



Lake McKay GP Ltd
c/o Murray Frost

By email: murrayfrostdn@gmail.com

17 November 2023

Dear Murray,

Former Luggate Flour Mill, 126 State Highway 6, Luggate

Following our site visit to the Luggate Flour Mill on 6 November 2023, please find below my thoughts on how Origin could help you with your initial plans for the building. As we discussed, the Mill has the following heritage listings:

- Heritage New Zealand Pouhere Taonga List/Rārangī Kōrero, Category 2, List No. 3242
- Queenstown Lakes District Council Proposed District Plan, Category 2, Ref No. 544

The Mill and its adjoining workshop are disused and, as a long-term goal, I understand you would like to see them preserved and possibly developed for an adaptive reuse as part of the potential redevelopment of the current transport yard site into housing. The Mill has been issued with an Earthquake Prone Building Notice by QLDC, which requires seismic work to be completed by 10 February 2045 unless the building is proven not to be earthquake prone, or an extension of this time period is granted.

Given the vacant state of the Mill and the likely lengthy time before it can be converted to an adaptive reuse, a key objective should be ensuring that the condition of its heritage fabric does not worsen and that the building's rate of deterioration is slowed as much as possible. The best means of doing this would be to have a focused external condition assessment, schedule of works for urgent external repairs, and a maintenance plan prepared.

In addition, Origin could assist you with funding ideas and advice on finding the best way of using the heritage features on the transport yard site to your advantage in a future resource consent application(s).

I have set out details of these two suggestions below.

Condition assessment & maintenance plan

Our proposed methodology for the undertaking an external condition survey, schedule of external repairs, and maintenance plan is as follows:

a) Inspection

The inspection will be a systematic, non-destructive, visual inspection of the exterior and interior of the listed stone mill building to identify and record, in respect of the heritage building fabric:

- The form of construction, materials used, and their general condition;

- Recommendations for external repairs;
- Priorities of urgency/importance of the recommended repairs; and
- Any other relevant matters relating to the condition of the buildings.

We would only report on internal defects where we feel that they are a result of external defects.

Our inspection would be from ground-level around the building and from internal floor levels. In addition, it is proposed to use a drone to view the upper elevations and roof cladding, assuming that there are no restrictions on flying drones in the area and the weather conditions at the time of our visit are suitable.

We would inspect and report on:

- Roof claddings and roof framing (where visible and readily accessible);
- Main external walls;
- Rainwater fittings; and
- External joinery, windows and doors.

Defects to be reported on would be significant apparent external defects and significant apparent outstanding external maintenance items only. Please refer to the special conditions attached to this proposal, which should be read in conjunction with the proposed short-form agreement (SFA) that accompanies this fee estimate.

Building services would not be inspected or tested and would be excluded from the inspection and report.

b) Preparation of the schedule of external repairs and maintenance plan

The purpose would be to identify external repairs and maintenance items to that should be undertaken to slow the rate of deterioration of the building rather than to repair/restore it to good, inhabitable condition.

The schedule would be in tabular format and would identify:

- The location of the repair/maintenance item;
- Outline description of the action required;
- Priority of action;
- Repeat cycle, if applicable; and
- If further investigation or advice from a specialist (such as a structural engineer) is recommended.

The priorities will be:

- Urgent/overdue;
- Within 1 year;
- In years 2-3; and
- In years 4-5.

Funding & initial heritage advice

We propose to undertake an initial scoping exercise, focused on the buildings on site, to assist you in identifying the opportunities and constraints of the site and its future use.

The intention of this scoping exercise is to inform the possible adaptive reuse of the building and to provide an outline of the various requirements that may need to be met depending on various uses of the buildings. Initial options discussed on 6 November included opening the Mill for public use (for example, as a restaurant or brewery) and restricting public access into the Mill but utilising the wider site. This scoping exercise would identify the existing structures on site and how these could be utilised, with initial high-level advice on potential regulatory requirements of each option.

Origin can also provide a brief rundown on funding that may be available for works to the Mill, including an outline of any eligibility requirements.

