

# **Wakatipu Heritage Trust**

## **Trustees' Report for the Trust's 5<sup>th</sup> Annual General Meeting**

**12<sup>th</sup> July 2017**

This year the Trust substantially completed its first restoration project with the formal opening of the restored Arrowtown Gaol on 7 May 2017.

During the year, three new Trustees were appointed: Gillian Macleod and David Mayhew replacing Vicki Jones and Angela English; and Craig Ferguson replacing Mel Gazzard following the Queenstown Lakes District Council (QLDC) elections. Mel, who had not sought re-election, had been the Ex-Officio Council representative since the Trust's inception in February 2012 and the Trustees extended a vote of thanks for his large contribution to the Trust over the past four years. Helen O'Leary also resigned as a Trustee after three years, as a consequence of moving to Dunedin, and was thanked for her valuable input over that period.

The current Trustees are Marion Borrell, David Clarke, Craig Ferguson, Grant Hensman, Gillian Macleod and David Mayhew.

The Department of Conservation (DOC) and the QLDC continue to be represented at meetings of the Trust by Geoff Owen, local area DOC manager, and Michael Theelan, the Council CEO attending through QLDC staff member Louise White and, subsequently, Luke Place. Mary-Anne Cameron of DOC continued to provide excellent administrative support for the Trust throughout the year.

With the restoration of the Arrowtown Gaol well underway, the Trust increased its focus on its second priority project, the Bullendale Dynamo. It also began consideration of a third potential restoration project involving the Arranmore Farm Buildings. The progress and current status of these projects are outlined in this report.

### **The Restoration of the Arrowtown Gaol**

The need for restoration was described in our 2016 Report. Work commenced at the end of October 2016. Given the uncertainties inherent in restoration of historic buildings, the contract agreed between the Trust and Bagley Builders Ltd was on a cost reimbursement basis, with agreed rates for labour and margin. A Conservation Architect, a Consulting Engineer and a Quantity Surveyor were retained as necessary. Heritage New Zealand Pouhere Taonga was consulted prior to the work commencing.

The work broadly involved seismic strengthening, replacing decayed wood and plaster, repairing and repointing the stone work, and repainting. Upgrading the drains and sump has also been undertaken. New interpretation panels were created and an audio system installed. Bench seating has been installed to add to the visitor experience. Furniture and similar props are being acquired to complete the visual experience. New wooden front gates have also been installed. The Trustees oversaw the project through the close involvement as project manager of David Clarke, who also had

an active interest in his capacity as Director of the Lakes Museum, supported by Grant Hensman. Financial reports were received at the Trust's monthly meeting once the work was underway in earnest.

Funding of \$210,000 has been raised as reported in the 2016 Report. In addition, funding for pre-contractual costs of \$7,727 was provided by QLDC. At the time of the opening, some work was still to be undertaken and a priority for this work is reliant on how much funding is left. Two cells are still to have plaster repairs and white-wash applied and pointing is to be completed on the western wall. This work cannot be undertaken until the weather warms up. Prices for this work are to be resubmitted to work out how much additional funding is required, if any. The council will be asked as reserve owners to fix up the lawns and apply new grass seed.

The restored Gaol was "opened" at a ceremony on 7 May 2017. David Clarke introduced the opening and Lou Sanson, DOC's Director-General gave the main address, putting the restoration of a heritage building such as the Gaol in the wider conservation context. Scott Stevens, local councillor for Arrowtown, also spoke of the significance of the Gaol's restoration for the town. The restoration was further celebrated at a presentation later in the afternoon by the Queenstown and District Historical Society on "People from Our Past", with a "Law and Justice" theme.

### **The Restoration of the Bullendale Dynamo**

The background to this project was also described in our 2016 Report, including reference to a Conservation Plan and an inspection by a Metals Conservator. At that stage it was expected that the Trust would pursue the project in partnership with DOC on whose land the Dynamo is located. As matters transpired, DOC was content for the Trust to take the lead in funding, resourcing and delivering the restoration of the Dynamo.

The Trust considers that the restoration could be progressed in three stages:

1. Re-erect the Dynamo equipment on timber supports within the area of the original powerhouse building: in 1986 the support structure for the equipment was restored; some of this has now decayed and needs reconstruction.
2. Construct a new weatherproof building to house the equipment: it is proposed that the equipment should be housed in a building which replicates the design and shape of the original powerhouse building, at least in outline, footprint and roof profile. (Modification from an exact replica will be required to ensure adequate light for viewing and ease of access; and ventilation will need to be adequate to prevent build-up of moisture detrimental to the equipment.)
3. Clean the housed equipment and apply protective coatings as appropriate: a Metals Conservation Assessment Report, commissioned by DOC and received by the Trust in August 2016, outlines what might be undertaken in this regard.

The Trust has decided, in principle, to proceed with the first two stages and seek funding accordingly. The Trust would also propose to include within the work plan the preparation and

erection of interpretation panels. Once the equipment is safely housed, stage 3 could be further considered.

### **The Arranmore Farm Buildings**

The cluster of farm buildings in Grants Road, on Frankton Flats bordering the airport consist of a wooden grainstore/woolshed, a wooden stable/barn, a stone dairy and a stone smithy. They are protected Category 2 heritage features under the QLDC District Plan, and Category 2 in the Heritage NZ register (McBride's Farm Buildings, #7729). They date from the early 1870s, the time of the 'Golden Age of Grain' in the district, and within their structures they reveal the changes in farming over the years. The stable/barn is owned by the Council; the other three buildings are owned by the Queenstown Airport Corporation (QAC) as located on its land.

QLDC has periodically considered the preservation of the buildings from at least as early as 2007. In 2011, for example, an Engineer's Structural Condition Report was completed. A Future Use Study was commissioned with the costs to be shared by QAC and QLDC, and an Architect was retained to prepare such a report. The Trust is not aware whether this report was completed. No further work was done.

Now, five years later, the buildings have deteriorated, and unless action is taken, the stables/barn and grainstore/woolshed in particular may be lost by default. The Trust has therefore adopted the Arranmore Farm Buildings as a priority project.

At meetings of Trustees with both the QAC CEO and Property Manager and the QLDC Mayor and CEO it became clear that proximity to the airport precludes restoration on the present site. The Trust therefore decided to focus on the two wooden buildings only. The first step is that a condition report and engineering assessment are needed in order to establish whether relocation and restoration are feasible. QLDC and QAC have agreed to commission these reports. The Trust made a submission to QLDC's Annual Plan for funding to be allocated so that this investigation can proceed.

### **The year ahead**

The Trust will focus on the completion of the Arrowtown Gaol, the restoration of the Bullendale Dynamo, and, advancing the Arranmore project.

The Trustees

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