

**Community & Services Committee**  
**22 August 2019**

**Report for Agenda Item | Rīpoata moto e Rāraki take 3**

**Department: Corporate Services**

**Title | Taitara Heritage Incentive Grant Application – Williams Cottage**

**PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO**

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- 1 The purpose of this report is to review a request for a Heritage Incentive Grant for reimbursement costs for professional services fees to undertake earthquake strengthening in Williams Cottage situated 21 Marine Parade, Queenstown.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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- 2 That the Community & Services Committee:
  1. **Note** the contents of this report;
  2. **Approve** the Heritage Incentive Grant of \$4,000 for reimbursement of costs for professional fees for the earthquake strengthening for Williams Cottage, situated at 21 Marine Parade Queenstown.

Prepared by:



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Relationship Manger Arts and  
Events

8/08/2019

Reviewed and Authorised by:



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General Manager, Corporate  
Services

8/08/2019

## CONTEXT | HOROPAKI

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- 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 for a number of retail activities. 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 veranda 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 two items that have been identified as requiring remedial work include the two stone chimneys as the new building code legislation requires building owners to upgrade to a minimum of 34% of New Building standard and the chimneys are currently defined as earthquake prone due to being less than this figure.
- 7 With respect to sprinklers, the Heritage Trust have recently had the sad experience of losing two heritage buildings that they had worked on being lost to fire, Paradise House and Mount Aurum Station. While fire sprinklers would not have been practical for either of these buildings due to their remote location and lack of services, it would be remiss of the Trust not to investigate the fitting of sprinklers into the Williams Cottage.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

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- 8 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:
- 9 Option 1 Approve the professional services costs to the value of \$4,000 for earthquake strengthening of the two stone chimneys and installation of fire sprinkler system to be undertaken on the William's Cottage situated at 21 Marine Parade, Queenstown.

### Advantages:

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

### Disadvantages:

- 11 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.

- 12 Option 2 Decline the reimbursement of the professional services costs to the value of \$4,000 for the earthquake strengthening of the two stone chimneys and installation of a fire sprinkler system in William's Cottage.

Advantages:

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

Disadvantages:

- 14 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
- 15 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:

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

- 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
- 17 The persons who are affected by or interested in this matter are Heritage NZ, the lessees of 21 Marine Parade, Wakatipu Heritage Trust and the residents/ratepayers of the Queenstown Lakes District.
- 18 The Council has not consulted with any other groups on this project.

### > MĀORI CONSULTATION | IWI RŪNANGA

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

## RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

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- 20 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 an high inherent risk rating.
- 21 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

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22 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. This is the first application for the 2019/20 financial year.

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

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23 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.

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

25 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

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26 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**

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A	Williams Cottage Project Budget
B	Stephen Macknight Structural Engineer Quote
C	Wainwright and Co Quote
D	Fire Protection Engineers – Fee Proposal