



**FUTURE STATUS OF THE STANLEY STREET  
QUEENSTOWN ARTS CENTRE BUILDING**

**STATEMENT OF PROPOSAL**

**17 March 2022**

## INTRODUCTION

1. This is a Statement of Proposal prepared in accordance with section 83 of the Local Government Act 2002 (LGA).
2. The Queenstown Lakes District Council (QLDC) is seeking public submissions on its proposal to determine the future status of the building, occupied by the Queenstown Arts Centre (QAC), and Queenstown Pottery Club, at the Stanley Street site in the Queenstown town centre. A building location map is provided in Appendix 1. The same process is not required for the Queenstown Performing Arts Centre (QPAC) building which is not listed as a strategic asset.

## THE STANLEY STREET SITE

3. 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).
4. 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.
5. 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.
6. The existing building tenanted by the QAC and pottery club is listed as a strategic asset, in the QLDC Significance and Engagement Policy 2021<sup>1</sup>, and the future use of this building including any removal and repurposing of this building requires special consultation including notification, submissions from members of the public and a hearing. The timing of this proposal is significant given the current opportunity to offer alternative premises to existing tenants.
7. 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 'Te Atamira' 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 will see 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.

## THE PROPOSAL

8. The proposal under this Statement is to remove the Queenstown Arts Centre (47/49 Stanley Street, Queenstown) from the *Schedule of Assets* as detailed in the QLDC Significance and Engagement Policy 2021<sup>2</sup> (Option 1).
9. Removing the Queenstown Arts Centre building from the *Schedule of Assets* will enable QLDC to remove or repurpose this building, and the Queenstown Performing Arts Centre building, at a time and in a manner appropriate to support the long-term provision of new community assets/facilities, on the strategically important Stanley Street site.

---

<sup>1</sup> [https://www.qldc.govt.nz/media/fvmkuxm0/qldc\\_significance-and-engagement-policy\\_feb21-final.pdf](https://www.qldc.govt.nz/media/fvmkuxm0/qldc_significance-and-engagement-policy_feb21-final.pdf)

<sup>2</sup> [https://www.qldc.govt.nz/media/fvmkuxm0/qldc\\_significance-and-engagement-policy\\_feb21-final.pdf](https://www.qldc.govt.nz/media/fvmkuxm0/qldc_significance-and-engagement-policy_feb21-final.pdf) see Appendix three: *Schedule of Assets* (pg 24-25)

## TE ATAMIRA

10. Te Atamira, is an arts and cultural facility based in Frankton. QLDC and the Te Atamira Whakatipu Community Trust are working together to develop and operate Te Atamira, and it has been supported by QLDC through the 2021-2031 Ten Year Plan.
11. The agreement between QLDC and Te Atamira Whakatipu Community Trust indicates that the trust must make every effort to give preference to the community groups using the existing buildings before seeking wider public interest.
12. More than 40 groups have engaged directly with the trust and are all working on how they will adapt to using this new facility. Many groups are viewing this as a positive step towards a cohesive and vibrant arts scene and have already been discussing collaboration opportunities.

## TOWN CENTRE PARKING

13. Recent parking studies have shown that there is a shortage of public parking available in the Queenstown CBD. The carpark at Ballarat Street (opposite the QAC/QPAC buildings) is currently unavailable for use until 2023 as it is being used as a lay down area for the Queenstown town centre arterial road project. This Ballarat Street land is also identified, in the short term, to be developed as part of the new council offices, which would result in a permanent reduction in carparking in that location.
14. Planning is underway to consider interim uses for the Stanley Street site, in addition to removing or re-purposing the existing buildings elsewhere, which could enable public car parking in the interim.

## OPTIONS CONSIDERED

**Option 1** – Remove the Queenstown Arts Centre building from the *Schedule of Assets*.

### Advantages

- Removes a 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.
- 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

- 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.

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

### Advantages

- QLDC retains a building categorised as a strategic asset.

## Disadvantages

- The opportunity of repurposing the building now, to a range of other users off site, could be limited.
- Utilising the land for any interim use, would be limited.
- 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.

**Option 1** is recommended 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.

QLDC encourages anyone with an interest in the proposal to make a submission.

## TIMETABLE FOR CONSULTATION

The following dates represent the key times in the consultation programme:

Date	Task
17 March 2022	The Council resolves to undertake public consultation regarding the proposed future uses of the buildings
26 April 2022	Submissions open
TBC	Advertisements in the Otago Daily Times, Southland Times, The Mountain Scene and the Wanaka Sun
29 May 2022	Submissions close 5.00pm
June 2022	Submissions heard by a subcommittee of Councillors
Council meeting August 2022	The Council considers the outcome of the consultation process and whether to make decisions on the proposal

## INSPECTION OF DOCUMENTS AND OBTAINING COPIES

Copies of this Statement of Proposal may be inspected, and a copy obtained, at no cost, from:

- a) Either of the QLDC offices at 10 Gorge Road, Queenstown or 47 Ardmore Street, Wānaka ;
- b) Any QLDC library within the Queenstown Lakes District; or
- c) QLDC's online engagement platform Let's Talk – <https://letstalk.qldc.govt.nz/>

## RIGHT TO MAKE A SUBMISSION AND BE HEARD

Any person or organisation has a right to be heard on this proposal and QLDC encourages everyone with an interest to do so. Submissions should be directed toward matters that are within the scope of the proposal.

The preferred way to make a submission is to complete the online form at <https://letstalk.qldc.govt.nz/>

Submitters may also:

- a) Post their submission to: Property Department, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348
- b) Email their submission to [letstalk@qldc.govt.nz](mailto:letstalk@qldc.govt.nz)

Submissions must be received by **29 May 2022**. QLDC will then convene a hearing, at which any party who wishes to do so can present their submission in person. QLDC will give equal consideration to written and oral submissions.

QLDC will permit parties to make oral submissions (without prior written material) or to make a late submission, only where it considers that special circumstances apply.

Every submission made to QLDC will be acknowledged in accordance with the LGA 2002, will be copied and made available to the public. Every submission will be heard in a meeting that is open to the public.

Section 82 of the LGA 2002 sets out the obligations of QLDC in regard to consultation and QLDC will take all steps necessary to meet the spirit and intent of the law.

### **MAKING AN EFFECTIVE SUBMISSION**

Written submissions can take any form (eg email or letter) but we recommend your submission be made on a standard submission form available from QLDC. An effective submission references the option of the proposal you wish to submit on, states why the option is supported or not supported, and states what change to the option is sought.

Submissions on matters outside the scope of the proposal cannot be considered by the Hearings Panel.

Mike Theelen

CHIEF EXECUTIVE

**APPENDIX 1: Building location map**

