

**Community & Services Committee**  
**19 May 2022**

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

**Department: Corporate Services**

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

The purpose of this report is to review a request for a Heritage Incentive Grant for reimbursement of preparation of a Heritage Impact Assessment (HIA) for Hicks Cottage, 22 Hicks Road, Lower Shotover, Queenstown.

**RECOMMENDATION | NGĀ TŪTOHUNGA**

---

That the Community & Services Committee:

1. **Note** the contents of this report; and
2. **Approve** a Heritage Incentive Grant of \$1,500 for reimbursement of costs for the preparation of a Heritage Impact Assessment report plan for Hicks Cottage, 22 Hicks Road, Lower Shotover Queenstown.

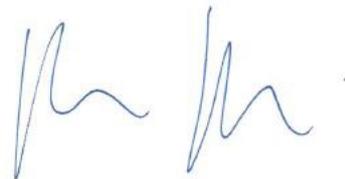
Prepared by:



Jan Maxwell  
Relationship Manger Arts and  
Events

5/05/2021

Reviewed and Authorised by:



Meaghan Miller  
General Manager  
Corporate Services

4/05/2022

## CONTEXT | HOROPAKI

---

1. Hicks Cottage is a Category 3 Listed Heritage Feature in the QLDC Proposed & Operative District Plans. It is somewhat unusual in that it is derelict. It has been shored-up and boarded-up for six years now in the hope that a new use can be found for it.
2. The original building is believed to have been constructed by Thomas Hicks in the late 1860s or early 1870s. It has timber shingles under the corrugated iron clad roof and mortice and tenon joints in its framing both of which indicate an early construction period. A concrete floor has been poured in a series of thin 'slabs' at a more recent time inside the bottom plate of the building.
3. The cottage is no more than a single-cell/room, timber-framed structure that is about 150 years old and which measures roughly 6m x 4m, with a rubble stone-built chimney at one end. It is of very basic construction and has no facilities, such as a kitchen or bathroom. It appears to have only ever had two small front windows (just the remnant of one still exists) and a front and rear door (both now missing). Originally, it had a small corrugated iron clad rear lean-to that collapsed more than six years ago.
4. The Heritage Impact Assessment has been prepared for John Hudson by Origin Consultants and concerns a Resource Consent application to restore/renovate the historic cottage, which is a Listed Heritage Feature, and construct a new dwelling within the section.

## ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

---

5. Option 1 Approve the reimbursement of professional services for the preparation a HIA report to the value of \$1,500 for Hicks Cottage 22 Hicks Road Lower Shotover, Queenstown.

*Advantages:*

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

*Disadvantages:*

7. The available total fund for the year would be diminished by \$1,500 and the applicant would be required to fund the project in full or apply to other external funders.

8. Option 2 Decline the reimbursement of the professional services for the HIA Report costs to the value of \$1,500 for Hicks Cottage 22 Hicks Road Lower Shotover, Queenstown.

*Advantages:*

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

*Disadvantages:*

10. The Heritage Incentive grant will arguably not be used for the purposes for which it was created and Hicks Cottage 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
11. 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

12. 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
13. The persons who are affected by or interested in this matter are Heritage NZ, owners of the cottage John Hudson and the residents/ratepayers of the Queenstown Lakes District.
14. The Council has not consulted with any other groups on this project.

#### > MĀORI CONSULTATION | IWI RŪNANGA

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

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

---

16. 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.
17. The approval of the recommended option will support the Council by allowing the risk to be avoided. 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

18. The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. This is the first application for the 2021/22 financial year.

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

---

19. 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.

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

21. 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**

---

22. 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 by supporting owners of heritage protected properties within the Queenstown Lakes District so that these heritage features are not lost to future generations.

23. The recommended option:

- 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 - Heritage Impact Assessment Report
B	Origin Consultants - Invoice



# TAX INVOICE

GST No: 49-635-680

## Application Payment

JOHN PAUL HUDSON  
69 TONIS TERRACE  
SHOTOVER COUNTRY 9304

<b>Application Reference:</b>	Building Consent - BC210193
<b>Site Address:</b>	22 HICKS ROAD LOWER SHOTOVER QUEENSTOWN 9304
<b>Legal Description:</b>	LOT 1205 DP 534604 - 0.480500 Ha CT- 881713
<b>Tax Invoice Number</b>	2021132723
<b>Invoice Date:</b>	3 March 2021

### CHARGE SUMMARY

Charge Description	Comment	Exclusive amount	GST Amount	Inclusive Amount
BRANZ (Building Research Association NZ) levy		\$100.00	\$0.00	\$100.00
MBIE Building Levy		\$152.17	\$22.83	\$175.00
Building Consent (Excl PIM) Initial Fee		\$1,808.70	\$271.30	\$2,080.00
<b>Total</b>		<b>\$2,060.87</b>	<b>\$294.13</b>	<b>\$2,355.00</b>

*Paid 3/3/2021*

**TOTAL AMOUNT DUE.**

Payments can be made at [make-a-payment](#)

OR PLEASE DETACH AND RETURN THIS SECTION WITH YOUR PAYMENT TO:

**Queenstown Lakes District Council**  
10 Gorge Road, Queenstown

Please email account enquiries to: [debtors@qldc.govt.nz](mailto:debtors@qldc.govt.nz)

Direct payments can be made to: **BNZ Queenstown 02-0948-0002000-00**

<b>Issue Date</b>	3 March 2021	<b>Invoice No</b>	2021132723
<b>Applicant:</b>	SUTHERLAND ARCHITECTURE STUDIO LTD C/O JESSICA SUTHERLAND		
<b>Application Ref:</b>	BC210193	<b>Amount:</b>	\$2,355.00

Amount Tendered for Payment

\$

Receipt No

Payment Method: Cash  Cheque  Card



# TAX INVOICE

John Hudson  
69 Toni's Terrace  
Lower Shotover  
Queenstown 9304

**Invoice Date**  
31 Jul 2020

Origin Consultants Ltd  
PO Box 213 Queenstown

**Invoice Number**  
INV-2217

9348

**Reference**  
660 Hick's Cottage

**GST Number**  
105-808-283

Description	Amount NZD
Fee invoice for Heritage & Archaeological services for Hick's Cottage, Old School Road, Lower Shotover, Queenstown as per fee estimate dated 11 May 2020 and SFA for Consultant Engagement signed 02 June 2020	
Stage 1: Project set-up including initial site meeting & agreement of terms (estimate \$500)	400.00
Professional Fees:	
Stage 2: Site visit 25th May & design advice, including possible heritage funding sources (estimate \$1200)	733.34
Professional Fees:	
Stage 3: Preparation of a Heritage Impact Assessment (estimate \$2250)	2,350.00
Professional Fees:	
Stage 4: Liaison with HNZPT & preparation of an Archaeological Assessment (estimate \$1500)	1,462.50
Professional Fees:	
Stage 5: Preparation & submission of Authority Application (estimate \$300)	300.00
Professional Fees:	
Disbursements:	
Mileage 24km @ \$0.80/km	19.20
	Subtotal 5,265.04
	TOTAL GST 15% 789.76
	<b>TOTAL NZD 6,054.80</b>

**Due Date: 20 Aug 2020**

Bank account details for Direct Credit payments: 06-0949-0170313-00  
Swift Code: ANZBNZ22

*Handwritten:* Paid 7/08/2020