

4. Heritage Incentive Grant Application Kinloch Lodge

PURPOSE OF THE REPORT | TE TAKE MO TE PURONGO

1. The purpose of this report is to review a request for a Heritage Incentive Grant for reimbursement costs for professional service fees for seismic assessment and a maintenance plan for Kinloch Lodge 862 Kinloch Road, Glenorchy.



EXECUTIVE SUMMARY | WHAKARAPOPOTANGA MATUA

2. This 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.

RECOMMENDATION | NGA TUTOHUNGA

That the Community & Services Committee:

1. **Note** the contents of this report and in particular:
2. **Approve** the Heritage Incentive Grant of \$3,000 for reimbursement of costs for professional fees for the seismic assessment and a maintenance plan for Kinloch Lodge 862 Kinloch Road, Glenorchy.

	Prepared by:	Reviewed and Authorised by:
Name	Jan Maxwell	Michelle Morss
Position	Relationship Manager Arts and Events	GM Strategy and Policy
Signature		
Date	31/01/2023	31/1/2023

CONTEXT | HOROPAKI

3. Capt. Richard Bryant, an Englishman who came to seek his fortune in gold after 20 years on the sea, brought Kinloch Lodge to life in 1868. He was a popular man and the first harbour master for Lake Wakatipu.

4. Kinloch Lodge started as a tavern for the sawmill workers nearby, and buildings were added to create a guesthouse as visitors to the area increased. In the 1880s, they had between 132-245 guests a year, with the Routeburn Valley being the main draw.

5. In 2000, John and Toni Glover took ownership, restoring it to a true representation of its former self, able to sleep 50. Today the Heritage Lodge stands as a testament to settler architecture, catering for the needs of all kinds of traveller, in a beautiful, peaceful setting at the head of the lake.

6. In August 2022 The Glovers commenced seismic strengthening works to the subfloor of the lodge - this involved re-piling the structure, repairs to timber joists, wall plates and floors as required, the provision of retaining timber to the below ground level sections of external walls and significant foundation and reinforcing works to the stone chimney abutments. To date the work undertaken by the building contractor has cost over \$105,000 plus \$6917.25 in professional engineers fees. In addition to these costs, they have spent a significant amount on internal decoration, asbestos removal, bathroom renovation and emergency demolition of the unsafe upper brick portions of the chimneys.

7. The Glovers now wish to apply for a further Heritage Incentive grant of \$3000 towards the work still required to complete the seismic strengthening of the stone chimneys. The work still to be undertaken involves insertion of steel reinforcement into the chimney cavities, drilling and fitting special helix ties and then filling the chimneys with concrete and subsequently repointing them.

ATTACHMENTS | NGA TAPIRIHANGA

Number	Title of Attachment
1.	Heritage Incentive Grant Application Kinloch Lodge
2.	Kinloch Lodge - 10 year MP Origins
3.	Photos of Kinloch Lodge

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

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:

1. Option 1 Approve the professional services for a seismic assessment and maintenance plan to the value of \$3,000 for Kinloch Lodge 862 Kinloch Road, Glenorchy.

Advantages:

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

Disadvantages:

3. The available total fund for the year would be diminished by \$3,000 and the applicant would be required to fund the project in full or apply to other external funders.

4. Option 2 Decline the reimbursement of the professional services for seismic assessment and maintenance costs to the value of \$3,000 for Kinloch Lodge 862 Kinloch Road, Glenorchy.

Advantages:

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

6. Disadvantages:

7. The Heritage Incentive grant will arguably not be used for the purposes for which it was created.

8. This report recommends Option 1 as this project meets the funding criteria for the Heritage Incentive grant process and there is budget available to support this project.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA=

This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy.

15 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.

16 The Council has not consulted with any other groups on this project.

MĀORI CONSULTATION | IWI RŪNANGA

17 The Council has not consulted with iwi on this project.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

This matter relates to the Community & Wellbeing risk category. It is associated with RISK00034 Ineffective management of culturally significant heritage assets within the QLDC Risk Register. This risk has been assessed as having a moderate inherent risk rating.

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

The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. This is the first application for the 2022/23 financial year.

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

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 \$25,582his matter **[is/is not]** included in the Ten-Year/Annual Plan
 - 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.
 - The recommended option is consistent with the principles set out in the named policy/policies
 - 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

The recommended option:

- Will help meet the current and future needs of communities for 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.
- 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

1	Heritage Incentive Grant Application Kinloch Lodge
2	Origins – 10-year Maintenance Plan for Kinloch Lodge
3	Photos of Kinloch Lodge