

**QLDC Council**  
**11 August 2022**

**Report for Agenda Item | Rīpoata moto e Rāraki take [1]**

**Department: Property & Infrastructure**

**Title | Taitara: Removal of the Queenstown Art Centre from the *Schedule of Assets* as detailed in the Queenstown Lakes District Council Significance and Engagement Policy 2021.**

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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- 1 The purpose of this report is to consider removing the Queenstown Arts Centre (QAC) from the *Schedule of Assets* as detailed in the Queenstown Lakes District Council (QLDC) Significance and Engagement Policy 2021.
- 2 A hearing was convened on 14 July 2022 to allow submitters and objectors to appear and speak in support of their written submission or objection. Hearing panel deliberations were held on 18 July. Upon consideration of all submissions and objections, the Hearing Panel of Councillors Clark, Ferguson and Gladding has sought revisions and conditions on the proposed removal, and makes the recommendation below.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That Council:

1. **Notes** the contents of this report;
2. **Approves** the removal of the Queenstown Arts Centre from the Schedule of Assets as detailed in the QLDC Significance and Engagement Policy 2021, subject (but not limited to) to the following conditions:
  - a. Building is relocated and reused and not demolished
  - b. Preference given to retaining the building within the District
3. **Delegate** the authorisation to undertake the disposal of the QAC building for removal to the Chief Executive.
4. **Recommend to delegate** the process of disposal of the QAC building, in accordance with recommendation 2. and the resolution of the Council dated 17 March 2022, to the General Manager Property and Infrastructure.

Prepared by:



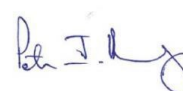
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Reviewed and Authorised by:



Quintin Howard  
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25/07/2022

Approved by:



Pete Hansby  
General Manager Property  
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25/07/2022

## CONTEXT | HORPOAKI

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- 4 The Stanley Street site was identified in the Queenstown Town Centre Masterplan as the preferred location of a community heart with new council offices and a variety of new cultural facilities for the district's communities (Project Manawa).
- 5 The 2021-2031 Ten Year Plan includes a performing arts centre, located on the Stanley Street site. The current concept is considering a two-auditorium facility with capacity for 500 and 250 people, to create an adaptable venue to meet the communities' diverse needs. Specific consultation on the performing arts centre and proposed new cultural facilities will be undertaken at the appropriate time.
- 6 The existing buildings, occupying land identified as potential locations for those proposed new cultural facilities (including performing arts centre) are not considered fit for purpose by the majority of community groups using these existing buildings.
- 7 The existing building previously tenanted by the QAC and pottery club is listed as a strategic asset, in the QLDC Significance and Engagement Policy 2021. The removal of this building from the *schedule of assets* requires a special consultative procedure, including notification, submissions from members of the public and a hearing.
- 8 During 2020-21 the 3 Lakes Cultural Trust successfully, with QLDC's assistance secured a lease of premises in Frankton to develop a community arts and culture hub (with a 10 - Year horizon). As part of this, it was agreed that the facility would give priority to relocating the QAC/QPAC tenants and community groups. This has progressed, and late last year QLDC issued notices to all the tenants that has seen the current leases end in mid-to-late May 2022. The facilities at Te Atamira will provide significantly improved functionality for these tenants and community groups.
- 9 The building's purpose has been overtaken by facilities such as Te Atamira. Removing the QAC building from the schedule of assets is now appropriate given the long-term direction for the site for modern community uses. It will also allow for interim uses.
- 10 The Statement of Proposal was adopted by full Council on 17 March 2022. Public consultation was undertaken during April and May 2022.
- 11 Councillors Clark, Ferguson, and Gladding formed the hearing panel, and considered the submissions and objections received.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

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- 12 The consideration process is in accordance with section 83 of the Local Government Act 2002 (LGA).
- 13 Ninety three (93) public submissions have been received. Eight submitters spoke at the 14 July 2022 online hearing, being:

- Diane Hart
- Brian Marquand
- Tineke Enright
- Denise Manns
- Edwin Elliott
- Joan Allan
- Julian Knights
- Kaari Schleich

