

**Community & Services Committee  
11 April 2019**

**Report for Agenda Item 1**

**Department: Corporate Services**

**Heritage Incentive Grant Application – Bullendale Dynamo Powerhouse**

**Purpose**

The purpose of this report is to review a request for Heritage Incentive Grant for reimbursement for building and resource consent costs for reconstruction to the building housing the wheels and dynamo at the Bullendale Powerhouse, Skippers Creek to bring it up to the building code.

**Recommendation**

That the Community & Services Committee:

1. **Note** the contents of this report and in particular;
2. **Approve** the Heritage Incentive Grant of \$4,000 for reimbursement of building and resource consent costs for reconstruction to the building housing the wheels and dynamo to bring it up to the building code, at the Bullendale Powerhouse, Skippers Creek.

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27/03/2019

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## Background

- 1 The Wakatipu Heritage Trust (WHT) was formed in 2012 to identify, facilitate, support and promote the conservation, restoration and development of historic heritage in the Wakatipu in accordance with established conservation criteria for the benefit of the community.
- 2 Bullendale (formerly known as 'The Reefs') is located in rugged country between the Richardson Mountains and the Harris Mountains in Otago, 27 kilometres north of Queenstown. The Bullendale settlement and the Phoenix (later 'Achilles') gold mine and the New Main Shaft were located beside the Right Branch of Skippers Creek. The power house for the mine was beside the Left Branch of the same creek. Access to Bullendale from the Wakatipu Basin is via the precipitous Skippers Road, to a point six kilometres south of Bullendale. Beyond Skippers was foot access via a pack track and up the stream bed.
- 3 The Hydro Electric Dynamo and Mining site at Bullendale is nationally significant as the site where, in 1886, hydro-electric power was used for industrial purposes for the first time in New Zealand. In the mid to late 19th century New Zealand was a world leader in gold mining technology. The search for ways of improving gold extraction led to the cutting edge of available technologies of the period. The survival of so much of the overall system, including the major parts of the original dynamos and electric motor, makes this an internationally significant hydro-electric powered industrial site.

## Options

- 4 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:
- 5 **Option 1** Approve the resource and building consent costs to the value of \$4,000 related to the reconstruction of the buildings at Bullendale Powerhouse, Skippers Creek.

### Advantages:

- 6 The Heritage Incentive grant will be used appropriately to provide for this heritage project and allow this trust to undertake this reconstruction work.

### Disadvantages:

- 7 The available total fund for the year would be diminished by \$4,000 and the applicant would be required to fund the project in full.
- 8 **Option 2** Decline the reimbursement of the resource and building consent costs to the value of \$4,000 related to the reconstruction of the buildings at the Bullendale Powerhouse, Skippers Creek.

### Advantages:

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

#### Disadvantages:

- 10 The Heritage Incentive grant will arguably not be used for the purposes for which it was created and the Wakatipu Heritage Trust will slow the reconstruction project down while they await confirmation of this funding for this project or fully fund this work personally.
- 11 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging residents 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.
- 12 It is the recommendation of this report to address the matter with **Option 1** and approve utilisation of the Heritage Incentive Grant and reimburse Wakatipu Heritage Trust.

#### Significance and Engagement

- 13 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

- 14 This matter relates to the Community & Wellbeing risk category. It is associated with RISK00034 Ineffective Management of Culturally Significant Heritage Assets within the [QLDC Risk Register](#).
- 15 This matter will support the Council by allowing us to implement additional controls for this risk. This shall be achieved by providing financial and regulatory support for the reconstruction of the buildings at Bullendale Powerhouse, Skippers Creek.

#### 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 four projects in this financial year to the value \$15,000 of which leaves a remaining budget of \$10,582.

#### 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 Wakatipu Heritage Trust and the residents/ratepayers of the Queenstown Lakes District community.

### **Attachments**

- A. Design Features Report – WSP- Opus
- B. Letter of Support from DOC