

Community & Services Committee
18 May 2017

Report for Agenda Item: 4

Department: Corporate Services

Heritage Incentive Grant Application – Brunswick Flour Mill Warehouse, 22 Bridge Street, Frankton, Queenstown

Purpose

To review a request for Heritage Incentive Grant for to cover the cost of an initial topographical survey to investigate full restoration of the Brunswick Flour Mill Warehouse situated at 22 Bridge Street, Frankton, Queenstown. The grant application also requests a contribution towards building consent costs if the restoration goes ahead.

Recommendation

That the Community & Services Committee:

1. **Note** the contents of this report;
2. **Approve** a Heritage Incentive Grant of \$3,000 to cover the cost of an initial topographical survey (\$1,750 + GST) and make a contribution towards building consent costs for the restoration of Brunswick Mill Warehouse situated at 22 Bridge Street, Frankton, Queenstown.

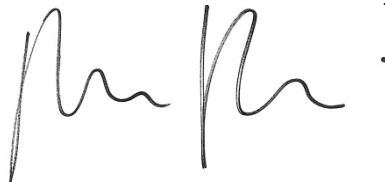
Prepared by:



Marie Day
Community & Events
Facilitator

5/05/2017

Reviewed and Authorised by:



Meaghan Miller
General Manager
Corporate Services

5/05/2017

Background

- 1 The Brunswick Flour Mill Warehouse is situated at 22 Bridge Street, Frankton in Queenstown. It has a Historic Place Category Two listing. The building was constructed in approximately 1867 by Bendix Hallenstein, and was the warehouse for the Brunswick Flour Mill. 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.

- 2 As early as 1866 the Brunswick Flour Mill was milling wheat near the Kawarau Falls at Frankton. It was established by two early entrepreneurs, Bendix Hallenstein and James Robertson, who encouraged local farmers to grow wheat, even offering them cash advances. In its first years of production the mill could produce 24 tons of flour a week. By 1870 there were 700 acres of wheat being grown on the Frankton Flats alone and the mill had increased its production to 40 tons of flour a week. The “milling boom” was over by the early 1900s and Brunswick Flour Mill was demolished in 1904.¹
- 3 The Heritage Incentive Grant applicant is Mr Dan Egerton. The property at 22 Bridge Street, Frankton has been owned by Mr Egerton’s family for well over 50 years and was first acquired by Mr Egerton’s grandfather in the 1950’s.
- 4 Mr Egerton has indicated that “the planned restoration will be a reasonably arduous process as the intention is completely restore the building. The alternative will be demolition of the building due to Health and Safety concerns.”
- 5 The Heritage Incentive Grant is requested to cover the cost of an initial topographical survey to investigate full restoration of the Brunswick Flour Mill Warehouse (cost quoted is \$1,750 + GST), along with a contribution towards building consent costs. The survey will form part of the engineer’s report which will advise what strengthening works are required, as well as architecture plans.

Options

- 6 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.
- 7 The first step is to identify all "reasonably practicable" options. If an option is not reasonably practicable, then it will not require consultation. One option that should always be considered is the option of doing nothing – the status quo.

Option 1 Approve the Heritage Incentive Grant application for a total of \$3,000 to cover the cost of a topographical survey, and a contribution to building consent costs, for the Brunswick Flour Mill Warehouse at 22 Bridge Street, Frankton, Queenstown.

Advantages:

- 8 The Heritage Incentive grant will be used appropriately to provide for this heritage project and allow the Egerton family to undertake investigation to restore the Brunswick Flour Mill Warehouse.

Disadvantages:

- 9 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.

¹ <http://www.queenstownbakery.co.nz/history.htm>

- 10 Option 2 Decline the application to cover the cost of the topographical survey and a contribution towards building consent costs for the restoration of the Brunswick Flour Mill Warehouse.

Advantages:

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

Disadvantages:

- 12 The Heritage Incentive Grant will arguably not be used for the purposes for which it was created and the Egerton family will have to apply to other funding agencies to cover these costs or cover the cost themselves.
- 13 Failing to utilise the Heritage Incentive 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.
- 14 It is the recommendation of this report to address the matter with **Option 1** and approve utilisation of the Heritage Incentive Grant to pay Mr Dan Egerton.

Significance and Engagement

- 15 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

- 16 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

- 17 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. We have currently committed to two projects in this financial year to the value of \$7,727 which leaves a remaining budget of \$17,855.

Council Policies, Strategies and Bylaws

- 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.

- 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

19 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

20 The persons who are affected by or interested in this matter are Mr Dan Egerton and family, the owners of 22 Bridge Street, Frankton, Queenstown and the residents/ratepayers of the Queenstown Lakes District community.

Attachments

A Quote from Chris Hansen, Licensed Surveyor

Attachment A: Quote from Chris Hansen, Licensed Surveyor

Jane Robertson

From: Chris Hansen <CHansen@cfma.co.nz>
Sent: Friday, 21 April 2017 4:33 PM
To: d.egerton@me.com
Cc: Hayden Knight
Subject: Topographical Survey - Bridge St

Hi Dan,

Topographical survey for the above-mentioned would cost in the order of \$1,750 + GST to complete.

We trust this is satisfactory and we await your further instruction.

Regards,

Chris Hansen
MCSNZ, MNZIS, B.Surv, Licensed Surveyor
Ph (03) 4416079 DDI
Mobile 027 2296026
PO Box 553 Queenstown
chansen@cfma.co.nz
www.cfma.co.nz



Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors • Land Development • Planning Consultants
309 Lower Shotover Road - PO Box 553 - Queenstown
P : 03 441 6044 F : 03 442 1066
Wrights Road, Christchurch • Moray Place, Dunedin

The information transmitted in this email from Clark Fortune McDonald & Associates is intended only for the person(s) or entity to which it is addressed and may contain confidential and legally privileged material. Any review, retransmission, dissemination or other use of, or taking any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this email in error please contact the sender and delete the material from any computer.

Scanned by **MailMarshal** - M86 Security's comprehensive email content security solution.
