

**Community & Services Committee  
31 May 2018**

**Report for Agenda Item 1**

**Department: Corporate Services**

**Heritage Incentive Grant Application – Preston’s Cottage 30 Kent Street Arrowtown**

**Purpose**

The purpose of this report is to review a request for Heritage Incentive Grant for reimbursement for maintenance costs for Preston’s Cottage situated at 30 Kent Street, Arrowtown.

**Recommendation**

That the Community & Services Committee:

1. **Note** the contents of this report and in particular;
2. **Approve** the Heritage Incentive Grant of \$1,500 for reimbursement of maintenance costs for Preston’s Cottage situated at 30 Kent Street, Arrowtown.

Prepared by:



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17 May 2018

Reviewed and Authorised by:



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Corporate Manager  
17 May 2018

**Background**

- 1 Preston’s Cottage situated at 30 Kent Street, Arrowtown was built circa 1877 by John Murdoch, a miner in Arrowtown. Subsequently, it was occupied in 1893 by Luke Hugarth Preston and his family. He was a prominent community man and was the town clerk for Arrowtown and a former Mayor from 1896-1904. He was also a store keeper and insurance agent. He died in a buggy accident on the Crown Terrace in 1905. His wife Louise continued to live in the cottage, as did their daughter Blanche who married William Martin. Blanche and William lived in the cottage from 1935-1960.
- 2 It has had various owners since 1960 until Pete Gawron and Mel Hill took it over in the 1990’s. They have made alterations to the rear of the cottage. It is a lovely cottage and an important part of Arrowtown’s architectural and social heritage.

- 3 The cottage has a Category 3 listing in the District Plan (Item 350 - Map 28) on the QLDC Inventory of Protected Features.
- 4 The requested grant is to provide maintenance costs to repair the veranda by Bagley Builders. This work includes replacement of rotting posts and the replacement of rafter beams where needed. It is required to stop further water damage to both the veranda and exterior walls of the cottage (see **Attachment B**).

### Options

- 5 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:
- 6 Option 1 Approve the maintenance costs to the value of \$1,500 for repair work to the veranda be undertaken on the Preston's Cottage situated at 30 Kent Street, Arrowtown.

#### Advantages:

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

#### Disadvantages:

- 8 The available total fund for the year would be diminished by \$1,500.
- 9 Option 2 Decline the reimbursement of the maintenance costs to the value of \$1,500 for Preston's Cottage.

#### Advantages:

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

#### Disadvantages:

- 11 The Heritage Incentive grant will arguably not be used for the purposes for which it was created. Mel Hill and Pete Gawron will have to fund the work personally or apply to other funding agencies to cover these costs. This will slow the maintenance process down.
- 12 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging residents 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.
- 13 It is the recommendation of this report to address the matter with Option 1 and approve utilisation of the Heritage Incentive Grant to reimburse Mel Hill and Pete Gawron.

### ***Significance and Engagement***

14 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***

15 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**

16 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. We have currently committed to five projects in this financial year to the value \$8,755 of which leaves a remaining budget of \$16,773.

### **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 Lakes District Museum, Heritage NZ, Wakatipu Heritage Trust and the residents/ratepayers of the Queenstown Lakes District community.

**Attachments**

- A Quote from Bagley Builders
- B Photographs of Preston's Cottage