

**Community & Services Committee  
28 February 2019**

**Report for Agenda Item: 2**

**Department: Corporate Services**

**Heritage Incentive Grant Application – Paradise Trust**

**Purpose**

The purpose of this report is to review a request for Heritage Incentive Grant for reimbursement for professional services for civil infrastructure related to upgrading in ground services for the Paradise Trust site, Glenorchy.

**Recommendation**

That the Community & Services Committee:

1. **Note** the contents of this report;
2. **Approve** the Heritage Incentive Grant of \$4,000 for reimbursement of professional services for civil infrastructure related to upgrading in ground services for Paradise Trust site, Glenorchy.

Prepared by:



Name Jan Maxwell  
Relationship Manager Arts  
and Events

5/02/2019

Reviewed and Authorised by:



Peter Harris  
Economic Development  
Manager

14/02/2019

**Background**

- 1 The Paradise Charitable Trust was formed in 1998 to preserve and enhance the unique features of Paradise for all residents and visitors. The Trust aims to preserve the Paradise Trust site as one that encourages everyone to experience a piece of our natural historical environment.
- 2 Currently only the Pink Cottage, Miller House, the Annex and the school have power and/ or working toilet facilities. Through the proposed works the Trust would like to reticulate power and water to the Big Cottage, barn and school buildings so that accommodation will be more inviting, weddings can be held comfortably in the barn and services will be available for any further reticulation that might be wanted for the huts around the exterior loop track.

- 3 In addition the Trust would like to install storm water (i.e. gutters and spouts) to the Barn and Big Cottage to alleviate the current stress and decay resulting from a lack of appropriate storm water systems. Pending consents the Trust also intends to conduct extensive maintenance to both the Barn and Big Cottage to rectify weathering and water damage that has occurred over the years.
- 4 Upgrading the wastewater, storm water and electrical facilities will enable the Paradise Trust to provide more attractive accommodation to the public and therefore run a more successful business over time.

### **Options**

- 5 Option 1 Approve the professional advice costs to the value of \$4,000 for civil infrastructure related to upgrading in ground services for Paradise Trust site, Glenorchy.

#### *Advantages:*

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

#### *Disadvantages:*

- 7 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.

- 8 Option 2 Decline the reimbursement of the maintenance costs to the value of \$4,000 for civil infrastructure related to upgrading in ground services for Paradise Trust site, Glenorchy.

#### *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 the Paradise Trust will have to apply to other funding agencies to cover these costs or fully fund this work personally. This will slow the project down while the Trust awaits confirmation of other funding.

- 11 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging residents who 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.

- 12 It is the recommendation of this report to address the matter with **Option 1** and approve utilisation of the Heritage Incentive Grant and reimburse Paradise Trust.

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

- 13 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***

- 14 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**

- 15 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. We have currently only committed to one project in this financial year to the value \$4,000 of which leaves a remaining budget of \$21,582.

### **Council Policies, Strategies and Bylaws**

- 16 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**

- 17 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**

18 The persons who are affected by or interested in this matter are Paradise Trust and the residents/ratepayers of the Queenstown Lakes District community.

**Attachments**

A Quote from Hadley Consultants Ltd

**From:** [Nigel Lloyd](#)  
**To:** [Taylor Garfield](#)  
**Cc:** [Andrew Morris](#)  
**Subject:** RE: Paradise Trust - Connel Wagner & ORC Consent  
**Date:** Thursday, 20 December 2018 5:15:02 PM  
**Attachments:** [image001.jpg](#)

---

Hi Taylor

As discussed earlier in the week we are keen to assist with wastewater servicing for the Paradise Trust development.

Based on our discussions and information provided at this stage we envisage that the scope of work required will involve the following key items:

- Revision of wastewater generation assessment to account for recent and proposed changes including homestead, big cottage upgrade and staff cottage construction;
- Confirmation of capacity of existing Oasis system & disposal field;
- Advice regarding future proofing wastewater provisions for barn;
- Design and specification of pump stations and pressure sewer mains to convey wastewater to existing Oasis system as required;

We estimate that this is likely to involve approximately 20-25 hours of professional time. For efficiency we suggest that this work be undertaken as an extension to the existing engagement for structural work and discounted rates will apply with the resulting cost expected to be within the range of \$3,000-\$3,500 excluding GST & disbursements.

The above estimate assumes that asbuilt type details of the existing system are made available, that the existing treatment system and discharge consent have sufficient capacity to accommodate the increased wastewater generation and proprietary pump stations are utilised.

The office is closed until 14<sup>th</sup> January but we expect to be able to commence work at this time. Please confirm if you wish to proceed with this work or contact me directly if you have any questions.

Regards,  
**Nigel Lloyd**  
**Senior Civil Engineer**

44 Robins Road  
PO Box 1356  
Queenstown 9348

T: 64 3 450 2140  
M: 027 658 1305  
[www.hadleys.co.nz](http://www.hadleys.co.nz)

Hadley\_Logo\_email



---

**From:** Taylor Garfield <taylor@peakprojects.co.nz>  
**Sent:** Monday, 17 December 2018 4:24 PM  
**To:** Nigel Lloyd <nigel@hadleys.co.nz>  
**Subject:** Paradise Trust - Connel Wagner & ORC Consent

Hi Nigel,

Thank you for your time today to discuss Paradise Trust. Please find attached RM documents pertaining to the Homestead building refurbishment (since burned down) inclusive of wastewater treatment system upgrade, water supply and consented discharge quantities. See pdf page 124 section 2.4 flows & loads.

Kind Regards,

Taylor

***Peak Projects International Ltd***

The Chambers Suites

Level 2

50 Stanley Street

Queenstown

New Zealand

Ph: 0274935747

Ph: (03) 442 5430

[www.peakprojects.co.nz](http://www.peakprojects.co.nz)