

**Community & Services Committee
6 April 2017**

Report for Agenda Item 5

Department: Corporate Services

Heritage Incentive Grant Application – William's Cottage 21 Marine Parade, Queenstown

Purpose

- 1 To review a request for Heritage Incentive Grant for reimbursement for maintenance costs for the external features of William's Cottage situated at 21 Marine Parade, Queenstown.

Recommendation

- 2 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 maintenance costs for Williams Cottage 21 Marine Parade, Queenstown.

Prepared by:



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Arts and Events Facilitator

20/03/2017

Reviewed and Authorised by:



Meghan Pagey
On Behalf of General
Manager Corporate Services

21/03/2017

Background

- 3 Williams Cottage is the oldest wooden cottage still standing in Queenstown. The cottage has a Historic Place Category One listing – number 2336. It is associated with the early settlement of Queenstown and with the early history of Pakeha shipping on Lake Wakatipu. The cottage remains remarkably unmodified and thus demonstrates the living conditions of many early New Zealanders. Williams Cottage is an important and rare physical reminder of those physical beginnings.
- 4 Owned by the Wakatipu Heritage Trust it is now used as a shop and small café. It is held in great esteem by the local community as witnessed by their efforts over the years to protect the cottage.

- 5 The style is Colonial Georgian with the addition of a front verandah and an unusually high roof was constructed by shipmaster John Ralph Williams in 1866. This is an important pioneer cottage in a prominent position in Queenstown, right on the water front and passed by many thousands of tourists every year.
- 6 The last maintenance work was undertaken in 1995 when some restoration work was done to the cottage. The current work to be undertaken will include the exterior preparation and paint of the roof and full exterior of Williams Cottage including the picket fence.

Options

- 7 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 8 Option 1 Approve the maintenance costs to the value of \$4,000 for painting to be undertaken on the William's Cottage situated at 21 Marine Parade, Queenstown.

Advantages:

- 9 The Heritage Incentive grant will be used appropriately to provide for this heritage project and allow this group to undertake this maintenance work.

Disadvantages:

- 10 The available total fund for the year would be diminished by \$4,000 and the applicant would be required to fund the project in full.
- 11 Option 2 Decline the reimbursement of the maintenance costs to the value of \$4,000 for the exterior painting of William's Cottage.

Advantages:

- 12 The Heritage Incentive grant will not be spent on this occasion, ensuring on-going provision of funds for future projects.

Disadvantages:

- 13 The heritage Incentive grant will arguably not be used for the purposes for which it was created and the Wakatipu Heritage trust will have to apply to other funding agencies to cover these costs which will slow the maintenance process down while they await confirmation of this funding for this project
- 14 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging groups that own historically significant buildings requiring on-going preventative and restorative work. This could be considered to place the ability for future generations to appreciate these buildings at risk.
- 15 It is the recommendation of this report to address the matter with Option 1 and approve utilisation of the Heritage Incentive Grant to pay the Wakatipu Heritage Trust.

Significance and Engagement

- 16 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it is of interest to the public, the extent to which individuals, organisations, groups and sectors in the community are affected by the Council's decisions.

Risk

- 17 This matter relates to the strategic risk SR1 current and future development needs of the community (including environmental protection, as documented in the Council's risk register). The risk is classed as high. This matter relates to this risk because protection of heritage buildings is of importance to the community and future of the district

Financial Implications

- 18 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. We have currently committed to one project in this financial year to the value \$3,727 of which leaves a remaining budget of \$21,855.

Council Policies, Strategies and Bylaws

- 18 The following Council policies, strategies and bylaws were considered:
- Heritage Strategy – the Council provides a heritage incentive grant to assist with the financial costs borne by owners of listed heritage items including natural and built heritage items in the Queenstown Lakes District
 - The recommended option is consistent with the principles set out in the named policy/policies.
 - This matter is included in the 10-Year Plan/Annual Plan as a budget line under the Grants and Levies Budget cost centre with a budget of \$25,582.

Local Government Act 2002 Purpose Provisions

- 19 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 aiding owners of heritage protected features within the Queenstown Lakes District
 - Will help with the costs of maintaining and protecting the District's important historic features, ensuring preservation and enjoyment for both current and future generations;
 - Can be implemented through current funding under the 10-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.

Consultation: Community Views and Preferences

20 The persons who are affected by or interested in this matter are Heritage NZ, the lessee of 21 Marine Parade, Wakatipu Heritage Trust and the residents/ratepayers of the Queenstown Lakes District community

Attachments

A Quote from D&R Decorating