



Agenda Paper

Vincent Community Board

Wednesday, 13 February 2019

Commencing at 2.00pm

Clyde Historical Museum,
Blyth Street, Clyde

CENTRAL OTAGO DISTRICT COUNCIL

VINCENT COMMUNITY BOARD

NOTICE is hereby given that a meeting of the Vincent Community Board will be held in Vincent County Council Meeting Room, Clyde Historical Museum, Blyth Street on Wednesday, 13 February 2019, commencing at 2.00pm.

MEMBERS: S Stirling-Lindsay (Chair), B Wills (Deputy), J Armstrong, V Bonham, B Fitzgerald, R Garbutt, C Goudie and M Topliss

APOLOGIES:

IN ATTENDANCE: His Worship the Mayor T Cadogan, S Jacobs (Chief Executive Officer), B Murphy (Executive Manager - Corporate Services), and P Singleton (Governance Support Officer)

A G E N D A

19.1.1 **Confirmation of Minutes** **9 - 25**

RECOMMENDED that the minutes of the meeting of the Vincent Community Board held on 27 November 2018 be received and confirmed as a true and correct record.

19.1.2 **Declaration of Interest** **26 - 27**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

19.1.3 **Status Report on Resolutions – Community Services** **28 - 51**

Attached is a report from the Chief Executive to provide an update on resolutions.

RECOMMENDED that the report be received.

- 19.1.4 **Status Report on Resolutions – Infrastructure Services** **52**
- Attached** is a report from the Executive Manager - Infrastructure Services to provide an update on resolutions.
- RECOMMENDED that the report be received.
- 19.1.5 **Status Report on Resolutions – Planning and Environment** **54 - 64**
- Attached** is a report from the Executive Manager - Planning and Environment to provide an update on resolutions.
- RECOMMENDED that the report be received.
- 19.1.6 **Mayor’s Report** **65**
- RECOMMENDED that the Mayor’s report be received.
- 19.1.7 **Alexandra Suspension Bridge Piers (PRJ 04-2002-01)** **66 - 233**
- Attached** is a report from the Property and Facilities Officer - Vincent and Teviot Valley to update the Vincent Community Board on the progress of the Alexandra Suspension Bridge project.
- RECOMMENDED that the report be received and that the recommendations therein be adopted.
- 19.1.8 **Clyde Museum Feasibility Study (PRJ 04-2017-08)** **234 - 487**
- Attached** is a report from the Property and Facilities Officer - Vincent and Teviot Valley to consider the recommendations of the Clyde Museum Feasibility Study Report 2019.
- RECOMMENDED that the report be received and that the recommendations therein be adopted.
- 19.1.9 **Tarbert Street Urgent Building Maintenance (PRO 61-2043-B1 – B5)** **488 - 490**
- Attached** is a report from the Property and Facilities Officer – Vincent and Teviot Valley to consider funding the urgent repair of the Tarbert Street Building roof. Project costs to be provided at the meeting.
- RECOMMENDED that the report be received and that the recommendations therein be adopted.

19.1.10 **Proposed Retirement Village – The Pines Alexandra Extension Request
(PRO-61-2078-00, PRJ 04-2016-06) 491 - 495**

Attached is a report from the Property Officer to consider a request for an extension of time to not proceed with any development interests of approximately 4.2 hectares of Council Land at the end of Alexandra described as Part of Lot 25 DP 3194 and known as “The Pines”.

RECOMMENDED that the report be received and that the recommendations therein be adopted.

19.1.11 **Application for Road Name Approval – Pines Alexandra Ltd RC110031
Stage 3/4 (INF 03-05-06) 496 - 502**

Attached is a report from the Roothing Assistant to consider a request to name a new road in the Pines subdivision in Alexandra.

RECOMMENDED that the report be received and that the recommendations therein be adopted.

19.1.12 **Draft Annual Plan 2019/20 (GAD 05-09-032) 503 - 511**

Attached is a report from the Executive Manager – Corporate Services to approve the draft annual budgets for inclusion in Council’s Annual Plan 2019/20 process.

RECOMMENDED that the report be received and that the recommendations therein be adopted.

19.1.13 **Budget Carryovers (GAD 05-10-01) 512 - 516**

Attached is a report from the Finance Manager to consider the carryover of certain budgets, mainly relating to incomplete capital projects, into the 2018/19 financial year.

RECOMMENDED that the report be received and that the recommendations therein be adopted.

19.1.14 **Local Government New Zealand Community Board Conference 2019
(GAD 04-64-60) 517 - 522**

Attached is a report from the Governance Support Officer to determine whether the Vincent Community Board would like to send a representative to the Local Government New Zealand Community Board conference in New Plymouth, 11 to 13 April 2019.

RECOMMENDED that the report be received and that the recommendations therein be adopted.

- 19.1.15 **Notice of Motion – Aurora Energy** **523 - 528**
- A Notice of Motion from Mr Garbutt is **attached**.
- RECOMMENDED that the Notice of Motion be received.
- 19.1.16 **Quarterly Activities Report July to September 2018** **529 - 595**
- The Quarterly Activities Report for the period July to September 2018 has been circulated.
- RECOMMENDED that the report be received.
- 19.1.17 **Committee Report** **596 - 598**
- Attached** is a report from the Chief Executive Officer to receive the minutes from committees.
- RECOMMENDED that the report be received.
- 19.1.18 **Community Group Reports** **599 - 612**
- Attached** is a report from the Chief Executive Officer to receive the minutes from community groups.
- RECOMMENDED that the report be received.
- 19.1.19 **Chair’s Report** **613**
- RECOMMENDED that the Chair’s report be received.
- 19.1.20 **Members’ Reports** **614**
- RECOMMENDED that the Members’ reports be received.
- 19.1.21 **Date of the Next Meeting** **615**
- The date of the next scheduled meeting is Tuesday, 26 March 2019.

RECOMMENDED that the public be excluded from the following part of the proceedings of the meeting, namely items 19.1.22 and 19.1.23. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under Section 48(1) for the passing of this resolution.
19.1.22	Status Report on Resolutions – Community Services	To protect the privacy of a natural person.	Section 48 (2) (a)
19.1.23	Status Report on Resolutions – Planning and Environment	To enable the Community Board to carry out, without prejudice or disadvantage, commercial activities. (The premature disclosure of the financial information would detrimentally affect the Council's position in the negotiation).	Section 48 (1)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- "(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -
- (a) Shall be available to any member of the public who is present;
 - and
 - (b) Shall form part of the minutes of the local authority."

ITEMS TO BE CONSIDERED WHILE THE PUBLIC IS EXCLUDED

19.1.22 **Status Report on Resolutions – Community Services** **627 - 618**

Attached is a report from the Chief Executive to provide the Board with an update on confidential resolutions.

RECOMMENDED that the report be received.

19.1.23 **Status Report on Resolutions – Planning and Environment** **619 - 622**

Attached is a report from the Executive Manager – Planning and Environment to provide the Board with an update on confidential resolutions.

RECOMMENDED that the report be received.

RECOMMENDED that the public be readmitted.

CENTRAL OTAGO DISTRICT COUNCIL

VINCENT COMMUNITY BOARD

MINUTES of a meeting of the Vincent Community Board held in Council Chambers, 1 Dunorling Street, Alexandra on Tuesday, 27 November 2018, commencing at 2.01pm.

PRESENT: S Stirling-Lindsay (Chair) B Wills (Deputy), J Armstrong, V Bonham, B Fitzgerald, R Garbutt, C Goudie and M Topliss

IN ATTENDANCE: His Worship the Mayor T Cadogan, J Muir (Executive Manager - Infrastructure Services), B Murphy (Executive Manager - Corporate Services), L van der Voort (Executive Manager – Planning and Environment), S Righart (Chief Advisor) and P Singleton (Governance Support Officer)

Note: C Martin (Property and Facilities Officer – Vincent and Teviot Valley), A Mason (Media and Marketing Manager), T Bates (Property Officer), M Kerr (Property and Facilities Manager) and G Bailey (Parks and Recreation Manager) were also in attendance.

18.10.1 **Confirmation of Minutes**

RESOLVED that the minutes of the meetings of the Vincent Community Board held on 16 October 2018 and 6 November 2018 be received and confirmed as a true and correct record.

Wills / Fitzgerald

18.10.2 **Declaration of Interest**

Ms Bonham declared that she is no longer on the RSA Armistice Day Committee.

Mr Fitzgerald declared an interest in item 18.10.14.

Ms Stirling-Lindsay declared an interest in item 18.10.18.

THE BOARD IN CLOSED MEETING

RESOLVED that the public be excluded from the following part of the proceedings of the meeting, namely items 18.10.3, 18.10.4 and 18.10.5. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of

the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under Section 48 (1) for the passing of this resolution.
18.10.3	Clyde Holiday and Sporting Complex Operations and Business Review (COM 07-05-003)	To enable the Community Board to carry out, without prejudice or disadvantage, commercial activities.	Section 48 (1) (a)
18.10.4	Grant Application to the 2019-20 Vincent Promotions Grant (COM 14-05-002)	The report includes details submitted by another party. If those details were made public, it might disclose a trade secret or unreasonably prejudice the commercial position of that party. The public are also excluded to enable the Council to negotiate without prejudice.	Section 7 (2) (b) and Section 7 (2) (i) of the Local Government Official Information and Meetings Act 1987.
18.10.5	Status Report on Resolutions – Planning and Environment	To enable the Community Board to carry out, without prejudice or disadvantage, commercial activities. (The premature disclosure of the financial information would detrimentally affect the Council's position in the negotiation.)	Section 48 (1) (a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

"(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -

(a) Shall be available to any member of the public who is present;

and

(b) Shall form part of the minutes of the local authority."

Wills / Armstrong

Note: The public was excluded at 2.06pm.

THE BOARD IN OPEN MEETING

RESOLVED that the public be readmitted.

Bonham / Armstrong

Note: The public was readmitted at 2.58pm.

18.10.6 **Status Report on Resolutions – Community Services**

A report from the Chief Executive to provide an update on resolutions had been circulated.

RESOLVED that the report be received.

Goudie / Wills

18.10.7 **Status Report on Resolutions – Infrastructure Services**

A report from the Executive Manager - Infrastructure Services to provide an update on resolutions had been circulated.

RESOLVED that the report be received.

Goudie / Wills

18.10.8 **Status Report on Resolutions – Planning and Environment**

A report from the Executive Manager - Planning and Environment to provide an update on resolutions had been circulated.

RESOLVED that the report be received.

Goudie / Wills

18.10.9 **Mayor's Report**

His Worship the Mayor reported on the following:

18 October

- Attended Central Otago Advisory Group to Otago Chamber of Commerce meeting and Business After 5 meeting

19 October

- Opened the Astroturf and attended the 130th anniversary celebration of Poolburn School

23 October

- Presented at the 2018 Trustpower Awards. The Central Otago St John Health Shuttle won

24 October

- Attended a Council meeting

25 and 26 October

- Zone 5 and 6 meeting in Stewart Island

27 October

- MC'ed the Alexandra Parents Centre Duck Race

28 October

- Attended a Clyde Museum drop in session

31 October

- Launched Alexandra Buskers Festival as part of the Thyme Festival

1 November

- Met with the Labour Governance Group

2 November

- Spoke at the Chamber Leadership Academy
- Attended Dunstan High School prize-giving ceremony

6 November

- Attended a Vincent Community Board meeting
- Attended the WoolOn AGM

9 November

- Officiated at a citizenship ceremony
- Spoke at the commemorative tree planting at Richard Park. Heard many compliments to staff, especially Parks

11 November

- Spoke at the Armistice Day Ceremony, which was attended by around 2,000 people. It was a moving gathering.

Note:

Mr Garbutt complimented His Worship the Mayor on the quality of his speeches, both at Richards Park and Pioneer Park.

15 November

- Attended an Otago Joint Civil Defence meeting

16 November

- Attended the Otago Mayoral Forum

17 November

- Spoke to the AGM of the New Zealand Motor Caravan Association, Clutha Valley group
- Spoke at the opening of Sphinx Rock Mountain Bike Track

19 November

- Chaired WoolOn's AGM

21 November

- Attended a Council meeting and workshop

22-23 November

- Local Government New Zealand Rural and Provincial meeting, Wellington

RESOLVED that the Mayor's report be received.

Stirling-Lindsay / Wills

Note: With the agreement of the meeting, items 18.10.13 and 18.10.14 were brought forward for consideration by the Board.

Note: The Property and Facilities Officer – Vincent and Teviot Valley and Ms Clair Higginson – Chair of the Vallance Cottage Working Group joined the meeting at 3.15pm.

18.10.13 **Vallance Cottage – Reserve Naming and Establishment of a Community Orchard (PRO 61 2000 B1, PRO-61-2000-B1)**

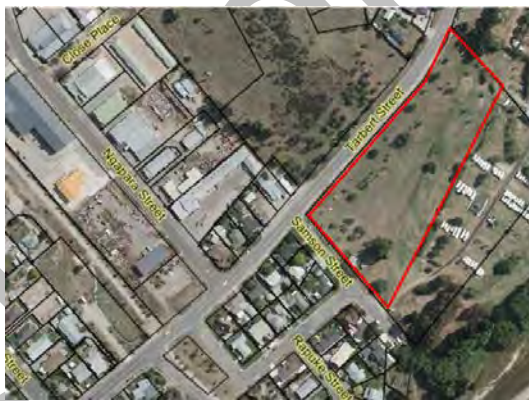
A report from the Property and Facilities Officer – Vincent and Teviot Valley to consider approving the naming of a reserve and establishment of a community orchard on part of the Alexandra Town Belt had been circulated.

A. RESOLVED that the report be received and the level of significance accepted.

Wills / Garbutt

B. RESOLVED that, pursuant to Section 16 (10) of the Reserves Act 1977, part of the recreation reserve bordered on the below plan be formally named "The Vallance Cottage Reserve".

Wills / Garbutt



C. APPROVED funding of up to \$5,000 for survey costs and Gazette publication funded from the Earnsclough - Manuherikia Reserves Contribution Account.

Wills / Garbutt

D. APPROVED the deed of agreement for the Community Orchard and agreed to Council funds being used to assist to establish the orchard from existing budgets.

Wills / Garbutt

Note: Ms Higginson left the meeting at 3.22pm.

Note: Mr Fitzgerald had declared an interest in item 18.10.14 and refrained from discussion and voting on the matter.

18.10.14 **Alexandra Elim Church Trust Lease – Rent Review (PRO 61 2009 L1)**

A report from the Property and Facilities Officer – Vincent and Teviot Valley to consider a rent reduction for the Alexandra Elim Church Trust had been circulated.

A. RESOLVED that the report be received and the level of significance accepted.

Topliss / Armstrong

B. AGREED to define the Alexandra Elim Church as a community group in terms of resolution 15.7.7.D being:

15.7.7.D

AGREED for rent levels for sports/recreational clubs and community group's leases under review to be set at a fixed sum as per the current rent level until a policy for leases to sports/community groups has been reviewed and confirmed.

Topliss / Armstrong

C. AGREED to set the rent for the renewed lease as at 1 July 2018 for Alexandra Elim Church at the current rent in the lease being \$5,200pa in accordance with resolution 15.7.7.D until a policy for lease to sports/community groups has been reviewed and confirmed.

Topliss / Armstrong

D. AGREED to reduce Central Otago Living Options Charitable Trust's rent from \$2,240pa to \$2,040pa from 1 July 2016 in accordance with resolution 15.7.7.D until a policy for lease to sports/community groups has been reviewed and confirmed.

Topliss / Armstrong

Note: The Property and Facilities Officer – Vincent and Teviot Valley left the meeting at 3.28pm.

Note: The meeting adjourned at 3.28pm.

Note: The meeting reconvened at 3.36pm.

Note: The Media and Marketing Manager and Mr Graeme Sinnamon (Central Otago Trotting Club) joined the meeting at 3.36pm.

18.10.10 **Vincent Promotions Grant Applications 2018 – 2019 (COM 14-05-002)**

A report from the Media and Marketing Manager to receive and evaluate two applications to the unallocated balance of the contestable Alexandra promotions grant (cost centre 2033 2460) had been circulated.

- A. RESOLVED that the report be received and the level of significance accepted.

Wills / Armstrong

- B. APPROVED a grant from the 2018-19 financial year Alexandra promotions cost centre 2033 2460 to Central Otago Trotting Club for the Omakau Race Meeting 2 January 2019:

- a. Technical support.

Requested \$4,016.46

Approved \$4,016.46

Wills / Armstrong

- b. Bottled water

Requested \$1,123.75

Approved \$1,123.75

Wills / Armstrong

- C. APPROVED a grant from the 2018-19 financial year Alexandra promotions cost centre 2033 2460 to Cambrian St Bathans Rural Women NZ for advertising costs for the St Bathans Fete event 13 January 2019.

Requested \$500.00 (incl GST)

Approved \$500.00 (incl GST)

Wills / Armstrong

- D. Promotions grants are approved subject to the following conditions:

1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board shall request funds be returned in full.
5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.

6. That grant recipients acknowledge Council as a funding provider in promotional material as and when appropriate.
7. Grant recipients should provide information as to the outcomes of the individual project when reporting back to the Board on the Approved grant.

Wills / Armstrong

Note: Mr Sinnamon left the meeting at 3.57pm.

Note: Mr Donny Maclean and Ms Laura Lake (Central Otago A&P Show) joined the meeting at 3.57pm.

18.10.11 **Vincent Promotions Grant Applications 2019-2020 Financial Year (COM 14-05-002)**

A report from the Media and Marketing Manager to receive and evaluate applications to the contestable Vincent Promotions Grant (cost centre 2033 2460) for projects in the 2019-20 financial year had been circulated.

- A. RESOLVED that the report be received and the level of significance accepted.

Topliss / Armstrong

- B. APPROVED a grant from the 2019-20 financial year Alexandra promotions cost centre 2033 2460 to Central Otago A & P Association for the 2020 Central Otago A & P Show children's entertainment.

Requested \$6,000

Approved \$5,000

Topliss / Armstrong

Note: Mr Maclean and Ms Lake left the meeting at 4.04pm.

Note: Mr David Ritchie (Historic Clyde) joined the meeting at 4.04pm.

- C. APPROVED a grant from the 2019 - 20 financial year Alexandra promotions cost centre 2033 2460 to Historic Clyde Inc. for a proportion of costs for 2019 – 2020 projects:

- i. Printing posters, leaflets and tickets for Cuisine @ Clyde 2019
Requested \$800 **Approved \$800**
- ii. Purchase of flags, banners and uniforms for Lord Clyde Parade 2019
Requested \$1,000 **Declined \$1,000**
- iii. Proportion of costs to print the Historic Clyde Booklet
Requested \$7,000 **Declined \$7,000**

- iv. Extension and replacement of Clyde streetscape lighting
Requested \$2,000 **Approved \$2,000**
- v. Extend and upgrade Clyde FREE Wi-Fi
Requested \$2,000 **Approved \$2,000**

Topliss / Armstrong

D. Promotions grants are approved subject to the following conditions:

1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans, Traffic Management plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board shall request funds be returned in full.
5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
6. That grant recipients acknowledge Council as a funding provider in promotional material as and when appropriate.
7. Grant recipients should provide information as to the outcomes of the individual project when reporting back to the Board on the approved grant.

Topliss / Armstrong

Note: Mr Ritchie left the meeting at 4.10pm.

18.10.12 **Promotions Grant Report back from WoolOn Creative Fashion Event 2018 (COM 14-05-002)**

A report from the Media and Marketing Manager to receive a report back from WoolOn Creative Fashion society on the 2018 event for which the Board approved a promotion grant of \$15,000 (Resolution 17.9.8) had been circulated.

RESOLVED that the report be received.

Wills / Fitzgerald

Note: The Media and Marketing Manager left the meeting at 4.23pm.

Note: The Property Officer joined the meeting at 4.24pm.

18.10.15 **Funding for Purchase of Abandoned Land at St Bathans for Reserve (GAD 02-71-04)**

A report from the Property Officer to consider funding of purchase price of abandoned land at St Bathans previously approved by the Board in 2011 to be purchased as a recreation reserve had been circulated.

- A. RESOLVED that the report be received and the level of significance accepted.

Fitzgerald / Garbutt

- B. APPROVED funding of \$8,800 plus GST for the purchase of 106m² held in OT153/264 at St Bathans as approved by Council resolution 11.3.7 to be reserved for recreation purposes.

Fitzgerald / Garbutt

- C. AGREED funding to be from the Earnsclough-Manuherikia Rural Land Subdivision Fund.

Fitzgerald / Garbutt

Note: The Property Officer left the meeting at 4.27pm.

Note: The Property and Facilities Manager joined the meeting at 4.27pm.

18.10.16 **Clyde Tennis Club – Application for Grant (PRO 63-4066-L2)**

A report from the Property and Facilities Manager to consider a request for a grant from the Clyde Tennis Club to cover the costs of the building permit for the erection of the lighting poles and lights had been circulated.

- A. RESOLVED that the report be received and the level of significance accepted.

Wills / Bonham

- B. DECLINED the request for a grant to the Clyde Tennis Club of \$1,889.93 to offset a building consent fee.

Wills / Bonham

18.10.17 **Cancellation of Road Designation, Establishment of Alternative Designation and Funding for Undergrounding of Power Lines in the Molyneux Park Management Plan Area (PRJ-04-2017-13, PRO-61-2057-00)**

A report from the Property and Facilities Manager to consider applying for a cancellation of a road designation (D9), establishment of an alternative road

designation route and undergrounding of power lines through the future Molyneux Park expansion area within the Molyneux Park Management Plan area had been circulated.

- A. RESOLVED that the report be received and the level of significance accepted.

Wills / Fitzgerald

- B. AGREED designation D9 as “road”, is not the ideal alignment for developing a residential subdivision.

Wills / Fitzgerald

- C. AGREED for the Chief Executive to consult with The New Zealand Transport Agency (NZTA) on the preferred option of cancelling designation D9 Road and replacing it with a new designation for “road” along the northern side of the Roxburgh to Islington 220kw Transpower pylon route, between State Highway 8 and Dunstan Road.

Wills / Fitzgerald

- D. AGREED that, the alignment being determined by the Chief Executive having regard to the Council’s water main along the pylon line, the Chief Executive is to apply for the D9 designation to be cancelled and replaced with a new designation for “road” along the northern side of the Roxburgh to Islington 220kw Transpower pylon route between State Highway 8 and Dunstan Road.

Wills / Fitzgerald

- E. AGREED that if NZTA indicates it does not support the proposal in “C” above, then the Chief Executive is to apply for the designation to be altered to a more practical straight alignment from Henderson Drive.

Wills / Fitzgerald

- F. APPROVED an overspend of up to \$8,000 from the Alexandra Endowment Investment Account for the designation changes set out in “C” above.

Wills / Fitzgerald

- G. APPROVED an overspend of up to \$133,750 to underground the 11kva power lines through the Council endowment land in the Pines and land identified in the Molyneux Park Management Plan for future park extension as required, with funding sources being:

- i. \$62,250 funded from the Alexandra Endowment Investment Account.
- ii. Up to \$71,500 funded from the Alexandra Reserves Contribution Account.

Wills / Fitzgerald

Note: The Property and Facilities Manager left the meeting at 4.57pm.

Note: Ms Stirling-Lindsay had declared an interest in item 18.10.18, so refrained from discussion and voting on the matter and vacated the Chair.

Note: With the agreement of the meeting, the Deputy Chair, Dr Wills, presided over item 18.10.18.

18.10.18 **Alexandra BMX Club Starting Ramp Funding Application (COM 06 61 006)**

A report from the Parks and Recreation Manager to consider the application from the Alexandra BMX Club for funding to cover additional site works associated with their proposed new starting ramp had been circulated.

A. RESOLVED that the report be received and the level of significance accepted.

Goudie / Garbutt

B. RESOLVED that the Board agree to additional funding for the Alexandra BMX Club to cover additional costs associated with changes to the starting ramp.

Goudie / Garbutt

C. RESOLVED that a maximum of \$14,000 from the Alexandra Reserves Contributions Fund account be allocated for this request.

Goudie / Garbutt

Note: Ms Stirling-Lindsay reassumed the Chair for the rest of the meeting.

Note: Mr Topliss and Mr Armstrong left the meeting at 4.59pm.

18.10.19 **Central Stories Feasibility Study (PRJ 04-2018-13)**

A report from the Executive Manager – Corporate Services to provide the Community Board with an update on the Central Stories Feasibility Study had been circulated.

RESOLVED that the report be received.

Wills / Stirling-Lindsay

18.10.20 **Financial Report Period Ending 30 September 2018 (GAD 05-01-58)**

A report from the Executive Manager – Corporate Service to receive the financial information for the period ending 30 September 2018 had been circulated.

RESOLVED that the report be received.

Garbutt / Fitzgerald

18.10.21 **Meeting Schedule for 2019**

A report from the Chief Executive Officer to consider adopting a schedule of meetings for 2019 had been circulated.

A. RESOLVED that the report be received and the level of significance accepted.

Wills / Goudie

B. RESOLVED that the 2019 meeting schedule as proposed be adopted.

Wills / Goudie

18.10.22 **Community Groups Report**

A report from the Chief Executive Officer to receive the minutes from community groups had been circulated.

RESOLVED that the report be received.

Fitzgerald / Garbutt

18.10.23 **Chair's Report**

Ms Stirling-Lindsay reported on the following:

- Attended a Safer Community Foundation meeting at the end of October. Local and wider district council delegates looked at the value of establishing a safer community and heard members from Waitaki District Council report on how they became a safe community council
- Attended the final formal meeting for the year of the Central Otago Youth Council. Thanks to those community board members who acted as mentors to the stunning young people on the Youth Council

Ms Stirling-Lindsay thanked the community board members and council staff and wished them all a merry Christmas.

RESOLVED that the Chair's report be received.

Stirling-Lindsay / Wills

18.10.24 **Members' Reports**

Mr Topliss had distributed printed copies of his report. It included the following:

- Attended a number of special Board meetings at Central Stories
- Attended a public consultation meeting about Clyde Museum
- Attended the Armistice Day celebrations in Pioneer Park
- Showed Jacqui Dean around Alexandra Airport with Nigel McKinlay and the Property and Facilities Manager
- Flood-related issues in Ophir following the breach of the Manuherikia River bank

Ms Bonham reported that her month had been dominated by preparing for and taking part in the Armistice Day commemorations: a memorable and moving experience. She also made the opening speech at the Beers and Climate Change meeting on 22 November.

Ms Goudie reported that she had:

- Participated in the Historic Clyde Lord Clyde celebrations
- Attended the Armistice Day celebrations
- Attended a Alexandra-Clyde Neighbourhood Support Trust meeting
- Attended a Civil Defence Welfare Training course in Queenstown

Mr Garbutt reported on the following:

- Attended a number of meetings of Alexandra District Museum Incorporated (ADMI), as well as meetings with staff from ADMI and Central Stories, i-SITE staff and an ADMI advisor
- Attended Clyde Recreation Reserve Committee AGM
- Attended several meetings about fundraising for Dunedin Hospice
- Attended a meeting of the Central Heating Trust
- Attended the public consultation at Clyde Hall about Clyde Museum
- Attended a meeting of Central Otago District Arts Trust
- Took part in the human library
- Declined to attend a meeting of the Clyde Recreation Reserve Committee
- Attended a St John function in Cromwell

Mr Fitzgerald reported that he had attended the following:

- Clyde Recreation Reserve Committee AGM. (There was no quorum, so the meeting was abandoned)
- A Rotary working bee at Richard Park (Armistice Memorial)
- An Alexandra and District Youth Trust meeting
- The Armistice Day unveiling of memorial at Richard Park
- The Armistice Day celebration at Pioneer Park. His Worship the Mayor's speeches at both events were excellent
- A Rotary quiz night fundraiser

Dr Wills reported that he had attended the following:

- Several meetings of the Alexandra District Museum Incorporated
- The Armistice Parade at Pioneer Park
- A meeting of Central Otago Clutha Trails
- Several meetings about the BMX park
- A meeting with the Executive Manager – Infrastructure about Shaky Bridge access
- A meeting with Cromwell Polytechnic where the new national standards were discussed. There was also a visit to the new building, which is to house carpentry, mechanical and brewing courses. There will be an open day on 1 December
- Work on two separate days maintaining Jolendale park
- Work with Keep Alexandra Clyde Beautiful
- Two meetings related to Lake Wanaka Guardians: one with staff from the Centre for Space Science Technology to discuss remote sensing projects to identify and quantify biological pests in water bodies, the other to discuss sedimentation from Northlake and Hikuwai developments and the use of Aquathol K (Endothall) instead of diquat as a more suitable herbicide to use near water
- Work with Roxburgh Gorge Cycle Trail

RESOLVED that the Members' reports be received.

Goudie / Bonham

18.10.25 **Date of the Next Meeting**

The date of the next scheduled meeting is Wednesday, 13 February 2019.

The meeting closed at 5.31pm.

.....
CHAIR

/ /

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
James Armstrong	<ul style="list-style-type: none"> • Becks Hall (President) • Matakanui Football Club (member) • Justice of the Peace (current JP and past President) • Grand Lodge (member) • St Bathans Lodge (past Master) • NZ Curling (past President) • Idaburn Curling Council (past President) 	<ul style="list-style-type: none"> • Alexandra, Clyde, Lauder Union Parish • Becks Hall • Support Buddy Programme (President) 	<ul style="list-style-type: none"> • St Bathans Area Community Association Inc
Victoria Bonham	<ul style="list-style-type: none"> • STOP Trashing our Planet S.T.O.P. • NZ First (member and Chair of Waitaki District Electorate) 		<ul style="list-style-type: none"> • Manorburn Recreation Reserve Committee
Brian Fitzgerald	<ul style="list-style-type: none"> • Alexandra Rotary (member) • Alexandra Bowling Club (member) • Alexandra Golf Club (member) • Meals on Wheels (Volunteer) • Alexandra Views Homestay (Owner) • Alexandra and Districts Youth Trust (Trustee) 	<ul style="list-style-type: none"> • Alexandra Views Homestay (Owner) • REAP (Tutor) • Elim Church (member) 	<ul style="list-style-type: none"> • Alexandra and Clyde District Business Group • Clyde Recreation Reserve Committee • Alexandra Suspension Bridge 1882 Working Group • Alexandra and Districts Youth Trust
Russell Garbutt	<ul style="list-style-type: none"> • Garbutt family Trust (Trustee) • Dunstan Golf Club (member) • Manorburn Curling Club (member) • Alexandra District Museum Inc (Chair) • Central Lakes Districts Heating Trust (Trustee) • Vallance Cottage Working Group • Central Otago Heritage Trust (member) 		<ul style="list-style-type: none"> • Clyde Historical Museum Committee • Clyde Community Plan Group • Alexandra and Clyde District Business Group • Clyde Recreation Reserve Committee
Claire Goudie		<ul style="list-style-type: none"> • Alexandra Men's Shed Trust (Secretary/Treasurer) • Alexandra Musical Society (President) 	<ul style="list-style-type: none"> • Clyde Community Centre Committee • Alexandra Community House Trust
Sharleen Stirling-Lindsay	<ul style="list-style-type: none"> • Neighbourhood Support NZ (National Chair) • Neighbourhood Watch (Australia) – Board member NZ representative • Project Adapt (member) • Alexandra Newcomers Network 		<ul style="list-style-type: none"> • Alexandra Community Plan Group • Alexandra Council of Social Services (ACOSS) • Promote Alexandra Inc

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
	<ul style="list-style-type: none"> • Blossom Festival Committee Inc (Chair) 		
Malcolm Topliss			<ul style="list-style-type: none"> • Alexandra District Museum Inc • Ophir Welfare Association Committee (Treasurer) • Omakau Recreation Reserve Committee • Airport Reference Group • Central Otago Heritage Trust
Barrie Wills	<ul style="list-style-type: none"> • Central Environmental Services (Principal) • Coastguard Clyde (Secretary) • Central Otago Underwater Club (Secretary) • Roxburgh Gorge Trail Charitable Trust (Secretary) • Manorburn Curling Club and Combined Curling Club (Secretary) • NZ Association of Resource Management (member) • NZ Grassland Association (member) • Central Computer Consultants (Partner) • B&B Portfolio Co Ltd (Director) • Central Boers (member) • NZ Rhododendron Society (member and Editor) • Central Otago Astronomical Society (Secretary) • Clutha Mata au River Parkway Group (Forum member) • Otago Polytech Permanent External Advisory Committee (Natural Resources Rep) • Jolendale Park (Trustee) • Guardians of Lake Wanaka (member) • Central Otago Clutha Trails Ltd (Director) 	<ul style="list-style-type: none"> • Keep Alexandra Clyde Beautiful (member) 	<ul style="list-style-type: none"> • Otago Regional Transport Committee • Alexandra District Historical Association Inc • Manorburn Recreation Reserve Committee • Alexandra Suspension Bridge 1882 Working Group • Keep Alexandra Clyde Beautiful

Vincent Community Board
13 February 2019

Report for Information

Status Report on Resolutions – Community Services

Purpose of Report

To provide the Vincent Community Board with an update on resolutions.

Recommendations

A. **Recommended** that the report be received.

Resolution 18.10.11 – November 2018

Vincent Promotions Grant Applications 2019-2020 Financial Year (COM 14-05-002)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. APPROVED a grant from the 2019-20 financial year Alexandra promotions cost centre 2033 2460 to Central Otago A & P Association for the 2020 Central Otago A & P Show children's entertainment.

Requested \$6,000

Approved \$5,000

- C. APPROVED a grant from the 2019 - 20 financial year Alexandra promotions cost centre 2033 2460 to Historic Clyde Inc. for a proportion of costs for 2019 – 2020 projects:

- | | | |
|------|---|-------------------------|
| i. | Printing posters, leaflets and tickets for Cuisine @ Clyde 2019
Requested \$800 | Approved \$800 |
| ii. | Purchase of flags, banners and uniforms for Lord Clyde Parade 2019
Requested \$1,000 | Declined \$1,000 |
| iii. | Proportion of costs to print the Historic Clyde Booklet
Requested \$7,000 | Declined \$7,000 |
| iv. | Extension and replacement of Clyde streetscape lighting
Requested \$2,000 | Approved \$2,000 |
| v. | Extend and upgrade Clyde FREE Wi-Fi
Requested \$2,000 | Approved \$2,000 |

D. Promotions grants are approved subject to the following conditions:

1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans, Traffic Management plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board shall request funds be returned in full.
5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
6. That grant recipients acknowledge Council as a funding provider in promotional material as and when appropriate.
7. Grant recipients should provide information as to the outcomes of the individual project when reporting back to the Board on the approved grant.

STATUS

February 2019 – Applicants advised of Boards decision with information on how and when to uplift their approved grants. Purchase orders raised.

Resolution 18.10.10 – November 2018

Vincent Promotions Grant Applications 2018 – 2019 (COM 14-05-002)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. APPROVED a grant from the 2018-19 financial year Alexandra promotions cost centre 2033 2460 to Central Otago Trotting Club for the Omakau Race Meeting 2 January 2019:
- a. Technical support.
Requested \$4,016.46 **Approved \$4,016.46**
 - b. Bottled water
Requested \$1,123.75 **Approved \$1,123.75**
- C. APPROVED a grant from the 2018-19 financial year Alexandra promotions cost centre 2033 2460 to Cambrian St Bathans Rural Women NZ for advertising costs for the St Bathans Fete event 13 January 2019.

Requested \$500.00 (incl GST)

Approved \$500.00 (incl GST)

- D. Promotions grants are approved subject to the following conditions:
1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
 2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
 3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
 4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board shall request funds be returned in full.
 5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
 6. That grant recipients acknowledge Council as a funding provider in promotional material as and when appropriate.
 7. Grant recipients should provide information as to the outcomes of the individual project when reporting back to the Board on the Approved grant.

STATUS

February 2019 – Applicant advised of Board decision. Grant released. Promotional opportunity made available to TCO. Successful event held. Applicant will meet with staff early Feb to review report back requirements.

Resolution 17.9.8 November 2017

Vincent Promotions Grant Applications 2018-19 Financial Year (COM 14-05-002)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Board evaluated each project and determined the grant amount it will allocate.
- C. APPROVED a grant from the 2018-19 financial year Vincent Promotions Cost Centre 2033 2460 to:
1. Promote Alexandra projects:
 - (i) Online Promotions: Website and Web Cam
Requested \$2,500 **Approved \$1,000**
 - (ii) Matariki
Requested \$7,686.50 **Approved \$3,500**
 - (iii) Alexandra Ambassador Programme
Requested \$20,000 **Declined**

- | | |
|---|--|
| (iv) Craft Beer Festival
Requested \$5,000 | Declined |
| Request for funding removed. | |
| (v) Cycle Friendly Town
Requested \$5,375 | Approved \$4,500 |
| (vi) Administration and Support
Requested \$3,600 | Approved \$3,600 |
| (vii) Generic Advertising
Requested \$6,000 | Approved \$6,000 |
| 2. Alexandra Thyme Festival | |
| (i) Thyme Festival 2018 Infrastructure, Advertising, Web development, brochure and signage.
Requested \$10,000 | Approved \$8,000 |
| 3. Wool On Creative Fashion Society | |
| (i) Wool On Awards August 2018 – event promotion, programme, advertising, marketing and designer.
Requested \$20,000 | Approved \$15,000, underwrite \$5,000 |
| 4. Alexandra Community Arts Inc | |
| (i) Art in the Garden Event 2019 artists and performers costs.
Requested \$5,000 | Approved \$5,000 |
| 5. Central Otago A & P Association | |
| (i) Central Otago Agricultural and Pastoral Show 2019 – Children’s Entertainment
Requested \$6,000 | Approved \$4,000 |

D. Promotions grants are approved subject to the following conditions:

1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
2. It is the Grant recipient's responsibility to obtain and / or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans etc.) as required by legislation, agencies, property owners, and / or individuals to undertake the project.
3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board may request funds be returned in full.
5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.

6. It is a requirement to acknowledge the Central Otago District Council as a source of funding in signage, publicity and publications.
7. Grant recipients should include information as to the outcomes of the individual project when reporting back to the Board on the approved grant.

STATUS

*February 2019 – WoolOn Creative report back presented to Board at 27 Nov 2018 meeting. Item C.3.(i) **MATTER CLOSED.***

October 2018 - 2018-19 year Grants Uplifted – Promote Alexandra \$18,600; Central Otago A & P Assn \$4,000; Wool On Creative \$15,000; Thyme Festival \$8,000.

