

QLDC Council
17 March 2022**Report for Agenda Item | Rīpoata moto e Rāraki take : 2****Department: Corporate Services****Title | Taitara** Consultation proposal to consider the status of existing buildings on the Stanley Street site**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

The purpose of this report is to consider adopting a Statement of Proposal to seek public submissions of the future status of the Queenstown Arts Centre (QAC) on the Stanley Street site in the Queenstown town centre.

RECOMMENDATION | NGĀ TŪTOHUNGA

That Council:

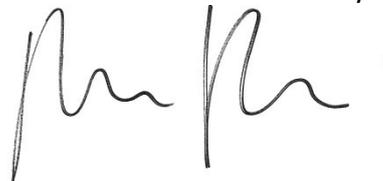
1. **Note** the contents of this report;
2. **Adopt** the attached Statement of Proposal Entitled *Future Status of the Stanley Street Queenstown Arts Centre Building* dated 17 March 2022 (Attachment A);
3. **Authorise** officers to publicly notify the Statement of Proposal for public submissions;
4. **Appoint** a hearings panel consisting of [*three members to be specified by Council*] to hear submissions and make a recommendation on the status of the Queenstown Arts Centre building on Stanley Street; and
5. **Direct** officers to report back the recommendation of the hearings panel.

Prepared by:

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9/03/2022

Reviewed and Authorised by:

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10/03/2022

CONTEXT | HOROPAKI

- 1 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.
- 2 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.
- 3 The existing buildings, occupying land identified as potential locations for those proposed new cultural facilities (including a performing arts centre) are not considered fit for purpose by the majority of community groups using these existing buildings.
- 4 During 2020-21 the 3 Lakes Cultural Trust successfully, with Council'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 current QAC/QPAC tenants. This has progressed, and late last year the Council 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 a significantly improved functionality for the tenant groups.
- 5 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.
- 6 Separate to this the Council has also considered a number of options for carparking in the CBD. The current position of the Council is to not consider further new carparking buildings but to manage carparking demand across a number of central city sites as interim uses. With the user groups now vacating the site it is timely to consider removal of the existing buildings that will prepare the area for future public uses and in the interim provide replacement carparking capacity.
- 7 The existing building currently occupied by the QAC and pottery club is listed as a strategic asset in the QLDC Significance and Engagement Policy, and as such the Council needs to formally remove the building from its strategic assets register. It should be noted that the register refers to the building as a strategic asset not the land, which will remain as a reserve. This requires QLDC to undertake a Special Consultative Procedure, including calling for submissions from members of the public and a hearing. The same process is not required for the QPAC building which is not listed as a strategic asset.
- 8 Removing the QAC building from the asset register will then enable QLDC to remove or re-purpose the building(s) away from the site which is a step towards supporting the longer term use of the land for Project Manawa, as well as potentially providing some additional interim carparking capacity to support the town centre on the vacated land.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

9 A Statement of Proposal consultation document has been prepared for public notification and is provided as **Attachment A**.

10 Option 1 – Adopt the Statement of Proposal and undertake consultation.

Advantages:

11 Enables the community to make submissions about potentially removing a building from the Significance and Engagement Policy schedule which will enable QLDC to remove or repurpose the QAC building and use the land for the implementation of Project Manawa in the long term and provide for a range of interim uses of the land.

Disadvantages:

12 The consultation may prove unsettling for existing tenants, however tenants have been consulted, issued with notice and an alternate location is available.

13 Option 2 – Do not adopt the Statement of Proposal (status quo)

Advantages:

14 QLDC retains a building categorised as a strategic asset.

Disadvantages:

15 The strategic asset register would still need to be amended in the future to delist the building to enable Project Manawa to proceed.

16 Council would not be able to put the land to any interim use.

17 This report recommends **Option 1** for addressing the matter to give the community an opportunity to make submissions on the status of the building and the subsequent potential to remove or repurpose the building and make the land available for short and long term uses that support Project Manawa.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

18 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because the QAC building is listed as a strategic asset. Any decision relating to the sale or transfer or sale of shareholding of any strategic asset is assessed as a matter of high impact and will trigger a Special Consultative Procedure.

19 The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes district community, the Queenstown Arts Centre (QAC), Queenstown Performing Arts Centre (QPAC), Queenstown Pottery Club, Te Atamira Whakatipu Community Trust, community groups who are users of the existing buildings

and various community groups and individuals with an interest in the development of new cultural facilities in the district.

- 20 The Council has been liaising directly with the current tenants and users of the QAC and QPAC buildings, including key stakeholders to identify a number of options for the future use of the QAC and QPAC sites. The Statement of Proposal sets out these options and Special Consultative Procedure.

> MĀORI CONSULTATION | IWI RŪNANGA

- 21 The Council has a responsibility to engage with a broad range of Kāi Tahu stakeholders with respect to the Stanley Street site.
- 22 Kāi Tahu (represented by Ngāi Tahu Property) have been working closely and collaboratively with QLDC, under a Partnering Agreement, on an indicative masterplan to deliver a variety of community buildings (including the proposed new cultural facilities) on the site together with public spaces and commercial buildings.
- 23 Kāi Tahu rūnanga and whānui are very supportive of the intent of the partnership and the opportunity to support a Kāi Tahu presence in the Queenstown Town Centre. Ngāi Tahu Property has also ensured that Te Rūnanga o Kāi Tahu are fully informed of progress as the site development presents the basis for a Public Iwi Partnership.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 24 This matter relates to the Regulatory/Legal/Compliance risk category. It is associated with RISK00031 Ineffective management and governance over legislative compliance within the QLDC Risk Register. This risk has been assessed as having a moderate inherent risk rating.
- 25 The approval of the recommended option will support the Council by allowing us to retain the risk at its current level. This shall be achieved by providing the opportunity to formally engage with the community on this matter.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

- 26 There are no financial implications relating to this matter.

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

- 27 The intent to redevelop the site was referred to in the 2018-2028 Ten Year Plan and the 2021-2031 Ten Year Plan consultation processes. The 2021-2031 Ten Year Plan funding was approved for a number of facilities on the site. These include the civic administration building and proposed performing arts centre.

LEGAL CONSIDERATIONS AND STATUTORY RESPONSIBILITIES | KA TURE WHAIWHAKAARO, ME KĀ TAKOHAKA WAETURE

28 The recommended option is consistent with the requirements of the Special Consultative Procedure under section 83 of the Local Government Act 2002 (LGA).

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

29 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;

30 The recommended option:

- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- 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

A	Statement of Proposal
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