

Wakatipu Heritage Trust

Trustees' Report for the Trust's 6th Annual General Meeting

27 June 2018

This year the Trust completed its first restoration project, the restored Arrowtown Gaol.

No change has occurred during the year with the composition of the Trust: the Trustees remain Marion Borrell, David Clarke, Craig Ferguson, Grant Hensman, Gillian Macleod and David Mayhew. The Trust Deed is being amended to change the permitted number of terms of an individual Trustee to ensure valuable experience is not lost to the Trust.

The Department of Conservation and the Queenstown Lakes District Council 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 Luke Place. Mary-Anne Cameron of DOC continues to provide excellent administrative support for the Trust.

With the completion of the restoration of the Arrowtown Gaol, the Trust has focused on its second priority project, the Bullendale Dynamo. It has also considered a third potential restoration project involving the Arranmore Farm Buildings. The progress and current status of these projects are outlined in this report.

In addition, the Trust has monitored heritage related matters, including the renovation of the old Kawarau Falls Dam/Bridge and the launch in Otago of the government initiative, Landmarks Whenua Tohunga.

The Restoration of the Arrowtown Gaol

This project is fully described in our 2016 and 2017 Reports. The Trustees are pleased to report that the project has been completed and delivered within budget. Following completion of the restoration, responsibility for maintenance of the property was handed back to its owner, QLDC.

The Trustees acknowledge the project's funders: Department of Conservation, NZ Lotteries Commission, Central Lakes Trust, Community Trust of Southland, SkyCity Casino Community Trust, Otago Goldfields Heritage Trust and Queenstown Lakes District Council.

The Restoration of the Bullendale Dynamo

The status of this project was also described in our 2017 Report, noting that, although located on DOC land, DOC is content for the Trust to take the lead in funding, resourcing and delivering the restoration of the dynamo. At that stage, the Trust envisaged that the restoration could progress in three stages:

1. Re-erect the Dynamo equipment on timber supports within the area of the original powerhouse building.
2. Construct a new weatherproof building to house the equipment which replicates the design and shape of the original powerhouse building, at least in outline, footprint and roof profile.
3. Clean the housed equipment and apply protective coatings as appropriate.

The Trust decided, in principle, to proceed with the first two stages and seek funding accordingly. Preparation and erection of interpretation panels will be included within the work plan. Once the equipment is safely housed, stage 3 could be further considered.

Preliminary work on the project identified the need for structural engineering design and drawings for the reconstruction of the powerhouse building, prior to in principle approval from Heritage New Zealand Pouhere Taonga. That approval is required before funding can be sought. Such work would also be required for the purpose of building consent from QLDC in normal course.

The engineering consultancy firm, WSP Opus, has been commissioned to produce the required design and drawings. The Trust has sufficient funds in hand to pay the fees involved prior to commencing project specific fund raising.

Preliminary work has also been undertaken to source timber for the support structure as part of stage 1 of the project. Similarly, work has commenced on establishing whether it will be possible to source ironwork for the cladding of the building consistent with the original powerhouse.

The Arranmore Farm Buildings

The Trust adopted the Arranmore Farm Buildings (the Category II heritage cluster of farm buildings in Grant Road, located on Frankton Flats and bordering the airport) as a priority project because of the apparent absence of any plans to preserve them. The particular concern was that, while preservation has been considered from time to time, “the buildings have deteriorated, and unless action is taken, the stables/barn and grainstore/woolshed in particular may be lost by default”.

At meetings with the buildings owners, Queenstown Airport Corporation and QLDC, the strong view was expressed that proximity to the airport precluded restoration on the present site. In order to establish whether relocation and restoration of the two wooden buildings (the stables and the grainstore) are feasible, QLDC and QAC commissioned a structural conditions report.

A copy of the report was made available to the Trust in October 2017. It confirms the need for action if the buildings are to be preserved, whether on their current site or elsewhere. Relocation is described as challenging.

In the meanwhile, the QAC Masterplan was published with three options for future development of the airport infrastructure. None takes account of the Arranmore Farm Buildings and no reference is made to their preservation or relocation. Trustees attended a public consultation meeting on 21 September to register the Trust’s interest in the fate of the buildings. Both at the meeting and in a subsequent written submission the Trust encouraged the Airport to consider the maintenance, use

and repurposing of these buildings; and to integrate those decisions into the preferred masterplan document. Attention was drawn to the four guiding principles adopted by QAC in the options document of “sustainable, adaptable, affordable and memorable”, which appear to sit well with restoring and repurposing these heritage buildings.

The year ahead

The Trust will focus on the restoration of the Bullendale Dynamo. It will seek to ensure the fate of the Arranmore Farm Buildings is taken into account in the context of the development of Queenstown Airport. The Trust will also continue to assess matters of heritage significance for future projects.

The Trustees

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