

**Community & Services Committee  
22 November 2018**

Minutes of a meeting of the Community & Services Committee held on Thursday 22 November 2018 in Council Chambers, 10 Gorge Road, Queenstown commencing at 10.00am

**Present**

Councillors Stevens (Chair), Clark, Ferguson, Miller and Smith

**In Attendance**

Councillor MacLeod, Councillor McRobie, Dr Thunes Cloete (General Manager Community Services), Mr Peter Hansby (General Manager Property & Infrastructure), Ms Jan Maxwell (Arts and Events Facilitator), Mr Richard Pope (Property Director), Mr Paul Carter (Property Strategy Advisor), Mr Graeme Davies (Parks Manager), Maddy Dowman (Parks & Reserves Officer) and Ms Shelley Dawson (Senior Governance Advisor)

**Apologies**

There were no apologies

**Declaration of Conflicts of Interest**

There were no conflicts noted

**Matters Lying on the Table**

There were no items on the table

**Public Forum**

There were no speakers in public forum

**Confirmation of Agenda**

The agenda was confirmed without addition or alteration

**Confirmation of Minutes**

**On the motion of Councillors Stevens and Clark it was resolved that the minutes of the Community & Services Committee meeting held on the 11 October 2018 be accepted.**

## **1. Heritage Incentive Grant Application – The Barn situated at 1771 Paradise Road, Glenorchy**

Consideration was given to a report that presented a request to the Heritage Incentive Grant for reimbursement for professional advice for maintenance work on the barn situated at 1771 Paradise Road, Glenorchy. The Barn has a Heritage NZ Category 1 listing number 7766. The repair work suggested to the side structures of the barn was due to the age of the structure. The report recommended granting \$4,000 for professional advice costs. Ms Maxwell joined the table to speak to this report.

There was discussion on the scope of funding applications and Ms Maxwell commented that the maximum that could be granted for a project was \$4,000. She explained that there was a three year stand down period for anyone receiving a grant and this was something that she wished to review. Ms Maxwell noted that the policy had not been reviewed for several years. The Chair noted that he was in favour of a review and commented that he saw the grant as providing seed money rather than fully funding a project. Ms Maxwell distributed photos of the work being undertaken on the ruins on the Arrowtown golf course noting the benefit the grant and these kind of works could achieve.

**On the motion of Councillors Smith and Miller it was resolved that the Community & Services Committee:**

- 1. Note the contents of this report and in particular;**
- 2. Approve the Heritage Incentive Grant of \$4,000 for reimbursement of professional advice costs for the barn situated at 1771 Paradise Road, Glenorchy.**

## **2. Proposal to build the new Luggate Hall to certified Passive House standard**

Consideration was given to a report that sought endorsement of a proposal to Council to approve the new Luggate Hall build project, including funding, to certified Passive House standard. Mr Hansby, Mr Pope and Mr Carter joined the table to speak to this report.

Mr Pope noted that there had been a community walk in session on 3 November 2018 and there had been a positive response to the proposal. He also noted that the timeline at the back of the business case was written in May so it had slipped by a few months. Councillors expressed that it was a positive project that involved good dialogue with the community. It was suggested that the concept be looked at to scale up for larger civic projects.

After questioning Mr Pope noted that the report mentioned the Wanaka Asset Sale Reserve Fund as the General Manager Finance, Legal & Regulatory had

suggested it could be a good use of a portion of that fund. Mr Pope commented that use of that fund was up to the Wanaka Community Board to decide. Councillor MacLeod commented that he found the quality of the Rationale report concerning as there were minor errors throughout. The Chair commented that statements were always up to interpretation but the numbers and budgets were the most important. He noted that the numbers in the report clearly showed a reliance on third party funding.

*Councillor McRobie joined the table at 10.16am*

The Chair clarified that the Committee was not adopting or approving the proposal merely endorsing it. There was discussion on whether a recommendation was required clarifying that construction could not start until third party funding was found. Councillor Smith questioned if the proposal was supported in relation to the community facility report and Mr Pope commented that Luggate had been identified as a key area for investment in community facilities. Mr Pope explained that there had been extensive modelling and investigation by experts to ensure that a passive house design was viable and would work.

Councillor Smith commented he was generally supportive but was not happy that there was reference to the Wanaka Asset Fund before the Wanaka Community Board had discussed it. He commented that the Board should discuss it before the report went to Council.

*Mr Burns joined the meeting and the discussion at 10.27am*

Mr Burns commented that while there was a shortfall allocated to third party funding, construction couldn't begin until that funding had been finalised. He did not think a further recommendation was needed. Councillor McRobie reiterated the high level of uncertainty around the third party funding. There was general support for endorsement of the proposal and recognition of the need for more funding to ensure the project proceeded.

**On the motion of Councillors Smith and Clark it was resolved that the Community & Services Committee:**

- 1. Endorse the proposal that Council approve the new Luggate Hall build project, to certified Passive House standards.**
- 2. Endorse the proposal that Council approve the additional funding of \$1,344,000 via the reforecasting process.**

*The meeting closed at 10.35am*

**Confirmed as a True and Correct Record:**

**Chairperson**

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**Date**

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