14 The submissions have been formatted and incorporated into a table for ease of reference (**ATTACHMENT A**).

15 Of the submissions, the positions and associated number are as follows:

Position	Number of Responses
Neutral	10
Oppose	20
Support	63
<b>Grand Total</b>	<b>93</b>

16 The following general themes summarise the submissions and objections

#### Neutral

- Support removing the building from the strategic assets list
- Oppose demolishing the building
- Relocate the building elsewhere in the district
- Repurpose for a community facility

#### Oppose

- Oppose demolishing the building
- Relocate the building elsewhere in the district
- Repurpose for a community facility
- Incorporate into a new structure
- Leave the building where it is
- Support removing the building from the strategic assets list, if other options are unavailable

#### Support

- Support removing the building from the strategic assets list

- Oppose demolishing the building
- Relocate the building elsewhere in the district
- Repurpose for a community facility
- Interim parking would be appreciated
- Costs of relocation should be met by the new owner of the building
- Need to make better use of the land
- Building no longer fit for purpose

17 The Hearings Panel has given full consideration to the submissions/objections received and determined the extent to which the submissions/objections have been allowed or accepted, or disallowed or not accepted. The hearing panel has decided to recommend the removal of the Queenstown Arts Centre from the *Schedule of Assets* as detailed in the QLDC Significance and Engagement Policy 2021. As per Council resolution from the 17 March 2022 meeting, “Agree that if the hearing panel agrees to remove the building from the Register of Significant Assets, officers are instructed to seek the relocation and reuse of the building instead of demolition.”

18 All submitters and submissions have been considered equally, and this included equal consideration of written and oral submissions.

19 Option 1 Approve the removal of the Queenstown Arts Centre from the *Schedule of Assets*.

*Advantages:*

- 20 Removes the building from the schedule which will enable QLDC to remove or repurpose the building and use the land, for the implementation of Project Manawa in the long term, while also providing for a range of interim uses of the land.
- 21 The intention to do this has enabled the opportunity for relocation of the tenants of the building to have alternative location(s) in collaboration with Te Atamira Whakatipu Community Trust.

*Disadvantages:*

- 22 QLDC does not retain a building categorised as a strategic asset and will need to consider investing in the building(s) to make them fit for purpose, in the interim.

23 Option 2 To not remove the Queenstown Arts Centre building from the *Schedule of Assets* (status quo).

*Advantages:*

- 24 QLDC retains a building categorised as a strategic asset.

*Disadvantages:*

- 25 The opportunity of repurposing the building now, to a range of other users off site, could be limited.
- 26 Utilising the land for any interim use, would be limited.
- 27 The strategic asset register would still need to be amended in the future, to delist the Queenstown Art Centre building, to enable delivery of the new cultural facilities proposed by Project Manawa.
- 28 This report recommends **Option 1** for addressing the matter because it will help enable the long-term planning of proposed new cultural facilities for the district's communities, while utilising the land for an identified interim need.

### CONSULTATION PROCESS | HĀTEPE MATAPAKI:

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#### SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 29 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.
- 30 The persons who are affected by, or interested in this matter, are the residents/ratepayers of the Queenstown Lakes District.
- 31 The proposal has been prepared in accordance with section 83 of the Local Government Act 2002 (LGA)

### RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

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- 32 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. The risk is the building is no longer available for a range of community uses, this has been mitigated by supporting the groups to move to the Te Atamira facility.

### FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

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- 33 There are no immediate financial implications with the removal of the asset from the *Schedule of Assets* as detailed in the QLDC Significance & Engagement Policy 2021. The disposal of the building presents both the opportunity for revenue and costs to facilitate the removal of the building.

### COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

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- 34 The following Council policies, strategies and bylaws were considered:
  - Community Facility Funding Policy.
  - Significance and Engagement Policy.

- Local Government Act 2002.

35 The recommended option is consistent with the principles set out in the named policies.

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

### **LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAHA WAETURE**

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37 The consideration process follows that required by section 83 of the Local Government Act 2002 (LGA).

### **LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA**

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38 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. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act because it will support a community activity.

### **ATTACHMENTS | NGĀ TĀPIRIHANGA**

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A	Public Submissions
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