February 2018 – Applicants advised in writing of Board’s funding decision and provided details on how to uplift grant after 1 July 2018.

December 2017 – Action Memo sent to Market Support.

Resolution 17.4.10 – May 2017

Vincent Promotions Grant Application 2017-18 Financial Year (COM 14-05-002)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Board evaluates each project and determines the grant amount it will allocate to some or all of the projects.
- C. APPROVED / DECLINED a grant from the 2017-18 financial year Vincent Promotions Cost Centre 2033 2460 to:
 1. Central Otago Wedding Fair:
 - (i) Wedding Fair Event September 2017
Requested \$11,638 **Declined**
 - Note: The Wedding event underwritten up to \$10,000 and a suitable agreement with Central Otago District Council entered into.
 2. Central Otago District Arts Trust project
 - (i) Arts on the Rail Trail- 2018
Requested \$5,000 **Approved \$4,500**
- D. Promotions grants are approved subject to the following conditions:
 1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.

2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board may request funds be returned in full.
5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
6. Grant recipients should include information as to the outcomes of the individual project when reporting back to the Board on the approved grant.

STATUS

MATTER CLOSED

February 2019 – Arts on the Rail Trail Report attached (Appendix 1)

October 2018: Central Otago Arts Trust reminded of requirement to complete report back.

May 2018 – Wedding Fair report and financial statement attached (appendix 1).Item C.1.(i)

MATTER CLOSED

February 2018 – Group has provided final financial statement and uplifted a grant totalling \$4,962.99 excl GST. A full report back on the event is still to be provided to the Board.

October 2017 – Wedding Fair held as planned. Organisers still finalising accounts / financial position.

August 2017 – no further update anticipated till after wedding fair is held.

July 2017 – Agreement for Central Otago Wedding Fair underwrite provided to directors.

May 2017 – Applicants advised of Board resolutions and conditions applied.

May 2017 – Action Memo sent to Market Support.

Resolution 17.1.12 – February 2017

Vincent Promotions Grant Applications 2017-18 Financial Year (COM 14-05-002)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Board evaluates each project and determine the grant amount it will allocate to some or all of the projects.
- C. APPROVED a grant from the 2017-18 financial year Vincent Promotions Cost Centre 2033 2460 to:
 1. Promote Alexandra projects:
 - (i) Promotions and small events

Requested \$11,650	Approved \$8,000
(ii) Central Otago Craft Beer Festival	
Requested \$7,500	Approved \$6,500

Note: Item 17.1.12 (ii) The Central Otago Craft Beer Festival Committee must show improvement and obtain other sponsorship for 2018.

(iii) Central Otago Events Toolkit – stage two	
Requested \$1,680	Approved \$1,680
(iv) Administration and Support	
Requested \$8,100	Approved \$5,100

2. Central Otago District Arts Trust project

(i) Arts Trail Brochure 2017 - 2018	
Requested \$5,672	Approved \$2,500

3. Alexandra Clyde Business Group project

(i) Post Office Garden Development – Tarbert Street	
---	--

RESOLVED Item 17.1.12 (3) (i) was left to lie on the table until further investigation can be made with the Central Otago Districts Councils Health and Safety Officer, and a letter sent to New Zealand post regarding funding of the project.

4. Icelnline Central Inc. project

(i) 2017 Season Promotion and Advertising	
Requested \$4,000	Approved \$2,000

Note: Item 17.1.12 (4) (i) For any future funding applications, Icelnline Central Inc to provide numbers of users of the facilities, how future ongoing promotion costs will be managed, and a plan for becoming self-funding to the Board.

5. Central Otago REAP project

(i) Alexandra Thyme Festival 2017	
Requested \$10,000	Approved \$9,000

Note: Item 17.1.12 (5) (i) If the Central Otago REAP project is ongoing how future ongoing costs will be managed, and a plan for becoming self-funding to be provided to the Board.

6. Clyde on Sunday / Historic Clyde Inc. project

(i) Clyde on Sunday Programme 2017 – 2018, markets and events, Cuisine @ Clyde, Historic Clyde Booklet, Clyde Christmas Lights.	
Requested \$7,500	Approved \$7,000

7. Central Otago A & P Show

(i) 2018 A & P Show Children's Entertainment	
Requested \$6,000	Approved \$4,000

8. Cambrian St Bathans Rural Women
(i) St Bathans Fete 2018
Requested \$1,000 **Approved \$1,000**

- D. Promotions grants are approved subject to the following conditions:
1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
 2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
 3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
 4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board may request funds be returned in full.
 5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
 6. It is a requirement to acknowledge the Central Otago District Council as a source of funding in signage, publicity and publications.
 7. Grant recipients should include information as to the outcomes of the individual project when reporting back to the Board on the approved grant.

STATUS

February 2019 – Staff will follow up with grant recipients to secure outstanding report backs. It is likely some applicants may believe that they have provided sufficient information by supplying annual financial reports with subsequent grant applications.

October 2018 – All grant recipients reminded of requirement to complete report back to the Board. Report backs are now overdue.

February 2018 – Central Otago A & P Show invoice received and authorised for payment.

October 2017 – Historic Clyde Invoice received and authorised for payment.

August 2017 – Thyme Festival invoice received and grant authorised for payment.

July 2017 – Invoice received and authorised for payment – St Bathans Fete.

April 2017 – Projects do not begin until new financial year 1 July 2017. Grants will not be drawn down until after this date.

March 2017 – Applicants advised in writing of resolution.

February 2017 – Action Memo sent to Market Support.

Report author:

A handwritten signature in black ink that reads "Sanchia Jacobs". The signature is written in a cursive style with a large initial 'S'.

Sanchia Jacobs

Chief Executive Officer

25/01/2019

CENTRAL OTAGO DISTRICT

ARTS Trust

10/ 10/ 2018

To the Vincent Community Board,

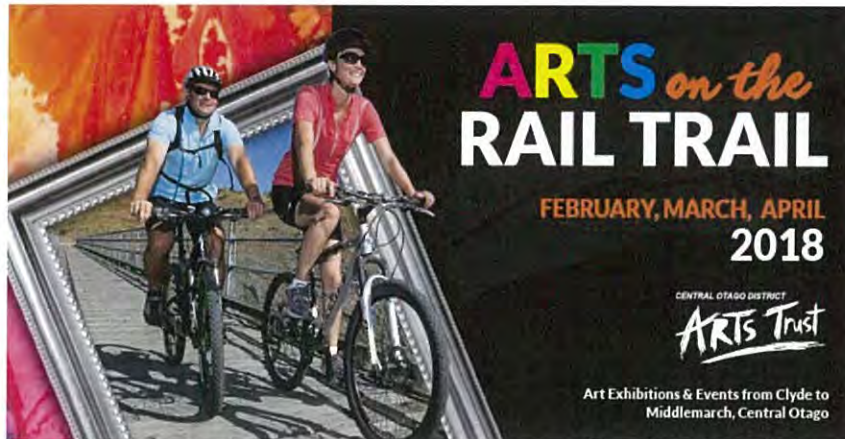
The Central Otago District Arts Trust (CODAT) would like to thank the Vincent Community Board for their kind donation of \$4500 to help with the coordination, marketing and advertising of the Arts on the Rail Trail 2018 project which began in February and finished on April the 30th 2018.

Arts on the Rail Trail offers cyclists, visitors, locals and art enthusiasts the opportunity to view works by Central Otago artists in venues all along the Otago Central Rail Trail and enables local artists to showcase and sell their works to a wider audience. It advertises events happening in the area in the months of February, March and April and highlights local attractions related to the arts in our region.

CODAT believes this project helps attract tourism in the area and assists to enhance the cultural experience of Central Otago and the Otago Central Rail Trail. It also offers residents further opportunity to get involved in the arts in their communities.

We thank you very sincerely for your generosity and your continued support of the arts and culture in Central Otago.

Kind regards,
Rebekah de Jong
Central Otago District Arts Trust
Alexandra Community House
14 - 20 Centennial Avenue
Alexandra



Arts on the Rail Trail 2018 was funded by the Vincent Community Board, the Maniototo Community Board and Pub Charities. The Central Otago District Arts Trust (CODAT), local artists and venue operators contributed volunteer time to ensure the project was successful.

Arts on the Rail Trail is a series of mini exhibitions of works by Central Otago Artists displayed in venues all along the Otago Central Rail Trail. In conjunction with these exhibitions, CODAT facilitates and/ or operates several small art related events.

Exhibitions run for 12 weeks during February, March and April in venues such as shops, cafes, cycle shops, hotels and galleries from Clyde through to Middlemarch. This year 37 venues and a similar number of artists participated in the project.

Events included the Wedderburn Woolshed Photography Exhibition, a Youth Art Exhibition in Omakau and the Artisan Markets at Hayes Engineering.

7000 Brochures advertising the mini exhibitions, alongside a detailed map with locations of each artist/ venue were printed and distributed throughout Central Otago, Dunedin, Invercargill and further afield.

100 posters advertising Arts on the Rail Trail were printed and displayed in venues throughout Central Otago.

Advertising material was produced and distributed for associated events - some facilitated by, and some associated with, Arts on the Rail Trail.

Arts on the Rail Trail and associated events were heavily advertised through social media, local radio, The News, The Central App and feature articles in The News and ODT.



Work by Bianca Laing who exhibited at Shaky Bridge – Arts on the Rail Trail 2018.



Some of 36 works exhibited at The Wedderburn Woolshed Photography Exhibition.

The Wedderburn Woolshed Photography Exhibition is an Arts on the Rail Trail event coordinated by CODAT. This annual exhibition provides the opportunity for Central Otago photographers to exhibit their works in a unique and inspiring venue adjacent to the Otago Central Rail Trail. It also offers the chance for Rail Trailers and the public to purchase photographs of the Central Otago landscape, including the Rail Trail. Ten photographers participated in this year's exhibition. We left a guestbook on-site to enable us to gather feedback on the exhibition, gauge the number of people who viewed it and where they were from. Following are a couple of the many positive comments we received...

“Thank you for all of this. You have a vibrant little community in the middle of ‘Gods Own’ – an inspiration!” – Peter Bennison, Auckland.

“Great photos capturing the essence of this area.” Mike and Pam, Titirangi.

“Beautiful photos in a spectacular part of the world.” Sonia Wilkinson, Waikato.

“What an unexpected surprise! Beautiful!” Julie Shugg, Darwin, Australia.

“Enjoyed this again. Love seeing local talent celebrated.” David and Kate Guttery.

The 2018 project advertised the first Omakau, Poolburn and Maniototo Schools **Youth Art Exhibition**. CODAT Arts Coordinator, Rebekah de Jong, worked alongside representatives from Poolburn, Omakau, Maniototo and St Johns Schools to organise an exhibition of works by selected pupils which she displayed in the Omakau School Hall and advertised as part of Arts on the Rail Trail. Around 50 works were displayed for the duration of two weeks and members of the public and rail trailers were invited to view this exhibition daily. This created a lot of excitement for participating pupils and their families, was well received by those who viewed it and highlighted the creativity apparent in these communities to the public and visitors to the area. Following is some feedback we received about the exhibition.

“Ex Springston School Teacher. Well done guys! Love your Display.” Lorraine Scarlett.

“Well done all the students who helped create such an amazing exhibition.” Bex.

“Very creative teaching, well done.” Pamela Hueston, Lincoln.



Some of the many works exhibited by pupils from Poolburn, Omakau, Maniototo and St Johns Schools.

Through feedback we have received from venue operators, artists, locals and visitors we believe the 2018 project was well received and participants enjoyed the opportunity to be part of it. There was a strong indication that significant sales of art to people cycling the Rail Trail were made, particularly in the Clyde and Maniototo areas. Inclusively it is evident that residents are travelling within the region specifically to view some exhibitions and attend associated Arts on the Rail Trail events. There is an increased interest from artists wanting to be involved in this project and an obvious interest from visitors and locals in art and related events. In general, we believe this is a great outcome for both participating artists and businesses in the area.

The Arts Trust plan to continue to facilitate the Arts on the Rail Trail initiative as we see this project as an innovative way to promote the arts in Central Otago and a positive step toward presenting our region as one that supports the arts and culture. We have noticed that many venue/ artist arrangements CODAT had initially organised have flourished with owners and artists choosing to continue to exhibit works for 12 months of the year (rather than for the 3-month duration of the Arts on the Rail Trail event). With this in mind – and the previous need for CODAT to seek money from funders on an annual basis for the Arts on the Rail Trail project we have plans to change the structure of the event in 2019 to ensure its financial viability and sustainability for years to come.

Art on Rail Trail 2017/18

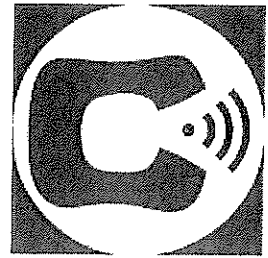
Date	Description	Value \$	
INCOME			\$
AonRT - Funding			
28 Feb 2018	CO District Council - 2017-2018 Maniototo Promotion Grant 5033 2460 RESOLUTION 17.4.9	2,000	
28 Feb 2018	CO District Council - 2017-2018 Vincent Promotion Grant RESOLUTION 17.4.10 Art on Rail Trail	4,500	
07 Mar 2018	Pub Charity - Art on Rail Trail project coordination	2,500	
Total AonRT - Funding		9,000	
EXPENDITURE			\$
AonRT - Advertising			
05 Feb 2018	The Inland App Company Limited - Business listing 1 site per month Arts on the Trail (listing finishes 30/4/18)	40	
05 Mar 2018	The Inland App Company Limited - Business listing 1 site per month Arts on the Trail (Listing finishes 30/2/18)	40	40
			40
31 Mar 2018	Stuff Ltd - February	414	
31 Mar 2018	Stuff Ltd - march	403	
05 Apr 2018	The Inland App Company Limited - Business listing 1 site per month Arts on the Trail (listing finishes 30/4/18)	40	
30 Apr 2018	The News - 5 April AORT advertising	259	
Total AonRT - Advertising		1,196	
AonRT - Brochure Design			
19 Dec 2017	James Buchan Design Limited - Brochure - Artwork Creative Design / Artwork / Proofs	1,012	
19 Dec 2017	James Buchan Design Limited - Poster - Artwork Creative Design / Artwork Set-up / Proofs	83	
Total AonRT - Brochure Design		1,095	
AonRT - Brochure Printing			
19 Dec 2017	James Buchan Design Limited - Brochure - Printing Printed Full colour, 2 sides on 170gsm Matt paper + Matt Aqueous coated both sides. Size: 297 x 210mm Roll Folded to DL (99 x 210mm). Quantity: x7000	1,357	
19 Dec 2017	James Buchan Design Limited - Poster - Printing Digitally Printing, full Colour, 1 side on 120gsm laser paper. Size: A4 (210 x 297mm)	81	
Total AonRT - Brochure Printing		1,438	
AonRT - Coordinator Time			
28 Feb 2018	Transfer coordinator's salary to project code - 1 July 2017 - 25 Feb 2018 - Transfer coordinator's salary to project code	2,675	

31 May 2018	Transfer coordinator's salary to project code - 4 March 2018 - 20/05/2018 - Transfer coordinator's salary to project code	2,738
Total AonRT - Coordinator Time		5,413
AonRT - Printing		
19 Dec 2017	James Buchan Design Limited - Delivery NZ Courier - Local	29
22 Mar 2018	James Buchan Design Limited - Wedderburn Woolshed Poster Creative Design / Artwork / Proof Supply print ready .pdf file	83
Total AonRT - Printing		112
AonRT - Wedderburn Photography Exhibition		
30 Apr 2018	The News - 5 April AORT Wedderburn	259
Total AonRT - Wedderburn Photography Exhibition		259
Total Expenditure		9,531
Net Surplus/(Deficit)		(531)

ADRT 208

PAID

TAX INVOICE



To Central Otago District Arts Trust
14 Centennial Avenue
Alexandra
Alexandra 9320
NEW ZEALAND

From The Inland App Company Ltd
3 Spruce Close
Alexandra 9320
NEW ZEALAND
021 896654

Invoice Number INV-2971
GST Number 120-770-705
Issued 5 March 2018
Due 20 April 2018

Description	Quantity	Unit Price	Amount NZD
Business listing 1 site per month Arts on the Trail (listing finishes 30/4/18)	1.00	35.00	35.00
		Subtotal	35.00
		Total GST 15%	5.25
		Total NZD	40.25
		Less Amount Paid	40.25
		Amount Due NZD	0.00

Thank you for your business - it is really appreciated!

Payment due 20th of the month following invoice - your prompt payment is welcomed.

We prefer payment by internet banking to 03-1733-0097094-000.

AORT 2018.



TAX INVOICE

Central Otago District Arts Trust
14 Centennial Avenue
Alexandra
Alexandra 9320
NEW ZEALAND

Invoice Date
5 Feb 2018

Invoice Number
INV-2733

GST Number
120-770-705

The Inland App
Company Ltd
3 Spruce Close
Alexandra 9320
NEW ZEALAND
021 896654

Description	Quantity	Unit Price	Amount NZD
Business listing 1 site per month Arts on the Trail (listing finishes 30/4/18)	1.00	35.00	35.00
		Subtotal	35.00
		TOTAL GST 15%	5.25
		TOTAL NZD	40.25

Due Date: 20 Mar 2018

Thank you for your business - it is really appreciated!

Payment due 20th of the month following invoice - your prompt payment is welcomed.

We prefer payment by internet banking to 03-1733-0097094-000.

IF PAYING BY CHEQUE PLEASE ADD \$0.35 clearance fee, thank you!

PAYMENT ADVICE

To: The Inland App Company Ltd
3 Spruce Close
Alexandra 9320
NEW ZEALAND
021 896654

Customer	Central Otago District Arts Trust
Invoice Number	INV-2733
Amount Due	40.25
Due Date	20 Mar 2018
Amount Enclosed	

Enter the amount you are paying above

AORT 2018



TAX INVOICE

Central Otago District Arts Trust
14 Centennial Avenue
Alexandra
Alexandra 9320
NEW ZEALAND

Invoice Date
5 Apr 2018

Invoice Number
INV-3203

GST Number
120-770-705

The Inland App
Company Ltd
3 Spruce Close
Alexandra 9320
NEW ZEALAND
021 896654

Description	Quantity	Unit Price	Amount NZD
Business listing 1 site per month Arts on the Trail (listing finishes 30/4/18)	1.00	35.00	35.00
		Subtotal	35.00
		TOTAL GST 15%	5.25
		TOTAL NZD	40.25
		Less Amount Paid	40.25
		AMOUNT DUE NZD	0.00

Due Date: 20 May 2018

Thank you for your business - it is really appreciated!

Payment due 20th of the month following invoice - your prompt payment is welcomed.

We prefer payment by internet banking to 03-1733-0097094-000.

IF PAYING BY CHEQUE PLEASE ADD \$0.35 clearance fee, thank you!



CENTRAL OTAGO DISTRICT ARTS TRUST
ALEXANDRA COMMUNITY HOUSE
14-20 CENTENNIAL AVE
ALEXANDRA 9320

Statement

Your Account Number: 1000986094

Statement Date: 30 April 2018

Current Balance Due: 20 May 2018

Account Enquiries: 0800 324 005

accounts@stuff.co.nz

Total balance by period

January 2018 & Prior	\$0.00
February 2018	\$414.00
March 2018	\$402.50
April 2018	\$0.00

Total Due \$816.50

Transactions this period

Opening Balance	\$816.50
Payments Received	\$0.00
Prior Period Adjustments	\$0.00
Current Charges	\$0.00

Total Due \$816.50

Your account is overdue. Please forward your payment immediately.

How to pay



Mail

Please refer to details on the remittance slip below.



New Zealand PostShop

Please present your payment at any New Zealand PostShop with your payment slip. Please note that a counter fee of \$1.50 will apply.



Billpay/Direct Debit

Company Name: Stuff Ltd
Particulars: Your full contact number
Reference: 1000986094

Contact us on 0800 324 005 to arrange a direct debit.



Direct Credit

Account: 02-0500-0700089-12
Particulars: Your full contact number
Reference: 1000986094

Please ensure you quote the above reference when making a payment and email remit to accounts@stuff.co.nz

For all credit card payments, customers will be charged an additional credit card transaction fee of 2%. To make a payment via credit card, please call the Account Enquiries phone number, displayed at the top of your invoice.



We connect
your business
with local
customers



advertise.stuff.co.nz



advertise.stuff.co.nz
for frequently asked questions
and payment information.

For mail payments please detach this slip and post to the address below with your cheque:



FFXAC 515010009860940000081650

CENTRAL OTAGO DISTRICT ARTS
TRUST

Stuff Ltd
Private Bag 4906
Christchurch 8140

To pay by internet banking
please use the following details:
Bank A/C 02-0500-0700089-12
Reference code 1000986094

Account Number: 1000986094

Total Due: **\$816.50**

Due Date: 20 May 2018

Amount Paid: \$ _____

TAX INVOICE / STATEMENT

The News Lakes District & Central Otago

(A Trade Division of Allied Press Ltd)

Customer Number: C009401
 Statement Date: 30 APR 18
 Page: 1

18 Skird St
 PO Box 91
 Alexandra 9340

GST # 27 997 198

Phone: (03) 440 0030
 Facsimile: (03) 440 0047

CENTRAL OTAGO DISTRICT ARTS TRUST
 ALEXANDRA COMMUNITY HOUSE
 14-20 CENTENNIAL AVENUE
 ALEXANDRA

Date	Booking Ref			Amount	GST	Total
				Opening Balance Brought Forward		
						0.00
5 APR	016600	CON	DIS. O/N ARTS ON RAIL TRAIL WOOLSHED EXHIBITI	15X3 225.00	33.75	<u>258.75</u>
5 APR	016605	CON	DIS. O/N ARTS ON RAIL TRAIL ARTS ON RAIL TRAI	15X3 225.00	33.75	<u>258.75</u>
5 APR	016607	CON	DIS. O/N ARTS ON RAIL TRAIL ARTS ON CLUTHA GO	15X3 225.00	33.75	258.75
26 APR	022800	CON	DIS. COMMUNITY HOUSE	26X1 120.00	18.00	138.00
GST on Current amount totals						119.25
TOTAL AMOUNT NOW DUE						914.25

AORT 2018. \$517.50.

Payment Terms: 20th the month following from date of Tax Invoice / Statement

Direct Credit or Internet Payment: Please quote your **Customer number** as reference when making your payment to our BNZ account 02-0912-0168404-010. Remittance advice to be emailed to: direct.credit@alliedpress.co.nz

Account Query? : Ring **03 477 4760** or email accounts@alliedpress.co.nz

Customer Name: CENTRAL OTAGO DISTRI
 Customer Number: C009401
 Payment Due By: 20 MAY 18

REMITTANCE SLIP

Please detach and return with payment to:

The News
 PO Box 91
 ALEXANDRA 9340

Current	Overdue	Total Due	Amount Paid
914.25	0.00	914.25	

AORT 2018



STATEMENT

Central Otago District Arts Trust

As At
11 May 2018

GST Number
77706909

James Buchan Design Limited
117 Teviot Road
RD 2
Roxburgh 9572
NEW ZEALAND
03 446 8982
Email: james@bdesign.kiwi.nz

Date	Activity	Reference	Due Date	Invoice Amount	Payments	Balance NZD
22 Mar 2018	Invoice # INV-3796	Wedderburn...	20 Apr 2018	82.80	0.00	82.80

BALANCE DUE NZD 82.80

Thank you for your business. Our preferred method of payment is by direct credit. Our account details are as follows.

James Buchan Design Ltd
06-0949-0116907-00
National Bank of NZ Ltd, 37 Tarbert Street, Alexandra, New Zealand.

Penalty interest of 8.4% per month will be charged on all overdue accounts. All goods supplied remain the property of James Buchan Design Ltd until full payment has been received. Any collection cost incurred will be payable by the customer.

PAYMENT ADVICE

To: James Buchan Design Limited
117 Teviot Road
RD 2
Roxburgh 9572
NEW ZEALAND
03 446 8982
Email: james@bdesign.kiwi.nz

Customer	Central Otago District Arts Trust	
Overdue	Current	Total NZD Due
82.80	0.00	82.80
Amount Enclosed		

Enter the amount you are paying above

TAX INVOICE

Central Otago District Arts Trust

Invoice Date
19 Dec 2017

Invoice Number
INV-3596

Reference
Art on RT Bro & Poster

GST Number
77706909

James Buchan Design Limited
117 Teviot Road

RD 2
Roxburgh 9572

NEW ZEALAND
03 446 8982

Email: james@bdesign.kiwi.nz

Description	Quantity	Unit Price	Amount NZD
Central Otago District Arts Trust - Art on the Rail Trail Quote Number: 1224			
Brochure - Artwork Creative Design / Artwork / Proofs	8.00	110.00	880.00
Brochure - Printing Printed Full colour, 2 sides on 170gsm Matt paper + Matt Aqueous coated both sides. Size: 297 x 210mm Roll Folded to DL (99 x 210mm). Quantity: x7000	1.00	1,180.00	1,180.00
Poster - Artwork Creative Design / Artwork Set-up / Proofs	1.00	72.00	72.00
Poster - Printing Digitally Printing, full Colour, 1 side on 120gsm laser paper. Size: A4 (210 x 297mm)	70.00	1.00	70.00
Delivery NZ Courier - Local	1.00	25.00	25.00
		Subtotal	2,227.00
		TOTAL GST 15%	334.05
		TOTAL NZD	2,561.05

Due Date: 20 Jan 2018

Thank you for your business. Our preferred method of payment is by direct credit. Our account details are as follows.

James Buchan Design Ltd
06-0949-0116907-00
National Bank of NZ Ltd, 37 Tarbert Street, Alexandra, New Zealand.

Penalty interest of 8.4% per month will be charged on all overdue accounts. All goods supplied remain the property of James Buchan Design Ltd until full payment has been received. Any collection cost incurred will be payable by the customer.



PAYMENT ADVICE

To: James Buchan Design Limited
117 Teviot Road
RD 2
Roxburgh 9572
NEW ZEALAND
03 446 8982
Email: james@bdesign.kiwi.nz

Customer	Central Otago District Arts Trust
Invoice Number	INV-3596
Amount Due	2,561.05
Due Date	20 Jan 2018
Amount Enclosed	

Enter the amount you are paying above

Vincent Community Board
13 February 2019

Report for Information

Status Report on Resolutions – Infrastructure Services

Purpose of Report

To provide Vincent Community Board with an update on resolutions.

Recommendations

A. **Recommended** that the report be received.

Resolution 12.4.4 – April 2012
Sunderland Street Traffic Calming (INF 03-01-02)

4. A permanent 30km/hour speed limit on Sunderland Street between Holloway and Naylor Street be included in the next Council Speed Limit Bylaw Review.

STATUS

January 2019 – Analytical work under way for new speed limits across the District to align with the new National Speed Limit Guideline. Stakeholder engagement will occur prior to October 2019 with full public consultation in January 2020.

October 2018 – No change.

September 2018 – Proposed speed limits will be provided in a report to the Board in February 2019.

August 2018 – No update.

July 2018 – Work has begun on the speed limit review.

April 2018 – As part of the Long Term Plan, Clyde consultation is currently under way.

January 2018 – We are working through a district wide review of speed limits now. This will be at least a six month process, as it requires public consultation, surveys and a bylaw review.

September 2017 – Public engagement of the proposal will be undertaken after the LTP work has been completed in November 2017. Speed limits are being reviewed in the New Year.

May 2017 – A second workshop has been held. Further work is required to prepare options for public engagement. This will not be ready until September 2017.

March 2017 – No change. Next workshop to be held in May.

March 2017 – An initial workshop has been held with a stakeholder group to identify issues and benefits of addressing these. A second workshop will be held with this group to work through a long list of options. A shortlist of options will then be investigated in more detail and wider consultation undertaken on these.

August 2016 – No change until March 2017.

July 2016 – No change.

June 2016 – Awaiting review.

May 2016 - A review of traffic flows, car parking, pedestrian and cyclist safety, and speed limits will be undertaken by March 2017 to enable consultation and funding of any work required to be considered in the 2018 Long Term Plan. The speed limit on Sunderland Street is only one of a number of traffic issues which needs to be considered, and these need to be considered collectively to ensure the best outcome.

March 2016 – No change, awaiting review.

February 2016 – Awaiting review to be undertaken in 2016 for inclusion in the 2018 Long Term Plan.

January 2016 - The proposed speed limit legislation changes are still being reviewed by the MOT, speed limits within the historic precinct will be included as part of an overall review of traffic flow, car-parking and pedestrian and cyclist requirements within this area. This review will be undertaken in 2016 for consultation and inclusion in the 2018 Long Term Plan.

November 2015 – No change, we are still waiting on the legislation changes.

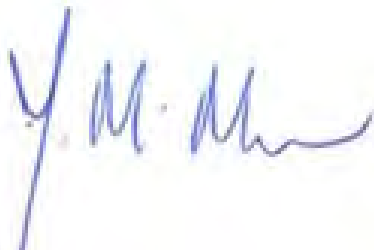
May - Legislative changes will take approximately 9 months to go through – Board will be updated once these have been completed

October 2014 - Legislative changes are coming and the Board will be updated as these progress

June 2014 - Pot plants are doing a good job unsure if permanent 30km/hr now required, Bylaw will go to Council late 2014

April 2014 – Action memo sent to Roading Engineer

Report author:



Julie Muir
Executive Manager - Infrastructure Services
25/01/2019

Vincent Community Board

13 February 2019

Report for Information

Status Report on Resolutions – Planning and Environment

Purpose of Report

To provide Vincent Community Board with an update on resolutions.

Recommendations

- A. **Recommended** that the report be received.
-

Resolution 18.10.18 – November 2018

Alexandra BMX Club Starting Ramp Funding Application (COM 06-61-006)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Board agree to additional funding for the Alexandra BMX Club to cover additional costs associated with changes to the starting ramp.
- C. RESOLVED that a maximum of \$14,000 from the Alexandra Reserves Contributions Fund account be allocated for this request.

STATUS

January 2019 – BMX Club have been advised of the decision. Council are awaiting the invoice for payment after the final costs for the alteration of the starting ramp are received.

December 2018 – Action memo sent to Parks and Recreation Manager.

Resolution 18.10.17 – November 2018

Cancellation of Road Designation, Establishment of Alternative Designation and Funding for Undergrounding of Power Lines in the Molyneux Park Management Plan Area (PRJ-04-2017-13, PRO-61-2057-00)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. AGREED designation D9 as “road”, is not the ideal alignment for developing a residential subdivision.
- C. AGREED for the Chief Executive to consult with The New Zealand Transport Agency (NZTA) on the preferred option of cancelling designation D9 Road and replacing it with a new

Report author: Executive Manager – Planning and Environment

designation for “road” along the northern side of the Roxburgh to Islington 220kw Transpower pylon route, between State Highway 8 and Dunstan Road.

- D. AGREED that, the alignment being determined by the Chief Executive having regard to the Council's water main along the pylon line, the Chief Executive is to apply for the D9 designation to be cancelled and replaced with a new designation for “road” along the northern side of the Roxburgh to Islington 220kw Transpower pylon route between State Highway 8 and Dunstan Road.
- E. AGREED that if NZTA indicates it does not support the proposal in “C” above, then the Chief Executive is to apply for the designation to be altered to a more practical straight alignment from Henderson Drive.
- F. APPROVED an overspend of up to \$8,000 from the Alexandra Endowment Investment Account for the designation changes set out in “C” above.
- G. APPROVED an overspend of up to \$133,750 to underground the 11kva power lines through the Council endowment land in the Pines and land identified in the Molyneux Park Management Plan for future park extension as required, with funding sources being:
- i. \$62,250 funded from the Alexandra Endowment Investment Account.
 - ii. Up to \$71,500 funded from the Alexandra Reserves Contribution Account.

STATUS

January 2019 – Planning advice has been received advising that the designation from the end of Henderson Drive has lapsed. An application for a road designation along the pylon corridor is being drafted.

December 2018 – Action memo sent to Property and Facilities Manager.

Resolution 18.10.16 – November 2018

Clyde Tennis Club – Application for Grant (PRO 63-4066-L2)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. DECLINED the request for a grant to the Clyde Tennis Club of \$1,889.93 to offset a building consent fee.

STATUS

MATTER CLOSED

January 2019 – Clyde Tennis Club has been informed of the Board's decision.

December 2018 – Action memo sent to Property and Facilities Manager.

Resolution 18.10.15 – November 2018

Funding for Purchase of Abandoned Land at St Bathans for Reserve (GAD 02-71-04)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. APPROVED funding of \$8,800 plus GST for the purchase of 106m² held in OT153/264 at St Bathans as approved by Council resolution 11.3.7 to be reserved for recreation purposes.
- C. AGREED funding to be from the Earnsclough-Manuherikia Rural Land Subdivision Fund.

STATUS

January 2019 – Sale and Purchase agreement for land being executed by CEO.

December 2018 – Action memo sent to Property Officer.

Resolution 18.10.14 – November 2018

Alexandra Elim Church Trust Lease – Rent Review (PRO 61 2009 L1)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. AGREED to define the Alexandra Elim Church as a community group in terms of resolution 15.7.7.D being:

15.7.7.D
AGREED for rent levels for sports/recreational clubs and community group's leases under review to be set at a fixed sum as per the current rent level until a policy for leases to sports/community groups has been reviewed and confirmed.
- C. AGREED to set the rent for the renewed lease as at 1 July 2018 for Alexandra Elim Church at the current rent in the lease being \$5,200pa in accordance with resolution 15.7.7.D until a policy for lease to sports/community groups has been reviewed and confirmed.
- D. AGREED to reduce Central Otago Living Options Charitable Trust's rent from \$2,240pa to \$2,040pa from 1 July 2016 in accordance with resolution 15.7.7.D until a policy for lease to sports/community groups has been reviewed and confirmed.

STATUS

MATTER CLOSED

January 2019 – Lease variation agreement signed. Rent reduction of \$200pa actioned.

December 2018 – Action memo sent to Property and Facilities Officer – Vincent and Teviot Valley.

Resolution 18.10.13 – November 2018

Vallance Cottage – Reserve Naming and Establishment of a Community Orchard (PRO 61 2000 B1, PRO-61-2000-B1)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that, pursuant to Section 16 (10) of the Reserves Act 1977, part of the recreation reserve bordered on the below plan be formally named “The Vallance Cottage Reserve”.
- C. APPROVED funding of up to \$5,000 for survey costs and Gazette publication funded from the Earnsclough - Manuherikia Reserves Contribution Account.
- D. APPROVED the deed of agreement for the Community Orchard and agreed to Council funds being used to assist to establish the orchard from existing budgets.

STATUS

January 2019 – Draft deed of agreement for the community orchard is with the working group. Council’s Parks Team are working on confirming irrigation design. The process to formally name the Reserve has started.

December 2018 – Action memo sent to the Property and Facilities Officer – Vincent and Teviot Valley.

Resolution 18.9.2 – November 2018

Alexandra BMX Club Relocation of Starting Ramp (COM-07-61-006)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Vincent Community Board approve Option 2 highlighted in the report with the height of the ramp at 4.5m.

STATUS

January 2019 – The BMX club has made the agreed alterations to the starting ramp and it is now to the agreed height of 4.5m. The landscaping plans are underway using the Otago Polytech Landscape students. Planting won’t take place until autumn when weather conditions are more suited to planting. Adjacent landowners are being kept informed of progress.

November 2018 – Action memo sent to the Parks and Recreation Manager.

Resolution 18.7.8 – September 2018

Central Stories Building – Urgent Maintenance Project (PRO 61 2015 B1; PRJ-04 2017-26)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. APPROVED the Central Stories urgent building maintenance to go ahead at a total cost estimate of \$142,675.

- C. AGREED to fund the Central Stories urgent building maintenance by:
- (i) \$55,000 - Central Cultural Centre Trust
 - (ii) \$36,800 - reallocation of funding in year one of the Long Term Plan 2018-28
 - (iii) an overspend approval of \$52,875 funded from the General Development Alexandra Investment Account.

STATUS

MATTER CLOSED

January 2019 – Work completed.

October 2018 – Work is in progress.

September 2018 – Action memo sent to the Property and Facilities Officer – Vincent and Teviot Valley

Resolution 18.3.9 – April 2018

Clyde Museum Feasibility Study (PRJ 02-2017-18, PRO 63-4031-B1, PRO 63-4030-B1, PRO 63-4013-B1, PRO 63-4013-B2)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. APPROVED an overspend of \$12,422 in the Clyde Museums cost centre towards a Clyde Museums Feasibility Study. To be funded from the General Reserves and Development Earnsleugh Manuherikia Investment Account.

STATUS

January 2019 – Feasibility Study Report received. Report to go to 13th February VCB meeting on recommendation.

October 2018 – The Key Stakeholders Workshop was conducted on 16 October and public consultation on the six options is under way.

September 2018 – Key stakeholders workshop of feasibility options set for 16 October.

August 2018 – First stage of project, “Understanding”, due for completion early September.

July 2018 – Contract signed. First stage of project – Understanding is well underway. First public workshop completed, and draft Conservation Plans have been received.

May 2018 - In the process of signing the contract with Origin Consultants. First working group meeting set 23 May.

May 2018 – Action memo sent to the Property and Facilities Officer – Vincent and Teviot Valley.

Resolution 18.3.10 – April 2018

Clyde Hall - Stage Structural Upgrade Project (PRJ 04-2017-22; PRO 63-4015-B1)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. APPROVED an overspend of \$7,300 to fund an engineer's report to assess the structural integrity of the Clyde Hall for supporting stage equipment.
- C. AGREED to fund the overspend from the Clyde Hall Investment Account.

STATUS

January 2019 – An issue with the engineer's design work has been identified. Council and the engineer are working through options to resolve.

October 2018 – The structural engineering report has been received and quotes are being obtained.

September 2018 – Structural engineering report due to be provided to Council by the end of the month.

August 2018 – Structural engineering report overdue. Engineer to meet to discuss progress 8 August.

July 2018 – Structural engineer is running behind schedule. Site visit completed. Report to be written and reviewed. Revised report due date now 20 July.

May 2018 – Structural engineer has been engaged.

May 2018 – Action memo sent to the Property and Facilities Officer – Vincent and Teviot Valley.

