

**Community & Services Committee**  
**27 February 2020**

**Report for Agenda Item | Rīpoata moto e Rāraki take 2**

**Department: Corporate Services**

**Title | Taitara Heritage Incentive Grant Application – St Peter’s Anglican Hall and Vicarage**

**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 and maintenance costs for the St Peters Anglican Church Hall and Vicarage situated 2 Church Street, Queenstown.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

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- 2 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 and maintenance costs for the St Peters Anglican Church Hall and Vicarage situated at 2 Church Street, Queenstown.

Prepared by:



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28/01/2020

Reviewed and Authorised by:



Meaghan Miller  
General Manager, Corporate  
Services  
13/02/2020

**CONTEXT | HOROPAKI**

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- 3 The Anglican church was established in Wakatipu by 1863, by which time historian F.W.G. Miller writes ‘there was a flourishing church community, with an active committee and a small church.’ William Rees, run holder, led early services, while resident magistrate and goldfields warden Richmond Beetham was a lay reader.

St Peter’s Church Vicarage, built in 1869 was added to over the years and moved to its current site in 1932, it has historical, architectural and social significance for its long association with the Anglican Church and as a parish centre.

- 4 In 1946, the parish decided that the vicarage ‘which consisted of the original section, now almost eighty years old, and a hotchpotch of additions’ was no longer acceptable. Fundraising began for a new building, and once that was complete, the former vicarage became the parish centre, a function that it still holds in 2020.
- 5 The St Peter’s Church Hall was originally constructed in 1905 and was relocated and attached to the 1869 vicarage to form one building in 2007.
- 6 Boden Builders is a local building company with experience from working on the restoration of many heritage buildings in the UK. In Queenstown they have worked on Hulbert House, Williams Cottage and Closeburn Homestead.
- 7 The maintenance work includes replacement of exterior weatherboards, fascia’s, some window frames and an exterior paint of the buildings.

**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 and maintenance costs to the value of \$3,000 for the St Peters Anglican Church Hall and Vicarage situated at 2 Church Street, 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 \$3,000 and the applicant would be required to fund the project in full or apply to other external funders.

- 12 Option 2 Decline the reimbursement of the professional services and maintenance costs to the value of \$3,000 for the St Peters Anglican Church Hall and Vicarage situated at 2 Church Street, Queenstown.

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 Anglican Parish of Wakatipu 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.

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 [low] significance, as determined by reference to the Council's Significance and Engagement Policy.

17 The persons who are affected by or interested in this matter are Heritage NZ, the Anglican Parish of Wakatipu and its parishioners, community groups that use the venue 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 a 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 second application for the 2019/20 financial year and the budget currently sits at \$22,582.

**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	Quote – Origin Consultants
B	Quote – Boden Building
C	Letter of Support – The Mayor
D	List of current community groups that have used these venues