

Community & Services Committee
25 February 2021

Report for Agenda Item | Rīpoata moto e Rāraki take 3

Department: Corporate Services

Title | Taitara Heritage Incentive Grant Application – Queenstown Bowling Club Pavilion

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

- 1 The purpose of this report is to review a request for a Heritage Incentive Grant for reimbursement costs for professional services fees for preparation of a Heritage Impact Assessment (HIA) for the Queenstown Bowling Club Pavilion 19 Parks Street, Queenstown.

RECOMMENDATION | NGĀ TŪTOHUNGA

- 2 That the Community & Services Committee:
 1. **Note** the contents of this report.
 2. **Approve** the Heritage Incentive Grant of \$2,875 for reimbursement of costs for professional fees for the preparation of a HIA report plan for Queenstown Bowling Club Pavilion 19 Parks Street, Queenstown.

Prepared by:



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28/01/2021

Reviewed and Authorised by:



Meaghan Miller
General Manager
Corporate Services

29/01/2021

CONTEXT | HOROPAKI

- 3 The Queenstown Bowling Club Pavilion was built in 1908 and was owned by the Government Tourist Department.
- 4 The facilities were upgraded in 1925 with the internal stairs being moved to the outside of the building and the upper viewing area turned into a tea kiosk.
- 5 In the late 1960's the bowling club took over the lease of the tea kiosk and turned it into part of the club rooms with growing membership for better facilities and a bar was added.
- 6 In 1983 a modern lounge was added and the upper section was leased to the tennis club with a viewing platform overlooking the courts added.
- 7 An all-weather artificial green was opened in 2003.
- 8 The Queenstown Bowling Club Pavilion is a Category 2 Listed Heritage Feature in the Queenstown Lakes District Proposed and Operative District Plans.
- 9 The Bowling and Tennis Clubs propose to construct an amenities block adjoining the lower level of the pavilion, on the opposite side to the current 1980's extension and they require a HIA report as part of the construction process.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 10 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:
- 11 Option 1 Approve the reimbursement of professional services for the preparation a HIA report to the value of \$2,875 for Queenstown Bowling Club Pavilion 19 Parks Street, Queenstown.

Advantages:

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

Disadvantages:

- 13 The available total fund for the year would be diminished by \$2,875 and the applicant would be required to fund the project in full or apply to other external funders.

- 14 Option 2 Decline the reimbursement of the professional services for the HIA Report costs to the value of \$2,875 for Queenstown Bowling Club Pavilion 19 Parks Street, Queenstown.

Advantages:

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

Disadvantages:

- 16 The heritage Incentive grant will arguably not be used for the purposes for which it was created and the Queenstown Bowling Club will have to apply for more funding from other funding agencies to cover these costs which will slow the maintenance process down while they await confirmation of this funding for this project
- 17 This report recommends Option 1 for addressing the matter because 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.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

- 18 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
- 19 The persons who are affected by or interested in this matter are Heritage NZ, owners of the lodge the Glover Family and the residents/ratepayers of the Queenstown Lakes District.
- 20 The Council has not consulted with any other groups on this project.

> MĀORI CONSULTATION | IWI RŪNANGA

- 21 The Council has not consulted with iwi on this project.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 22 This matter relates to the Community & Wellbeing risk category. It is associated with RISK00009 Ineffective management of community assets within the [QLDC Risk Register](#). This risk has been assessed as having a high inherent risk rating.
- 23 The approval of the recommended option will support the Council by allowing us to avoid the risk. This shall be achieved by protecting this heritage building as it is of importance to the community and future of the district.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

- 24 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. This is the second application for the 2020/21 financial year and the budget currently sits at \$22,582.

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

25 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.
- Vision Beyond 2050 – Embracing the Maori world – Our Maori ancestry and European heritage are both reflected and enrich our lives, this acknowledges the importance of preserving and protecting the heritage features in the district.

26 The recommended option is consistent with the principles set out in the named policy/policies

27 This matter is included in the Ten Year Plan/Annual Plan through our community outcomes – Community Services & Facilities – strong cultural landscape that inspires, preserves and celebrates our heritage arts and culture.

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

28 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 supporting owners of heritage protected properties within the Queenstown Lakes District so that these heritage features are not lost to future generations;
- 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	Origin Consultants – Invoice 2319
B	Heritage Impact Assessment (HIA) Report