

Community & Services Committee

22 February 2024

Report for Agenda Item | Rīpoata moto e Rāraki take [3]

Department: Strategy & Policy

Title | Taitara: Heritage Incentive Grant – Luggate Flour Mill

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to review a request for a Heritage Incentive Grant for reimbursement costs for professional advice for Luggate Flour Mill, 124-26 Main Road, Luggate.

Executive Summary | Whakarāpopototaka Matua

This 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.

Recommendation | Kā Tūtohuka

That the Community & Services Committee:

1. **Note** the contents of this report;
2. **Approve** The Heritage Incentive Grant of \$3,000 for reimbursement of professional advice for Luggate Flour Mill, 124-26 Main Road, Luggate.

Prepared by:



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24 January 2024

Reviewed and Authorised by:



Name: Michelle Mors
Title: GM Strategy and Policy
30 January 2024

Context | Horopaki

1. The former Luggate Flour Mill is a three-storey schist mill, built in 1881 and located in the small Central Otago settlement of Luggate on the western side of State Highway 8, 13 kilometres south-east of Wānaka.
2. In the late nineteenth century Luggate, a small settlement near Wānaka on the Wānaka-Cromwell Highway, was the centre of farming, with both small farming and larger pastoral stations found in the area, with both wheat and oats grown for the local market. Farmer and businessman Thomas Anderson started the mill in partnership with carrier Peter McIntosh. The mill, its associated mill race, mill house, and other structures were in use early in 1881. The Luggate mill's first advertisement read 'The mill is fitted with the latest machinery, and the utmost care will be exercised in milling'. A survey plan, drawn in 1883, shows the mill with a hut, house and pigsty built to the south. The mill was water-powered, with a large Pelton wheel fed by a race above it. In 1894 the mill was converted to a roller mill. The mill operated until the beginning of World War Two, when labour shortages forced it to close.
3. The Luggate Flour Mill is three storeys high, which allowed for the processing of grain. If this mill operated in a way common to other multi-storey mills, the grain was lifted to the top floor and then dropped to a hopper which fed the grain to the millstone. When the grain was ground it went by chute to a sack at ground floor level. Most of the mill's roller mill was removed when the mill ceased operating. In 2008 it forms part of a complex of buildings used by a transport firm and is used for storage.
4. The former Luggate Flour Mill is representative of a period of Aotearoa New Zealand's history when industrial buildings like this were required to process local agricultural produce, when horse-drawn cartage made transport to distant centres difficult. The Upper Clutha Valley was recognised as one of the significant grain growing areas in Central Otago (along with the Wakatipu). The former Luggate Flour Mill was central to the processing of local grain, and its history illustrates the importance of such businesses to the development of agriculture in this relatively isolated district.
5. The Luggate Flour Mill has the following heritage listings:
 - Heritage NZ Pouhere Taonga List/Rārangi Kōrero, Category 2, List No. 3242
 - Queenstown Lakes District Council Proposed District Plan, Category 2, Ref No. 544
6. The applicant Mr. Murray Frost is applying for funding support towards the cost of an initial scoping exercise by Origin Consultants Ltd for this building to assist the owner to identify the opportunities and constrains of this site and its future use (see Attachment A).

Analysis and Advice | Tatāritaka me kā Tohutohu

7. 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:

8. **Option 1** Approve the reimbursement of professional advice costs to the value of \$3,000 for Luggate Flour Mill, 124-26 Main Road, Luggate.

Advantages:

- The Heritage Incentive grant will be used appropriately to provide for this heritage project and allow this group to be reimbursed for this professional advice costs.

Disadvantages:

- 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.

9. **Option 2** Decline the reimbursement of the professional advice costs to the value of \$3,000 for Luggate Flour Mill, 124-26 Main Road, Luggate.

Advantages:

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

Disadvantages:

- The Heritage Incentive grant will arguably not be used for the purposes for which it was created.

10. This report recommends **Option 1** as this project meets the funding criteria for the heritage Incentive grant process and there is budget available for addressing the matter.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

11. This matter is of low significance, as determined by reference to the [Council's Significance and Engagement Policy](#) 2021 because it would align with existing policies, strategies and previous Council resolutions.
12. The persons who are affected by or interested in this matter are Heritage NZ, the owner Mr. Murray Frost and the residents/ratepayers of the Queenstown Lakes District.
13. The Council has not consulted with any other groups on this project.

Māori Consultation | Iwi Rūnak

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

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

15. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10002 Erosion of social cohesion within the [QLDC Risk Register](#). This risk has been assessed as having a high residual risk rating.
16. The approval of the recommended option will allow Council to retain the risk at its current level. This will be achieved by the heritage incentive grant being used appropriately to ensure the heritage building is repaired and protected for our community and supports our Heritage Strategy.

Financial Implications | Kā Riteka ā-Pūtea

17. The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Long Term Plan. This is the first of two applications for the 2023/24 financial year.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

18. 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
 - Vision Beyond 2050 – Embracing the Māori world – Our Māori 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.
19. The recommended option is consistent with the principles set out in the named policies.
20. This matter is included in the Long Term Plan/Annual Plan as a budget line under the Grants and Levies Budget cost centre with a budget of \$25,58. This matter is included in the Ten Long Term 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-Kiaka

21. 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 providing funding support to the heritage property owners of the district we ensure these heritage features will be maintained for future generations to enjoy.

22. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

23. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter 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 | Kā Tāpirihaka

A	Origins Consultants Ltd – Fee Proposal
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