Fee Estimate

Our time charge fee estimate is set out below:

Task	Estimated time & rate	Fee estimate (excl. GST)
Travel time (return)	Robin Miller - 2 hrs @ \$130 ph	\$260.00
Mileage	130 km @ 85 cents per km	\$110.00
Inspection	Robin Miller – 3.5 hrs @ \$260 ph	\$910.00
Report preparation	Robin Miller – 15 hrs @ \$260 ph	\$3,900.00
	Subtotal (excl. GST)	\$5,180.00
Initial heritage advice	Lucy King – provisional sum of 6 hrs @ \$190 ph	\$1,140.00
Funding advice	Lucy King – 2 hrs @ \$190 ph	\$380.00
	Subtotal (excl. GST)	\$6,700.00
Disbursements	Drone fee	\$300.00
	Total (excl. GST)	\$7,000.00

Disbursements

General disbursements are charged at cost, plus 15%. As a guide, reproduction costs (such as costs for historical images and documents) are generally between \$25-\$50.

Time Charge Basis (TCB)

Any liaison or consultation (for example, with the client, Heritage New Zealand Pouhere Taonga, QLDC) beyond any of the allocated hours outlined above, will be charged on a time charge basis.

Any work outside the scope of the project described will be charged at our standard hourly rates with your prior agreement – please see our Agreement for Consultant Engagement.

Payment

We will submit an invoice on a monthly basis for the work undertaken and expenses incurred. For payment terms see our short form Agreement for Consultant Engagement.

Exclusions

The following items are excluded from this fee proposal:

- Advice from other consultants, such as a Structural Engineer or Quantity Surveyor
- A seismic appraisal of the buildings
- Architectural drawings/sketches
- Areas not capable of inspection
- Advice on contractor procurement
- Building services
- Archaeology, including any requirements for an archaeological authority

Conditions of engagement

Our proposed conditions of engagement are set out in the attached short form Agreement for Consultant Engagement. Given that the terms set out in the attached Agreement are legally binding, please consider taking legal advice. If you wish to clarify, discuss, or negotiate any of the terms, please contact us.

Programme

We can commence work within one month following the acceptance of our fee estimate and receipt of a signed Short Form Agreement for Consultant Engagement.

Please note this fee estimate remains valid for a period of three months from today's date. We will be most happy to answer any queries you may have regarding the above fee estimate and please do not hesitate to call if you have any questions.

Introduction to Origin Consultants Ltd

Origin Consultants Ltd is a multi-disciplinary consultancy providing architecture, building surveying, heritage conservation, and archaeological services. The preparation of building condition reports and maintenance schedules is specialist work for which building surveyors are trained.

The director of Origin, Robin Miller, is a Chartered Building Surveyor (The Royal Institution of Chartered Surveyors), a Registered Building Surveyor (New Zealand Institute of Building Surveyors), a member of ICOMOS NZ, and a member of the Institute of Historic Building Conservation. He has over 30 years' experience in the preparation of condition surveys and maintenance planning. He will be assisted in this project by Andrew Barsby, who has been working with heritage buildings for over 20 years and is a former stonemason and conservator. Andrew was also the Heritage Advisor for the Dunedin office of Heritage New Zealand Pouhere Taonga for three years before joining Origin Consultants.

Lucy King is a Heritage Consultant/Heritage Planner. She has a Bachelor of Laws, Bachelor of Arts, majoring in Art History & Theory, and has recently completed a Postgraduate Diploma in Planning, with distinction. Prior to joining Origin in 2020, Lucy worked in the public sector as a lawyer and policy advisor. She has a strong understanding of the regulatory framework relevant to heritage. She is an affiliate of the Institute of Historic Building Conservation.

Recent heritage building/structure condition reports, maintenance schedules, and heritage planning advice prepared by Origin Consultants, include:

- Dunedin Town Hall complex;
- St. Paul's Cathedral, Dunedin;
- East Taieri Church;
- Wainui historic buildings, Nelson;
- Sexton's Cottage, Northern Cemetery, Dunedin;
- 12 Tyne Street, Oamaru;
- Private historic residence in Belgrave Crescent, Dunedin;
- The old Post Office building, Thames Street, Oamaru;
- Macraes Township buildings; and
- Arranmore Barn, Queenstown.

Health & Safety

The company is committed to safe working practices. It holds a 'green' safety rating with Site Wise, the accreditation scheme by Site Safe and both Robin and Lucy hold Site Safe qualifications.



Robin Miller NDAT BSc DipBldgCons MRICS MNZIBS IHBC
Director
Chartered & Registered Building Surveyor
RICS Certified Historic Building Professional
LBP Design Level 2 BP 133157
For and on behalf of Origin Consultants Ltd
Architecture Heritage Archaeology