Resolution 18.2.4 – March 2018

Clyde Tennis Club – Application for Grant (PRO 63-4066-L2)

- A. RESOLVED that the report be received and level of significance accepted.
- B. APPROVED a grant to the Clyde Tennis Club of \$50,000 towards the cost of establishing lights for the tennis courts subject to:
 - 1 The club agreeing to amend the lease to provide for the tennis courts to be available to the public to use for a donation.
 - 2 No monies being released until the club confirms to the Chief Executive full funding is in place for its court resurfacing and lighting project.
- C. AGREE funding be from the Earnsclough-Manuherikia Rural Land Subdivision Fund.

STATUS**MATTER CLOSED**

January 2019 – See resolution 18.10.16. Additional funding declined. Awaiting club's request to uplift grant.

October 2018 – The request for further funding has now been received.

September 2018 – Update to be provided once the request has been received.

August 2018 – Awaiting club's request to uplift grant.

July 2018 – Lease variation has been received. No action on the grant until club provides copies of contractor invoices and requests uplifting of the grant.

May 2018 – Grant approval letter, together with lease variation, has been sent to the club. Lease variation to be returned to Property and Facilities Officer – Vincent and Teviot Valley. Grant then to be uplifted via the Community Development Manager.

April 2018 – Memo received 3 April. Staff to action.

March 2018 – Action memo sent to the Property and Facilities Officer.

Resolution 18.1.11 – February 2018**Lanes Dam Reserve Land Exchange (PRO 61-2130-00)**

- A. RESOLVED that the report be received and the level of significance accepted.
- B. AGREED to recommend that Council support the proposed exchange of approximately 440m² of recreation reserve land at Lanes Road Dam, Alexandra for the same approximate area of adjacent land owned by April Construction.
- C. RESOLVED that the Board approve an overspend of up to \$4,000, being a half share of the reserves exchange process. This to be funded from the general reserves account.
- D. AUTHORISED the Chief Executive to do all that is necessary to give effect to the resolution.

STATUS

January 2019 – Ministry of Conservation approved. Sale and purchase agreements for land exchange are with April Construction for consideration and signing. April Construction to carry out surveying of areas of exchange for subdivision consent.

October 2018 – Feedback has been received from 1 out of 4 of local Ngai Tahu runaka - Te Rūnanga o Ōtākou who are in support of the land exchange.

September 2018 – DOC advised Council need to seek feedback from local Ngai Tahu runaka under Section 4 of Conservation Act. Letters sent requesting feedback from four local runaka. Sale and purchase agreement has been drafted and will now be sent to April Construction.

August 2018 - Request sent to Minister of Conservation for consent to land exchange. Sale and Purchase agreement being prepared subject to Minister Consent.

July 2018 – Council approved reserve land exchange at meeting on 27 June. Next step in statutory process is for Council resolution to go to Director General of Conservation for final consent to the exchange.

May 2018 – No submissions were received. Gazette notice process now being worked through with DoC. Valuation requested to determine equality of exchange.

March 2018 – One month public notification of proposed land exchange required under Reserves Act advertised on 22 March 2018. Deadline for submissions is 23 April 2018.

March 2018 – Action memo sent to the Property and Facilities Officer.

Resolution 17.8.8 – October 2017

Alexandra Memorial Theatre – Stage Upgrade (PRJ 04-2017-11, PRO 61-2041-00)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. AGREED to proceed with the project to upgrade the Alexandra Memorial Theatre stage structure and equipment in order to meet current health and safety standards at an estimated cost of \$235,000. This project is to be funded from a 50:50 split of Council and external funding in year one of the draft 2018/28 Long Term Plan.
- C. APPROVED an overspend of \$17,430 to commission an engineer and a theatre specialist to progress the concept design of the Alexandra Memorial Theatre stage structure and equipment upgrade.
- D. AUTHORISED the Chief Executive Officer to do all that is necessary to give effect to the resolution.

STATUS

January 2019 – Quantity Surveyors cost estimate for building/structural work received. Awaiting cost estimates on electrical installation. Once full budget is confirmed, report back to Board will be made.

October 2018 – Awaiting Quantity Surveyor's cost estimate, which is due by the end of this month.

September 2018 – Structural design plans received. With Quantity Surveyor to provide a cost estimate.

August 2018 – Structural engineering report overdue. Engineer to meet to discuss progress 8 August.

July 2018 – Engineer running behind schedule. Revised report due date is 13 July.

May 2018 – Awaiting engineer's report.

April 2018 – Engineer and theatre specialist are progressing design work.

January 2018 – Progress meeting with the engineer, theatre specialist, and a representative of the Alexandra Musical Society has occurred. Engineer and theatre specialist will now work on progressing design.

November 2017 – Go ahead given to contractors to progress design. Inclusion in the 2018/28 Long Term Plan has been made.

November 2017 – Action Memo sent to the Property and Facilities Officer – Vincent and Teviot Valley.

Resolution 17.7.10 – September 2017

Becks Hall – Kitchenette and Entry Foyer Renovation Project (PRO 61-6012-B1)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. AGREED to support funding applications for the Becks Hall Committee's kitchen renovation project being made to Central Lakes Trust for \$5,202, Otago Community Trust for \$11,000, and the Alexander McMillan Trust for \$10,000.
- C. AGREED to support funding applications for the Becks Hall Committee's entry foyer renovation project being made to Central Lakes Trust for \$8,202, and the Alexander McMillan Trust for \$2,000.
- D. AUTHORISED The Chief Executive Officer to do all that is necessary to give effect to the Board's resolutions.

STATUS

January 2019 – Awaiting Honours Board to be installed and invoiced as well as Code Compliance Certificate.

October 2018 – Construction is almost complete. Awaiting invoices.

September 2018 – Construction is progressing. A couple of structural issues have been found once walls have been opened up which may lead to an overspend of the budget. If an overspend does occur then a report to the Board will be made to detail the reasons for this.

August 2018 – Construction started.

July 2018 – Contract with Breen Construction for signing. Proposed construction start date 30 July.

May 2018 – Otago Community Trust funding decision was short by \$3,100. The Hall Committee will increase their share of funding to cover the shortfall. Contract for construction work being signed.

April 2018 – Awaiting OCT funding decision. Decision is due now.

January 2018 – Central Lakes Trust and Alexandra McMillan have confirmed full funding. Awaiting decision from OCT.

November 2017 – A second quote has been obtained from Stewart Construction. The quote from Breens Construction was the more economical quote. Both contractors have been notified. Applications for funding will be compiled and lodged.

September 2017 – SiteWise construction companies have been provided with plans to see if additional quotes will be possible. ABL Contracting Ltd have said they are not interested. Awaiting Stewart Construction's reply.

September 2017 – Action Memo sent to Property and Facilities Officer – Vincent and Teviot Valley.

Resolution 17.6.15 – August 2017

Centennial Park Development Proposal (COM 07-61-022)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Community Board supported the proposed concept of an amphitheatre for Centennial Park subject to any necessary resource or building consents.
- C. RESOLVED that the Community Board support the Blossom Festival Committee proposal to further develop this concept to final design for costings and consent considerations.
- D. RESOLVED that the final proposal be developed in conjunction with appropriate Council staff.
- E. RESOLVED that a final proposal be presented to the Community Board for approval prior to construction.

STATUS

Sept 2018 – No further information has been received from the Blossom Festival committee. No further update will be provided until information and plans have been received.

Aug 2018 - Awaiting fund information.

July 2018 - No update to report.

April 2018 – Still awaiting fund information and plans from Blossom Festival Committee.

January 2018 – Awaiting fund information and plans from Blossom Festival Committee.

November – Some initial information back but awaiting further comment on use of area and consents that may be required.

September 2017 – No further information from the Blossom Festival Committee at the time.

August 2017 – The group have been sent a copy of the resolution to proceed with project.

August – Action Memo sent to Parks and Recreation Manager.

Resolution 16.3.12 – April 2016

L and M Mining - Earnsclough Amenity Trust (COM 03-99-03)

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Board support in principle a Bird Sanctuary at Fraser Domain.

STATUS

July 2017 – No further action required until request is received.

May 2016 – Action memo sent to Manager, Planning and Environment.

Report author:



Louise van der Voort
Executive Manager – Planning and Environment
25/01/2019

Report author: Executive Manager – Planning and Environment

19.1.6 **Mayor's Report**

RECOMMENDED that the report be received.

Vincent Community Board
13 February 2019

Report for Information

Alexandra Suspension Bridge Piers (PRJ 04 2002 01)

Purpose of Report

To update the Vincent Community Board on the progress of the Alexandra Suspension Bridge project.

Recommendations

- A. **Recommended** that the report be received.
- B. **Acknowledge** and thank the Alexandra Suspension Bridge Working Group (ASBWG) for their years of volunteer service to the conservation of the piers.
- C. **Agree** to support the ASBWG and its focus on:
- Collaborating with the Central Otago Queenstown Trail Trust (COQTT) to ensure the cycle trail bridge, being a clip-on to the road bridge, will be sympathetic with the historic bridge piers in a way that highlights their important heritage value
 - Development of a maintenance strategy for the piers
 - Collaborating with the Alexandra Miners Village and Riverside Park Trust and the COQTT regarding potential development of the whole river precinct landscape i.e. from the Shaky Bridge around to the boat ramp
 - If a viewing platform off the road bridge is not possible, then further develop the concept of the viewing platform through one of the piers
-

Background

Previous reports to the Vincent Community Board (the Board) and subsequent actions taken by the Alexandra Suspension Bridge 1882 Working Group are outlined below:

May 2002

The Board resolved to engage Oakley Gray Architects Limited, subject to determining funding, for the purpose of preparing a Conservation Maintenance Report on the piers. A funding application to the Lotteries Commission was not successful.

May 2005

The Board agreed to fund the maintenance report and received the Conservation Maintenance Report from Oakley Gray Architects Limited. The Board requested a report to identify appropriate groups or organisations that may help with the funding for the restoration of the bridge piers and possible reconstruction of the bridge as a walkway.

July 2005

In order to progress the piers restoration and maintenance project, a working group comprising interest group representatives and/or individuals was established to consider all reports tabled.

The purpose of the working group was to identify an appropriate restoration and maintenance strategy, and consider the merits or otherwise of the construction of a walkway bridge.

The initial meeting of the working group, referred to as Alexandra Suspension Bridge Working Group (ASBWG), was held on 14 October 2005. The following participants attended the meeting: M Sole (DOC), G Shatky (HPT), B Wills (Clutha Walkways Comm.), B Kemp, E and J Manning, G Anderson, M Floate (OGHT), S Battrick (ACB), M Begg (CODC), M Washington (CODC) and M Jenkinson.

November 2005

The Board approved funding up to a maximum of \$10,000 for further maintenance investigation and reporting.

April 2006

The Underwater Survey of Alexandra Bridge Piers report was received.

February 2007

The "Structural Report on Condition of Old Alexandra Bridge Piers" by Hadley & Robinson Ltd was received.

Both the underwater survey and the structural reports concluded that the piers appeared to be in good condition. No urgent repairs or maintenance were required.

June 2008

A public meeting was held on 26 June 2008 to invite members of the community to discuss the potential construction of a walkway bridge. Support for the concept was received.

In order to proceed with the preservation of the piers, the ASBWG recognised that a Conservation Plan was required. A Conservation Plan is a document that sets out the heritage value of a place and develops policies to guide its conservation, future use and development.

December 2008

A report to the Board was presented to provide an update on the progress of the ASBWG, as well as a request to consider the fundamental question of the ownership of the piers.

08.8.6

- A. RESOLVED that the report be received and the level of significance be accepted.

Lepper / Flannery

- B. RESOLVED that:
1. *On the basis of the historical data available, the Board acknowledges ownership of the Alexandra Bridge Piers.*
 2. *The Board endorses the efforts of the working group and thanks them for their years of volunteer service to the conservation of the piers and continues to support the group in their progress towards commissioning a Conservation Plan that will set a blueprint for any future work on the piers.*
 3. *The Board works with other groups to apply for funding from alternative funding sources (e.g. Lottery Heritage and Environment fund) for a grant to contract a conservation architect to complete a Conservation Plan on the Alexandra Bridge Piers.*
 4. *The Chief Executive Officer be authorised to do all that is necessary to give effect to the resolution.*

Wills / Withington

December 2008

The ASBWG completed a project to install four lights suspended off the lower side of the road bridge. The aim of the lighting was to highlight the piers, as they are iconic to Alexandra, particularly when entering or leaving via the southern route on State Highway 8.

January 2011

The Conservation Plan was completed by Jackie Gillis and Associates (now Origin Consultants). **See Appendix 1.**

The plan identified the importance of finding a future use of the piers. The plan supported the concept of a bridge being constructed through the piers to carry cyclists and walkers.

June 2015

A report to the Board was presented to seek approval to proceed with Beca as the preferred consultant for a feasibility study for using the Alexandra Bridge Piers as a basis for a suspension bridge for pedestrian and cyclist use.

15.6.13

- A. *RESOLVED that the report be received and the level of significance accepted.*

Wills / Hambleton

- B. *RESOLVED to agree to adopt the recommendation of the Alexandra suspension bridge 1882 working group to approve Beca as the preferred consultant for the feasibility study.*

Fitzgerald / Topliss

- C. *RESOLVED to agree that an application to Central Lakes Trust or other external funding providers for the feasibility study be made.*

Fitzgerald / Topliss

August 2015

An application was lodged with the Central Lakes Trust (CLT) for full funding of \$73,160 for a Feasibility Study of a bridge through the piers by Beca.

CLT put the application on hold while a greater study of the NZ cycleways was undertaken.

July 2017

Central Government announced funding to connect cycle trails throughout New Zealand. This included funding for a bridge, ideally through the piers

Central Otago Queenstown Trail Trust (COQTT) was formed to deliver the region's projects.

August 2017

COQTT and the ASBWG came to an agreement to go ahead with a revised Stage One of the feasibility study by Beca consultants at a cost of \$20,650.

Outline of Stage One of Feasibility Study

1. Review of background information
2. Structural Assessment
 - Assess capacity of piers
 - Rough order costs for strengthening
 - Construction methodology
 - Identify geotechnical requirements
3. Flood Events
 - Design flood levels

- Flood event analysis
- Impact on flood wall

The agreement noted that the COQTT and the ASBWG objectives, while similar, are different.

COQTT's objective is to provide safe access over the river, while the ASBWG's objective is to preserve the bridge piers and abutments, preferably by finding a future use for them as a pedestrian bridge.

Both groups agreed that a structural assessment was required to determine the future options for the piers. If the structural integrity is suitable, the preferred option would be to incorporate these historical structures into the new trail access bridge.

If the Beca report determines that this is not achievable, the ASBWG believe it would still be advantageous for its group to have input to any new bridge design (for example a clip-on to the road bridge) in collaboration with the Trust.

March 2018

The ASBWG received Beca's Stage One report. **See appendix 2.**

The report found that the southern pier is built on rock and the northern pier is on concrete, the strength of which is unknown.

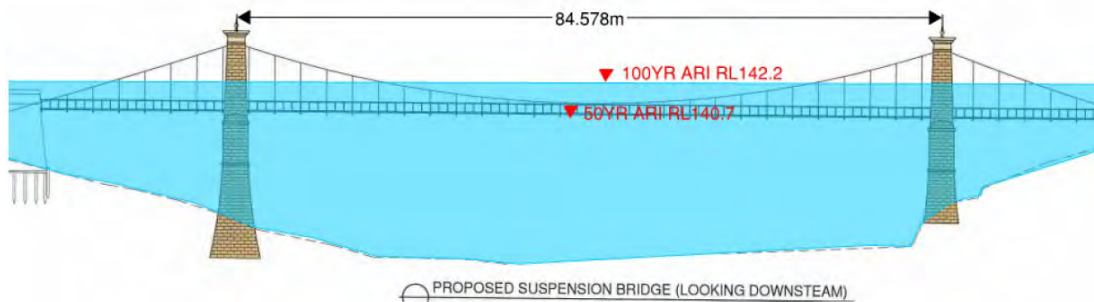
The piers will need to be strengthened if they are used as part of a bridge or as a gateway, where a new structure would pass through the piers as opposed to being supported by the piers.

Strengthening of the piers is not required if not used for a cycleway bridge or a gateway.

Using the piers as a gateway as opposed to part of the structure of the bridge would require a "lighter touch" in strengthening.

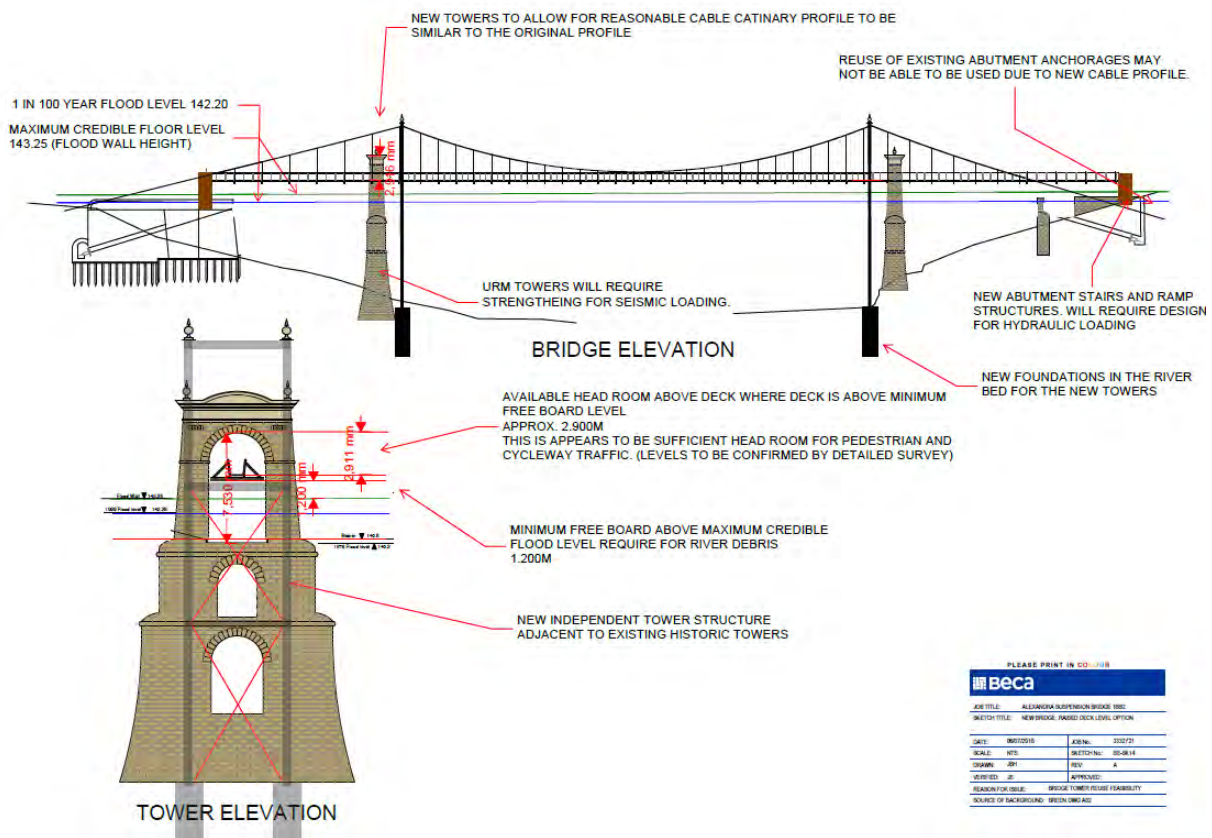
Beca found that construction of a bridge within the piers is possible. Coming up with a design that gives flood clearance and enough height so that people can safely walk/cycle through the arches may present some challenges. See Figure 1 illustrating flood levels on original deck height.

Figure 1: Bridge Reconstruction Adopting Original Deck Height



At this stage, the top end cost estimate of strengthening the piers and constructing the bridge with the +50% applied is \$3.3M. Because of the challenges of strengthening and associated costs, the ASBWG decided to explore the design of a gateway option. The 1:100 year flood level is the top of the flood banks. See Figure 2 illustrating the gateway design.

Figure 2: Concept Design Using the Piers as a Gateway.



ASBWG concluded that more work was required to look into the alternative of using the piers as a gateway. They concluded that they need to understand the way the piers have been constructed, and to obtain a geotechnical investigation.

September 2018

A proposal from Beca was received for \$68,640 for Stage Two of the feasibility study to address the following:

Report author: Property and Facilities Officer - Vincent and Teviot Valley

Outline of Stage 2 of Feasibility Study

1. Destructive investigation and material testing of the piers
 - Two cores at 2m long and 150mm wide will be made at water level in the piers
 - It is proposed that they are made to the northern pier on the riverside, but this could be revised to be one at each pier
 - Heritage consultation provided by Origin Consultants
2. Review of structural assessment. Review of concept options of piers being used as a gateway bridge, viewing platform through one pier, and a clip-on with viewing area.
3. Revise rough order costs for strengthening of piers.
4. Geotechnical review.

Prior to proceeding with Stage Two, the ASBWG reviewed design detail to date. They noted the bridge deck would need to be considerably higher than the original level because of the 100 year flood level. This higher deck level would then require a steep access approach on the northern side of the bridge. This would also require a large access area to accommodate the approach to the bridge.

These factors all contributed to a design that the ASBWG considered unattractive. This resulted in a unanimous decision not to proceed with Stage Two of the Feasibility Study.

The ASBWG now propose to focus on:

- Collaborating with COQTT to ensure the cycle trail bridge, being a clip-on to the road bridge, will be sympathetic with the historic bridge piers in a way that highlights the important heritage value of the bridge piers
- Developing a maintenance strategy for the piers
- Collaborating with the Alexandra Miners Village and Riverside Park Trust and the COQTT regarding potential development of the whole river precinct landscape i.e. from the Shaky Bridge around to the boat ramp
- If a viewing platform off the road bridge is not possible, then developing the concept of the viewing platform through one of the piers

At the time of writing the ASBWG members are: C Higginson (Chair), B Fitzgerald (Vincent Community Board); B Wills (Councillor); S Jeffery (Councillor); M Rooney; M Sole; B Kemp; J Breen; J Howard (Heritage NZ); R Miller (Origin Consultants); R Thomas (Lotteries); M Begg (Central Lakes Trust); C Martin (CODC); M De Cort (CODC).

Attachments

Appendix 1: Conservation Plan for Alexandra Suspension Bridge 1882

Appendix 2: Beca Stage One Report, 16 March 2018

Report author:



Christina Martin
Property and Facility Officer
Vincent and Teviot Valley
14/01/2019

Reviewed and authorised by:



Louise van der Voort
Executive Manager - Planning and Environment
23/01/2019

CONSERVATION PLAN
FOR
ALEXANDRA
SUSPENSION BRIDGE
1882
THE CLUTHA RIVER, ALEXANDRA



PREPARED FOR CODC

JANUARY 2011

Jackie Gillies + Associates

Architecture + Conservation + Archaeology
PO Box 213 Queenstown 03 409 0607

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Appendices

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| Appendix 8 | Photographs of the partial demolition of the bridge in June 1963 – courtesy of Steve Kemp |

A Introduction

A.1 Executive summary - Statement of Significance

The old Alexandra Bridge structure is assessed in terms of significance as follows:

1. The bridge structure has national significance for its place in the development of 19th century bridge building in New Zealand. In its day, it was one of the grandest bridges in the country and incorporated neo-classical elements in its design which may be unique in New Zealand;
2. The structure has regional significance as a surviving example of the late 19th century Central Otago vernacular style of bridge building, much of which has now been lost;
3. The surviving masonry elements have technical significance on a regional, if not national scale, for the quality of the ashlar stonework and for the early use of cement in the foundations to one of the piers;
4. The bridge structure has regional contextual significance for its contribution to the greater landscape and to the more succinct townscape of Alexandra;
5. The bridge has local significance for its associations with the progressive works programme of the Vincent County Council and with founding members of the town, such as Vincent Pyke, Michael McGinnis, Leslie Macgeorge, Jeremiah Drummey and James Simmonds;
6. It has local significance as a symbol of the growth and prosperity of the town and the changes that the town has undergone in the 20th century with the development of transportation networks in Central Otago;
7. The bridge has regional and local significance as an icon of the town and the identity that it provides for tourism, manufacturing and sports/recreational groups and organisations;
8. The bridge and adjoining river banks have archaeological significance and there is the potential to find further pre-1900 archaeology during any works to the banks.

A.2 The old Alexandra bridge piers

In 1958, a new steel bridge was constructed across the River Clutha at Alexandra parallel to the original 1882 suspension bridge; by the mid 20th century the old bridge had become inadequate to meet the needs of traffic on State Highway 8. The highway is both the arterial route between the town and Roxburgh/Fruitlands and the link between the commercial centre of Alexandra and the residential suburb of Bridge Hill, so the demands of traffic were high and the old, single lane bridge no longer had the capacity to meet them.

Although, at the time, there were discussions about retaining the old bridge for foot traffic, concerns over its condition and maintenance won the day and five years later, in June 1963, the bridge deck and suspension cables were dismantled and

removed leaving the freestanding piers and bankside abutments that remain today. For some this was the acceptable price of progress, but for others a sad loss to the history and cultural development of the town.

20 years on, in 1983, the bridge piers were registered as a Category 1 Historic Place (reference no. 349) by the New Zealand Historic Places Trust on the basis that, before being dismantled, the bridge was said to be the finest suspension bridge in New Zealand. Today, the piers are an icon for the town and a point of interest, perhaps even of surprise, for people using the modern bridge.

However, historic buildings and structures, particularly those that have become 'ruins', rarely have the luxury of inertia or passivity if they are to survive for the benefit of future generations; they need to earn their keep. Nonetheless, before reuse, alteration or other change can take place, an understanding of what makes them special needs to be gained. In this way, their cultural significance can be protected and safeguarded for the future and that is the intention of this conservation plan.

A.3 Conservation plans for historic places

Conservation management and planning are well established now as being crucial to the beneficial use and guardianship of important historic buildings and places. The purpose of a conservation plan is threefold.

Firstly, the plan should describe a place and define its significance. Secondly, out of this, the plan should be able to assess the vulnerability of the place, and of its significance, to neglect or damaging actions. Finally, it should propose conservation policies to ensure the long term protection of the place and the retention (or possibly enhancement) of its significance and wider social value. In some cases, a conservation plan will be the starting point for the establishment of a management plan to develop and activate those conservation policies.

Central Otago District Council has commissioned this conservation plan as the first step in the current proposals to secure the long-term future of the bridge piers. The District Council is the principal stakeholder, but the naturally the structures also have considerable importance to the local community, the NZ Historic Places Trust, special interest groups and visitors alike; the successful conservation of the old bridge structure and its well-being in the foreseeable future will reflect widely upon many of those who live in and visit the town.

Accordingly, the objectives of this conservation plan are: -

- + Understand the structures by drawing together information, both documentary and physical, in order to present an overall description of the historic place through time;
- + Assess the significance of the bridge, both generally and for its remaining principal parts;
- + Define the issues affecting the significance of the remaining structures and their component parts and how these are vulnerable to damage; and
- + Propose conservation policies to ensure that the significance of the Alexandra Bridge Piers are retained in their future repair, alteration and management.

This conservation plan has been prepared in accordance with "Preparing Conservation Plans" by Greg Bowron & Jan Harris, 2000 (Heritage Guidelines vols. 4-10). The general approach for the assessment of significance of the bridge is also based upon that advocated by J.S. Kerr's proposal for a conservation plan in 1996. It relies upon an examination of the structures, their character and of the urban and historical context in which they have developed. In this way, it is intended to reach an understanding of what makes the remains of the bridge special and of their place in the development of Alexandra.

There are many aspects to the concept of 'significance' but essentially these may be described by reference to the following established values:

Historical and Social significance

Those values that are associated with a particular person, group, event or activity. These may be, for instance, social, historical, economic or political.

Cultural and Spiritual significance

These are values associated with a distinctive way of life, philosophy, tradition, religion or belief.

Architectural and Aesthetic significance

These values may be associated with a particular design, form, scale or colour.

Technological or Traditional Craftsmanship significance

Under this category, values may relate to traditional, innovative or unusual building techniques and construction methods or those that are particularly notable for their time or quality.

Archaeological significance

These values assist in our understanding of past events, activities, people or patterns by the appreciation of archaeological information that can be gained from a building or site.

Contextual significance

These are values relating to the setting of a building or site in terms of landscape, townscape and its relation to the environment.

A conservation plan should never be regarded as a static document or one that is prepared once and then thereafter forgotten. Cultural values – the things that, collectively, we think are significant about place – change with time and as new information comes to light. Accordingly, to be effective as a management tool, this plan must be reviewed and updated at regular intervals to ensure that it remains relevant and valid.

A.4 Ownership

It is understood from the report to the Vincent Community Board by the Community Facility Officer dated 1st December 2008 that ownership of the old bridge structure is vested in Central Otago District Council.

A.5 Methodology and limitations affecting this conservation plan

The study process for a conservation plan involves a series of work stages – these are reflected in the format of this report.

Firstly there is 'understanding'. This stage has involved both a physical examination of the place – its fabric, features and landscape – through site visits and rapid visual surveys and examination of records and historical sources relating to it. The latter includes primary records and archives regarding its history, archaeology and social value and secondary sources, such as books, guides and illustrations. The process collects together existing information and does not usually involve new research or formal survey work to any significant degree. The principal sources are given below. There can be no doubt that more research can be done in many of the areas covered in this report and that there is yet new information to come to light – no claim is made that the information within this plan is definitive or exhaustive.

- NZHPT Register details 349. See Appendix 2;
- Examination of information and photographs in the Central Stories Museum collection;
- Information provided by the public and handed in at Central Stories Museum;
- Enquiries at the Hocken Library;
- Examination of newspaper articles and cuttings found at www.paperspast.natlib.govt.nz ;
- Various books, including 'The Golden Junction – Episodes in Alexandra's History' by John McCraw, 'Bridging the gap – early bridges in New Zealand 1830 – 1939' by Geoffrey Thornton and 'Bridges of New Zealand' by Patrick Hudson;
- Rapid visual assessment undertaken by Robin Miller of Jackie Gillies + Associates on 13th and 14th October 2010.

'Understanding' covers the history of the bridge, historical photographs and a description of the remaining bridge structures.

The second stage is the assessment of 'Significance' and appraises the remaining structures in terms of significant fabric, details and elements.

The final stage is the assessment of 'Influences on Conservation and Policies' and the writing of policies designed to safeguard the cultural significance of the structure.

A.6 Acknowledgements

There are many people who have assisted in the production of this plan and their help is gratefully acknowledged. These include:

Brian Patrick and Shani Redmile of Central Stories Museum; John Breen, Mike Rooney; Clair Higginson & Carol McGarry of CODC; Barry Wills; Bert Kemp; Edith Reid; Peter Love; and the New Zealand Historic Places Trust.

B Understanding

B.1 Context - the need for a bridge over the Clutha at Alexandra

References to the 'Dunstan' area of Otago have been made as far back as 1858, when John Turnbull Thomson reported on his travels to the interior.¹ It has been suggested that he named the area because the mountains reminded him of his birthplace in England where Dunstan means "a stone on the hill".² However, apart from the movements of runholders and their stocks very few European settlers ventured into Central Otago and the lakes beyond until the discovery of gold. This was made by May 1861 by Gabriel Read³ which precipitated the first of the gold rushes, which was to propel a large mass of eager miners from all over the world up the Clutha and into the lands beyond.

This rush for gold reached the area of the Clutha valley now known as Alexandra after the discovery of gold further up the Dunstan Gorge by Horatio Hartley and Christopher Reilly, an American and an Irishman, in the winter of 1862.⁴ Their fabulous gold strike started the Dunstan Gold Rush and within a year up to 40,000 miners were digging along the banks of the Clutha River, then known as the Molyneux. By the end of the first year, the field had yielded close to 2,000 kilograms (70,000 ounces) of gold.⁵

One of the major difficulties facing the miners was the crossing of the Manuherikia and Clutha rivers. The scale and flow of the Manuherikia meant that it was possible, depending upon the time of the year, to wade across it, but the Clutha was a different story; a ferry was the only means of getting from one bank to the other. Unfortunately for the miners, the small number of ferries that existed on the river meant that they could charge more or less whatever they wanted and the time that it took to use them was hardly a convenience.⁶ Thus there was growing pressure during the 1870s for a bridge for light wheeled traffic over the Manuherikia and this led eventually, in 1879, to the completion of the 'Manuherikia Light Traffic Bridge'.⁷ Designed by the County Engineer, L. D. Macgeorge, and built by local contractors, Grant and McKellar, for the sum of 974 pounds & 10 shillings, this bridge became known as the 'Shaky Bridge' due to the rather wobbly nature of its 'suspension' construction.

There was similar agitation in the early 1870s for a bridge across the Clutha to accord with the realigned Teviot to Alexandra road where it met the Alexandra ferry. A tender process in 1874 for the construction of a bridge amounted to nothing, but in July 1878 the Vincent County Council asked two engineers, L. D. Macgeorge and Robert Hay, to make proposals for the construction of another bridge. A few months later the "old man" flood swept away the recently constructed bridge at Clyde and damaged the Alexandra ferry. The effect was two-fold; firstly it proved how vulnerable the ferry was to the strength and volume of the river and, secondly, there

¹ Otago Witness, Issue 322, 30 January 1858, Page 4

² Sole, Matthew (2010) Archaeological assessment on section for construction of new vehicle shed for D& M Wither 15-17 Sunderland Street Clyde, unpublished Copy held by NZHPT

³ Cunningham, Gerald (2005) Illustrated History of Central Otago and the Queenstown Lakes District, Auckland, Reed, page 43

⁴ Ibid.

⁵ Sole (2010)

⁶ McCraw John (2002) The Golden Junction, Episodes in Alexandra's history, Square One Press, page 34

⁷ Ibid, page 47

were calls for the Clyde bridge to be rebuilt in a new location - the favoured spot was Alexandra.⁸

It would seem that even when the first Clyde bridge had been built a few years earlier in 1876, questions had been raised whether Clyde was the most suitable location for it. The local paper, *The Otago Witness*, had reported "The opening of Clyde bridge was accompanied by a ball given by the Mayor, which, for excellence of appointments in every particular, was superior to anything of the kind hitherto enjoyed here. Mr Naylor makes no half measures in such matters. But we are exercised here to discover what the bridge is to do for Clyde. It will not bring more traffic; it may enable travellers to escape Alexandra without exhausting their pockets. Time will tell the tale of its benefits, I hope. The Alexandra punt will, of course, ply in opposition to the Clyde bridge, and for that purpose will probably be subsidised by their council. I fail, therefore, to see the advantages of the bridge to Clyde."⁹

The two main proponents for the bridge at Alexandra were Vincent Pyke, the Chairman of the County Council, and Michael McGinnis, a County Councillor. Both worked tirelessly to see it built, so much so that *The Cromwell Argus* tells how, at the opening ceremony, Mr Thevers gave a toast to "Mr McGinnis, the Member for Earnscleugh, who worked day and night for the Alexandra bridge, and succeeded in getting it".¹⁰

The bridge, of suspension type, was designed by L. D. Macgeorge. It had a span of 552 feet and was to be supported by a stone pier adjacent to each bank. Each pier would be 80 feet high and built of local Schist, but unlike other Otago bridges of the period, the style was grand and classical in origin.

The building project was tendered, but the prices returned were over 20,000 Pounds and Macgeorge had to revise his plans and simplify the stonework. This brought the lowest tender down to 16,111 Pounds and the contractors duly awarded the contract were local men; W. Beresford, J. Simmonds and J. Drummey. Although this was still a very substantial sum, the County Council was relatively unconcerned as local rates were subsidised by the government and the council also received revenue from mining licences, gold duty and other fees.¹¹

In all, the project took 3 years. Parts of the construction were technically difficult, particularly the ground work and foundations for the north bank pier, where a coffer dam needed to be built and larger than anticipated earthworks were necessary. Furthermore, the pier had to be founded on concrete (an innovative material for the time) rather than directly onto the bedrock. The works were also delayed by the flooding of the Manuherikia, which caused the Clutha to back up; by Drummey being injured due to a fall on the site; and by trouble with the work force. However, the greatest threat to the project was the financial crisis of early 1880, when the Government ceased all subsidies to local councils and Vincent County Council faced bankruptcy. Following the resignation of the Council Chairman, Vincent Pyke, the council itself dissolved into to a fierce internal power struggle and it was not until July 1881 that it, as a relatively stable public body, was able to make a special appeal to the Government for funding and the money to complete the project was secured.

⁸ *Ibid*, page 52

⁹ *The Otago Witness*, 29th July 1876, page 6

¹⁰ *The Cromwell Argus*, 6th June 1882

¹¹ McCraw John (2002) *The Golden Junction, Episodes in Alexandra's history*, Square One Press, page 53

B.2 The bridge engineers – Leslie Duncan Macgeorge and Robert Hay

Macgeorge was the first County Engineer for Vincent County Council and was appointed to the position in 1877 at the age of 23. He had been born in Adelaide and trained as an Engineer there, in the South Australian Public Works Department, before moving to a similar post in Otago in 1875. He then became the District Engineer for the Otago Provincial Government in Cromwell in 1876 and later joined the County Council.¹²

Macgeorge worked for VCC for many years and designed many of its bridges, including the Shaky bridge over the river at Manuherikia, the suspension bridge at Ophir and the iron bridge over the Upper Clutha at Cromwell. John. H. Angus¹³ associates Macgeorge with VCC's most spectacular period of advances between 1877 and 1884 and then with its period of stability during, what he refers to as, its second 'period' of operation between 1884 and the end of the century. The first was typified by a progressive works policy directed by men like Macgeorge and Vincent Pyke and the second was driven by people such as J. S. Dickie (County Clerk), William Fraser (Chairman) and Macgeorge.

In the latter years of his time with VCC, Macgeorge increasingly undertook private work and this, according to Angus, seems to have lost him favour with the councillors who considered his salary too high. Angus reports that in 1898 Macgeorge defended his position by saying to the Council that he had only been on leave twice in 23 years, but dissatisfaction over his employment terms must have continued as in 1901 Macgeorge was given 3 months' notice and shortly thereafter he was replaced by a new County Engineer, G. L. Cuthbertson.

