caravan has its own Fresh Water and Grey Water tanks that will be filled and emptied at my residence in Ngawi so there will be no ground contamination of any type.

As it is a Mobile Caravan there will be no Ecological effects as there will be no digging of any ground to locate it on site.

Heritage:

The caravan is mobile so no Heritage issues should be encountered as there will be no excavation involved in locating the proposed Caravan.

Community:

The proposed caravan site will be between the existing road and the existing plantings to the east of the Weather Station. It will not impinge on any of the recreational Picnic and Camping areas. It will encourage Tourists and Visitors to spend more time relaxing in Ngawi

Safety Issues:

Food safety certificates will be obtained from your council before commencing operation. The Electrical Safety Certificate will be current and kept up to date.

Ongoing maintenance:

As you can see by the photos of the proposed Caravan it is a very modern build and will have minimal ongoing maintenance, but anything that is required to keep it up to standard will be addressed regularly.

Day to Day Activities:

The proposed Caravan Site will not in any way be located as to be of hindrance to the ongoing day to day activities of Ngawi. It is a long way from the Commercial Fishing Boats and Recreational Boats launching area and will not impede on the entrance to the camping area. It is proposed to be adjacent to the Weather Station and will be next to the proposed boardwalk which will compliment the new Council development. It is almost opposite the Fishing Club and will be a great asset for the Big 3 fishing competition offering Barista coffee and food to the visiting fishers.

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The proposed Caravan is only 4 years old and is aesthetically pleasing to the eye, of modern design and is built to an extremely high standard. The Caravan is a trial for the first season to ascertain if the venture is economically viable and if successful we would like to swap it with a converted 20ft shipping container with an eye to having possible seating and to be run more as a Cafe.

Our intention is not to compete with the existing Tuckerbox Caravan. We are specifically going to offer Barista quality Coffee, Smoothies, A large range of Rolled Ice Creams and Pastry type food and we will lend towards a cafe style which will be our point of difference.



