

**Wānaka Community Board**  
**17 September 2020**

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

**Department: Property & Infrastructure**

**Title | Taitara Use of the Wānaka Asset Sale Reserve for the Luggate Hall Replacement project; agreement of the new facility name**

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

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The purposes of this report are (a) to consider allocating \$1,000,000 from the Wānaka Asset Sale Reserve to the Luggate Hall Replacement project and recommending thus to the full Council; and (b) to agree the name of the new facility.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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That the Wānaka Community Board:

1. **Note** the contents of this report;
2. **Agree** with the recommendation to Full Council that \$1,000,000 from the Wānaka Asset Sale Reserve be allocated to the Luggate Hall Replacement project;
3. **Approve** the name of the new facility as being [Name to be added].

Prepared by:



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4/09/2020

Reviewed and Authorised by:



Peter Hansby  
GM Property & Infrastructure  
7/09/2020

## CONTEXT | HOROPAKI

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- 1 The project to replace the old Luggate Memorial Hall is progressing, and is now in the Detailed Design phase. An update was presented to the Luggate Hall Stakeholders group on 2 September 2020. The presentation given is attached to this report.
- 2 Informal discussion was had in November 2018 with the Wānaka Community Board regarding funding for the new facility. This included a discussion that \$1m from the Wānaka Asset Sale Reserve fund be allocated to the project.
- 3 In consultation with the stakeholder group, the level of service has been proposed as a single tennis court. This new court has been provisioned for in the upcoming Long Term Plan 2021-31 (LTP). The Board is also being asked to approve the name of the new facility. Options were discussed with the stakeholder group on 2 September 2020, with feedback received and taken into account below.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

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### Funding

- 4 The Wānaka Asset Sale Reserve includes funds from the sale of Scurr Heights. The Board have input into identifying new or existing projects appropriate for a distribution of funds from the Wānaka Asset Sale Reserve. The identified project/s must benefit the Wānaka ward.
- 5 It is recommended that the Board agrees with the recommendation to allocate \$1,000,000 from the Wānaka Asset Sale Reserve to the construction of the new Luggate community facility.

### Naming the Hall

- 6 The project team presented an update to the stakeholder group on 2 September 2020, including a suggestion for the name of the hall. This suggestion was Option 1 shown below.
- 7 Stakeholder feedback was that the facility name must include 'Memorial', to acknowledge the memorial status of the old Hall. Plaques from the old Hall have also been salvaged, and are intended to be mounted in the welcome area of the new facility.
- 8 The options for naming the new facility include:
- 9 Option 1 : Luggate Community Centre

#### *Advantages:*

- 10 Aligns with the proposed naming strategy for new community facilities across the District.

#### *Disadvantages:*

11 Excludes the word 'Memorial', an important point for the community.

12 Option 2: Luggate Memorial Community Centre

*Advantages:*

13 Includes 'Memorial'. Aligns with proposed facility naming strategy.

*Disadvantages:*

14 Name is less attractive than other options.

15 Option 3: Luggate Memorial Centre

*Advantages:*

16 Includes 'Memorial'. Shows that the new building includes other facilities beyond a hall, e.g. a meeting room.

*Disadvantages:*

17 Does not align with proposed naming strategy.

18 Option 4: Luggate Memorial Hall

*Advantages:*

19 Includes 'Memorial'.

*Disadvantages:*

20 Could be confused with the old Luggate Memorial Hall.

21 This report recommends **Option 3** (Luggate Memorial Centre) for addressing the matter because it meets community expectations of the new hall being a memorial, while conveying the idea that this is a new facility for the community, with new offerings. The disadvantage is minor, in that the naming strategy is not a Council-endorsed strategy.

## CONSULTATION PROCESS | HĀTEPE MATAPAKI:

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

22 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because of the importance to the Queenstown Lakes District, and Community Interest. The new hall has a high level of community interest, and any risk to funding may put the project at risk of completion.

23 The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes District community, particularly the residents of the Luggate community.

- 24 The Council has consulted with the Luggate Stakeholder group throughout the project programme, the latest update occurring on 2 September 2020.

#### > MĀORI CONSULTATION | IWI RŪNANGA

- 25 The Council has not consulted with local iwi.

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

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- 26 This matter relates to the Strategic/Political/Reputation category. It is associated with RISK00038 Lack of Alignment – Strategies and Policies within the QLDC Risk Register. This risk has been assessed as having a low inherent risk rating.

- 27 The approval of the recommended option will support the Council by allowing us to avoid the risk. This shall be achieved by using asset sale proceeds to fund capital expenditure, per the Revenue and Financing Policy 2018.

#### FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

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- 28 The allocation of \$1m from the Wānaka Asset Sale Reserve will ensure the deliverability of the new Luggate community facility.

- 29 There are no further resource requirements resulting from the requested recommendations.

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

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- 30 The following Council policies, strategies and bylaws were considered:

- 31 The new community facility aligns with the Vision 2050 goals of: Thriving People, Zero Carbon Communities, and Pride in Sharing Our Places.

- 32 The Revenue and Financing Policy 2018 was considered, which states that asset sale proceeds may be used to fund capital expenditure.

- 33 The recommended options are consistent with the principles set out in the named policy/policies.

- 34 This matter is included in the Ten Year Plan/Annual Plan.

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

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- 35 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by providing a replacement community venue for the growing Luggate population;

- Can be implemented through current funding under the Ten Year Plan and Annual Plan, and Wānaka Asset Sale Reserve contribution;
- 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 | NGĀ TĀPIRIHANGA

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A	Luggate Hall Stakeholders Meeting Presentation – dated 2/09/2020
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