Robert Hay, an engineer based in Dunedin, assisted Macgeorge in the design of the bridge. The level of his input is unknown, but as Borough Engineer much of his work was with waterworks and drainage and it can be surmised that his knowledge would have been of great relevance to the construction of the coffer dam and diversion of the river. Hay had been involved in the construction of the graving dock at Port Chalmers¹⁴, which was begun in 1869 and finished three years later, so his experience in working in wet environments would presumably have been of great use.

B.3 The contractors

Jeremiah Drummey

According to his death certificate¹⁵, registered in Manuherikia, Jeremiah Drummey was born in Canada in 1833/4 and was the son of Nicholas Drummey, a farmer, and his wife, Catherine. The certificate records that when he died on 26th January 1922, he had been in New Zealand since 1862 and had married his wife, Agnes, in Nelson at the age of 34. His wife, a teacher, passed away before him and he left a daughter aged 53 years old when he died.

The Cyclopaedia of New Zealand has a good account of his life and tells how he was brought up as a carpenter in Canada and travelled to Victoria in 1859, where he worked at the Inglewood goldfields for 2 years. He arrived in Otago in 1861 and

¹² Newspaper article (undated) by John H. Angus, Central Stories Museum

¹³ Ibid

¹⁴ Thornton Geoffrey (Reed 1996), Cast in Concrete – Concrete construction in New Zealand 1850-1939

¹⁵ Central Stories Museum records

moved into the Alexandra district the following year. Initially, he was concerned with gold-mining and was one of a group of 26 men who 'turned' the Manuherikia river so as to work the river bed and, in December 1863, he started the Manuherikia water race. Drummey surveyed and laid this race out for 28 miles (forming a company of 12 men to do the work). The Cyclopaedia credits him with being the first man in Otago to use horses and ploughs to cut races. Then, in 1866 he travelled up the West Coast and, whilst there, built the Upper Biller bridge.¹⁶

Drummey returned to Otago in 1870 and his principal line of work seems to have been as a contractor for building roads, bridges, buildings and water races. These include the Hallenstein, Hazlett and McKerra premises and waterworks at Cromwell, the Carrick water race, the Macandrew bridge over the Kawarau, the school house at Nevis, the courthouses at Alexandra and Ophir and the Alexandra bridge. In his later years, he farmed in the Ida Valley and purchased the Newcastle coal mine. When the Cyclopaedia was written in 1905, he owned a coal mine on the Manuherikia Flat and was involved in the Chatto claim worked by the Chatto Creek Company.¹⁷

Drummey married one of the daughters of William Allan of Glasgow, another contractor, in 1867 and had 3 daughters and 3 sons. Only one of the daughters remained alive when the Cyclopaedia was written.¹⁸

James Simmonds

Born in Hobart, Tasmania, in 1841, Simmonds was trained as a cabinet-maker, spent 3 years on the Australian goldfields and arrived in Otago in 1862.

Having worked as a builder in Invercargill and having been involved in mining at Waitahuna and Wetherstones, he settled in Dunstan District in 1866. In addition to being one of the contractors who built the Alexandra bridge, he built the Post Office, police camp and several other buildings in the town, undertook various Government works at Clyde and built the Manorburn bridge.

For 12 years, Simmonds had a store near the Alexandra bridge and was involved in many mining activities in the area. He played a large part in local public life being secretary to the Alexandra Mining Association, chairman of the Licensing Bench, secretary of the school committee, secretary of the Dunstan Hospital committee and a member of the Central Otago Hospital Board. As mayor of Alexandra, he printed the first copies of the local newspaper and planted the first tree on the recreation ground. He was also the successful designer of the Town Hall, a Justice of the Peace, one of the representatives of Manuherikia Ward and a member of the Council almost continuously for 23 years.¹⁹ He can therefore be truly said to be one of the early guiding lights of the town.

William Beresford

The third contractor involved in the construction of the bridge was another local builder, William Beresford. He was involved in the carpentry and wheelwright trade²⁰, but was also one of the early councillors of the town, having first being elected as one of two councillors for the Manuherikia Ward on 22nd July 1867. He became Mayor of Alexandra in 1872-73 and was instrumental in the local agitation for the construction of the Manuherikia bridge in July 1873. Ramage²¹ states "Alexandra's

¹⁶ The Cyclopaedia of New Zealand, Alexandra South, www.nzetc.org/

¹⁷ Ibid

¹⁸ Ibid

¹⁹ Ibid

²⁰ Ramage Gordon (1990), Alexandra – A place in the Sun

²¹ Ibid

isolation is undermined by a request to the council in August 1876 when it was asked to use its influence to get the charge on the ferry.....from 6d to 3d for foot passengers. The council declined to interfere 'on account of the punt being privately owned'." He later continues "At the time a bridge over the Manuherikia made more sense than one over the Molyneux. No road to speak of existed between Butchers Gully and Alexandra; the Northern access into the town was through Springvale".

B.4 Bridge building in New Zealand and the wider world in the 19th century

There are many varieties of bridge designs that have been constructed in New Zealand. Geoffrey Thornton²² categorises these as follows: -

Beam & girder bridges

Truss bridges

Suspension bridges

Cantilever bridges

Movable bridges e.g. lift span, swing span and bascule or drawbridges

Arch bridges

The first and least technically demanding bridges to build were generally those of beam & girder, arch and truss design.

The following information (summarised from "Bridging the gap – Early bridges in New Zealand 1830-1939") provides a brief timeline for the construction of more technically challenging suspension bridges in the country. To help put these structures into the context of the wider world, important stages in *suspension bridge* development across the Globe are included in grey text:

1816 the first wire rope bridge was built in the USA; before this date suspension ropes had been made of natural fibres.

1820 The Union Bridge at Hutton on Berwickshire was the earliest suspension bridge in the United Kingdom and utilised iron rods.

1824 The first wire rope bridge was constructed in France by the Sequin brothers; between that date and the early 1840s a further 113 bridges of this type were built in that country.

1826 The Menai Strait suspension bridge in Wales, designed by Thomas Telford, was the first large scale suspension bridge in Britain and was based upon the use of cables of wrought iron links.

Thomas Telford's Conway Bridge was the next to be built and was completed in the same year.

1842 The suspension bridge over the Waiwakaiho River in New Plymouth was probably the first to be built in New Zealand. The bridge was replaced in 1859 due to timber decay.

1862 A timber suspension bridge for foot traffic was built over the Avon at Gloucester Street, Christchurch.

²² Thornton Geoffrey (Reed Books 2001), Bridging the gap – Early bridges in New Zealand 1830 – 1939

- 1864 The West Taieri Bridge, designed by John Turnbull Thomson, was constructed and survived until 1966 when it was replaced.
- 1864 The 183m long Clifton Suspension Bridge (designed by Isambard Kingdom Brunel between 1829 – 31) was built in Bristol in the South West of England.
- 1867 The toll bridge at Mataura, also designed by John Turnbull Thomson, was erected and lasted until 1938 when it was replaced with a new concrete structure.
- 1867 The Cincinnati Suspension Bridge was built in the USA.
- 1868 The first bridge in Skippers Canyon, over the Shotover River, was constructed to another design by J. T. Thomson. It had a width of 1.5m, a span of nearly 69m and was built with galvanised iron cable 114mm thick.
- 1868 The first Balclutha Bridge over the Clutha River was opened in 1868 to a design by J. T. Thomson. This was partly a suspension bridge and partly a drawbridge.
- 1874 The first bridge across the Kawarau River at Bannockburn was constructed and was built of local schist stone towers. It was partly swept away in 1878 and was then rebuilt over the summer by Jeremiah Drummey in the same form. It lasted until it was replaced, by the Macandrew Bridge, in 1897; the latter bridge reused the then existing schist towers and piers. A new bridge of steel girders took its place in the 1960s.
- 1875 Building of the first bridge at Clyde commenced. It was a suspension bridge with schist towers, designed by L. D. Macgeorge, but was washed away in the 1878 floods. The second bridge was opened in 1881 and remained in use until 1936, when the existing bridge was built.
- 1878 A suspension bridge with stone towers was built across the lake outlet of the Hawea River.
- 1879 The 'Shaky' or 'Shakey' bridge was built across the Manuherikia River at Alexandra. It was designed by L. D. Macgeorge as a cart bridge and has cables spanning between four schist towers.
- 1880 Another suspension bridge with schist towers designed by L. D. Macgeorge was built at Ophir and was named the "Daniel O'Connell" bridge.
- 1880 The Kawarau Gorge Bridge, designed by H. P. Higginson, was built. It comprises two pairs of schist towers, a timber deck of Red Beech with Australian Ironbark braces and galvanised steel wire ropes.
- 1882 The Alexandra Bridge over the Clutha River was completed and opened on 2nd June.**
- 1884 Designed by Frederick Marchant, the Tekapo Bridge was built and is an early example of a 'multiple rope' suspension bridge in New Zealand.
- 1887 Following the destruction of the earlier (1875) timber arch Teviot Bridge, a suspension bridge was built to cross the Clutha at Roxborough.
- 1897 A suspension bridge was built for horse and stock traffic over the Capburn at Tiroiti.

- 1897 A suspension bridge was built over the Rangitikei River east of Utiku.
- 1899 The Clifden Suspension Bridge over the Waiiau River was constructed and has concrete towers.
- 1901 A new Skippers Canyon Bridge was built to span the Upper Shotover River near Queenstown. It was constructed of concrete towers and steel cables and is the highest suspension bridge in New Zealand at over 91 metres above the river.

The old bridge at Alexandra was therefore one of a group of early suspension bridges built in New Zealand in the 19th century. It was substantially built to last and was no doubt designed with the lessons learnt from the 1878 floods in mind as well as being a showpiece for the Vincent County Council and town of Alexandra.

B.5 Late 19th century vernacular bridges in Central Otago

	
<p>Manuherikia 'Shaky' Bridge 1879</p>	<p>Ophir Bridge 1880</p>
	
<p>Kawarau Gorge Bridge 1880</p>	<p>Alexandra Bridge 1882</p>



The 'Second' Clyde bridge 1881 (photograph courtesy of the Clyde Museum)

From the photographs above some interesting similarities can be seen the five bridges built in the area between 1879 and 1882:

- All are suspension bridges supported by stone piers/towers;
- All are constructed of Schist – however the rubble stonework to the 'Shaky' Bridge is considerably inferior to the coursed, rusticated ashlar of the other three structures;
- The second Clyde bridge had many features in common with the Alexandra bridge of a year later. The stonework is similar and of high quality; there is a similar bullnose stone detail to the piers; the bases have an arched opening; and the base of each of the two principal piers has a rounded cutwater;
- The towers to all the bridges are of rectangular or tapering, rectangular stonework;
- All the bridges had timber decking and bracing, although these elements seem to have been strengthened at various stages post-construction with steel.

This indicates a definite vernacular style in the design and construction of the bridges and the use of similar materials.

On the other hand, the old Alexandra bridge has a number of characteristics that make it remarkable and unique in the region, if not the whole of the country: -

- its size and span;
- the very high quality of its stonework;
- it is the only bridge of the four where part of it was built and stands in the river;
- its design whereby the road deck passes through the principal piers;
- the classical elements of its design, such as the curved pediment, entablature and semi-circular arches. This last difference may make it

unique in a much wider sense; brief research to date has not revealed another like it in New Zealand, although it has a semblance to the Clifton Suspension Bridge in Bristol, England and the Roebling Suspension Bridge in Cincinnati, USA.

John H. Angus²³ sums up the vernacular, regional importance of the bridge saying "The Alexandra Bridge with its handsome masonry piers, arched pillars and graceful lines, became famous. It typified the suspension bridges which were such a feature of Central Otago roads, and its design and workmanship were rightly regarded as a monument to the skill of MacGeorge, Drummey and the local tradesmen. With its erection, the Vincent County Council had completed a quite remarkable programme of bridge building. As well as the major bridges over the Clutha, Hawea and Manuherikia, several smaller wooden truss bridges were placed over streams crossing the major road lines."

B.6 The bridge as built

The Dunstan Times gave a detailed description of the bridge when completed²⁴:

Length 552 feet, longest span 262 feet 6 inches, Eastern Pier: founded on a reef 18 to 20 feet below the river level on a three foot concrete foundation. The masonry consists of a coursed rubble face with ashlar, and is relieved by two arches placed one above the other, the bottom one is 18 feet x 12 feet and the other 12 x 9 feet. These arches lighten the appearance of the pier without detracting from its strength. At the roadway level commence two pillars carrying wire cables. The masonry is ashlar with a chisel draught round the face of each stone. Commencing at the height of 18 feet an arch is turned, the keystone of which is 24 feet above the floor levels. Above this is a bold cornice in plastered cement, the whole being surmounted by two urns, one over each pier. The height of this pier from the bottom of the concrete foundation to the top of one of the urns is 97 feet, about 80 feet of this being visible. Its thickness at the base is 20 feet 4 inches, tapering to 6 feet at the top of the pillars. The other main pier, which is of similar appearance, is founded on solid rock about water level. The bridge is supported by 8 three inch cables, 4 on each side. Shafts and tunnels have been driven so that the anchoring can be examined. The breaking strain of the whole bridge is 800 tons.

McCraw²⁵ describes the north abutment on the Alexandra side as being built of Totara piles with a steel tip driven into the very hard ground and then overlaid with a deck of heavy hardwood timber planks. The abutment comprising stone outer walls with rubble filled core was built upon this foundation and voids were left in it to accommodate the anchors for the suspension cables.

B.7 The materials used

Given the ease of transport and the vast range of readily available building materials today, it is easy to underestimate the limited resources and considerable obstacles faced by the engineers and building contractors at the time of the bridge's construction. Materials would also need to have been sourced as closely as possible to the site or there would have been substantial difficulties, and dangers, in transporting heavy materials any distance.

²³ Angus John H. (VCC 1977), One hundred years of Vincent County 1877-1977

²⁴ Moore, C.W.S. The Dunstan – A History of the Alexandra-Clyde District (1953), Otago Centennial Historical Publications

²⁵ McCraw John (2002) The Golden Junction, Episodes in Alexandra's history, Square One Press, page 59

Stone

The Schist used in the construction of the piers and abutments are said to have come from two different quarries, one close to each bank of the river. On the south bank, the quarry is considered to have been where there is now a rock cutting through which the bridge approach road passes. On the other bank, the north quarry is now likely to be the site of Taylor Place.²⁶

The north pier base is described as being built of large blocks of 'coursed rubble' stone laid in mortar with an inner core to each pier of rubble and mortar. From about a metre below the water level up to the road deck the pier is built of 'ashlar' (dressed stone) with the pillars being of even higher quality work finished with a 'chisel draught'²⁷ to give a rusticated effect to the stone. The south pier is similar save that the better ground conditions meant that it did not require the same 'coursed rubble' and inner core to the base. It could be founded on rock at roughly water level and was built for its entire height in ashlar stone.²⁸

What is clear is that the quality of the local Schist stone used is very high and the contractor was fortunate to be able to call upon skilled stonemasons for the work.

It is not known the extent, if any, to which the stonework incorporates iron in the form of masonry cramps and reinforcement.

Stone leftover from the construction of the bridge is said to have been used in two local buildings in the town, including one built by James Simmonds on the corner of Ennis Street and Limerick Street. This remains standing today and is known as the Bodkins Building (see figure 6).

Concrete

The construction of the north pier required significant excavation and the formation of a coffer dam to retain the river during the work. McCraw²⁹ tells how it was initially planned to excavate 6 metres below the river level to reach solid ground, but it was necessary to go deeper and then pour a 3 foot deep foundation of concrete. The depth of the river and the additional depth of excavation are unknown, but it would appear that the pier on the Alexandra side extends a long way below the current river levels and well into the bank (as shown in a sketch of the pier in McCraw's book).

No reference has been found to the type of concrete used in the foundation and it should not be assumed that it was Portland cement. Portland cement was imported into New Zealand in the 1850s, but was not in common use until much later and was a new, somewhat unreliable product. It wasn't actually manufactured in New Zealand until the late 19th century; the first South Island cements works to make it belonged to James Macdonald and began production at Pelichet Bay, Dunedin in 1887.

Other forms of concrete were in use at the time the bridge was built and were based upon lime and hydraulic lime binders. These had different properties and should not be assumed to perform the same as modern Portland cement, particularly in underwater conditions. Concrete was thus an innovative construction material in the 1870s and 80s (there are early examples of its use in the construction of buildings in Dunedin in the 1870s – Woodside, Cargill's Castle and The Dominican Priory are perhaps the most well known).

²⁶ Ibid, page 54

²⁷ Ibid, page 55

²⁸ Ibid, page 57

²⁹ Ibid, page 53/54

One point of possible interest is that the engineer from Dunedin who worked with MacGeorge, Robert Hay, is said³⁰ to have conducted successful tests with concrete in the late 19th century with the renowned architect, F.W. Petre, often known as 'Lord Concrete' – he was the architect involved in the construction of the three buildings mentioned in the paragraph above.

Steel

The 8 cables, each of 3 inch diameter, were of braided steel wire. McCraw³¹ notes that there is no record of how they were transported to Alexandra or how they were installed. He assumes that they were brought on drums to the site by bullock wagon from the railhead at Lawrence. Today, some sections of the cable remain on site.

When the bridge was dismantled, one of the cables was lost in the river, but a second section was hauled onto Bridge Road and has been put to use as a hand/fence rail.

Timber

Plans examined in the Central Stories records collection indicate that the deck was originally built entirely of timber and that as the structure decayed replacements were undertaken in steel. At present the type of timber used for the structure and decking is unknown, but the Otago Witness³² states that the "deck consists diagonal planking well tarred, and the parapet rail consists of wooden posts five inches thick, secured by iron diagonals coated with hematite".

Members of the client group have advised that, following dismantling of the bridge, the decking boards were used for scaffolding.

B.8 Events and changes during the life of the bridge

The Cromwell Argus of 6th June 1882 carries an account of the opening of the bridge and the following information is taken from it. The ceremony attracted hundreds of 'vehicles, horsemen and foot-passengers' into the town with eye-witnesses suggesting there may have been as many as 1,000 people there. At 2 pm, a procession comprising 'Good Templars, Friendly Societies, members of the County and Borough Councils, and the children attending the Alexandra school' marched to the bridge led by a brass band playing a quick-step. The bridge had been decorated with flags and two arches of evergreens bearing the motto "Progress". The opening address was made by Mr. McGinnis, the member for Earnscliffe Riding, who paid a high compliment to the contractor for the way in which the work had been done and praised the fact that it had been undertaken by local men. It is said that Mr. McGinnis 'considered the bridging of rivers quite as much a national work as the formation of railways'. After he formally declared the bridge open, the procession moved to the centre of the bridge and Mrs. Simmonds, the Mayoress, christened the bridge "Alexandra" by breaking a bottle of champagne on the railings.

After this, there were many speeches and toasts, including:

"Mr Theyers proposed 'The health of the Engineer, Mr MacGeorge,' and paid a high compliment to that gentleman's professional abilities.

Mr MacGeorge, who was received with cheers responded in a brief speech, in which he said that he had always worked with the contractors, and gave

³⁰ Thornton Geoffrey (Reed 1996), Cast in Concrete – Concrete construction in New Zealand 1850-1939

³¹ Ibid, page 59

³² Otago Witness, Issue 1594, 10 June 1882, Page 22

credit to Mr J. Ritchie, the inspector, for the efficient manner in which he had superintended the work.

Mr Rivers proposed 'The Contractors,' who he said were local men, and had carried out the work with local labor, and deserved great credit for the manner in which it had been performed.

Mr Drummey responded on behalf of the contractors, in a few words thanking them for the honor".

It seems that at this point the rain, which had been threatening all day with showers, came down heavily and the celebrations were forced to continue under cover in the Town Hall.

The climate of hot, dry summers and very cold winters, together with the damage caused by heavy drays and iron-clad horse hooves, must have been very wearing on the timber structure of the deck. Ramage³³ describes how, by October 1890, there was a request by the borough clerk to the county engineer that speed restriction notices be erected on the bridge to ensure that horsemen and vehicles did not travel at faster than a walking pace across it.

Records in the Central Stories Museum provide some information of the extent of repairs undertaken in the first 40 years or so of the life of the bridge:

1899 – Contract 359 (naming Drummy & Co as the contractor and L. D. Macgeorge as the engineer) describes repair works carried out to the brick as follows "Timber longitudinal joists replaced by 8 inch x 4 inch rolled joists. Old decking removed & replaced by 12 inch x 4 inch birch. 20 foot span at south end renewed in steel. Painting and tarring whole structure. All materials provided by County. Amount of Contract 323 Pounds (labour only)".³⁴

1907 – Contract 555 (naming Ruff & Magnus as the contractor and G. L. Cuthbertson as the engineer) states "Wooden crosscills replaced by 15 inch x 6 inch steel joists. 8 inch x 2 inch Jarrah deck placed under old 12 inch x 4 inch birch deck. 3 inch x 3 inch outside stays fitted. All materials provided by County. Total cost 997 Pounds 2-0".³⁵

1914 – Contract 607 states "Existing 8 inch x 2 inch Jarrah planks to be retained. New 8 inch x 2 inch Jarrah planks to be placed on top and staggered over existing joints below. New Red Birch 9 inch x 2 inch wheel planks laid in 2 rows over the decking at 90% to it." ³⁶

By 1936, the bridge was in poor condition³⁷ and the borough clerk was asked to contact Vincent County Council about the construction of a new bridge. In 1937, the first idea proposed was for a new two-way deck to be constructed using the partially dismantled and altered existing bridge piers, but shortly the VCC Public Works Inspector decided that an entirely new bridge would be preferable and surveys were made of two possible sites. However, despite a petition, nothing was done and it was not until 1952 that the Highways Board confirmed that a new steel bridge was planned. The cost of steel and the fact that it had to be prefabricated

³³ Ramage Gordon (CODC 1990) Alexandra, A Place in the Sun, page 28

³⁴ Records held in Central Stories, Alexandra

³⁵ Ibid

³⁶ Ibid

³⁷ Ramage Gordon (CODC 1990) Alexandra, A Place in the Sun, page 29

overseas meant that two years was given as the likely timescale; in fact it was not until 1958 that the new bridge was opened.

There were discussions about what to do with the old bridge and whether the stone piers should remain as a monument. By 1962, no decision had been made and opinion prevailed that the old bridge had lost its beauty by being overshadowed by the new one; there were plans to completely demolish the old.

Sir William Bodkin, MP for Central Otago at the time, campaigned for the retention of the piers and was depicted in an Otago Daily Times Sid Scales cartoon (see figure 18) wherein Sir William, wearing a Japanese uniform and sword, is seen attacking three borough council representatives about to blow up the bridge with the caption 'The Bridge on the River Kwai-tha'. Bodkin was responsible for the first meeting of the Manuherikia Dunstan Historic Society on 3rd December 1959 in which he started the campaign for the retention of the bridge as a monument to the pioneers. The bridge was also the subject of a book by Joan Ellis entitled "A bridge", published by the Schools Publication Branch, Department of Education, Wellington in 1959. A copy can be found in the Central Stories Museum.

Whilst some hoped that the old bridge could be retained and repaired for pedestrians, concerns over safety and maintenance costs won and the deck and cables were finally dismantled in June 1963. The work was undertaken by local men and photographs, courtesy of Steve Kemp are included in Appendix 8.

The Otago Regional Committee of the New Zealand Historic Places Trust placed the plaque on the north bank of the river, opposite the north pier, and it was unveiled by the town mayor, Mr. K. W. Blackmore, on 24th September 1978. It was the centenary year of the great Clutha flood of 1878.

In 2002, the Alexandra Museum hosted its annual lecture by Professor JD McCraw of Waikato University, a historian of Alexandra and Central Otago who has published six books on the history of areas in Central Otago.

The topic of the lecture was the Alexandra Bridge Piers and as a result of this the profile of the piers was raised. The Alexandra Community Board invited interested members of the public to form a group to consider the welfare of the piers. A working group comprising the Board Chairperson, Community Board Members and members of the public was formed.

The group initiated consultant reports on the condition of the bridge structures. Following advice that the piers were generally in sound structural condition, the group initiated a proposal to reinstate lighting on to the piers as they are iconic to Alexandra, particularly when entering or leaving via the southern route on State Highway 8. Previously the piers had been floodlit, which was well received by the public in general, however these were destroyed in 1999 by flooding. The project to suspend four lights off the lower side of the road bridge was completed in December 2008.

B.9 The bridge as an icon of the town

The old bridge structure has formed an icon or emblem for many of the local businesses, organisations and clubs. Examples of these can be found in Appendix 8.

B.10 Condition of the bridge structure

A conservation maintenance report was prepared by Oakley Gray, Architects in March 2005 and comments/recommendations in this conservation plan rely heavily upon its findings. The report should be read in full, but in general terms the report states (page 15, para. 3.1):

Considering the location, age, constant pressure of water flow on the piers, lack of regular maintenance etc over the years, all structures are generally in very good condition, although in need of repair and maintenance.

Appendix 2 of the report (cost estimates) gives a sum of \$328,646 plus GST for the recommended items of repair and restoration work listed in section 4.3 of the report. This date of this estimate was presumably March 2005 and therefore this sum will need to be adjusted to reflect inflation and any other changes in the interim.

The report is included in Appendix 3 of this conservation plan, but essentially the items listed in section 4.3 can be categorised as follows:

- Inspection and work by an Arborist to bankside trees/vegetation;
- Erection of scaffold and access to both piers;
- Treatment of organic growth around and on the structures;
- Cleaning of the masonry (but not water-blasting) and removal of wire rope from one of the structures;
- Maintenance of masonry pointing to a specification/standard approved by a Conservation Architect;
- Retention and maintenance of existing metalwork;
- Inspection and repair (as necessary) of the plastered upper faces/sections of the piers, including rebuilding of missing profiles/details;
- Possible water-proofing works to the capping plasters;
- Repair of the defective plaster to the urns atop the piers;
- Bird-proofing measures.

A visual inspection of the submerged pier bases was carried out by divers from Central Environment Services (Alexandra) in April 2006 and concluded (Page 1 – Executive Summary):

The consensus is that the condition of both piers, as judged solely from their underwater surfaces (no structural survey was attempted), appears to be solid and stable. No significant concerns were noted that might detract from future restoration or development of the upper sections of the piers.

The report was accompanied by a letter from Hadley & Robinson Ltd, Consulting Civil & Structural Engineers, dated 16th may 2006 with the following conclusion and recommendations:

We advise that the lower parts of the piers are structurally sound and stable and that no urgent remedial work is required at this stage. We support the recommendation made by Oakley Gray Architects in their March 2005 report, that the section of cable and old tree stump at the base of the true left pier be removed as part of the proposed maintenance works.

We also support the recommendation to carry out routine underwater inspections of the base of the piers at least once every six years or following any major earthquake or flood to monitor any changes in the condition of the piers and the foundations.

In February 2007 Hadley & Robinson Ltd prepared a structural report on the condition of the bridge piers, the synopsis of which concludes (page 1):

Our inspection of the old Alexandra Bridge on 20 February 2007 found that the general structural condition of both piers was very good, with little or no signs of weathering of the masonry blocks and cement mortar and no signs of structural distress. No urgent repairs or maintenance of the piers are necessary at this stage.

Some minor repairs of the plaster ornamentation of the tower caps and capitals will be required eventually but are not urgent. We found no etching or deterioration of the stonework or mortar due to the presence of pigeon droppings. Hence screening off of openings and recesses to prevent pigeons from roosting is not considered necessary from a structural aspect but may be considered for cosmetic reasons.

The inspection also included a superficial inspection of the abutments at both ends of the bridge. The downstream corner of the Alexandra abutment shows some signs of settlement but this is not considered to be critical at this stage and no immediate repairs or restoration are considered necessary. More detailed investigation and monitoring of possible on-going settlement or movement is recommended.

Jackie Gillies + Associates have not carried out a condition or structural survey of the old bridge structure as part of this conservation plan, but our inspection has raised a number of matters relevant to the retention of their significance and to their future repair and maintenance. These are as follows:

- The edges to the pediments have suffered loss and weathering of some of the plaster/render. Cracking and failure in places to the top edges of the pediment appears (as suggested by Oakley Gray) to be the result of earlier pigeon control measures. Whilst the affected areas could not be clearly seen, the cracking is likely to have been caused by drilling and fixing of the posts into the plaster and masonry. Careful repair/conservation is needed to the masonry/plaster and the existing anti-bird measures should be removed;
- Areas of the plaster/render appear to be spalling and there are stains, which may be attributable to water saturation and migration of salts within the masonry. There is a particular area of damage visible to the west face of the north pier. Close inspection is needed;
- The method of fixing the urns/finials is not known. It was common practice in the late 19th century to fix ornaments such as these by bedding an iron rod or pin through the ornament and into the masonry structure below. Rods and pins of this nature are prone to corrode and expand causing the ornament and structure to crack. Although the finials could not be examined at close hand, it appeared (looking through binoculars) that at least one of the finials has cracked. Closer inspection may reveal greater defects to them.
- The need for substantial repair to the upper/top surface of the pediment should be expected and it should be ensured that there are no cracks or depressions that will act as water traps and allow vegetation to take hold;
- The pigeons living on the piers are causing staining and a build-up of debris and guano. Inspection at distance does not suggest that the

birds are causing actual physical damage to the stonework, but their presence does mean that more regular maintenance will be needed to keep the masonry relatively clean and sanitary. The condition of the stonework should also be monitored to establish the effect of the birds. See Appendix 7 for information from Historic Scotland on methods of bird control for historic places. It is interesting to note that research has been undertaken in the UK into this problem. There are historic places in England where Birds of Prey are flown regularly, which is understood to work well in frightening off the pigeons (and which can be a popular event for the public to watch). This Historic Scotland document also concludes that "research into this topic indicate that all lethal methods of control have serious flaws and do not work in the long term. They only deal with the problem and not the cause. Non-lethal methods of control, which frighten birds off or remove areas of habitat or sources of food, are far more effective in the long run.'

- There are patterns of water staining on the piers and areas of organic growth (particularly to the bases). Periodic maintenance should be undertaken to remove and treat moss and other organic growth. Consideration and close inspection should be made to staining patterns to see if there are areas where water becomes trapped or concentrated and soaks into the masonry;
- Viewed at distance the exposed masonry appears to be in good condition for its age and situation. The visible pointing seems generally sound, but it is not known when repointing was last carried out and whether the type of mortar used is compatible with the original mortar and the stonework. The original mortar is likely to have been lime-based. Effort should be made during any further repair and maintenance work to identify the original mortar mix and repoint/repair with a similar mix and pointing style. There are localised areas, particularly to the north pier, where the joints have eroded and repointing needs to be undertaken;
- To date little information has been found relating to the laying and bedding of the schist blocks when the bridge was originally built. It was common for stonework in the late 19th century to be reinforced with iron and/or for stone blocks to be tied together with iron cramps. Over a long period of time, the iron corrodes and expands causing fracturing in the stonework and opening-up of mortar joints. Viewed at distance, there are no signs of corrosion problems to the bridge masonry, but if the stonework has embedded ironwork, there is the potential for this to be an issue in the future, particularly where the masonry is regularly saturated or actually submerged in water. Given that it is just over 50 years since construction of the Roxburgh Dam increased the river levels, there is a greater potential for corrosion of any embedded ironwork in the pier bases now than earlier in the bridge's life.
- The principal threats to the remaining south bank structures are considered to be the discharge of water from SH8 above the structures and the encroachment of the bank/path and vegetation (see photographs below).



Inspection chamber constructed above the anchorages



Surface water outlet directly above one of the anchorages – leaves indicate the main flow of water from the outlet



Water flows between the anchorages, which are likely to be clogged by debris. Remaining cables are likely to corrode more quickly.



The bank is spreading and building up behind the small south pier/abutment.

B.11 Historical Images & Photographs – courtesy of Central Stories Museum

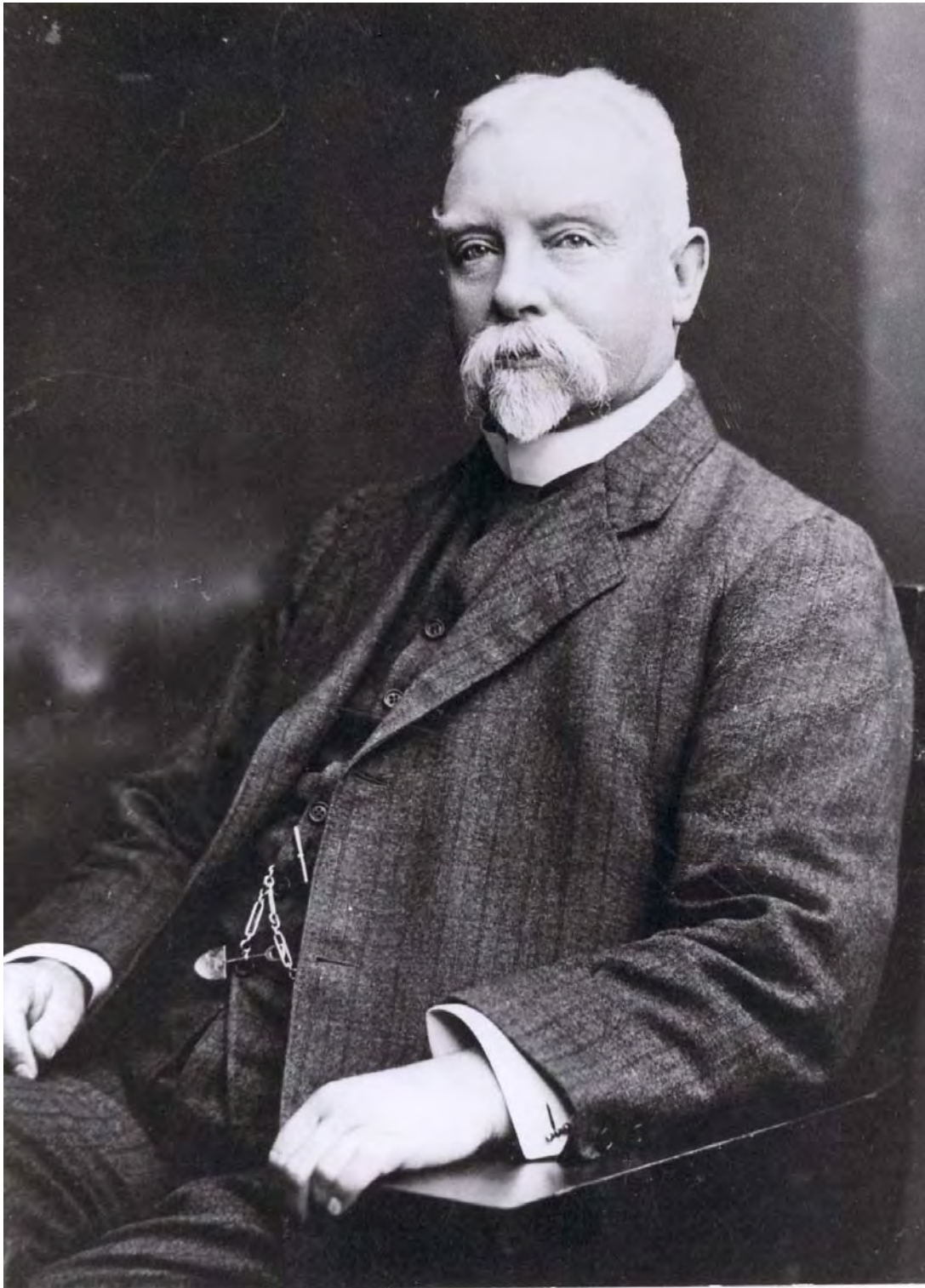


Figure 1 The bridge engineer, Leslie Duncan MacGeorge



Figure 2 The bridge contractor, Jeremiah Drummy

Figure 3

**The
Alexandra
punt site with
Bridge Hill in
the
foreground
(1870s)**

**Courtesy of
Central
Stories
Museum**



Figure 4

**The opening
of the
Alexandra
Bridge in
1882**

**Courtesy of
Central
Stories
Museum**



Figure 5

**Alexandra
Bridge in use
c.1890**

**Courtesy of
Central
Stories
Museum**

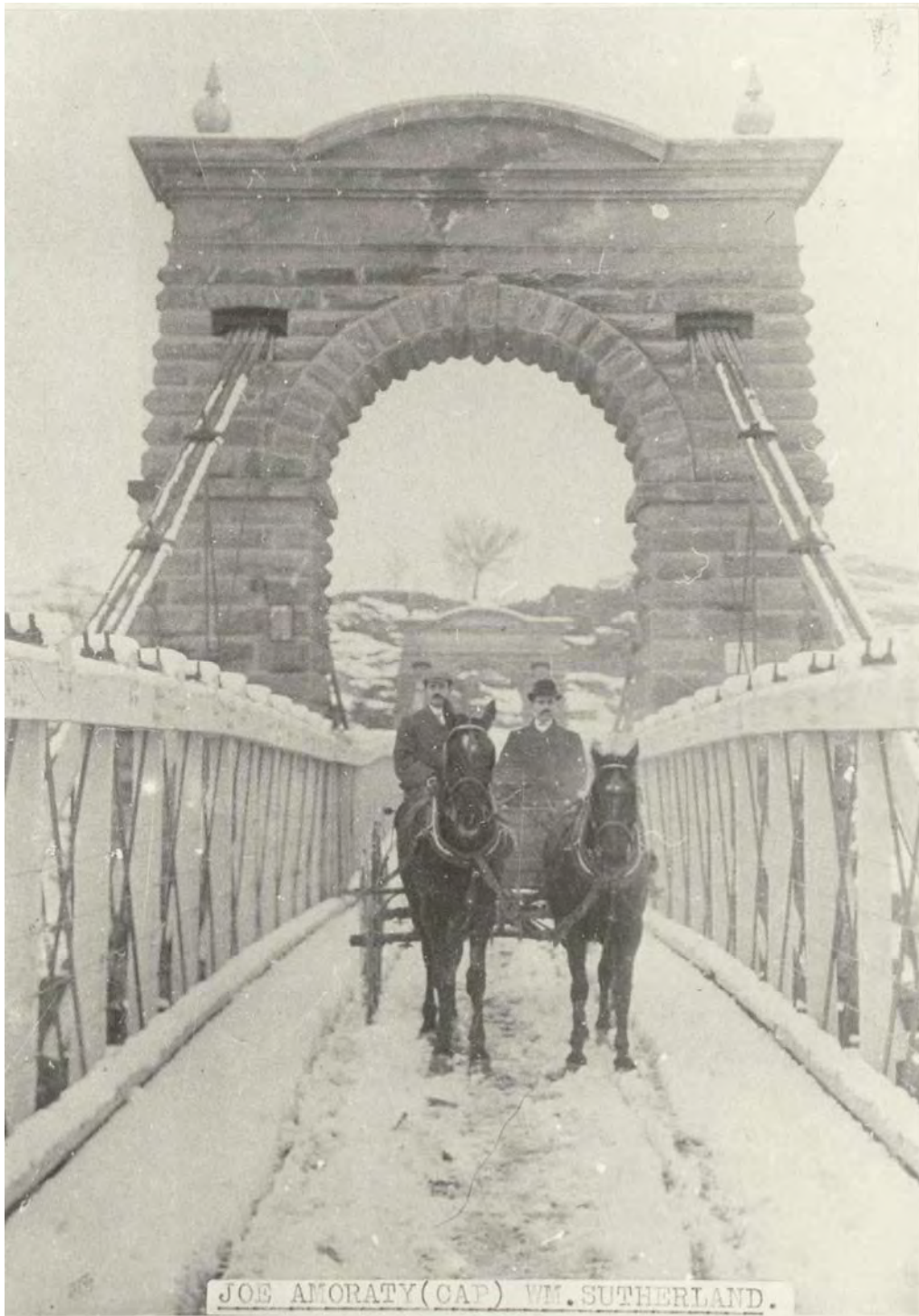


Figure 6

**Alexandra
Bridge with
Bodkins on
the far left**

**Courtesy of
Central
Stories
Museum**





**Figure 7 Alexandra Bridge in use c.1900 (Joe Amoraty – in cap – and William Sutherland
Courtesy of Central Stories Museum**

