

Community & Services Committee
22 August 2019

Report for Agenda Item | Rīpoata moto e Rāraki take 2

Department: Corporate Services

Title | Taitara Heritage Incentive Grant Application – Brunswick Mill


PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

- 1 The purpose of this report is to review a request for a Heritage Incentive Grant for reimbursement for maintenance costs by a professional to Brunswick Mill situated 22 Bridge Street, Frankton.

RECOMMENDATION | NGĀ TŪTOHUNGA

- 2 That the Community & Services Committee:
 1. **Note** the contents of this report;
 2. **Approve** the Heritage Incentive Grant of \$3,000 for reimbursement of costs for maintenance work to Brunswick Mill situated at 22 Bridge Street, Frankton.

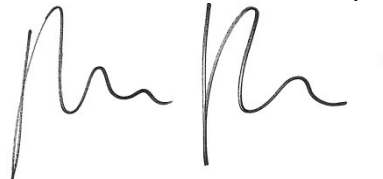
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30/07/2019

Reviewed and Authorised by:



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31/07/2019

CONTEXT | HOROPAKI

- 3 The building was constructed in approximately 1867 by Bendix Hallenstein, and was the warehouse for the Brunswick Flour Mill. The mill was the first flour mill built in Central Otago region.
- 4 The mill is owned by Edgerton Family Trust and the intent of the owners to future proof the building by minimising risk associated with slumping of heritage items of this age.
- 5 The Mill, and associated storage warehouse, were decommissioned sometime prior to 1900, when it became more economical to transport the wheat to Dunedin instead of processing it in the Wakatipu. The wood and iron, which formed part of the building of the Mill, and warehouse, were removed following the decommissioning, and all that remains today is the stone ruins of the warehouse itself. The building itself is a remnant of the heritage fabric of the Wakatipu, which the current owners are seeking to retain via protection from dilapidation. The ongoing use of the building will continue to be private.
- 6 The stone ruins are a heritage item under the QLDC District Plan. It has a Historic Place Category Two listing. The District Plan description for the heritage site at 22 Bridge Street (Map 33, Reference 49) is: Brunswick Flour Mill, Turbine and Stone buildings by Kawarau Falls Bridge.
- 7 The plan is to construct an internal pergola structure between the walls, going across the ruins, these would not retain the walls of the ruin but would be there to offer further support which would stop the gradual movement of the structure - an engineer has reviewed the structure and confirmed that there is no risk of failure by undertaking this work.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 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 costs to the value of \$3,000 for maintenance work for the Brunswick Mill, situated at 22 Bridge Street, Frankton.

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.
- 12 Option 2 Decline the reimbursement of the maintenance costs to the value of \$3,000 for work on the Brunswick Mill, situated at 22 Bridge Street, Frankton.

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:

> 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 owners of Brunswick Mill, 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

- 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

- 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, which leaves a remaining budget of \$21,582 if the previous heritage application is approved.

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

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

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

A	Photograph of Brunswick Mill
B	Builders Quote