Figure 8

Cyclists at
the bridge
c.1891

Courtesy of
Central
Stories
Museum



Figure 9

The start of the new bridge. Note the low river level in the pre-Roxburgh era

Courtesy of Central Stories Museum



Figure 10

**A
photograph
(undated)
showing the
town water
supply pipe
running
along the
bridge**

**Courtesy of
Central
Stories**



Figure 11

**The bridge in
flood
(undated)**

**Courtesy of
Central
Stories
Museum**

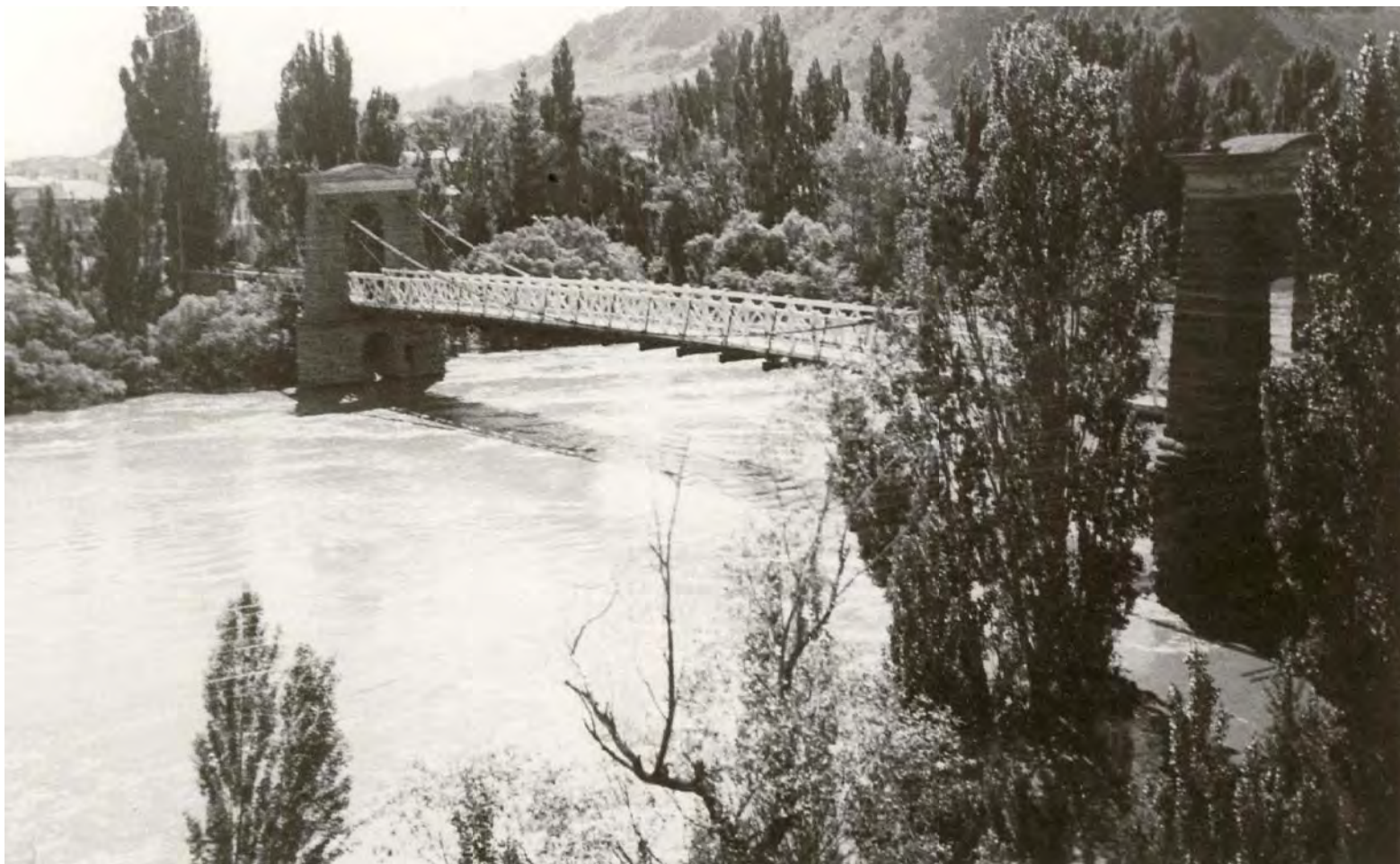


Figure 12

**Excavations
for the new
bridge
c.1956**

**Courtesy of
Central
Stories
Museum**



Figure 13

**The opening
of the new
bridge on 5th
July 1958**

**Courtesy of
Central
Stories
Museum**



Figure 14

Mr. Howjohns at the opening of the new bridge – one of the few people to have also attended the opening of the first bridge

Courtesy of Central Stories Museum





Figure 15
Dismantling
the old
bridge in
1963
Courtesy of
Central
Stories
Museum

Figure 16

**Dismantling
the old
bridge
decking**

**Courtesy of
Central
Stories
Museum**



Figure 17

**Dismantling
the old
bridge
decking**

**Courtesy of
Central
Stories
Museum**



Figure 18

Cartoon depicting Sir William Bodkin's fight to save the bridge from demolition

Courtesy of Central Stories Museum/ ODT



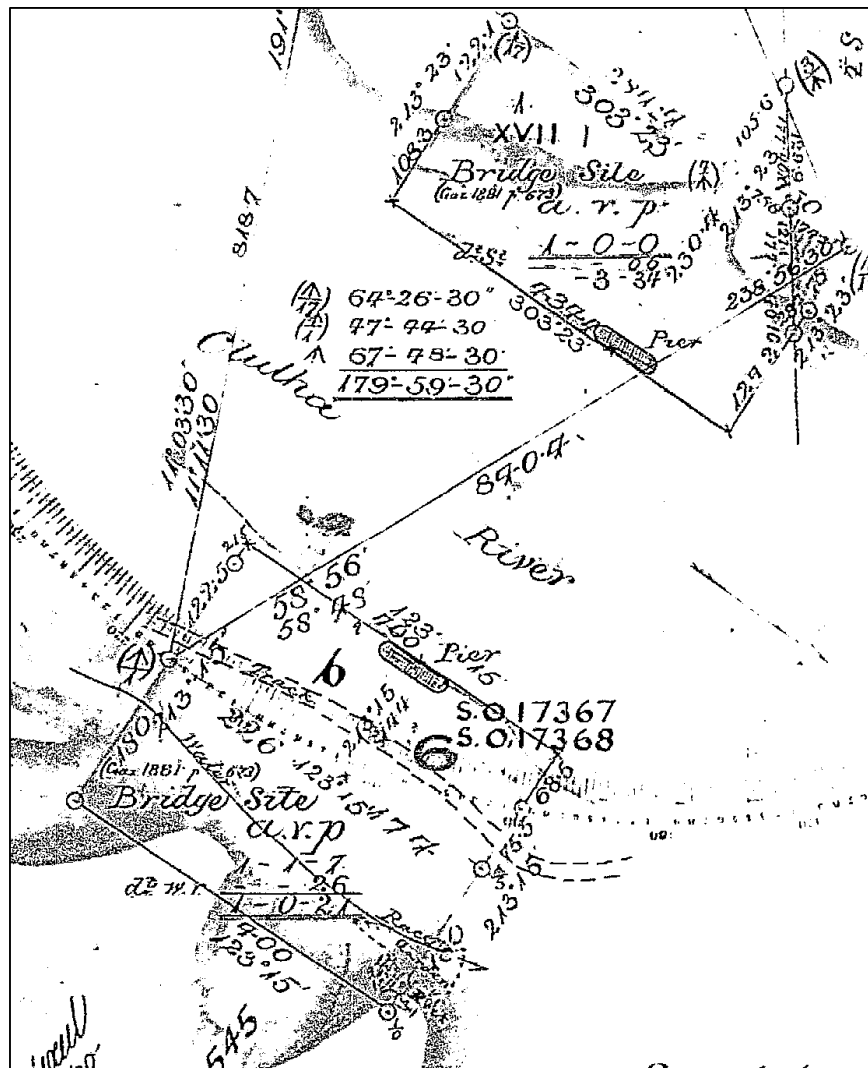
The Bridge on the River Kwai

B. 12 Archaeological Values

NB. The information in this brief discussion of the archaeological values of the is taken from the NZAA records of nearby archaeological features and Title/Survey data from the early 20th century, acquired from LINZ.

The Historic Places Act 1993 provides protection for sites associated with human activity before 1900 whether these sites are registered with the New Zealand Historic Places Trust or not.

As described above, the construction of the old bridge at this site started in 1880 with completion in mid-1882. The sections of river bank upon which the bridge lands were surveyed in January 1880 (see detail from SO 14041, below) and the first piles for the stone piers were sunk in September and October of that year with the stone structure being started very shortly afterwards.³⁸ By December of 1881, the 3 inch wire ropes were in position³⁹, suggesting that the stone piers were finished by this date.



³⁸ Otago Witness , Issue 1504, 11 September 1880, Page 21

³⁹ Otago Witness , Issue 1570, 17 December 1881, Page 23

C SIGNIFICANCE

C.1 Introduction

This chapter gives a summary of the significant elements and fabric at the site of the old bridge. It is intended as a design and discussion aid and is not exhaustive. It should be read in conjunction with the Inventory.

The assessment of significance for each element of the bridge structures is given in the third column of the inventory included in Appendix 1.

For the purposes of this report and the inventory, elements and fabric having '**High**' significance may be defined:

Those that retain their original plan form and/or significant amounts of original or early fabric.

These items should be protected, repaired and maintained. Any changes or interventions deemed absolutely necessary should be agreed upon in conjunction with a qualified heritage professional.

Elements and fabric rated '**Medium**' are defined as:

Those that have been altered or modified but still retain considerable heritage value.

These items should be retained and repaired where feasible but may be modified with conditions. Again, the type of modification should be decided upon in conjunction with a qualified heritage professional.

Elements and fabric rated '**Low**' are defined as:

Those that have been newly created and/or altered beyond recognition/repair. Retaining little significant heritage fabric.

These items can be altered or removed if required, however this does not extend to associated, adjacent or adjoining fabric or elements which may have intrinsic heritage value.

Spaces or elements rated as having a '**Negative**' or '**Intrusive**' value are defined as:

Those that actively detract from the heritage significance of the place.

Removal or alteration of these items should be considered on the basis that they will be substituted, where relevant, with items more appropriate to the significance of the building or structure.

C.2 Significant Elements and Fabric

C2.1 South Pier and Tower

- All architectural/classical detailing to the pier, including (but not limited to) the urns/finials, plastered pediment and entablature, arches with semi-circular heads (comprising voussoirs and keystone), string courses and shoulders;
- The plaster to the pediment and entablature, together with any remaining decorative finishes;
- Ashlar and rusticated Schist and all stonemason's tooling, marks and draughting;
- Original and early bedding and pointing mortar, including the early pointing style. This will require investigation and assessment once close access to the whole of the pier/tower is possible;
- The scars of the former road deck/structure and railings;
- The cable channels below the entablature, their internal mechanism and all associated cable arms, levers and other metalwork;
- The chase cut for the former town water supply pipe;
- All remaining pre-demolition fixings, bolts, eyelets, and other iron/steelwork attached to the structure.

C2.2 Small South Pier/abutment

- Ashlar and rusticated Schist and any stonemason's tooling and marks;
- Stone capping, timber bearer, fixing bolts/nails and any archaeological evidence relating to the original stone posts that stood at either end of the pier.

C 2.3 South Anchorages

- Ashlar Schist, arches, voussoirs and any stonemason's tooling and marks;
- Surviving anchors and fixings;

C2.4 North Pier and Tower

- All architectural/classical detailing to the pier, including (but not limited to) the urns/finials, plastered pediment and entablature, arches with semi-circular heads (comprising voussoirs and keystone), string courses and shoulders;
- The plaster to the pediment and entablature, together with any remaining decorative finishes;
- Ashlar and rusticated Schist and all stonemason's tooling, marks and draughting;
- The plaque on the north face of the east pillar;
- Original and early bedding and pointing mortar, including the early pointing style. This will require investigation and assessment once close access to the whole of the pier/tower is possible;
- The scars of the former road deck/structure and railings;
- The cable channels below the entablature, their internal mechanism and all associated cable arms, levers and other metalwork;
- The chase cut for the former town water supply pipe.
- All remaining pre-demolition fixings, bolts, eyelets, and other iron/steelwork attached to the structure.

C2.5 North Abutment

- Ashlar and rusticated Schist and any stonemason's tooling and marks;
- Any archaeological evidence relating to the original north anchorages and the landing for the road deck;

C2.6 Cables

- Remaining sections of steel cables in the anchorages and close to the Minor South Pier.
- Remaining sections of cables to railings/fencing on the south bank.

C.3 INFLUENCES AND CONSTRAINTS ON CONSERVATION

C.3.1 New Zealand Historic Places Trust

The remnants of the bridge are registered as a Category 1 historic place by the New Zealand Historic Places Trust and have the reference 349. Category 1 status within the register is given to places of 'special or outstanding historical or cultural heritage significance or value' and the Trust specifies that places may be considered significant because they possess 'aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or value.'

A Category 1 listing by NZHPT considers the piers as a whole, both above and below water level. Reference to the original NZHPT Field Record Form suggests that only the two bridge piers themselves were registered and it is recommended that discussions be opened with NZHPT to ensure that all the bridge structures, including those embedded, in the banks are listed.

The NZHPT listing does not preclude the possibility of sensitive modifications to any of the pier, based on an accurate identification of significant fabric and the involvement of a recognised heritage professional.

C.3.2 The Building Act

Work which can be described as repair and maintenance is not subject to the Building Act. However, it is worth noting that any work considered outside the scope of repair and maintenance, any proposed additions to existing buildings, and any change of use of a building, including subdivision even when there is no actual change of use, requires compliance with the provisions of the Act as regards fire safety, protection of other property, sanitary facilities, structural performance and access for disabled people.

These requirements may impinge on the historic or heritage values of certain areas of the structures, depending on where and to what extent works are to be carried out in the future. Should this be the case careful consideration of the detailed design of the affected areas will have to be carried out in full consultation with the local authority and a recognised heritage advisor.

C.3.3 Central Otago District Council

The site is included in the Central Otago District Council District Plan "Schedule 19.4 : Register of Heritage Buildings, Places, Sites & Objects and Notable Trees" under reference no. 21. The plan does not identify the site and its elements in detail but simply refers to the structures as 'Stone Bridge Piers, Rivers Street & Old Bridge Road, Alexandra'. As in C.3.1 above, it would be advisable to ensure that protection extends to all the remnants of the old bridge.

Section 14.2.3 explains "Individual buildings and objects of heritage value are important to the District. These items are listed in Schedule 19.4. While the use and development of buildings including adaptive reuse and development, is encouraged, care must be taken to ensure that heritage values are not compromised. This is particularly important in the case of buildings registered by the NZ Historic Places Trust, especially Category 1 buildings which are either of national or regional significance".

Section 14.4.2 sets out the Policy for Heritage Buildings and Objects:

"To identify those buildings and objects which make a significant contribution to the character, amenity and heritage values of the

District and to provide for their protection while encouraging sympathetic use or adaptive reuse and development of heritage buildings”.

Section 14.4.3 defines the Policy for reuse of Heritage Buildings:

“To take into account the positive benefits that the reuse of heritage buildings can have on the conservation of such buildings and on the social, economic and cultural wellbeing of the community’.

Rule 14.7.1 (a) is relevant to the Bridge Piers as it relates to Registered Items with NZ Historic Places Trust Category 1 Classification:

- i. The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category 1 is a **non-complying activity**.
- ii. Any alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category 1 is a **discretionary activity**.

As a rule of thumb, a non-complying activity is unlikely to be granted, whereas a discretionary activity may be granted subject to conditions.

C.3.4 Skill base

Any conservation or repair work - as well as any structural or seismic strengthening work, or any intervention likely to impact on the existing building fabric - should be carried out in a sensitive manner by experienced tradesmen with appropriate skills and understanding of the required conservation approach. This will generally require a proven track record in the conservation of historic buildings as opposed to experience of new-build work. In particular, the quality of the stonework to the Piers means that any work to the masonry should only be undertaken by a specialist conservation stonemason with the skill and understanding to carry out equally fine work.

C.3.5 Structural stability

This plan does not deal in any detail with matters of structural stability. As mentioned earlier, a structural report was prepared in 2007 by Hadley & Robinson Ltd, Consulting Civil & Structural Engineers. This report concluded that the general structural condition of both piers was very good, with little or no signs of weathering of the masonry blocks and cement mortar and no signs of structural distress. No urgent repairs or maintenance of the piers were considered necessary as far as structural stability was concerned.

C.3.6 Condition of the Buildings

The more general condition of the structures has been noted Sections B & D of this plan and is dealt with at length in the Oakley Gray report. There are clearly some areas where repair is required and the nature of these repairs means that heritage fabric and values will be at risk without careful planning, the supervision of a heritage professional and the execution by a conservation-minded and experienced building contractor.

C.3.7 Present and future uses

Clearly, any future use of the structures and site should be appropriate to their age, history and design and should be based on careful analysis of the place's future needs. Skilful design solutions should be tailored to preserve the

heritage values and significance identified in this plan. Any necessary changes should involve the least possible intervention to significant elements and fabric and should be made in consultation with a recognised heritage professional.

For further discussion of the present proposals for reuse of the bridge piers, please see Section D.

D CONSERVATION APPROACH AND PHILOSOPHY

D.1 General policies

D.1.1 ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

All conservation work should be carried out in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value 2010. A copy is reproduced in Appendix 6. Contemporary best practice, as supported by the ICOMOS Charter, focuses on the Conservation of the existing building rather than Restoration to a presumed original state, although restoration of particular elements may be considered on their individual merits.

D.1.2 Significance

All decisions regarding the conservation, repair or adaptive re-use of the historic buildings should be based on an understanding of its significance and of its significant fabric, spaces and elements, as identified above.

D.1.3 Record

All work carried out to the buildings should be documented and recorded as it proceeds.

D.1.4 Repair

Any repair work to the buildings should be the minimum necessary to stabilise or repair the historic fabric.

The philosophy should always be to repair rather than replace.

Repairs should be carried out in materials which match or complement the original.

In addition, any investigation which involves the destruction of historic fabric should be the minimum necessary to allow an understanding of the heritage values of the place or to allow appropriate repair to be specified.

D.1.5 Conservation skills

All conservation work to the buildings should be carried out by craftsmen with an understanding of historic building construction and of their trade in particular.

D.1.6 Ongoing Consultation

Decisions relating to the modification of building fabric, spaces, elevations or use should always be made in consultation with a recognised heritage professional and all conservation or building work that affects the building fabric, spaces or elevations, should be carried out under the supervision of a qualified conservation consultant or suitably experience heritage professional.

D.1.7 Layers of History

Layers of history which are visible in historic buildings are also of value. More recent layers should only be removed if they compromise an understanding of the significance of the building.

D.1.8 Setting

The setting of a historic building is an integral part of its significance.

The curtilage of the building should be respected as should the relationship of the building to the others in its immediate surroundings, and to its wider context.

D.1.9 Change of Use

No specific change of use is planned for the building, only continuance and variation of the existing use.

D.2 Specific policies

D.2.1 Orientation and architectural terminology

During the course of the historical research for this plan and in reviewing the previous reports on the bridge, it is clear that different people at different times have used different terminology in their orientation of the bridge piers and the description of the remaining parts and architectural elements. Some examples are:

Oakley Gray	The two main bridge piers; south side freestanding abutment (also called Road deck support pier, south [Earnsleugh] side); north side bank abutment.
Hadley & Robinson	North pier (also called true left pier); South piers (also called true right pier); Roxburgh abutment, Alexandra abutment.
Central Environmental Services	True left pier and true right pier.
Jackie Gillies + Associates	North pier and tower; South pier and tower; small south pier; north abutment.

To give an example of differing terminology for the parts of the pier, Hadley & Robinson have referred to the top of the pier as the 'capital', whereas Jackie Gillies + Associated refer to it as the 'pediment' and Oakley Gray 'upper pier/capping'.

No criticism is intended of any of the consultants, nor are any of the descriptions particularly inaccurate. However, confusion and misunderstandings happen easily and it will be crucial in the future development of the project and the repair of the structures that all involved are clear about what is being done and to which elements of the site.

It is also noticeable that the old bridge structure is often referred to as simply the 'bridge piers', which implies that these are the only important/significant elements of the 1882 bridge that remain. The conservation of the entire remaining structure might be aided by referring to them collectively as the 'Historic Alexandra bridge structure' or another name along similar lines.

Policy: It is recommended that the project team adopts a standard approach to terminology used in the orientation and architectural/elemental description of the structures.

D2.2 NZHPT registration

As highlighted earlier in this plan, the original NZHPT Field Record suggests that the assessment and hence listing applies to the two bridge piers in isolation. The listing in the CODC District Plan also only refers to "Stone bridge piers". To safeguard all the remains of the old bridge and its archaeological record, it is recommended that both listings be expanded to make it clear that all the surviving parts of the bridge are included and have protection.

Policy: Ensure that the NZHPT and CODC District Plan listings include all the surviving elements of the old bridge.

D2.3 Archaeology, recording and the formation of a community archive

The remaining bridge structures are a valuable resource for understanding construction technology in New Zealand in the last quarter of the 19th century. Future repair/maintenance of the structures, and their proposed reuse, will provide the opportunity for more detailed information on their construction to be gained and analysed – for example, there will be the opportunity to take samples of the original mortar and plaster, look in detail at the finials and establish whether the pediments have been decorated/lime washed in the past. It is considered important that this type of investigative research (buildings archaeology) be undertaken as well as the more-widely utilised 'ground' archaeology to the river banks that will be required in the application for an Archaeological Authority. The research should also include further investigations into the building materials, for example the high quality stonework and help to fill gaps in the current knowledge of the bridge, such as the means of transportation of the cables to the site from the railway station at Lawrence.

It would be prudent for present and future historical and archaeological information on the bridge to be held in a dedicated archive for the benefit of the community. Some information on the bridge and the people involved in its construction is already held in the Central Stories Museum, where a copy of one of the original drawings is also on public display. Subject to agreement with Central Stories, the museum would seem to be the ideal location for the project archive.

A copy of this conservation plan should also be lodged, together with all the other supporting documents in the Central Stories Museum and local archive (if not the same).

Policy: Plan for and carry out further research and buildings archaeology and develop a dedicated local archive.

D2.4 Inspections and maintenance

The earlier condition, structural and underwater survey reports have all recommended that a periodic inspection and maintenance regime for the bridge structures be adopted. This is endorsed and should be budgeted for on say a four, five or six year cycle.

Policy: Adopt and implement a periodic inspection and maintenance regime.

D2.5 Seismic strengthening and flood threat advice

The requirements for seismic strengthening and flood protection measures are currently unknown. Clearly any such measures required for statutory purposes will have a financial impact upon the old bridge structures and have the potential to damage the historic fabric.

Specialist advice should be sought at an early stage so that the effects can be properly considered and mitigated wherever possible.

Policy: Seek professional advice relating to seismic strengthening, flooding and design at an early stage.

D2.6 Bird control

The pigeons nesting and roosting on the piers are causing staining and a build-up of debris and guano. Inspection at distance from the banks does not suggest that the birds are causing actual physical damage to the stonework, but their presence does mean that more regular maintenance will be needed to keep the masonry relatively clean and the adjoining banks and public areas in sanitary condition. Appendix 7 contains information from Historic Scotland on methods of bird control for historic places, which concludes that destruction of the pigeons may not be the most cost-effective solution and that the removal of food sources and natural threat of predators is likely to be more sustainable in the long run.

Policy: Properly consider a sustainable and cost-effective solution to bird control.

D2.7 Surface water damage, vegetation and soil control

The large trees on the banks in the vicinity of the old bridge structures have been removed and no longer pose a threat by falling or by root action damage to the structures.

However, on the south bank the surface water drainage from SH8 has been directed to discharge over the bridge anchorages and small south pier. The water is scouring a route in the bank to the river and will over time erode the bank and possibly undermine the old bridge structures there. Further investigation and discussions with the Highway Authority should be undertaken to resolve this issue and ensure that damage is prevented. Advice on the necessity for an Archaeological Authority should also be sought before further digging/ground works take place.

Erosion of the south bank, soil from the foot/cycle path and vegetation growth are impinging upon the old bridge structures here and may be the cause of movement in a large stone(s) to the top of the small south pier.

Policy: Investigate and prevent further water, soil and vegetation damage.

D2.8 Railings and other street furniture

Modern galvanised steel railing on the north bank are functional, but visually unappealing. The context and setting of the bridge structure, and its enhancement wherever possible, needs detailed consideration in all future proposals for the site and adjacent areas.

Policy: Careful consideration needs to be given to railings and other street furniture as part as a holistic approach to retaining and enhancing the

landscape value of the old bridge structure. Context and setting require detailed thought.

D2.8 Reuse

Reuse of the old bridge structure for pedestrian and cycle use is encouraged to safeguard the old bridge structures and provide them with a beneficial reuse. The juxtaposition of the late 19th century bridge remains and the mid-20th century 'new' bridge has the effect of the 'new' overshadowing the 'old', but nothing can be done to move the new bridge further away now. There is however the opportunity to give the old bridge structure a contemporary 21st century feel, either by design or materials, so accentuating the historic fabric and distilling three centuries of bridge building into a single location.

See D.3 for further discussion of the reuse proposals and the conservation philosophy of avoiding re-creation and replication.

Policy: Reuse of the old bridge structure should enhance and accentuate the remaining historic fabric.

D2.9 Interpretation

An information board on the bridge piers is located close to the path along the south bank, however there is scope to improve and extend on-site interpretation on both banks.

Understanding, appreciation and interpretation of the old bridge structures could also be increased by the creation of a project website, which would act as both a community resource for information on the history and construction of the bridge, and a promotional tool for the project. This could be linked to the Otago Rail Trail and other local tourism websites.

An example of such a project website can be found at:

<http://www.westsomersetmineralrailway.org.uk>

Policy: Investigate opportunities for imaginative and informative interpretation.

D3 IMPLEMENTATION

D3.1 Existing proposals for reuse of the old bridge structure

The Alexandra Bridge working group has recognised that conservation of the historic bridge structure is likely to be best served by reuse for its original purpose, although vehicular crossings are no longer needed or viable. The opportunity has been recognised that, with the proposal to create an Alexandra to Roxburgh cycle trail, the old bridge structure could be utilised to carry cyclists and walkers across the Clutha without them having to use the footpath close to the busy carriageways of SH8 on the new bridge. The bridge could therefore be key to the network of existing and proposed trails for the area.

John Breen has provided concept drawings of how a pedestrian deck could be fitted to the existing historic structure, using the 'Shaky Bridge' as a model. In discussions with him, he has raised the following very valid issues: -

- The new deck structure will need to be proportionate to/in scale with the historic structure;
- The new deck structure must take account of previous flood levels and be designed with future flood events in mind;
- The new deck structure should not damage the remaining historic fabric.

John Breen has offered this concept to start the discussion process about the new deck design and, as the next step in these discussions, Jackie Gillies + Associates would add the following comments from the heritage conservation point of view: -

1. There are 3 principal options for the design of a new deck structure; firstly, re-creation of the old deck; secondly, adoption of an existing 'heritage-type' design such as that designed for the Shaky Bridge; and thirdly, development of a 21st century design. Internationally established conservation philosophy and practice dictates that the latter is the preferred option to respect and accentuate the historic fabric; the alteration would not attempt to restore the bridge to an earlier state or time, but would be clearly of the present age and would promote modern day design, materials and the manufacturing skills of the town/region;
2. The new deck needs to fulfil a range of functions. It must be proportionate to the old; it must be sufficiently rigid to be, and feel, safe; it must be wide enough to allow cycles to safely pass in either direction and to allow pedestrians, prams, wheelchairs and cyclists all to pass each other safely; it must be designed with flood, wind and seismic events in mind; it must be architecturally compatible with both the 1882 bridge structure and the 1958 bridge; it should fit the existing historic bridge structure i.e. **the historic fabric should not be cut, altered or damaged by fitting it to the new structure**; and it should be reversible i.e. **it should be capable of being removed, if necessary in the future, leaving the old structure undamaged and in its present day condition.**
3. The bridge should be designed with longevity, low maintenance and life-cycle costs in mind.
4. The bridge must meet the needs of the local community as well as tourists for it to be properly valued and supported by the town. Careful consideration needs to be given to the connecting routes and greater foot/cycle path network on both banks.

Early involvement of an architect and engineer specialising in bridge design is needed, together with a feasibility study and public consultation.

Brief online research suggests that there are other bridge reuse projects, incorporating cycle trails, for use as case studies, albeit the projects found were all based in the USA. They all seem to have concerned 'complete' bridges, but each with heritage value. Examples that might be worthy of study are:

- The Kern 'Bowstring' Bridge;
- The Coffee Street Bridge, Lanesboro, MW; and
- The Kennedy (Hungry Hollow) Bridge (this latter bridge project appears to have been a failure, but useful lessons may still be learnt).

It is likely that further on-line research will reveal more projects of this nature and there may be advantages in making contact with some of the groups involved.

D3.2 Alternative use options

The nature of the structure and its high heritage significance create substantial difficulties in finding other viable uses for the old bridge.

A previous suggestion is understood to have been use of at least one of the piers as part of a river viewing platform, but it is hard to see however such use will provide the whole structure will a long-term future.

There may be adventure tourism uses, for example, a flying fox river crossing, but even if these are viable from safety and economic standpoints, they are unlikely to be as compatible as reuse for the original, but less intensive, purpose.

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Appendix 1

Inventory

**Alexandra Bridge Structure
Inventory of significant fabric**



The South Pier and Tower




The North Pier and Tower







The Small South Pier/abutment







The North Abutment



Ref:	Element	Significance	Photograph	Comment/Vulnerability
1.0	South Pier and Tower			
1.1	<p>Pediment, including entablature</p> <p>Classically-styled pediment with segmental/curved head. Entablature comprising cornice, plain frieze and architrave.</p> <p>Two urns or finials.</p>	<p>High</p> <p>Except for galvanised steel pipe projecting for the masonry adjacent to the west finial. The pipe is intrusive.</p>		<ul style="list-style-type: none"> ▪ The projecting galvanised steel pipe will corrode and damage the plaster/masonry in the long-term. ▪ The construction of the finials should be checked, together with the method by which they are affixed to the structure. ▪ Bird control wires are loose and fixings may have



				<p>damaged the plaster/masonry.</p> <ul style="list-style-type: none"> Any surviving evidence of decoration/painting of the plaster/render should be recorded.
1.2	<p>Second stage</p> <p>Rusticated ashlar schist pillars with semi-circular arch, schist voissoirs, keystone and string course at the springers. Two cable channels with remaining iron cable arms. Channels have single stone lintels with tooling to mimic mortar joints.</p>	High		<ul style="list-style-type: none"> A chase has been cut in the inner face of the base to the east pillar and is thought to have formerly housed a water pipe. There is staining to the masonry both from water runoff and pigeon guano. Scars of the former deck and railings are visible to the inner faces of the pillars and should be retained.
1.3	<p>First stage</p> <p>Rusticated ashlar schist stonework pierced by arch with semi-circular head, schist voissoirs and keystone. Bolection mould/bullnose string courses above and below the arch.</p>	High		<ul style="list-style-type: none"> The masonry to this stage is typical of the exposed stonework to the pier and appears generally to remain in good condition, where visible. It seems that there has been some erosion of isolated blocks, but this may be the result of some blocks being face-bedded. The presence of iron/steel reinforcement to the whole pier is not known but, if present, would be a vulnerability to the masonry and structure due to the

1.4	<p>Base</p> <p>Rusticated ashlar schist stonework pierced by arch with semi-circular head, schist voissors and keystone.</p>	High		<p>effects of corrosion.</p> <ul style="list-style-type: none"> ▪ A substantial part of the base was submerged at the time of inspection and, following construction of the Roxborough Dam, remains so throughout the year. Whilst understood from the recent diver survey to be in good condition the submerged masonry will be prone to erosion.
2.0	Small South Pier/abutment			
	<p>Masonry capping with remaining timber bearer to the top and bitumen/asphalt finish to part.</p> <p>At the west end there are the remains of a concrete footing.</p>	High		<ul style="list-style-type: none"> ▪ Vegetation growth is impinging on the pier. Some minor growth may act as a protective soft capping to the masonry, but it should not cover the timber bearer or the timber will decay more rapidly. Larger roots may disturb individual stones. ▪ The adjacent footpath bank is likely to continue to push and spread against the masonry and may be the cause of the dislodged stone at the west end.

	<p>Ashlar stonework</p> <p>Rectangular in shape with stonework of regular courses and partially rusticated style.</p> <p>At the foot of the pier, there is a section of cable that has been cut with a cutting torch.</p>	<p>High</p>		<ul style="list-style-type: none"> ■ The adjacent footpath bank is encroaching upon the structure. ■ A surface water drain discharging from the new bridge highway has been constructed so as to disperse water out of the bank above/behind the pier. This will erode the ground around the pier and may undermine the masonry in the long-term.
<p>3.0</p>				
<p>South anchorages</p>				
	<p>Masonry tunnels built into the bank.</p> <p>Sections of the wire-braid cables remain.</p>	<p>High</p>		<ul style="list-style-type: none"> ■ The adjacent footpath bank and its vegetation are encroaching upon the structure. One of the anchorages can no longer be seen. ■ A surface water drain discharging from the new bridge highway has been constructed so as to disperse water out of the bank above the structures. This will erode the ground around, water and debris are likely to fill the tunnels

4.0	North Pier and Tower			
4.1	<p>Pediment, including entablature</p> <p>Classically-styled pediment with segmental/curved head. Entablature comprising cornice, plain frieze and architrave.</p> <p>Two urns or finials.</p>	High		<ul style="list-style-type: none"> ▪ The construction of the finials should be checked, together with the method by which they are affixed to the structure. ▪ Bird control wires are loose and fixings may have damaged the plaster/masonry. ▪ Any surviving evidence of decoration/painting of the plaster/render should be recorded.
4.2	<p>Second stage</p> <p>Rusticated ashlar schist pillars with semi-circular arch, schist voissiors, keystone and string course at the springers. Two cable channels with remaining iron cable arms. Channels have single stone lintels with tooling to mimic mortar joints.</p>	High		<ul style="list-style-type: none"> ▪ The east pier has a small plaque recessed into the face of the stonework. It gives the date of opening of the bridge and the names of the engineer and builder. ▪ A chase has been cut in the inner face of the base to the east pillar and is thought to have formerly housed a water pipe. ▪ There is staining to the masonry both from water run-off and pigeon guano. ▪ Scars of the former deck and railings are visible to the inner faces of the pillars and should be retained.

<p>4.3</p>	<p>First stage</p> <p>Rusticated ashlar schist stonework pierced by arch with semi-circular head, schist voissoirs and keystone. Bolection mould/bullnose string courses above and below the arch.</p>	<p>High</p>		<ul style="list-style-type: none"> ■ The masonry to this stage is typical of the exposed stonework to the pier and appears generally to remain in good condition, where visible. It seems that there has been some erosion of isolated blocks, but this may be the result of some blocks being face-bedded. ■ The presence of iron/steel reinforcement to the whole pier is not known but, if present, would be a vulnerability to the masonry and structure due to the effects of corrosion.
<p>4.4</p>	<p>Base</p> <p>Rusticated ashlar schist stonework pierced by arch with semi-circular head, schist voissoirs and keystone.</p>	<p>High</p>		<ul style="list-style-type: none"> ■ A substantial part of the base was submerged at the time of inspection and, following construction of the Roxborough Dam, remains so throughout the year. Whilst understood from the recent diver survey to be in good condition the submerged masonry will be prone to erosion.

5.0	North abutment			
	<p>Upper surface</p> <p>Gravel and concrete surrounded by galvanised steel frame and mesh fencing.</p> <p>'Blue' NZ Historic Places Trust plaque and smaller recessed plaque indicating the level of the 14th October 1978 flood.</p>	<p>Low</p> <p>Fencing - intrusive</p>		<ul style="list-style-type: none"> Whilst of low significance, the plaques should be removed, but should be retained and incorporated in any proposed alterations to the abutment. It may be that they can stay in their existing positions during future alterations to the bridge structures.
	<p>Masonry walls</p> <p>Coursed stonework.</p> <p>Limited inspection - only the east face was readily visible/accessible.</p>	<p>High</p>		<ul style="list-style-type: none"> There is fracturing in the east face, which has cracked through repointing work done. Historical research indicates that the abutment was built upon a timber platform and piles. Their decay could result in movement/settlement of the masonry. See also Hadley & Robinson report. Some recent repointing has been carried out in a hard, modern cement mortar. It is intrusive and out of keeping with the character of the masonry to the abutment.

6.0	Cables			
	<p>3 inch diameter braided wire cables remain visible on the south bank around the anchorage tunnels and along the side of the road/footpath where they have been incorporated into railings. It is understood that cut cables may remain in the river.</p>	<p>High</p> 		<ul style="list-style-type: none">▪ Cables on the embedded into the ground or in the anchorage tunnels will be prone to more rapid corrosion where affected by water runoff from the highway surface water drainage system.

Appendix 2

NZHPT Register details and 1991 Field Record Form



Alexandra Bridge Piers

State Highway 8, ALEXANDRA

[new search](#) | [full report >>](#)



Alexandra Bridge Piers. From: <http://www.flickr.com/photos/scruffy/453591424>. Photographed by Andrew Baird 10/04/2007. Copyright Andrew Baird

[Enlarge image](#)

Register Number

349

Registration Type

Historic Place - Category I

Region

Otago Region

Date Registered

7-Apr-1983

City/District Council

Central Otago District Council

Brief History

This historic place was registered under the Historic Places Act 1980. The following text is the original citation considered by the NZHPT Board at the time of registration.

The old bridge piers at Alexandra have a monumental significance in their own right, and are still visually very satisfying relics of an outstanding early engineering structure representing sound craftsmanship and design. The engineer was Leslie Duncan McGeorge and his splendid suspension bridge was opened in 1882.

Former Use

Transport - Bridge/ Viaduct

Construction Dates

Original Construction: 1882

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Information on this page is correct to the best of the Trust's knowledge. If you have any additional information you would like to share with the Trust, please [contact the Registrar](#). You may wish to contact the Trust to view our paper records.

DESCRIPTION Two bridge piers topped with stone towers. The piers with the towers above were built up in rubble Style faced with ashlar. Each tower is graced by two superimposed arches, (the lower being 5.4M X 3.6M Construction and the other 3.6M X 2.7M) which together with the arch through which the roadway ran give the Use effect of three arches. The towers have cement plaster caps with curved pediments. Urns sit on Architect/s either side of the curved pediments.

Engineer/s Leslie Macgeorge, Vincent County engineer, assisted by Robert ^{Hay} a well known consulting engineer of Dunedin, was responsible for the bridge design. Macgeorge also designed several other fine bridges Builder/s including the rebuilt Cromwell bridge and the Daniel O'Connell bridge at Ophir. Jeremiah Drummy, Date of builder, received the contract for the construction of the bridge. Drummy, also builder of the Construction former courthouse in Alexandra, was noted for the extensive water races he constructed for gold- History mining ventures. The bridge was opened on 2 June 1882

Owners
Associated
Buildings
etc.

HISTORY In January 1878, after the residents of Alexandra began agitating for a bridge across the Clutha River at Alexandra and catastrophic floods had swept away the Clyde bridge (10 Km from Alexandra), the Vincent County Council instructed its engineer, Leslie Duncan Macgeorge to prepare plans for bridges at both Clyde and Alexandra. After tenders were called Macgeorge was required to modify his original design, as it had proved rather more costly to build than estimated. When fresh tenders were called Jeremiah Drummy submitted a price of 16,111 which was accepted. Macgeorge had to make alterations once again when it was discovered that the schist rock below the river bed was but a crust overlying soft blue clay and would not support the weight of the masonry pier. To overcome this problem Macgeorge decided on a concrete raft foundation, which was poured to form a base one metre thick with its top surface about six metres below the normal river level. The construction of the bridge was delayed by the spring floods of 1879, labour troubles, and pumps which did not operate reliably (pumps were used when the river bed was excavated for the pouring of the concrete foundations). However, finally on 2 June 1882 the bridge was opened. About 700 people gathered in Alexandra for the opening ceremony which was followed by a feast. In the 1950s the bridge was dismantled and a new one, to meet the needs of modern traffic built. Despite forceful advocacy for retention of the complete bridge for use by pedestrians the Alexandra Borough Council refused to accept any responsibility for its maintenance consequently only the towers were retained.

IS THE BUILDING/STRUCTURE PART OF AN HISTORIC AREA? YES NO TYPE _____

NAME OF PRECINCT OR CONSERVATION AREA _____

OTHER INFORMATION, PLANS AVAILABLE, CONDITION OF BUILDING ETC.

ATTITUDE OF OWNER

Appendix 3

Summary from Conservation maintenance report by Oakley Gray (2005)

4.2 LONG TERM MAINTENANCE

Once restoration is complete, the structures should be regularly maintained so that they remain structurally sound and weatherproof. Maintenance records should be kept. A Maintenance Plan is included as Section 5 of this report.

4.3 MAINTENANCE AND REPAIR WORK REQUIRED

The following is an outline of work required to all four structures, to repair, maintain, or replace deteriorated or missing elements and to increase weatherproofness and appearance. Once the initial work has been undertaken, it is important that future defective items are rectified as they are discovered.

This is not a full specification, but a list of items requiring attention to repair and restore the structures, prevent further deterioration and to replace lost heritage significance.

It is important to note that the work described here must be carried out in accordance with accepted conservation methods and techniques.

Accordingly, a Conservation Architect skilled in this work, should be consulted to carry out appropriate tests, prepare detailed specifications for the work involved and observe and administer the work as it is carried out.

- Have an Arborist check the health of any and all Poplar, Willow or similar types of trees in close proximity to the structures, to make sure they are not in danger of falling onto any of the structures.
- Prune and trim all trees surrounding the structures and remove all branches or trees which could possibly fall on any of the structures.
- Erect scaffold on both main piers from the water line up to the top of the structures.
- Provide an accessway out to both structures from the banks.

- Erect scaffolding up the faces of the pier on the south bank and faces of the north bank abutment.
- Spray all vegetative matter on and around all structures with a suitable long acting weedkiller and remove larger plants.
- Spray all moss, algae, lichen etc on the structures with a suitable biocide which will kill these types of plants. Leave 48 hours then wash and brush off with clean water and nylon brushes.
- Remove the steel wire rope from around the base column on the north pier.
- Clean all pigeon droppings and dirt etc from all parts of the structure by careful scrapping, brushing etc with nylon stiff bristle brushes.
- Allow to carefully steam clean the whole of the stonework structure and plaster work to the top of the structure. Only operators skilled in this type of work shall be employed, so as not to damage the structures. Waterblasting shall not be used.
- Carefully check all stonework joints for cracked, loose or missing mortar or pointing over the entire surface of all structures.
- Any areas of pointing which are cracked, loose or missing shall be carefully chipped or raked out at least to a depth equal to the width of the pointing in readiness for repointing.
- The pointing mix for repair work shall be local river sand sieved, to include fine particles up to 3 mm dia. The sand shall be mixed with sufficient water and a binder of slaked (burnt) lime putty and Grey Portland Cement in the ratio of 12 parts of sand to 1 part of slaked lime putty and 1 part of Grey Portland Cement to form a stiff mortar mix, which shall then be forced into the mortar joints following the fine mist spraying of the stonework with water to enhance adhesion. The work surface shall be kept damp during the installation of the mortar.
- The joints shall be slightly overfilled in the same style as the existing, allowed to initially set and then pointed off to finish flush with the surface of the stone as per the existing finish. The joints shall be finally finished by being struck with the edge of the steel trowel to leave the single line in the centre of the pointing joint in both the vertical and horizontal plane.
- The Conservation Architect will offer guidance and show photographs or examples of the finish required.

- Remove all excess mortar from the stonework with a stiff bristle brush to allow the maximum amount of the stone face to be shown.
- Immediately upon an area of remortaring being completed, to a maximum of 1 metre squared, the area shall be sprayed with a napsack sprayer to thoroughly wet it and fully wetted hessian sheets shall be hung over the area to prevent excessively quick drying. The hessian and wall behind shall be sprayed with water every one to two hours or so, to keep it damp. Carry out this procedure for at least two days or until the back mortar can thoroughly dry. This process prevents excessive cracking of the mortar in the hot Alexandra climate and provides a more durable product.
- All steel fittings, brackets, hangers, fixings, bolts etc on any of the structures shall be checked for soundness.
- All galvanised fixings such as the wire cable suspension rods and eyes projecting from the cable slots either side of the upper arches shall remain as is.
- All other ungalvanised steel work fittings etc shall be carefully rust killed with a suitable commercial rust kill compound such as 'Goldex Rustcheck 1' and then painted with POR 15 or similar rust preventative paint system.
- Owing to the inability to gain direct access to the main piers, the exact condition of the plastered sections at the top of these is unknown.
- These plastered top sections of each main pier are going to have to be carefully inspected at close quarters, once the scaffolding has been erected.
- At the plastered top sections, carefully inspect all areas of plaster following careful steam cleaning.
- Several areas of the top edge of the upper plaster cornice to both piers has broken away due to cracking of the plaster at this thin edge, allowing water to enter the cracks and freezing over the winter months, causing spalling.
- In addition, the previous installation of bird proofing wires too close to the edge, has caused several sections of the cornice to disintegrate over the past few years.
- The faces of the plastered section of the north pier are in worse condition than the south pier.
- Carefully remove all areas of loose or drummy plaster from the faces or tops or detail to the piers.

- Clean back to the solid rock or concrete substrate by careful scrapping or wire brushing.
- Build up all missing profiles and detail with new plaster to match the existing detail of a similar consistency to the mortar mix previously specified to match closely the original plaster with regard to colour, texture, hardness etc.
- Owing to the previous failure of the capping plaster to the tops of both main piers, once all repair work has been carried out, consideration should be given to coating the tops of the two main piers with Equus Dexx waterproofing membrane, taken just over the top edge and coloured to closely match the weathered plaster.
- Carefully repair the decorative urns atop the piers with plaster to match the existing, including the missing pinnacles.
- Once all cleaning and repair work has been carried out, install Ace Birdproofing pigeon spike stripping to the outer edges of the tops of both main piers and to all ledges on which pigeons tend to roost. This spike stripping is fixed with gum or adhesive.
- Discussions should also be held with the 'Ace Birdproofing' company to install fine nylon mesh screens to close off the two upper arches to prevent pigeons roosting in these areas. These mesh screens are almost invisible to the human eye when viewed from the distances one can see the bridge from.

Appendix 4

Structural report by Hadley & Robinson (2007)



Hadley & Robinson Ltd.

Consulting Civil & Structural Engineers

Our reference: 06024

16 May 2006

New Zealand Historic Places Trust
Central Otago Branch
P.O. Box 365
Alexandra

Attention: Graye Shattky

Dear Graye,

**Alexandra Bridge Piers
Diving inspection of base of piers.**

We confirm that a diving inspection of the base of the piers was carried out by Dr. Barrie Wills and Russell Anderson of Alexandra on Wednesday, 19 April, 2006.

A copy of the report of the inspection, prepared by Barrie, is attached for your information and records.

Having read the report and discussed various aspects with the author, we are satisfied that the condition of the masonry is sound and that there are no obvious signs of any undermining or scour damage of the foundations.

As a result of this inspection, we do not believe that any urgent action is necessary, other than to remove the tree stump and section of wire cable at the base of the true left pier at some stage in order to improve the flow and lessen any localised pressures on the pier itself. Even if these items were left in place, they are unlikely to have any significant detrimental effect on the structure.

We do not believe that it is necessary to remove the build-up of gravel around the true right pier to carry out a more detailed inspection of the base. There are no signs that any significant movement or abrasion of the stonework or joints has occurred below this level, which might warrant such an inspection. Furthermore, the historical plan and report indicate that both piers were founded directly onto firm rock and hence are unlikely to have been undermined, even when the river was flowing in its natural, pre-Roxburgh-Dam state.

Recommendations:

We advise that the lower parts of the piers are structurally sound and stable and that no urgent remedial work is required at this stage. We support the recommendation made by Oakley Gray Architects in their March 2005 report, that the section of cable and old tree stump at the base of the true left pier be removed as part of the proposed maintenance works.



*Alexandra Bridge Piers
Report on Diving Inspection*

We also support the recommendation to carry out routine underwater inspections of the base of the piers at least once every six years or following any major earthquake or flood to monitor any changes in the condition of the piers and the foundations.

Footnote:

This report has focused on the underwater sections of the piers. Authorisation from you is still awaited on whether to proceed with inspection of the above water sections of the piers.

Yours faithfully



John Beekhuis
Structural Engineer
Hadley & Robinson Ltd

Encl. Copy of underwater inspection report dated 19 April, prepared by Dr Barrie Wills
(2 copies)



Underwater Survey of Alexandra Bridge Piers

April 2006

Visual Evaluation of
Submerged Pier Bases

for
Restoration Studies

Conducted by:

Historic Places Trust,
c/o G Shattky

Collaborators:

Historic Places Trust

Hadley & Robinson Ltd (J. Beckhuis)

Central Environmental Services (Alexandra)

Photo of the right Alexandra Bridge Pier in Autumn 2004

**Old Alexandra Stone Bridge Piers – An Underwater Evaluation of
Stonework for Restoration Studies by Historic Places Trust
- Discussion and Recommendations -**

Report Compiled by: Dr Barrie Wills, Central Environmental Services & CO Diver Services, Alexandra

Date: April 19, 2006

Executive Summary

- An underwater survey of the Alexandra bridge piers was conducted in mid-April, 2006. Clutha River conditions at the time were moderate flow with a visibility rating of 3-4 m.
- The condition of the true left pier appears good, although it is likely that some blockwork erosion has probably occurred on exposed surfaces during high river flow events – possible scouring was noted on a few block surfaces. Some block joint interfaces are slightly depressed and many have elevated faces, in part from historic quarrying, but individual basement blocks are large and should therefore remain quite stable.
- The river bed on the true left consists of a rocky matrix adjacent to the bank, grading to clean, actively moving gravel on the river channel side. The rocky material appeared quite stable, judging from algal growth on it. There was no evidence of the original coffer dam, and the pier foundation does not appear to be compromised in any manner. A deeper eddy depression (7.3m) exists downstream of this pier.
- The true right pier is substantially protected by the new bridge and the underwater section appears to be in good condition. Quartz striations were still visible on some blocks. Block faces are less elevated on this pier, joints appear to be solid. The river bed on the channel side consists of moving gravel, though not as active due to the presence of the new bridge pier just upstream.
- The consensus is that the condition of both piers, as judged solely from their underwater surfaces (no structural survey was attempted), appears to be solid and stable. No significant concerns were noted that might detract from future restoration or development of the upper sections of the piers.

Introduction & Disclaimer:

Information in this report is provided to assist with the determination of underwater stonework surface condition for the old bridge piers, Alexandra, in order that informed decisions may be made regarding a possible restoration strategy and subsequent management actions by the 'owners', whoever they may prove to be.

This report was requested by The Historic Places Trust, via Mr John Beekhuis (Hadley & Robinson Ltd). It has been prepared using the best available information and interpreted with all reasonable skill and care, however CES/CODS cannot accept any liability, whether direct, indirect or consequential, arising from the provision of information in this report.

Site and Survey Description:

The Alexandra bridge piers are two well-known landmarks that provide an historic element to the main entrance to the town across the Clutha / Mata-au River.



The true left pier is several metres out from the bank and the river bed is at a maximum depth of about 7.3m. It is unprotected by the new bridge pier, unlike its sibling on the true right bank, and takes the full force of any flood events that may occur. The true right pier merges with the bank and its river channel face descends to about 3m depth. Both piers have rubbish of various sorts around their bases – old wire cables, steel beams, road signs, witches hats, tree stumps etc.

A first dive was carried out on the true left pier – two divers descended from an upstream direction, moving down the north-east (bank) side of the pier, passing around the rear of it then as far as feasible upstream into the current on the SW (river) side – a complete circuit was in fact made. A second dive was made on the true right pier – two divers entering the

water from downstream and moving up the NE (river) side to the top of the pier, then returning the same way as the bank side virtually merges with dry land.

Survey Observations – True Left Pier:

As a general observation, the underwater stonework in this pier seems to be in good condition despite the ravages of time and several major flood events. Divers descended to a point just inshore of the upstream end and attempted to obtain some photos, difficult given the fast current and lack of stable ground.

Whilst exposed to the full force of the river, there does not appear to be significant wear on the upstream block-work surface, nor at the block interfaces. The block joints were certainly depressed compared to the central block faces, but some of that was probably by design during block-shaping in the quarry rather than directly as a result of river erosion, a fact attested to by similar depressions being noted at the downstream end of the pier. On average the difference between the block interface and the elevation of the central block face upstream was about 15-20 cm. Downstream it was about half that thus one could surmise an equal amount possibly attributable to erosion of the exposed upstream faces, however that could also simply be by design.

The river bed/foundation at the upstream point adjacent to the bank is approximately 2.0m higher than that at the downstream end. It is comprised of a rocky basement that appears to be fairly stable, given the amount of algal growth on those rocks. The rocks vary in size up to a maximum of about 0.5m across. Conversely, on the river side from about 2m back the basement material comprises mainly clean, moving gravel and its level is fairly constant for the full length of the pier, only forming a depression in the eddy zone downstream of the pier. There is no sign of the original coffer dam and the pier block-work merges into the basement material (rocks and/or gravel) with no clearly defined interface.

As noted above, along the bank side of this pier the depth gradually increases toward the downstream end. Loose, clean gravel has been swept upstream to about 2m above that point by the eddy current thus covering the rocky basement. The river bed is at its greatest depth (7.3m) at this point, and is comprised solely of loose, clean, moving gravel.

The stone block-work and block interfaces along the bank side of the pier appear to be in good condition. No freshly exposed rock faces were noted and the block-work interfaces, whilst again depressed, showed no obvious sign of deterioration. On the river side of the pier the elevation of the central block faces appears greater, but this is again probably due to their more rough-hewn surface rather than erosive forces. A large tree stump and section of wire cable (approximately 10 cm diameter) is resting against the base of the pier about halfway along it. Water velocity is greater on this side and algal growth is less as a consequence. No obvious signs of damage or incipient weakness in either the block-work or its interfaces were noted.

Survey Observations – True Right Pier:

Again a general observation is that the true right pier is in good condition underwater. This pier is substantially protected from the full force of the river by the new bridge pier just upstream of it. Essentially this pier was built right on the river bank prior to lake-fill, so there is little to see on that side.

Substantial growth of lakeweed (*Lagarosiphon major*) occurs at the downstream end of the pier and also within the central portal (not built up level as with that on the true left pier, but gradually descending to river bed). On the river side the block-work descends to the river bed at about 3m depth. The bed is comprised of loose gravel and forms a fairly level basement along the pier. There is no marked depression at the downstream end as with the true left pier, just a gradual increase in depth.

The block-work appears to be in good order, as do the block interfaces. The rock surfaces are uniformly covered with algal growth and no obvious surface damage was noted. In places the original quartz striations are still clearly visible. A 'Give Way' sign complete with post lies on the bottom parallel to the pier.

Conclusions & Recommendations:

The underwater section of both piers appears to be in good condition. Whilst some erosion of the exposed upstream surfaces has undoubtedly occurred, particularly on the true left pier, that is probably minimal and was certainly not obvious. The rock blocks do vary in their roughness and surface elevation, probably largely due to their original shaping in the quarry.

No significant surface damage was noted to any block-work other than some possible minor scouring, and the block joint interfaces did not appear to be compromised in any way. Most surfaces were covered in a uniform growth of algae, this being thinner where water velocities were greater.

The river bed material consisted of loose, clean, moving gravel toward the river side of both piers. It is more stable on the true right where some protection is afforded by the new bridge pier. The bed level of the gravel is relatively constant. The bank side of the true left is predominantly rocky and the bed depth increases gradually towards an eddy depression behind that pier.

No significant concerns were noted that might detract from future restoration or development of the upper sections of the piers.

Acknowledgements

Assistance from Russell Anderson during the dive survey is gratefully acknowledged.

BJ Wills, Apr 2006

Photos:

1.. True left pier from under new Alexandra bridge.



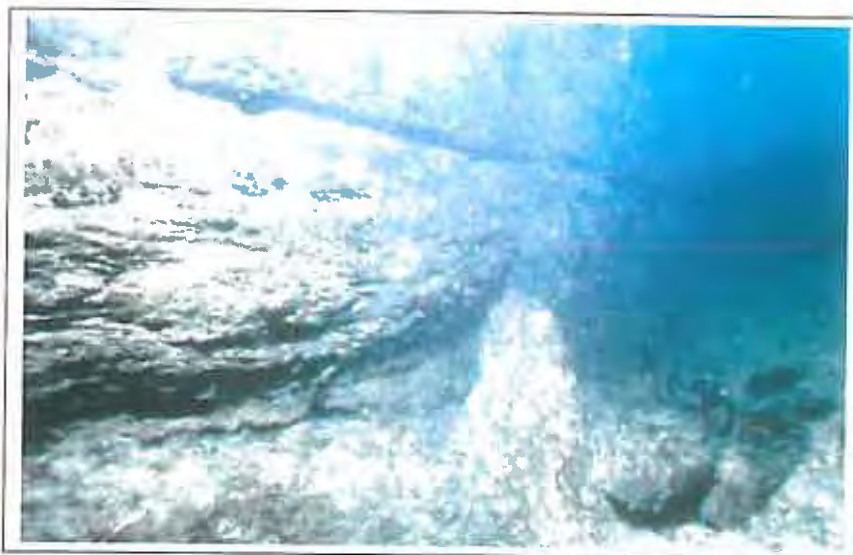
2.. Upstream corner (bank side) of true left pier showing rocks on bottom adjacent to river bed.

Some depression of joints evident along with elevated block faces. No significant scouring of faces noticeable. Note large block size.



3.. Downstream corner (bank side) of true left pier.

Joint and elevated face visible – some minor scouring possibly evident. Note gravel at lower right – this is at river bed level.



4.. Downstream end
of true left pier at
river bed level.

Joints tight and faces
probably as per
quarrying. Blocks
here are quite large.



5.. Diver at bottom
rear of true left pier.
Note accumulation of
gravel coming around
from exposed river
side of pier.



6.. View upstream
along bottom of true
left pier at river-bed
level, outer or river
channel side.

Joints evident but not
worn, faces
moderately elevated,
note algae on rock
surface.



7.. Same side of true left pier toward downstream corner, about half way up to surface,.

Elevated faces of large individual blocks clearly visible. Current swift & rocks clean.



8.. True right pier, downstream end. Dense sward of Lagarosiphon in sheltered water here.



9.. True right pier, downstream end, river channel side.

Joints clearly visible, in good order. Block faces less elevated than those on true left pier (from different quarry?).



10.. True right pier,
upstream end, river
channel side.

Joints clearly visible
but not scoured.
Block faces more
elevated here. Note
algae on rock surface.



11.. Close-up of
block-work, true right
pier.

Quartzose striations
clearly visible in
stone. Joints appear
in good order.



12.. View from within
central portal of true
right pier.

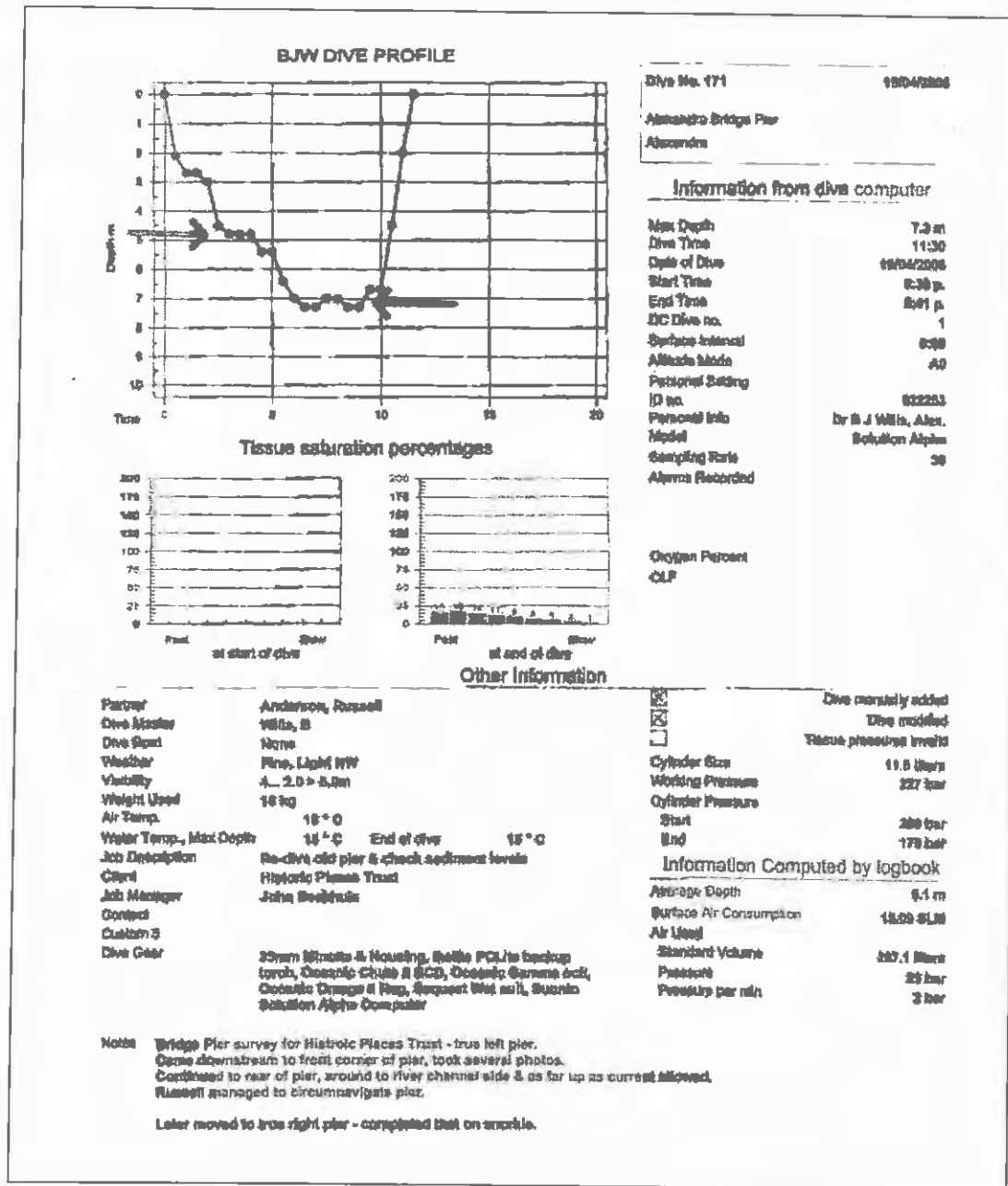
Note elevated faces
on several blocks and
jointing. Most
underwater surfaces
are similar.



Dive Profile: True left pier.

1st arrow on graph indicates upstream corner of pier with rocky river bed.

2nd arrow on graph indicates maximum bed depth in eddy depression at downstream end of pier, with gravel foundation.





Hadley & Robinson Ltd.
Consulting Civil & Structural Engineers

NEW ZEALAND HISTORIC PLACES TRUST
(CENTRAL OTAGO BRANCH)

STRUCTURAL REPORT ON
CONDITION OF OLD
ALEXANDRA BRIDGE PIERS

(FEBRUARY 2007)



SYNOPSIS:

Our inspection of the old Alexandra Bridge on 20 February 2007 found that the general structural condition of both piers was very good, with little or no signs of weathering of the masonry blocks and cement mortar and no signs of structural distress. No urgent repairs or maintenance of the piers are necessary at this stage.

Some minor repairs of the plaster ornamentation of the tower caps and capitals will be required eventually but are not urgent. We found no etching or deterioration of the stonework or mortar due to the presence of pigeon droppings. Hence screening off of openings and recesses to prevent pigeons from roosting is not considered necessary from a structural aspect but may be considered for cosmetic reasons.

The inspection also included a superficial inspection of the abutments at both ends of the bridge. The downstream corner of the Alexandra abutment shows some signs of settlement but this is not considered to be critical at this stage and no immediate repairs or restoration are considered to be necessary. More detailed investigation and monitoring of possible on-going settlement or movement is recommended.

We believe that the construction of footbridge access and a viewing platform to either pier from the abutments is possible and may be worth considering as a heritage project for the NZHPT at some time in the future. A more detailed feasibility study would be necessary to confirm whether this is viable.

TERMS OF REFERENCE:

This report was commissioned by the Otago Branch of the New Zealand Historic Places Trust to assess the structural integrity of the existing piers of the former suspension bridge over the Clutha River at Alexandra.

This report relates to the inspection of the exposed section of the two piers. An earlier report dated April 2006, prepared by Dr. Barrie Wills of Central environmental Services, covers the inspection of the underwater sections of the piers. The latter report has already been presented to the NZHPT and confirms that the underwater sections of the two piers are structurally sound.

While not part of the original brief, this present report also covers a preliminary inspection of the abutments at both ends of the bridge.

INSPECTION PROCEDURE:

The inspection was carried out by John Beekhuis of Hadley and Robinson Ltd, together with assistance from John Breen and Geoff Grant of the Breen Construction Co Ltd of Alexandra.

Mr Bert Kemp of Alexandra was also on site with a comprehensive set of photographs taken of the original bridge at the time it was demolished in June 1963. These were useful in that it was possible to cross reference existing features with the original construction.

The true right pier (south pier) on the Roxburgh side of the river is located within two metres of the edge of the river in still, shallow water. The true left pier (north pier) on the Alexandra side of the river is located approximately twelve to fifteen metres out from the river edge in deep flowing water. While the south pier is able to be accessed by extension ladder from the bank, the north pier can only be reached by boat, helicopter or by means of a mobile crane with a long boom.

After due consideration of the options for inspection of the piers it was decided, in consultation with the client, to carry out a preliminary close-up inspection of the masonry of the south pier because of its relatively easy accessibility, and then make a decision based on the results, as to whether it would be necessary to carry out a detailed inspection of the north pier. It was reasoned that if the masonry of the south pier was sound, then the condition of the north pier would be similar, since both piers are of the same form of construction and built from the same materials.

Furthermore most of the north pier is able to be viewed clearly from the adjacent river bank and also from the new bridge immediately upstream. Any major

cracking in the masonry or structural deterioration would be visible. If there was any doubt about the structural integrity of the pier, a more detailed inspection could be arranged if required.

The position of both piers is illustrated in the following photos:



South pier location



North pier location

The photo of the south pier also shows the extension ladder in position up to the level of the original bridge deck.

No attempt was made to gain access to the north pier on this occasion. As can be seen from the photo, the masonry of much of the pier was clearly visible from the adjacent river bank and the bridge upstream.

OBSERVATIONS:

Main Piers:

The masonry in the south pier was found to be in excellent condition in all areas which were able to be inspected. The stone blocks showed little or no weathering and no major cracking apart from a localised area on the inside face of the upstream archway at the level of the top chord of the original timber stiffening truss. It is probable that this was caused during demolition when the end post of the timber truss was removed, as can be seen in the following photo.



Chiselled surfaces on inside face of upstream cable support tower to accommodate stiffening truss end posts of original bridge. Note overbreak in region at centre left.

All mortar in between courses was sand cement mortar and not lime mortar. The mortar in all joints was found to be in excellent condition with no signs of cracking, fretting or deterioration.

No cracks were observed between any of the masonry blocks, apart from the small localised region described above.

It was noted that a curved rebate has been chiselled out at the base of the downstream cable support tower at the former roadway level of both piers. It appears that this was done at some stage during the 1940's to accommodate a water main which was laid across the bridge to serve the new residential development on the southern bank of the river. This rebate occupies only a small area at the base of the cable support tower and hence is unlikely to have any significant effect on the structural capacity of the tower. The fact that no signs of cracking were detected in the masonry around the rebate during our close inspection, confirms this assumption.



← View of curved recess at foot of
Downstream cable support tower

The platform at the base of the upper archway and recess provide an ideal roosting place for pigeons as can be seen by the large heap of droppings in the foreground of the above photo.

The intrados stonework in the archways is in excellent condition with no signs of cracking or deterioration.



Intrados of upper arch



Intrados of lower arch

The masonry in the exterior faces of both piers showed negligible signs of weathering.



Typical view of masonry in exterior faces of the south pier



Typical view of masonry in north pier



The plasterwork on the capitals of both piers exhibited some minor spalling and fretting but generally appeared to be sound. Repairs are not considered to be urgent but should be programmed to be carried out within the next ten years to avoid on-going deterioration.



Capital on south pier



Capital on north pier

Abutments:

We took the opportunity while on site to inspect the condition of the abutments at each end of the bridge.

The Roxburgh abutment is partly covered by fill from the development of a park and walkway nearby. One of the cable anchorage tunnels is still visible but the adjacent tunnel is covered by fill.

An intermediate support pier exists between the abutment and the main pier and was formerly adorned with masonry side pillars as seen in historical photos. The masonry of this intermediate pier appears to be sound



View of intermediate support pier between old abutment and main pier on Roxburgh side of river. It may be possible to restore this pier including the replacement of the original masonry pillars on each side



Historical photo of intermediate pier. Note former masonry pillars on each side of pier.

The Alexandra abutment is in reasonable condition but there is a vertical crack, approximately 10 mm wide, in the masonry of the downstream face which indicates that some settlement has taken place. This is not a fresh crack and it is probable that the settlement has occurred over a long period of time. Further investigations and monitoring of the settlement are recommended to understand the cause of the cracking and whether it is an on-going problem.



View of vertical crack in downstream face of Alexandra abutment.

There are also a number of large cavities in between the masonry blocks in the front face of this abutment. It is likely that these were constructed as weep holes to ensure drainage of the retained backfill and hence minimise pressure against the walls.

This matter could be checked as part of the further investigations and monitoring recommended above.



Slots between blocks in front face of Alexandra abutment

CONCLUSIONS AND RECOMMENDATIONS:

Piers:

In general, we found that the structural condition of the piers was very good. The piers are constructed of sound schist blocks. These show no signs of deterioration from the effects of possible acid etching from pigeon dropping leachate or from normal weathering. The pigeon droppings, moss growth and other sporadic vegetation is only superficial and is unlikely to have any harmful effect on the structural integrity of the piers.

Apart from removing the pigeon droppings, moss and vegetation from the stonework of the piers for cosmetic reasons, there is no urgent need to carry out any upgrading or repairs. We see no need to exclude pigeons from roosting in the various cavities and recesses in the meantime.

Repairs to the plaster cornices and capitals on top of each pier will need to be attended to within 10 years (say by 2015). The most difficult aspect is to provide safe access to the top of the piers for this work to be executed. As an initial step we suggest that preliminary quotations be invited from a number of scaffolding companies for the erection of suitable scaffolding at both piers to assess the

feasibility and cost of providing suitable access from the base to the top of each pier. This information will then enable the Trust to plan and budget for this work in a programmed manner.

It would be appropriate to consider water blast cleaning the masonry and also screening off the various holes and recesses, to prevent pigeons roosting, at the same time as scaffolding is in place for the plastering repairs at the tops of the piers.

Abutments:

The abutment on the North bank (Alexandra side) is in reasonable condition except for a 10mm wide vertical crack in the downstream wall which indicates that some settlement has occurred. The original construction plans indicate that the abutment walls are founded on piles. It is likely that these would have been hardwood piles and have suffered some decay over the 137 years that these have been in the ground. Further investigation of the old plans and also monitoring of the movement of all the walls of the abutment is recommended so that the cause of the cracking can be determined and remedied if necessary. We can provide further details and a proposal on this if required.

The abutment on the South bank (Roxburgh side) is partly obliterated by fill and may be difficult to expose without affecting the existing pathway and piped drains located nearby. The intermediate pier between the abutment and the south pier is covered by vegetation and moss but could be restored if required, including the reinstatement of the two former stone side posts which once adorned this structure. Further investigations would be necessary to establish the feasibility and cost of carrying out this development.

Further development:

We believe that it would be possible to provide footbridge access to the each pier from the adjacent abutment at either end of the bridge. A platform could be constructed at the base of the top archway of the pier and thus provide the public with a viewpoint over the river to the new bridge and also would allow a close-up view of the craftsmanship of the pier masonry. A feasibility study would need to be carried out to confirm this belief.

The footway level of the footbridge would be at the original bridge deck level. This appears to be below the maximum flood level of the river and hence the bridge and viewing platform may need to be designed for occasional submergence during times of major flooding. Confirmation of flood heights and deck levels could be assessed as part of the feasibility study.

A feasibility study would need to be undertaken to explore various footbridge options if the Trust was interested in eventually utilising the piers as some form of local tourist attraction. We are aware that plans of the old bridge do exist. This would enable any developments to be reproduced as close as possible to the original features if this was considered desirable or necessary.

SUMMARY:

The following points are provided as guidance for the programmed maintenance and possible upgrading work for the bridge piers and abutments:

- (1) Carry out investigations and monitoring of the cracks noted in the walls of the Alexandra abutment.
- (2) Investigate the feasibility, and obtain preliminary quotations, on erecting scaffolding on both piers to enable maintenance to be carried out safely on the plaster capitals and to clean the masonry of the piers.
- (3) Investigate the need to restore the overgrown intermediate land pier at the Roxburgh end of the former bridge.
- (4) Commission a feasibility study on various options for construction of footbridge access and a viewing platform at one or both piers.

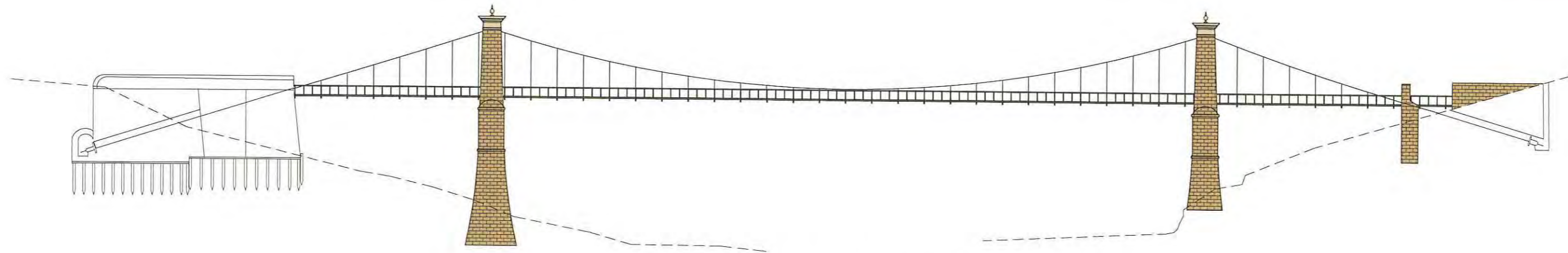
We would be pleased to provide you with a fee proposal for assisting you with any of the above investigations and studies.

We trust that this initial report will assist you in your making your further decisions.

Hadley & Robinson Ltd
Consulting Civil and Structural Engineers
Dunedin

Appendix 5

Sketch proposals for a new footbridge by Breen Construction (2010)

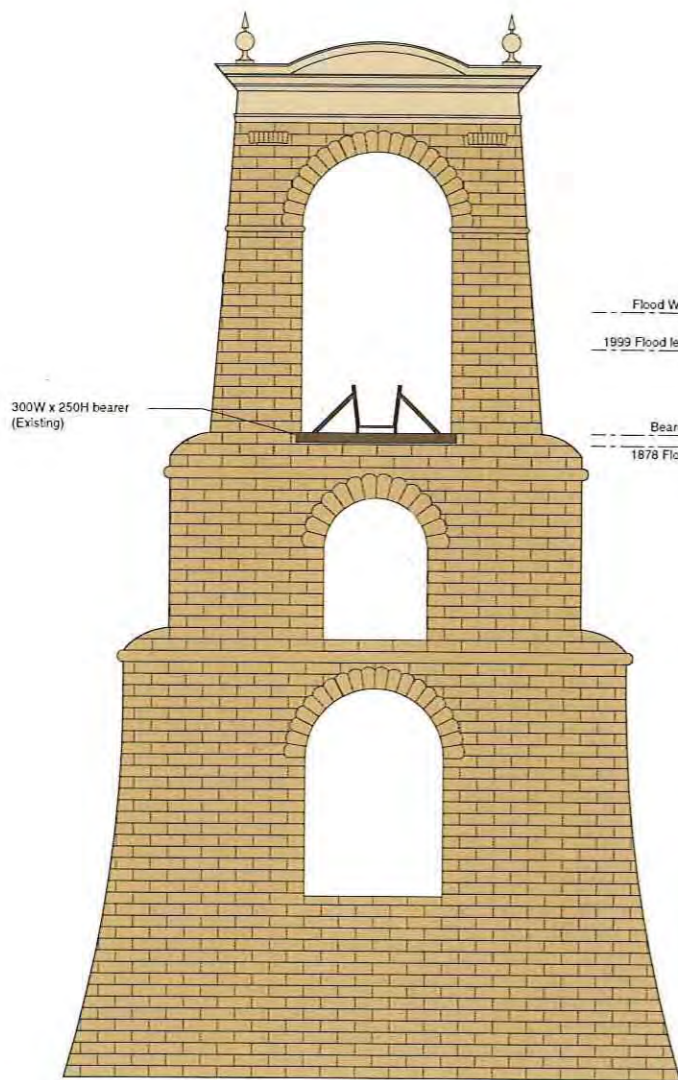


PROPOSED SUSPENSION BRIDGE (LOOKING DOWNSTREAM)
 Scale 1:250 @ A1
 Scale 1:500 @ A3

NOTE:

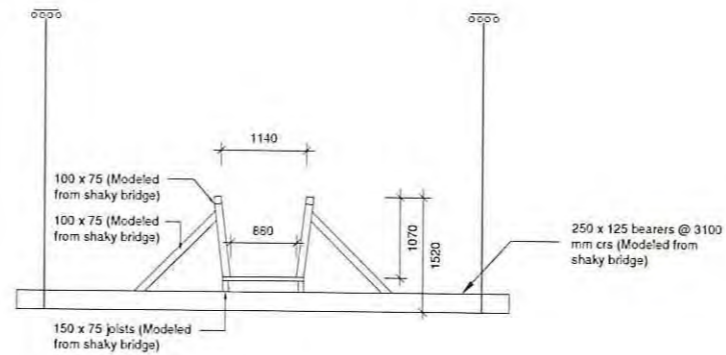
- Restore/Refurbish East & West bank land span pier, abutments and anchorages
- If the center span of the walk bridge was lifted say 2 meters, the bearers would be just above the 1999 flood level

- Restore westbank land span pier.



300W x 250H bearer (Existing)

Flood Wall ▼ 143.25
 1999 Flood level ▼ 142.25
 Bearer ▼ 140.6
 1878 Flood level ▲ 140.2



PROPOSED WALK BRIDGE (MODELED FROM SHAKY BRIDGE)
 Scale 1:50 @ A1
 Scale 1:100 @ A3

PROPOSED PIER WITH WALK BRIDGE
 Scale 1:100 @ A1
 Scale 1:200 @ A3

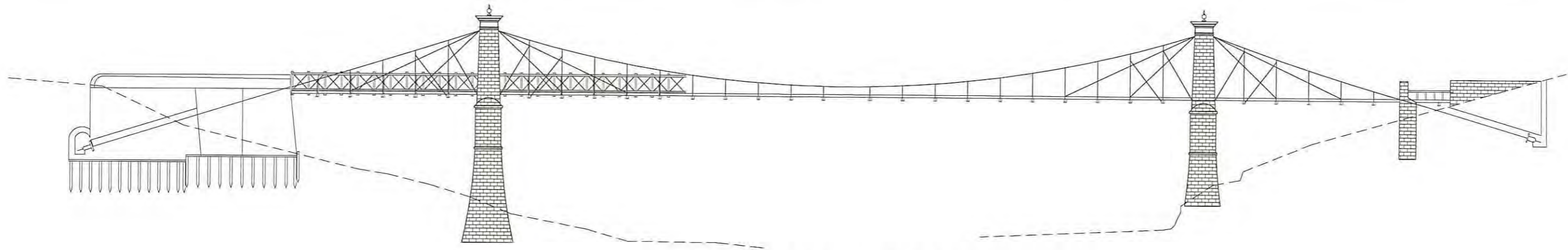
Scale 1:1
 0 10 20 30 40 50 60 70 80 90 100mm

NO.	DATE	REVISIONS

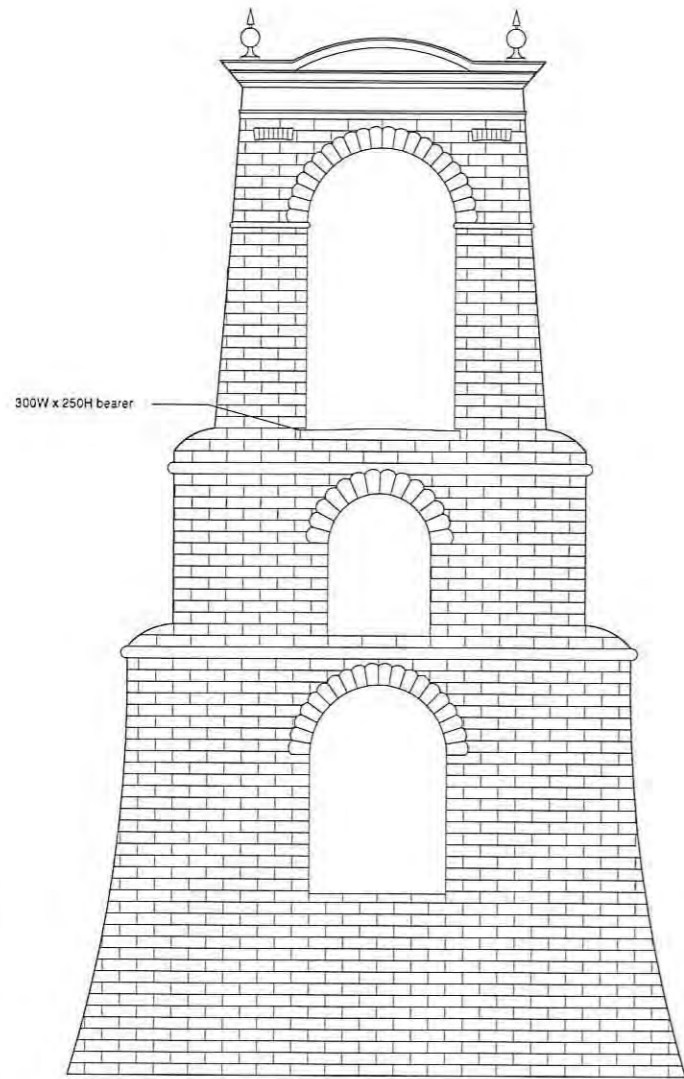
DRAWN	MR	DATE	14/10/2010
APPROVED	SCALE	1:250/1:100	1:50

DRAWING TITLE	PROPOSED SUSPENSION BRIDGE
PROJECT STATUS	CONCEPT

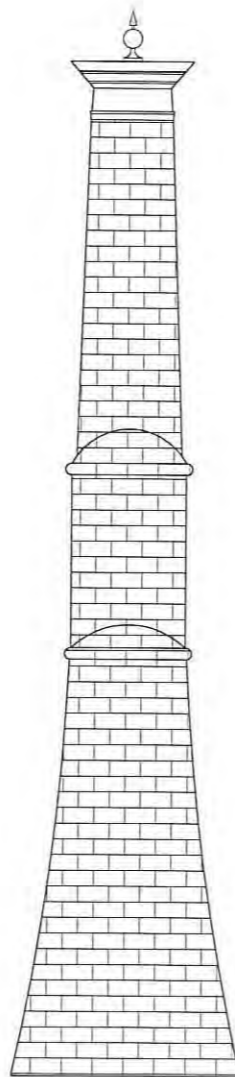
PROJECT TITLE	ALEXANDRIA SUSPENSION BRIDGE	
PROJECT NUMBER	DRAWING NUMBER	REV
	A02	



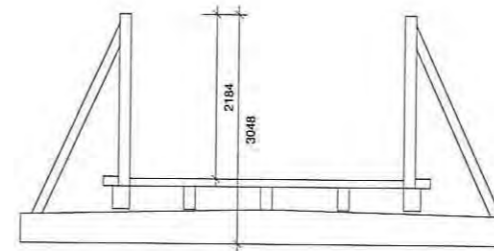
AS BUILT OF ORIGINAL BRIDGE (LOOKING DOWNSTREAM)
 Scale 1:250 @ A1
 Scale 1:500 @ A3



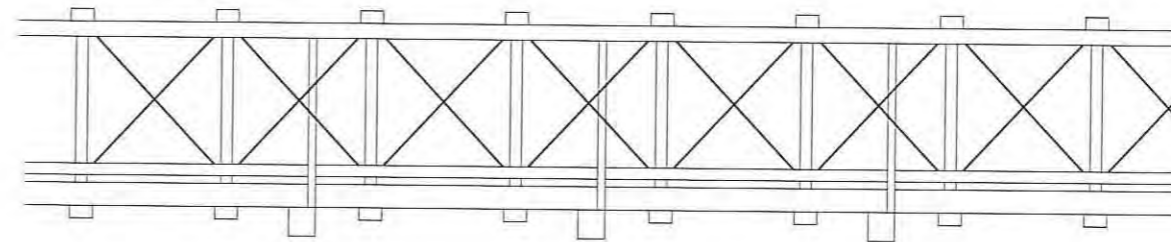
EXISTING FRONT PIER ELEVATION
 Scale 1:100 @ A1
 Scale 1:200 @ A3



EXISTING SIDE PIER ELEVATION
 Scale 1:100 @ A1
 Scale 1:200 @ A3



CROSS SECTION THROUGH ORIGINAL BRIDGE
 Scale 1:50 @ A1
 Scale 1:100 @ A3



PART ELEVATION OF ORIGINAL SIDE TRUSS
 Scale 1:50 @ A1
 Scale 1:100 @ A3

Scale 1:1
 0 10 20 30 40 50 60 70 80 90 100mm



THE BREEN CONSTRUCTION CO LTD
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 info@breen.co.nz
 www.breen.co.nz

REVISIONS	NO	DATE

DRAWN	MK	DATE	14/10/2010
APPROVED	SCALE	1:250 @ A1	1:50 @ A3

DRAWING TITLE	EXISTING BRIDGE AND PILLAR ELEVATIONS
PROJECT STATUS	AS BUILT

PROJECT TITLE	ALEXANDRIA SUSPENSION BRIDGE
PROJECT NUMBER	DRAWING NUMBER A01
REV	

Appendix 6

ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value (2010)

ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

Revised 2010

Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

Purpose of conservation

1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

Conservation principles

2. Understanding cultural heritage value

Conservation of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the **place** and any decisions made during the **conservation** process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

Recording is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

Recording of the changes to a **place** should continue throughout its life.

13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

Conservation processes and practice

14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

18. Preservation

Preservation of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

iii. Repair

Repair of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

Restoration is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

Restoration does not involve conjecture.

i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

20. Reconstruction

Reconstruction is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material.

Adaptation should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

24. Risk mitigation

Places of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

Conservation means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

Cultural heritage significance means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

Cultural landscapes means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

Documentation means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

Fabric means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the **tangata whenua**.

Intangible value means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

Intervention means any activity that causes disturbance of or alteration to a **place** or its **fabric**.
Intervention includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

Iwi means a tribe of the **tangata whenua**.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

Maintenance means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

Matauranga means traditional or cultural knowledge of the **tangata whenua**.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

Place means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscapes and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

Preservation means to maintain a **place** with as little change as possible.

Reassembly means to put existing but disarticulated parts of a **structure** back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

Reinstatement means to put material components of a **place**, including the products of **reassembly**, back in position.

Repair means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

Restoration means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

Setting means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

Tangible value means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

Whanau means an extended family which is part of a **hapu** or **iwi**.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from

ICOMOS NZ (Inc.)
P O Box 90 851
Victoria Street West,
Auckland 1142,
New Zealand.

Appendix 7

Historic Scotland 'Inform' leaflet entitled "Bird control on buildings"



Decoys

Fake models of birds of prey are designed to scare off pest birds. A non-lethal alternative to employing actual birds of prey, decoys can be effective in deterring roosting. To ensure effectiveness they require to be moved periodically.

Gels

Designed as an anti-perch device, the use of gels on historic buildings is not recommended as they can cause considerable damage to the surface on which they have been applied. The gels are often oil-based and this tends to leach into porous masonry, visually disfiguring the residue is extremely difficult to remove.

Chimney pots

Where a chimney is not in regular use it is advisable to fit a chimney pot guard to prevent birds nesting there. These are

inexpensive and easy to install provided access is available.

Closing gaps

To prevent birds gaining access into buildings it is advisable to close up all external gaps over 20mm in width. Where this is impractical there are a number of simple steps that can be taken to prevent birds gaining access. Sealing gaps under eaves and replacing fallen slates and roof tiles will help prevent access to roof space. This can be done by filling in decayed pointing, replacing lost or broken tiles and slates (both good maintenance practice anyway) or fitting specially designed eaves comb fillers. When preventing birds from gaining entry it is important not to fully seal gaps intended to provide ventilation. These should be fitted with guards that still allow air entry.

Environmental methods of bird control

Poison

In the past poison has been used to control bird populations that have affected buildings. Its use is not recommended for a number of reasons. It can be dangerous to humans and can result in leaving dead birds and decaying carcasses in hard to reach places causing pollution and health hazards. The use of poison may also lead to a building owner breaching animal protection laws and is therefore not advisable.

Shooting

Shooting has also been used to control bird populations but, as with poisoning, it has significant drawbacks in addition to the risk of collateral damage. In many instances the dead birds can be left in inaccessible areas causing the same problems noted where poisoning was considered. There is also the danger that birds will only be wounded causing distress to them and to members of the public.

Sonic Devices

Emitting high pitched noise, sonic devices deter birds from the area around a building. They are more effective for some species than others, and advice should be sought regarding which system suits a particular bird problem best. Although relatively expensive, it is one of the least intrusive methods of bird control available.

Birds of Prey

The flying of birds of prey in areas with feral bird problems has become an increasingly popular method of control. The effectiveness of this method in the long term is only possible as a result of repeated visits. It is one of the least invasive techniques available.

Trapping

Trapping can be an effective means of controlling an excessive bird population. Once a certain number of birds are trapped in baited cages they are taken away and killed or released elsewhere. It is worth noting that where pigeons are trapped they may have to be destroyed due to their tendency to return to roosting sites.



Food sources

Removing food sources reduces breeding rates and discourages further migration of birds to an area. This can be addressed primarily by discouraging people from feeding birds, and the careful disposal of waste food.

It should be noted that research into this topic indicate that all lethal methods of control have serious flaws and do not work in the long term. They only deal with the problem and not the cause. Non-lethal methods of control, which frighten birds off or remove areas of habitat or sources of food, are far more effective in the long run.

It should also be noted that nesting birds are protected by the Wildlife and Countryside Act 1981 and it is illegal to tamper with a bird's nesting site, or to take or destroy eggs. There are other legal restrictions on the control of certain species, and this should be ascertained before any action is taken. Listed building consent may also be required when introducing some of the physical forms of bird control.

Dealing with bird pests is not an easy task. But, with thought, a solution can be found to minimise the risk to both humans and buildings. The aim is to do this in a manner that is sympathetic to both the birds and the buildings.

Useful contacts:

The Pigeon Control Advisory Service (PiCAS)
enquiries@picasuk.com

Historic Scotland Technical Conservation
Research and Education Group
Conservation Bureau & Technical Enquiry
Service, Longmore House, Salisbury Place,
Edinburgh EH9 1SH.
Tel 0131 668 8668
Email hs.conservations.bureau@scotland.gsi.gov.uk

Historic Scotland Investment and Projects Team
Historic Scotland, Longmore House, Salisbury
Place, Edinburgh, EH9 1SH
Tel 0131 668 8801
Emailhs.grants@scotland.gsi.gov

Historic Scotland Inspectorate
Historic Scotland, Longmore House,
Salisbury Place, Edinburgh, EH9 1SH.
Tel 0131 668 8600,
Email hs.listingsandconsents@scotland.gsi.gov.uk
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INFORM
INFORMATION FOR HISTORIC BUILDING OWNERS

Bird
Control
on
buildings



Introduction

Over time human kind has come to encroach on the habitat of wild birds. As a result they now inhabit our towns and cities in increasing numbers. Whilst in some ways they enhance the urban environment, if uncontrolled they can cause serious damage to buildings. This INFORM seeks to examine measures which can be taken to minimise the threat birds pose to our built heritage and the ways in which they can be controlled.

Types of bird pest

Any bird can be considered a pest if it is damaging a building, but the main species causing problems are:

- Pigeons
- House Sparrows
- Seagulls
- Starlings

It is important to identify what species of bird is causing a problem before finalising a strategy to control it. For example, mesh suitable to prevent a sea gull from gaining entry to a building would not be effective in controlling access by house sparrows. Some forms of sonic deterrent are also species specific



The Problems Birds Create

Birds can cause problems in a variety of ways:

- Droppings can leave stains on the exterior of walls and roofs. This has a negative impact on the visual appearance of buildings and can initiate decay mechanisms.
- Feathers, droppings and dead birds can block rainwater goods, leading to a variety of related problems.
- Nests and droppings can act as a breeding ground for bacteria and insects posing a health risk to the occupants of buildings. Birds can also be carriers of disease.
- If birds are allowed unhindered access, the build up of guano and other matter inside a building can be considerable.
- Bird droppings are acidic in nature and, as such, can cause long term deterioration. On reaction with water this can produce a mould which can attack masonry. Bird droppings are also highly corrosive to metal, and this can cause severe damage to statues and memorials.
- There is a potential allergen risk to humans which can cause respiratory and skin problems.
- Droppings can make pavements slippery and hazardous.



Physical methods of bird control

Net system:

Netting strung across openings and over roosting sites to physically prevent birds gaining access. It is worth noting that bird netting comes in various mesh sizes so it is important to ensure that the appropriate size of mesh is utilized. Care should be taken not to allow fixings which may damage the building fabric and ideally fixings should be made in masonry joints wherever possible. Netting is effective in preventing birds from entering an area of a building but the downside is that it is visually intrusive.

Wire Coil System

This is a similar system to bird spikes but uses protruding coils rather than projecting pins. It is therefore safer to use where children may have access.



Spikes

The installation of spike systems has become one of the most common deterrents in recent years. It consists of a dense pattern of pins attached to strips which are secured to ledges and other surfaces to deter birds from landing on them. This is a highly effective method but it can create a strange visual effect. One of the major advantages spikes have over many other deterrents is that, if installed correctly, they should be completely reversible as, for example, they can be cable tied to gutters and pipes. Unlike some other products, they also have a long life span.

Spring wire

Installed on flat surfaces this anti-perch device consists of vertical metal posts or eyes, through which wire is connected or passed. The system is less visually intrusive than spikes but can still pose problems for building owners. The posts or eyes have to be glued or, more commonly, drilled and cemented into the building fabric causing irreversible damage. Water can settle in the drilled holes if the eye or post is not completely sealed in place and this can cause further damage to the fabric of the building. Consequently, care should be taken when installing the spring wire system.



Appendix 8

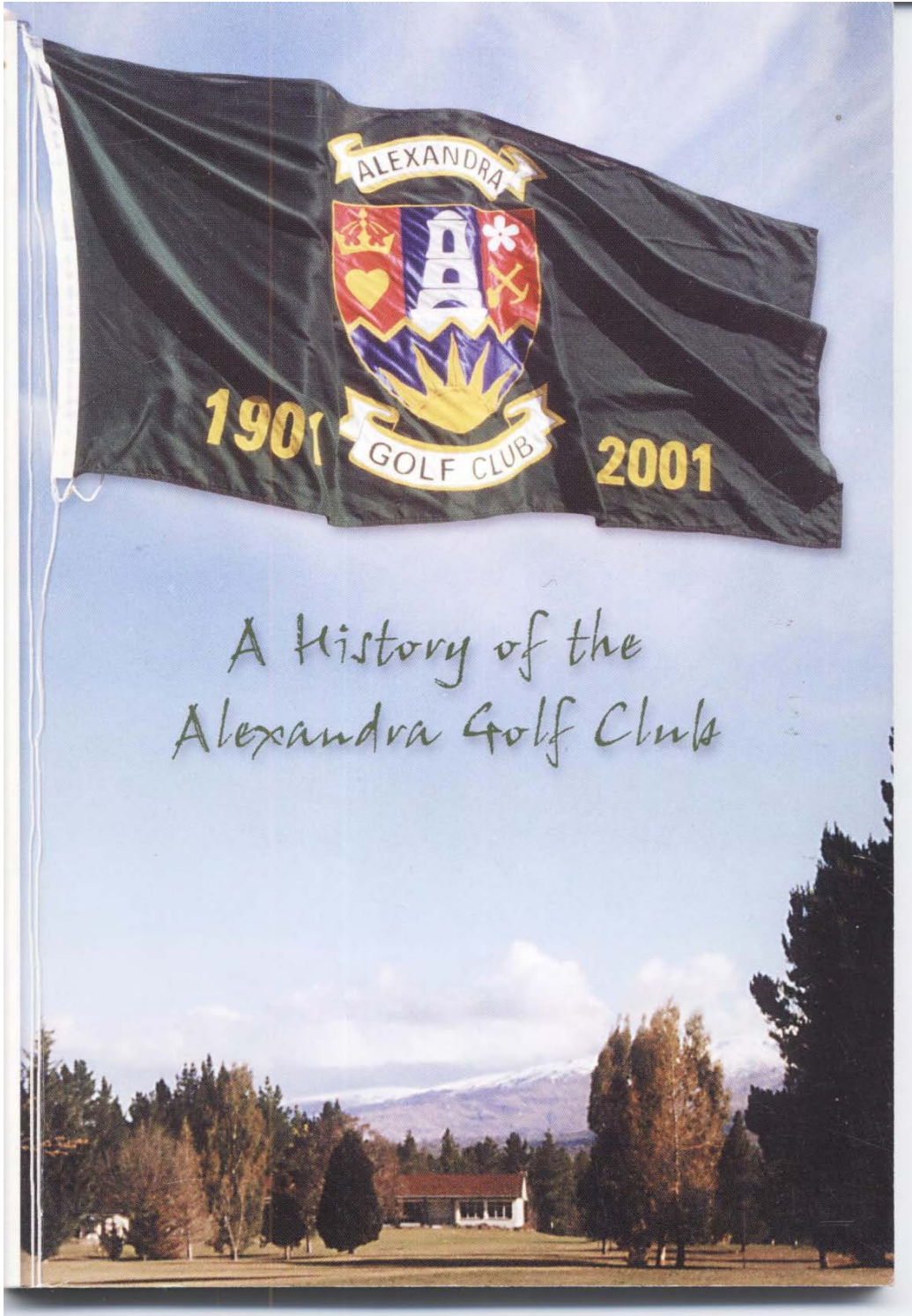
Some examples of the use of the bridge as an icon for local businesses and organisations within the town



Emblem 1 The old bridge on the bowling club badge.



Emblem 2 A further example



*A History of the
Alexandra Golf Club*

Emblem 3 One of the old bridge piers on the golf club flag



Emblem 4 The local football club badge



Emblem 5 Teaspoons commemorating the old bridge (on display in Central Stories Museum)



Emblem 6 Chinaware in the Central Stories Museum

Report

Alexandra Suspension Bridge 1882 - Feasibility Study

Prepared for

Prepared by Beca Limited

16 March 2018



Revision History

Revision N°	Prepared By	Description	Date
	Jeremiah Shaw	Draft for client information only	8 March 2018
A	John Heenan	Final for client review	22 March 2018
B	John Heenan	Sketch SE-SK14 added	06 July 2018

Document Acceptance

Action	Name	Signed	Date
Prepared by	Jeremiah Shaw		22 March 2018
Reviewed by	John Heenan		22 March 2018
Approved by	Rob Crosbie		22 March 2018
on behalf of	Beca Limited		

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4	Earthquake Hazard and Performance Requirements	6
5	Structural assessment	7
6	Conclusions and Recommendations	11

Appendices

No table of contents entries found.

1 Introduction

This feasibility study has been undertaken to determine the feasibility of re-using the existing historic bridge piers as part of a new pedestrian and cycleway river crossing.

2 Bridge Description

The Bridge piers are located along State Highway 8 at the Clutha river near the Southern end of the Alexandra township (refer Figure 1). A copy of the original construction drawings of the bridge piers prepared by the Public Works Department (1 sheet) dated 23/6/1879 was available for this assessment. Details of the original masonry stone and mortar used were not available. Photos and key details of the bridge are shown in Figures 2-xx.



Figure 1. Location of Alexandra Suspension Bridge



Figure 2. Stone Piers looking north



Figure 3. Stone Piers looking South

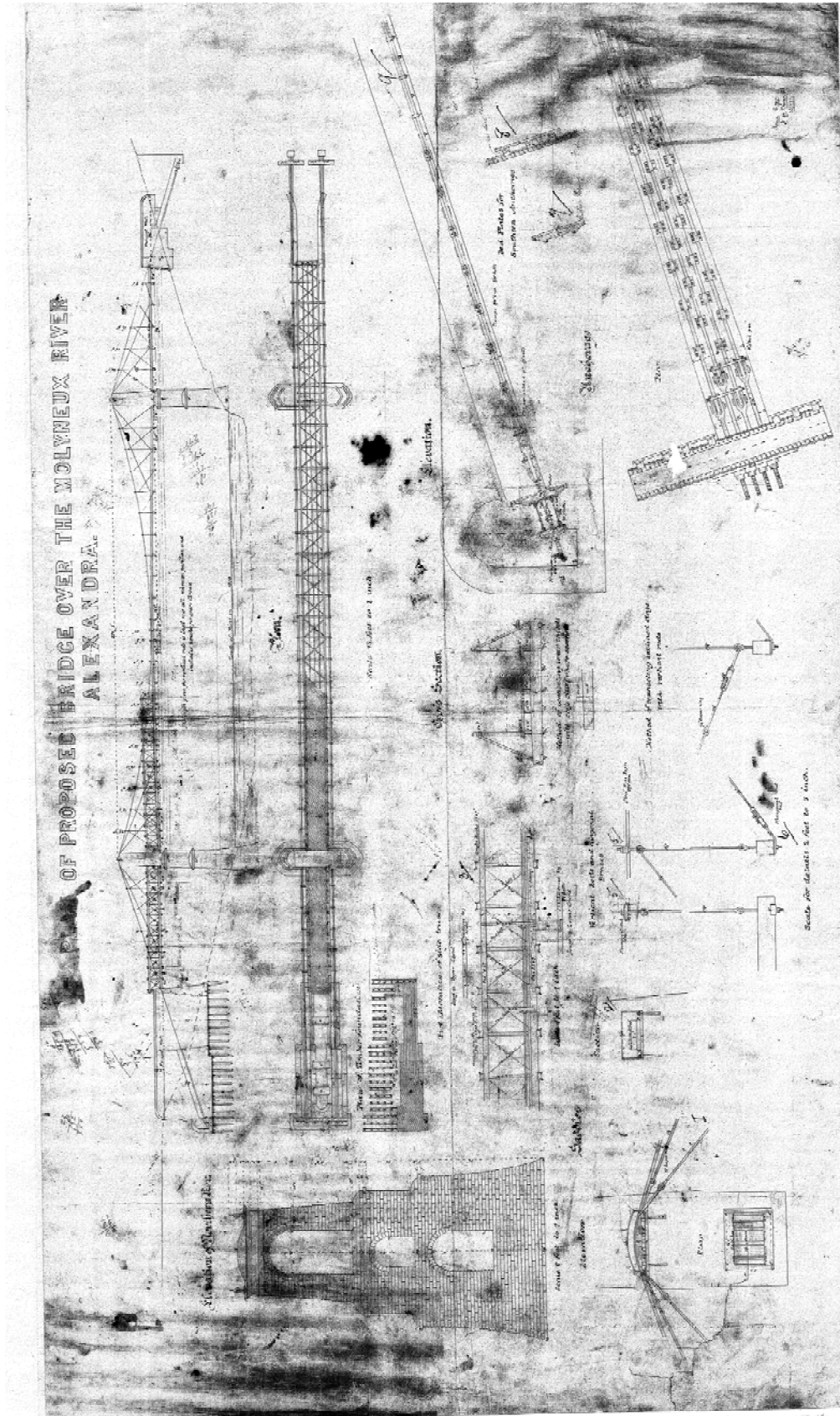


Figure 4. Bridge General arrangement, original drawings

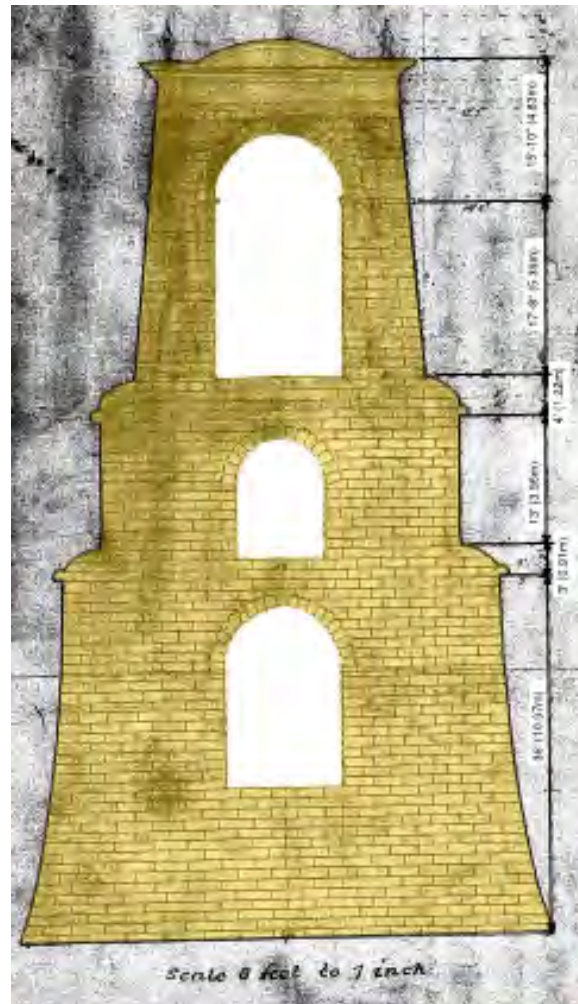


Figure 5. Stone Pier Dimensions

3 Site Inspection

The Alexandra Bridge Piers were inspected on 19 January 2018. The inspection confirmed the bridge piers is generally in accordance with what is shown in the available construction drawings. The stone piers were in generally good condition given its age. The mortar appeared to be in good condition, though this could be an appearance due to repointing completed in the past and may not represent the mortar throughout the structure.

4 Earthquake Hazard and Performance Requirements

The closest known fault to the bridge is the Dunstan Fault, which is located approximately 30 km to the north of the bridge. According to GNS the recurrence interval for this fault is 5,000-10,000 years. Dunstan Fault is a minor fault.

Refer to Figure 6 for a map of the area showing the faults near Alexandra Bridge pier.

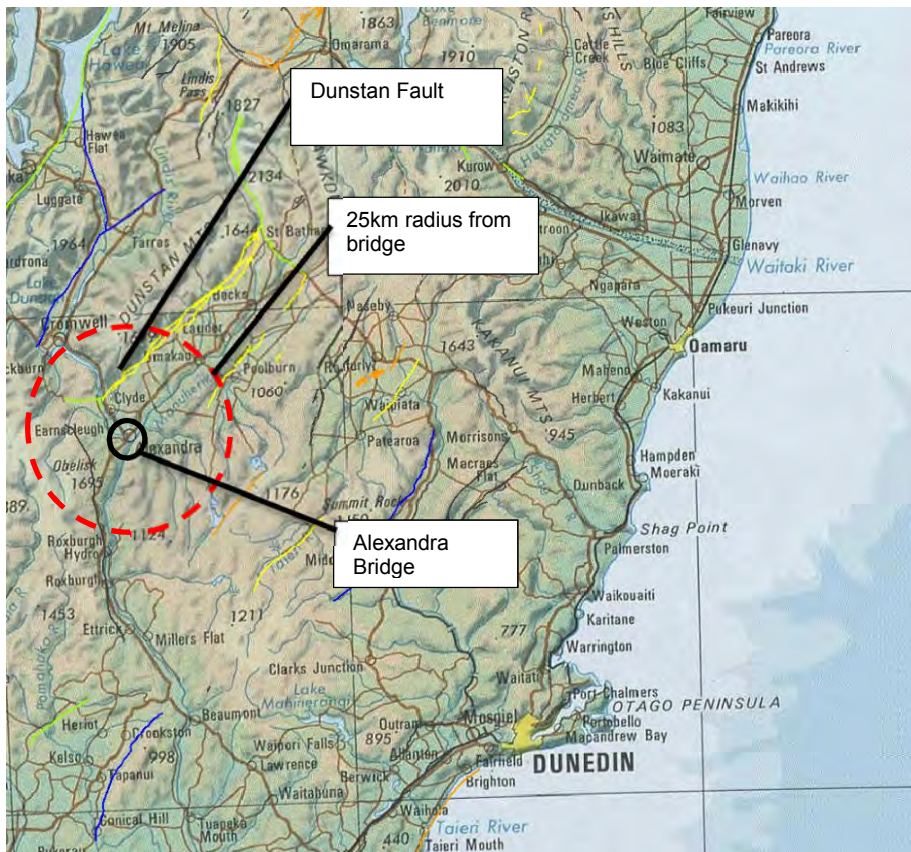


Figure 6. Fault map (from GNS)

The seismic hazard in terms of ground shaking at the site has been determined from the Bridge Manual 3rd Edition and NZS 1170.5. The bridge is close to Alexandra and the Hazard Factor, Z , is 0.21.

As discussed above, no major faults are within 20 kilometres of the bridge. Therefore, consideration of near-fault factors, $N(D,T)$, is not required.

Given the likelihood of the piers to be constructed on bedrock or bedrock is relatively shallow, the site subsoil category is likely to be B (Rock).

4.1.1 Seismic Performance Requirements

The seismic assessment standards have been assessed in accordance with the design standards for a new pedestrian bridge designed in accordance with NZS 1170.5 and the NZTA Bridge Manual.

The bridge was assessed using displacement-based assessment techniques. The methodology follows the recommendations in the amendment to the Bridge Manual "Proposed Provision for Deflection-Based Design" 23/2/2013. Refer to Section 5 for detailed information on the assessment methodology.

Table 1 shows the parameters that were adopted for seismic assessment of the bridge.

Table 1: Seismic Assessment Parameters

Design limit state (ULS) return period factor	R = 1.3
Design return period	1000 years
Design Working Life of new bridge	100 Years
Required bridge performance under the ULS design event	Damage may have occurred and some temporary repairs may be required. Permanent repair to reinstate the design capacities for both pedestrians and seismic loading should be feasible.
Site subsoil category	Class B (Rock)
Hazard factor	Z = 0.21
Near fault factor	N(T,D) = 1.0
Structural performance factor	S _p = 1.0

5 Structural assessment

5.1.1 General

A copy of as-built drawings prepared by the Ministry of Works was available for this assessment. Where information from the drawings was illegible or incomplete, an attempt was made to ascertain data through a site inspection. However, in some instances, it has been necessary to use engineering judgement to decipher unclear details.

This seismic assessment has used the information available to us at the time of this report and no intrusive investigations have been done to determine the additional necessary data. The following assumptions have been made.

- In the analysis, it has been assumed that liquefaction will not occur. The observed composition of the near surface material, whether it be loess or alluvium, suggests that based on its grain size and stiffness it will have a low potential for liquefaction, although plasticity index testing of the silt would be needed to allow this to be confirmed.
- Analysis assumes stone footings below pier are founded on rock is based on limited geological information, with no boreholes to confirm and no information on footing dimension.
- The material properties of the masonry joints have been assumed to be in good condition, uncracked and have normal strength values based on available data for lime based mortars.

Further site investigations, soil boreholes coring of the abutment and laboratory analyses would be need to confirm these assumptions. Without the confirmed intrinsic properties, the detailed seismic assessment is conditional and may or may not be the lower bound result.

The assessment of the bridge in terms of the earthquake return periods and corresponding yielding or failure in the vulnerable elements is based on a displacement-based seismic assessment. The general methodology follows the recommendations in the Draft amendment to the Bridge Manual "Proposed Provision for Deflection-Based Design" (Draft DBD7 23/2/13). This methodology largely follows proposed approach by Priestley, et al "Displacement-Based Seismic Design of Structures", 2007.

5.1.2 Analysis Methodology

A displacement-based assessment of the Alexandra River Bridge piers has been carried out by considering a two-dimensional pushover analysis of the bridge in the transverse and longitudinal directions.

The performance of the bridge piers is dependent on the soil type, the capacity of the unreinforced masonry walls and the orientation of the earthquake with respect to the centreline of the bridge.

The soil below the foundations has been considered to be rock based on the information provided in the reports prepared by Jackie Gillies and Associates, January 2011 and Hadley and Robinson Structural Condition Report, February 2007:

- Type B soil (Rock)

The material properties of the unreinforced stone masonry pier is unknown. A report Titled "Compressive, flexural bond and shear bond strengths of in-situ New Zealand unreinforced clay brick masonry constructed using lime mortar between the 1880s and 1940s" written by Ronald Lumantarna, David T. Biggs Dist M. ASCE and Jason M. Ingham M. ASCE was used to compare similar era structures and the material strengths.

Table 1: Inferred unreinforced stone masonry properties used in the analysis

Element	Probable Compressive Strength, f_{mc} (MPa)	Bed Joint Cohesion, c (MPa)	Flexural tensile strength (MPa)	Coefficient of friction, μ	Young's Modulus (MPa)
Mortar	1	0.1	0.03	0.4	750

5.1.3 Flexural Capacity

The nominal flexural capacity of the pier was calculated using the recommendation from M.J.N. Priestley in Seismic Behaviour of Unreinforced Masonry Walls as shown in Figure 1.

which is commonly used for ultimate strength design wind loading (6,7). Assuming an average uniform compression stress of $0.85f'_m$ at the toe, and noting that cracking is assumed to have occurred, the length of the compression zone, a , is given by

$$a = \frac{0.9 P_e}{0.85 f'_m t} \quad (3)$$

and the ultimate moment capacity by

$$M_u = 0.9 P_e \left(\frac{l_w - a}{2} \right) \quad (4)$$

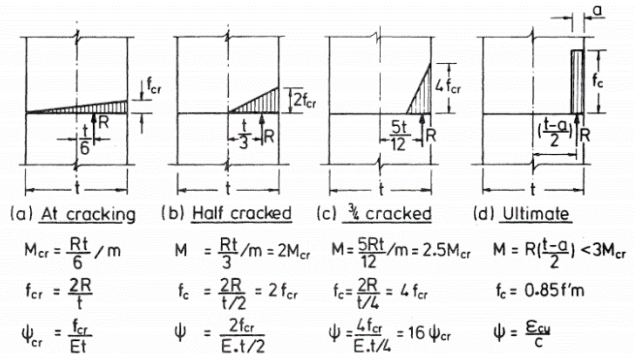


Figure 9. Moments and curvatures at centre of face-loaded wall.

Figure 1. Unreinforced masonry flexural capacity

5.1.4 Shear Capacity

The mortar shear capacity is comprised of three components as follows:

$$\text{Ultimate mortar shear strength} = c + \mu N$$

Where: c = shear bond strength at zero normal stress due to the adhesive strength of mortar

μ = coefficient of internal friction between block and mortar (assumed to be 0.4)

N = vertical load on the joint

5.1.5 Ductility Capacity

The pier is unreinforced stone and is non-ductile.

The piers comprise unreinforced stone masonry. The piers have been assigned a maximum ductility of 1.0.

5.1.6 Pier seismic weights

The seismic mass of the structure used in the analysis is summarized in the table below.

Table 9: Pier Seismic mass

Element	Seismic mass
Stone Pier	25,900 kN

5.1.7 Displacement Based Analysis Results

Table 2: Summary of the critical seismic analysis results

Member	Return Period for 1 st Yield ¹ (years)	Return Period for Design Earthquake Capacity (years)
Pier cross members above/below windows, Transverse earthquake	<50	<100 Collapse of stone cross members above/below windows
Pier vertical members each side of windows, longitudinal earthquake	<40	<100 Ultimate flexural capacity of pier

1. Yield is defined as the point where a hinge forms at mid-height of the pier resulting in cracks at the grout lines.

6 Hydraulic Analysis

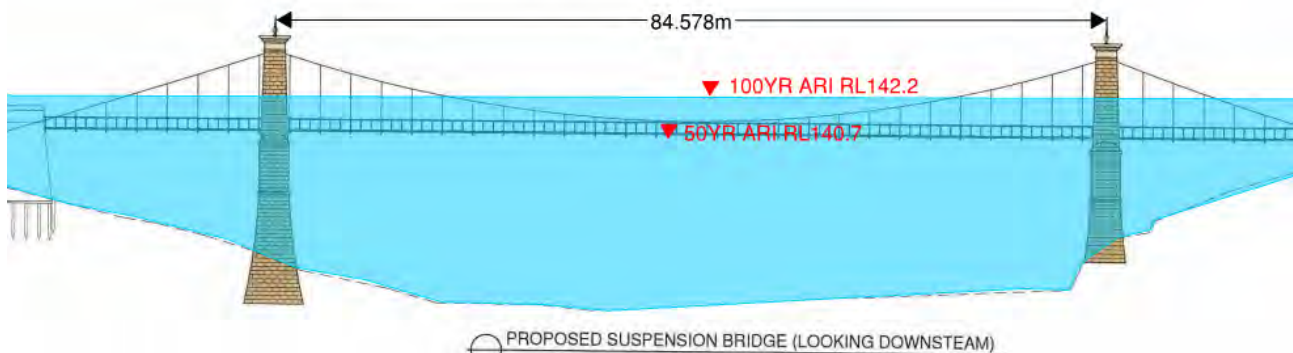
This preliminary hydraulic assessment has used the information available to us at the time of this report and no intrusive investigations have been done to determine the additional necessary data. The following assumptions have been made.

- Flood levels and velocities are as per the attached hydraulic memo (Appendix A)
- The proposed bridge is a suspension bridge between the two existing stone piers
- The proposed pedestrian bridge is fully submerged at the 100YR ARI Flood.
- Analysis assumes water pressures only and has not considered log impact, debris loading or hydrostatic pressure increases due to debris buildup .
- Water pressures were calculated in accordance with AS5100.2, 15.3.1, 15.5.3

Table 3: Summary of the critical Hydraulic analysis results

Member	50 YR ARI Flood
Pier cross members above/below windows	Collapse of stone cross members above top window
Pier vertical members each side of windows	Cracking or Collapse of stone vertical members

7 Conclusions



Considering the most critical of the two earthquake orientations considered, the structure is assessed as not capable of satisfying the Design limit state (ULS) seismic performance requirements of the Bridge Manual 3rd Edition for the Design earthquake of 1000 year return period. The assessed Design Limit state return period is less than **100 years**.

Considering a pedestrian bridge suspended between the stone piers, the stone piers and superstructure is assessed as being severely damage or possibly collapsing at a flood that submerges the suspension bridge.

In summary;

- The existing unreinforced masonry (stone) towers cannot provide a satisfactory level of strength to meet the earthquake demands even in their current state and usage. It is considered that these towers would suffer a degree of damage in an Ultimate Limit State event, however the risk to life safety from these towers is currently negligible.
- The towers do not have sufficient capacity to meet current design standards for seismic, lateral or gravity loads for any proposed deck structure.
- The towers cannot provide any capacity to resist hydraulic loads which may be applied to the towers should any deck structure be inundated.
- We do not consider that the historic stone towers are suitable for reuse in a new structure without significant intervention to improve the structural performance of the towers. This may compromise the historic and heritage value of the towers.
- It may be more appropriate to construct an alternative structure adjacent to the existing towers to carry the required loads with the existing towers only providing aesthetic features to any new structure. Notwithstanding the existing towers would still have to be strengthened if adjacent to, or a non-load bearing part of a new structure.

Given that the seismic assessment suggests that the stone piers do not comply with the seismic performance requirements under the design earthquake(1000 year return period event), an investigation is recommended to determine if the stone piers can be strengthened to meet the seismic performance requirements.

The Hydraulic analysis suggests that if a superstructure is inundated by a flood, this could cause catastrophic failure to both the superstructure and the stone piers. An investigation is recommended to determine if a superstructure can be placed above the existing stop bank levels.

Strengthening of the Towers (Appendix B)

We have not undertaken any analysis or assessment of the existing unreinforced masonry (Stone) towers to determine whether any level of and quantity of strengthening will provide adequate structural capacity for the towers to be reused as part of a pedestrian or cycleway bridge structure.

We have included some high level conceptual strengthening options in appendix B of this report. It must be noted that the strengthening methodologies shown on the attached sketches may not achieve the actual required structural capacity of the towers and may require further structure or work to achieve the required levels of capacity.

There are other methodologies for the strengthening of these stone towers which have not been included in this report.

3332721-SE-SK01. This option considered post tensioning the tower insitu to increase the capacity of the towers. This option has the least intrusion into the heritage fabric of the towers and although will not meet the ICOSMOS charter requirements will preserve the appearance of the towers.

3332721-SE-SK02. This option requires the infilling of the lower arched areas of the towers with reinforced concrete. This methodology still requires the post tensioning of the upper level of the tower however should only require the reinforcement of the stone work to the concrete infills. Note, that as the bottom of the towers is under water this methodology will require water to be excluded from the base of the tower to effect the strengthening.

New Bridge Alternatives (Appendix C)

We have considered several alternatives for constructing a new bridge structure. We consider that any new pedestrian or cycleway bridge structure should be designed to allow the minimum level of free board under the structure above the maximum credible flood level (the level of the existing Alexandra Flood banks ie. the flood level cannot really get much higher than this level).

The required clearance for flood water which may have floating debris is 1.200 m above the maximum flood level to the underside of any structure.

Preliminary measurement of the towers would suggest that depending on the type of superstructure provided that any deck structure at the minimum level above the maximum credible flood level would result in a head room between the deck and the underside of the top arch of between 1.800m and 2.200m. The lower end of this clearance would not be acceptable for pedestrian or cycleway access. The upper criteria may be sufficient for pedestrian access but will be critical for cycleway traffic.

3332721-SE-SK10.

Construct a new bridge deck 1.200m above the maximum credible flood level and maintaining a similar cable profile to the existing bridge dimension. This will require the towers to be extended above the stone work to maintain a similar cable sag profile.

- Stair and ramp structures at each end abutment will require design for hydraulic loads
- The cable profile over the tower remains the same or similar to the original profile and as such does not impose any new loading criteria on the towers
- The back span cable will not align with the existing back span cable anchor locations
 - This results in an upward thrust at the connection of the existing anchor rods and the new cable connections. This can possibly be considered in design
 - New cable and anchor rods to the existing subterranean anchor points

- New ground anchors at each end of the bridge. The existing anchors are kept for heritage purposes.
- The existing towers will need strengthened

3332721-SE-SK11

Construct a new trussed Arch structure between the existing towers to mimic the upstream road bridge. This option does not address the heritage nature of restoring a suspension bridge on the site. This option would be expensive and probably require additional structural towers at the existing tower locations.

3332721-SE-SK12

Construct a new truss type bridge structure between the abutments and the towers only to provide access and a viewing platform at the towers. This option does not provide for any new pedestrian or cycleway bridge structure at the location of the historic bridge.

- The structure will have to be constructed 1.200m above the maximum credible flood level
- The stairs and ramps at each abut will require to be designed for hydraulic loading
- The towers will require strengthening for seismic requirements to a minimum level to meet the requirements of the building code and NZS HB8630.

3332721-SE-SK13

Construct a new suspension bridge using the existing towers with a deck raised 1.200m above the maximum credible flood level. This option will change the cable catenary profile between the towers making the catenary sag much less than the existing configuration of the towers provides for.

- The reduced sag on the catenary cable sag will result in increased loads in the cable load train increasing the demand on the anchors and all fitting
- The low catenary sag to the cables and the cables being below deck level at midspan may create stability issues with the deck wanting to twist under dynamic live and wind load.
- The different angles of the cables each side of the towers will result in a lateral load at the cable saddle locations. This is usually undesirable as this is a permanent load and creates loads for which the towers are not usually design for.
- The existing anchors and anchors rods should be able to be reused
- The strengthening to the towers will have to include for a significant lateral load from the cable arrangements and is likely to be more significant than for normal concentric loads.
- The stairs and ramps to each abutment will be require design for hydraulic loads.
- The bridge superstructure between the abutments and the towers should be designed as self-supporting with no load influence on the cable structure back span.

Rough Order of Costs (Appendix D)

- The included rough order of costs are at best a guestimate only.
- Further design and analysis work would be required in order to provide even a concept level design cost estimate.

Appendix A : Clutha River at Alexandra Flood Modelling

Memorandum

To: John Heenan **Date:** 16 February 2018
From: Jeremiah Shaw **Our Ref:** 3332721
Copy: Cameron Oliver, Michael Law
Subject: Alexandra Suspension Bridge 1882 - Feasibility Study

1. Introduction

Alexandra Historic Bridge crosses the Clutha River immediately downstream of the current SH8 bridge (Figure 2). A literature review was conducted to determine available information on flood levels at the bridge. The information below was sourced from previous studies and reported on without confirmation or analysis of current condition. Otago Central District Council (CODC), Otago Regional Council (ORC) and Contact energy were contacted in week ending 16/02/2018. Otago Central District Council mainly referred us to ORC and Contact Energy. Attempts to gain information from Contact Energy (Ken Roberts) provided some limited information. Other information was sourced from ORC and through internet searches.

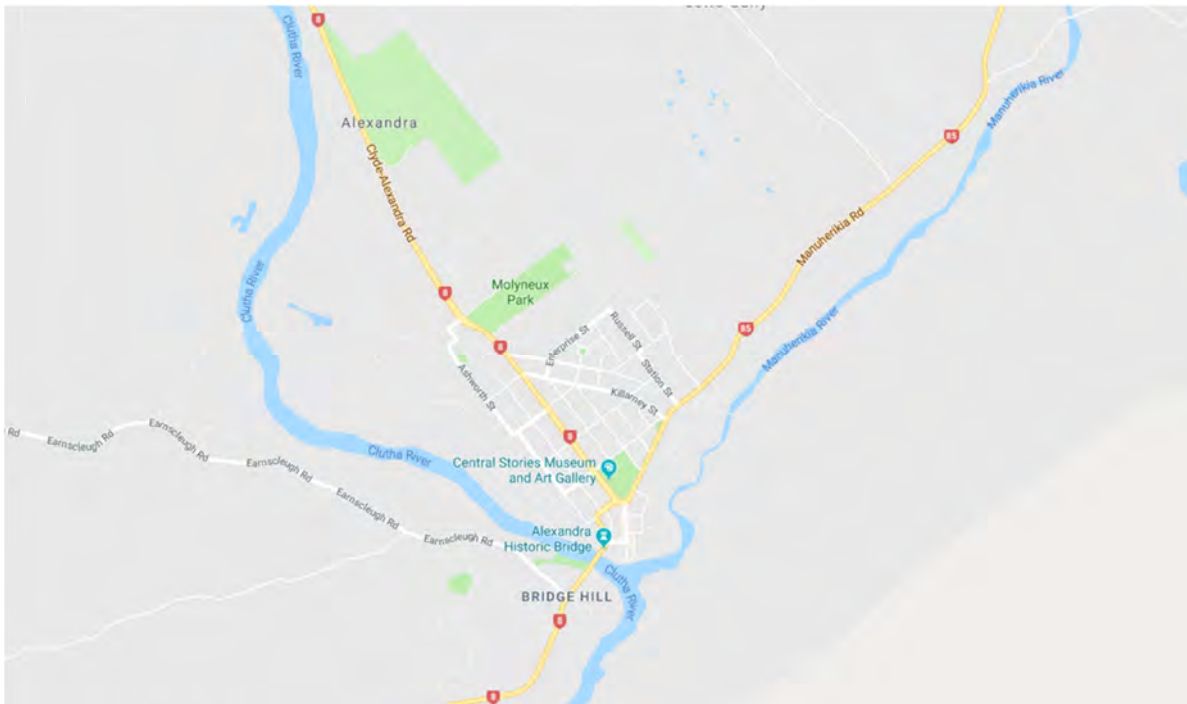


Figure 2: Locality map

The following document were obtained:

ORC (2000a). The Impact of Sedimentation in Lake Roxburgh on Flood Levels at Alexandra. A Review following the November 1999 Flood. Otago Regional Council, February 2000.

ORC (2000b). Clutha River Catchment Updated Flood Frequency Analyses Following the November 1999 Flood Event. Otago Regional Council, March 2000.

CODC (2008). Schedule 19.11: Flood Hazard Information as part of Central Otago District Plan. Central Otago District Council, April 2008.

CDEM (2001). Alexandra: A practical solution for managing flood risk. Chris Kilby, Ministry of Civil Defence and Emergency Management, TEPHRA Floods Volume 18 February 2001.

MWH (2007). Alexandra Floodbanks Flood Level Review. 1 February 2007.

Documents have been saved to <P:\333\3332721\THY\Flood reports>.

The obtained publications base most discussion on the 1999 floods in Clutha River. It appears that no more recent studies have been undertaken.

2. Flood extend at Clutha River

ORC (2000b) detailed a statistical flood frequency assessment. The highest floods observed in Clutha River at Alexandra were 1878, 1999 and 1995 with flood magnitude in order of 4650 m³/s, 4000 m³/s¹ and 3550 m³/s respectively (ORC, 2000b).

The reported 2% and 1% probability flood (50yr and 100yr Average Return Interval (ARI)) were 3300 m³/s and 4000 m³/s respectively (CODC, 2008). These were based on contribution of a nominal 10 m³/s discharge from Lake Hawea and 400 m³/s and 600m³/s respectively from Manuherikia River (CODC, 2008). The Manuherikia River is a tributary of Clutha River just downstream of Alexandra Bridge as seen in Figure 2.

The Clutha River in Alexandra is situated between two hydroelectric dams, namely Clyde Dam and Roxburgh Dam (1992 and 1957 respectively). Both dams influence the stretch of river. It was reported that settling sediment in Roxburgh dam was increasing the bed level in Clutha River and this has affected the flood level (Kilby, 2001). The 1999 peak flood level at Alexandra was approximately 3.2 m higher due to Roxburgh dam sedimentation (ORC, 2000a). Discussion with Rob Crosbie from Dunedin Beca Ltd office highlighted the following aspects:

Flood risk within the Alexandra township was mitigated by means of stop banks in vicinity of Alexandra Bridge and up to confluence with Manuherikia River.

Furthermore dredging of Clutha River downstream of Clyde Dam was done for better operating tail water level of the hydropower plant.

Existing details of stop banks have not been attained to date. However, Kilby, (2001) reported that the stop banks were planned to be at 143.3 masl and 1 m higher than the 1999 flood level.

Details of dredging operations have not been obtained to date. The presence of Clyde Dam has caused a reduction in sediment transport to Roxburgh dam. Scheduled and natural floods induced sediment flushes at Roxburgh Dam and resulted in a gradual lowering of bed level in the upper reaches of the lake and at Clutha River in Alexandra (CODC, 2008; ORC, Feb 2000). 1999 flood scouring action has lowered the flood level profiles at Alexandra Bridge by approximately 450-500mm (ORC, Feb, 2000). ORC (Feb, 2000) reported that since commissioning of Clyde dam the water levels under major floods decreased by approximately 1.5 m. Thus, the flood level is anticipated to reduce with any reduction in bed level in Clutha River.

¹ Includes 200 m³/s outflow from Lake Hawea added to actual flow

Table 1 list flood water levels as per bed level in 1999 and may need to be reassessed for current conditions. Thus water level listed should be taken with caution.

Table 1: Water level at 1 and 2% probability floods as based on 1999 flood assessment (CODC, 2008)

River	Location	2% probability flood (50yr ARI)	1% probability flood (100yr ARI)
		Water level (masl)	Water level (masl)
Clutha	Alexandra Bridge (AB)	140.7	142.2
	0.5km upstream of AB	141.0	142.4
	1.0 km upstream of AB	141.2	142.6
Manuhirikia (downstream tributary of Clutha River)	Alexandra Bridge (AB)	140.7	142.2
	Shaky Bridge	140.8	142.3
	Little Valley Road/Bridge	141.1	142.5

Contact Energy provided the following water level information:

The nominal 1:100 Flood Level at Alexandra Bridge is **142.60 masl**

The ORC Design Level for the flood banks is 142.75 masl

The nominal crest of flood banks is 143.25 masl

Sediment hydraulic modelling post 1999 floods was conducted by ORC by means of Mike II (ORC, 2000a). The study concluded that in flood condition, reduction in outflows of Lake Hawea may reduce flood levels at Alexandra by 400mm while lowering water level at Roxburgh dam could relieve a further 200mm (ORC, 2000a). Details of water levels at Alexandra Bridge from the model are listed in Table 2.

Table 2: Water level at Alexandra Bridge under different scenario (ORC, Feb 2000)

1999 flood level and 1999 bed level	1999 flood and 2000 bed level	1879 flood with 2000 bed level	If design flood line standard were maintained
142.25 m	141.75 m	142.8 m	142.65 m

3. Flood Velocities

MWH (2007, Table 4.1) lists peak flows and corresponding water levels at Alexandra Bridge. Using topographic contours to estimate channel widths at each water level, and calculating the area between each, a flow velocity can be inferred. This is plotted in **Figure 3**. For the levels reported in CODC (2008) we find:

140.7 masl (50 year ARI): 2.1 m/s

142.2 masl (100 year ARI): 1.9 m/s

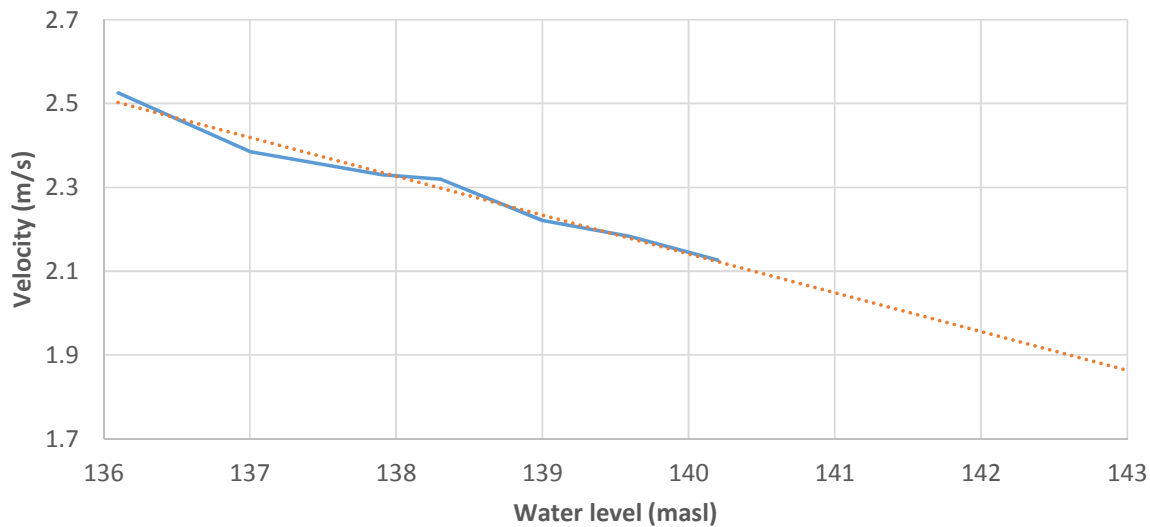


Figure 3: Inferred flow velocity at Alexandra Bridge from MWH (2007), with dashed orange extrapolated trend line

4. Recommendations

It is recommended that further stages of the study include:

- Hydraulic modelling to determine flood water levels with respect to current river bed levels and with respect to possible debris blockage.
- Scour modelling.

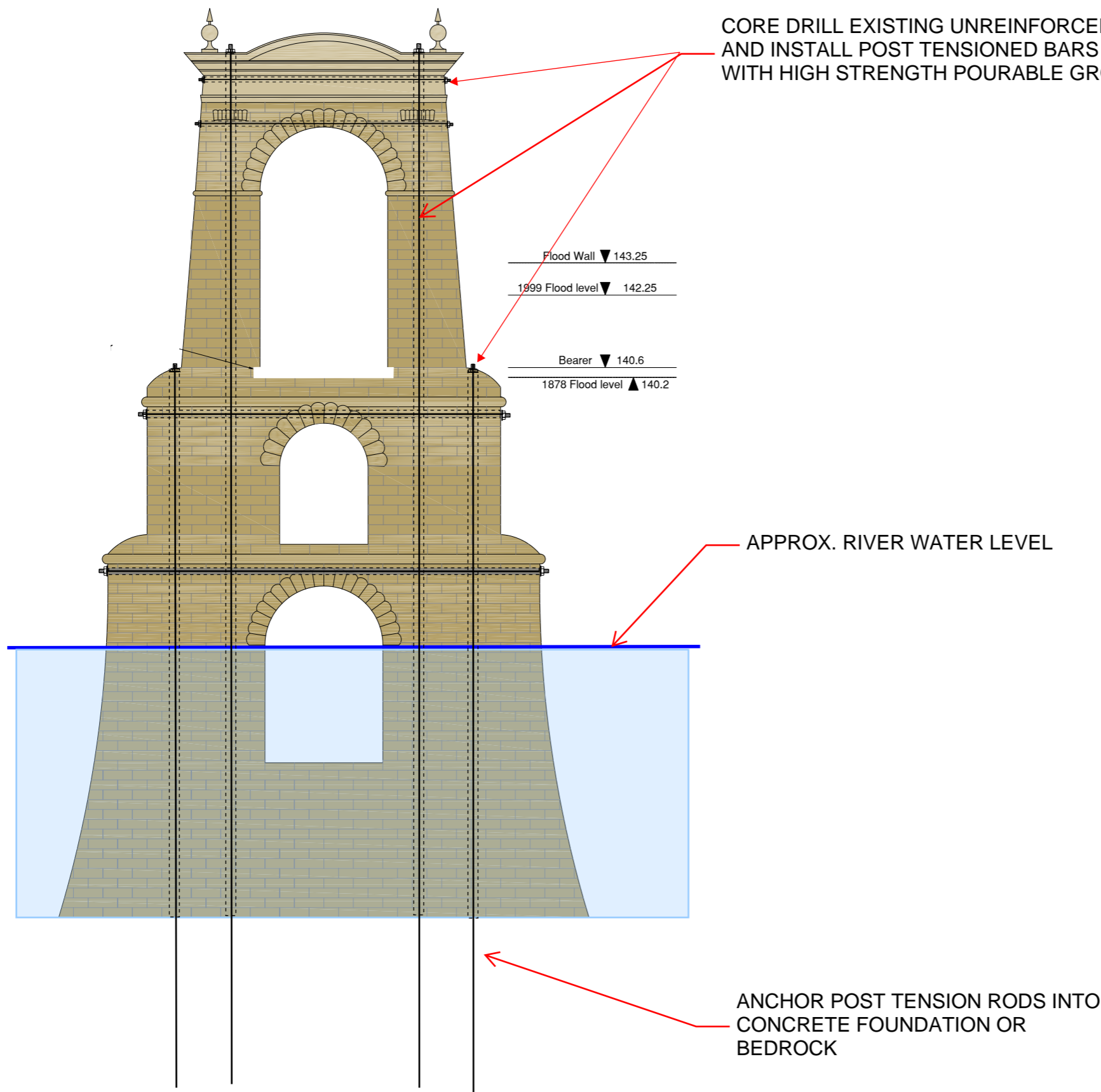
Anastasiya Verbytska

Civil Engineer

Phone Number: +64 3 366 3521

Email: anastasiya.verbytska@beca.com

Appendix B : Possible Strengthening Options for the Towers



CORE DRILL EXISTING UNREINFORCED MASONRY TOWER AND INSTALL POST TENSIONED BARS AND SOLID GROUT WITH HIGH STRENGTH POURABLE GROUT

Flood Wall ▼ 143.25
 1999 Flood level ▼ 142.25
 Bearer ▼ 140.6
 1878 Flood level ▲ 140.2

APPROX. RIVER WATER LEVEL

ANCHOR POST TENSION RODS INTO CONCRETE FOUNDATION OR BEDROCK

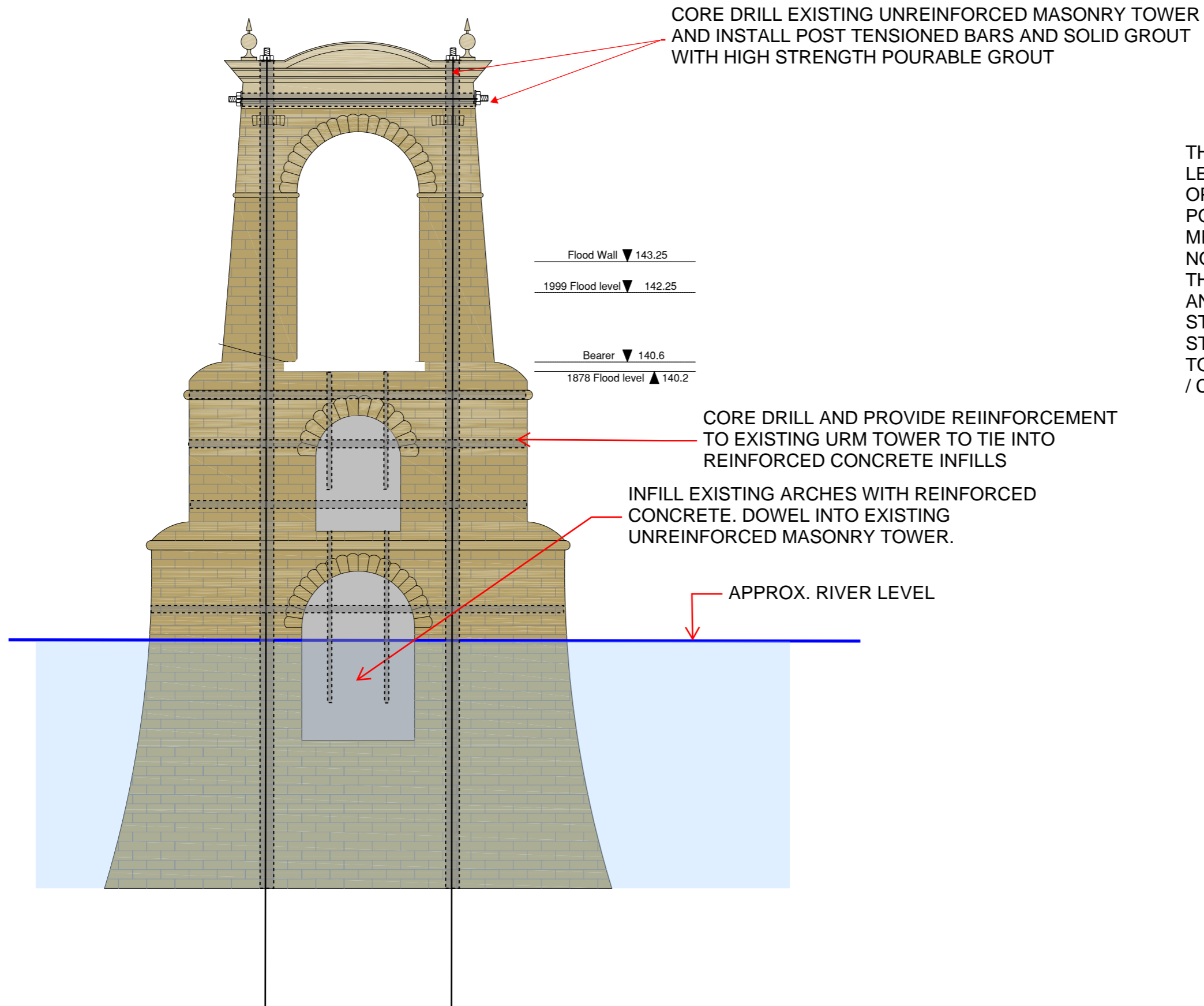
THE STRENGTHENING SHOWN IS A HIGH LEVEL CONCEPTUAL OPTION ONLY. THIS OPTION HAS BEEN SHOWN TO INDICATE A POSSIBLE STRENGTHENING METHODOLOGY. NO ANALYSIS HAS BEEN CARRIED OUT ON THE TOWERS TO DETERMINE WHETHER ANY LEVEL AND QUANTITY OF STRENGTHENING WILL PROVIDE ADEQUATE STRUCTURAL CAPACITY FOR THE TOWERS TO BE REUSED AS PART OF A PEDESTRIAN / CYCLEWAY BRIDGE STRUCTURE.

OPTION ONE: POST TENSIONING STRENGTHENING

PLEASE PRINT IN COLOUR



JOB TITLE: ALEXANDRA SUSPENSION BRIDGE 1882	
SKETCH TITLE: OPTION ONE: POST TENSION STRENGTHENING	
DATE: 22/03/2018	JOB No.: 3332721
SCALE: NTS	SKETCH No.: SE-SK01
DRAWN: JBH	REV: A
VERIFIED: JS	APPROVED:
REASON FOR ISSUE: FEASIBILITY OF REUSE OF TOWERS	
SOURCE OF BACKGROUND: BREEN DWG A02	



THE STRENGTHENING SHOWN IS A HIGH LEVEL CONCEPTUAL OPTION ONLY. THIS OPTION HAS BEEN SHOWN TO INDICATE A POSSIBLE STRENGTHENING METHODOLOGY. NO ANALYSIS HAS BEEN CARRIED OUT ON THE TOWERS TO DETERMINE WHETHER ANY LEVEL AND QUANTITY OF STRENGTHENING WILL PROVIDE ADEQUATE STRUCTURAL CAPACITY FOR THE TOWERS TO BE REUSED AS PART OF A PEDESTRIAN / CYCLEWAY BRIDGE STRUCTURE.

OPTION 2; TOWER STRENGTHENING

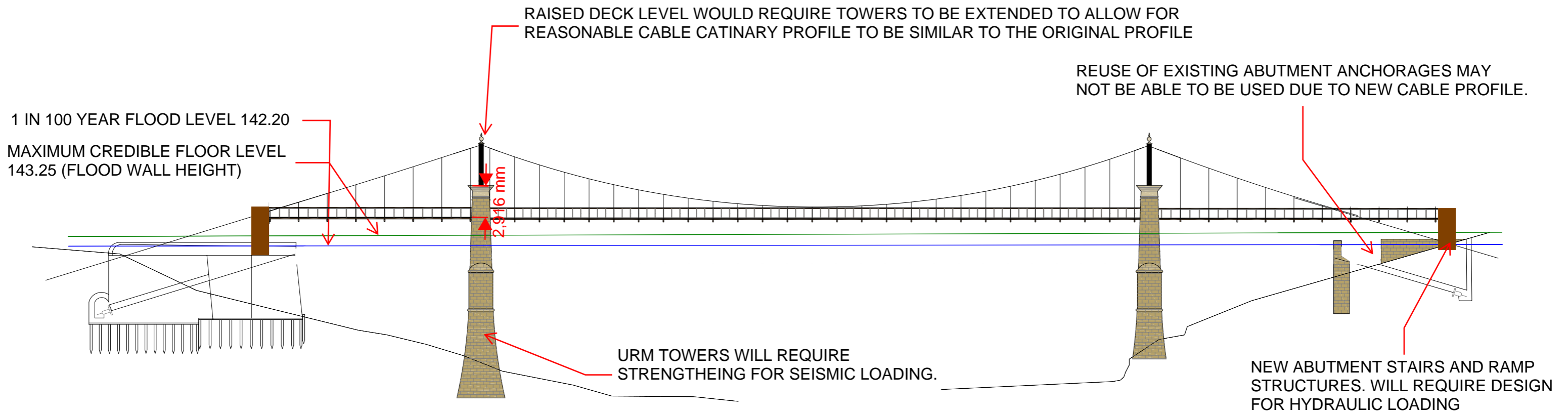
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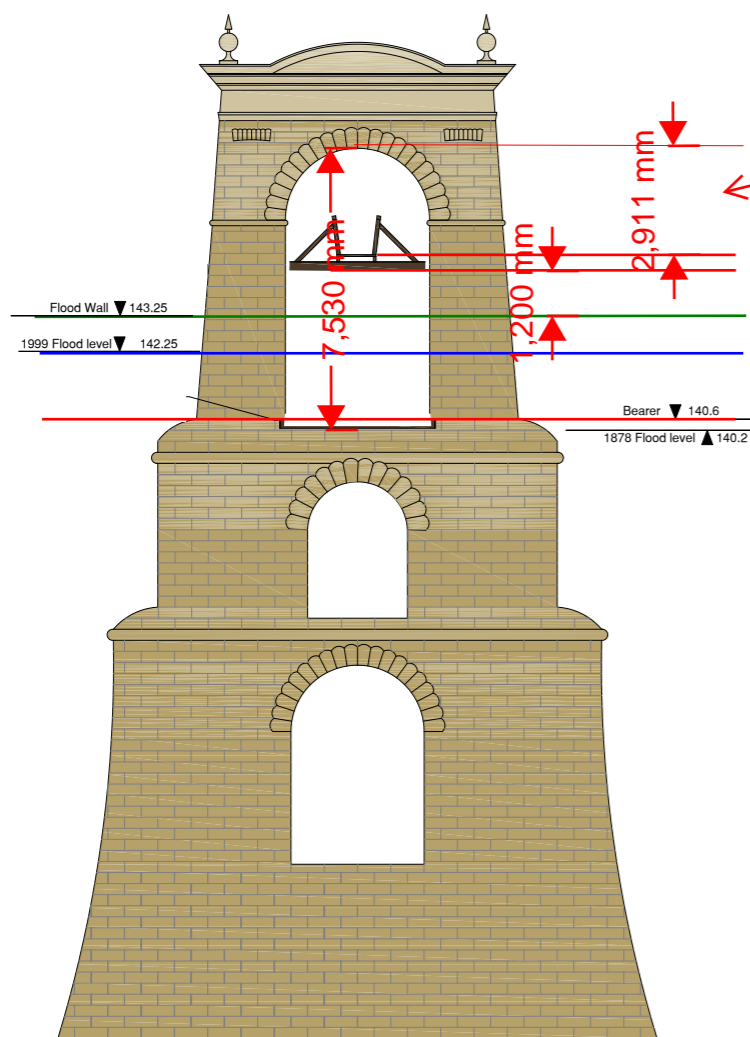
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DRAWN: JBH	REV: A
VERIFIED: JS	APPROVED:
REASON FOR ISSUE: FEASIBILITY FOR REUSE OF TOWERS	
SOURCE OF BACKGROUND: BREEN DWG A02	

Appendix C : Possible Bridge Arrangements



BRIDGE ELEVATION



TOWER ELEVATION

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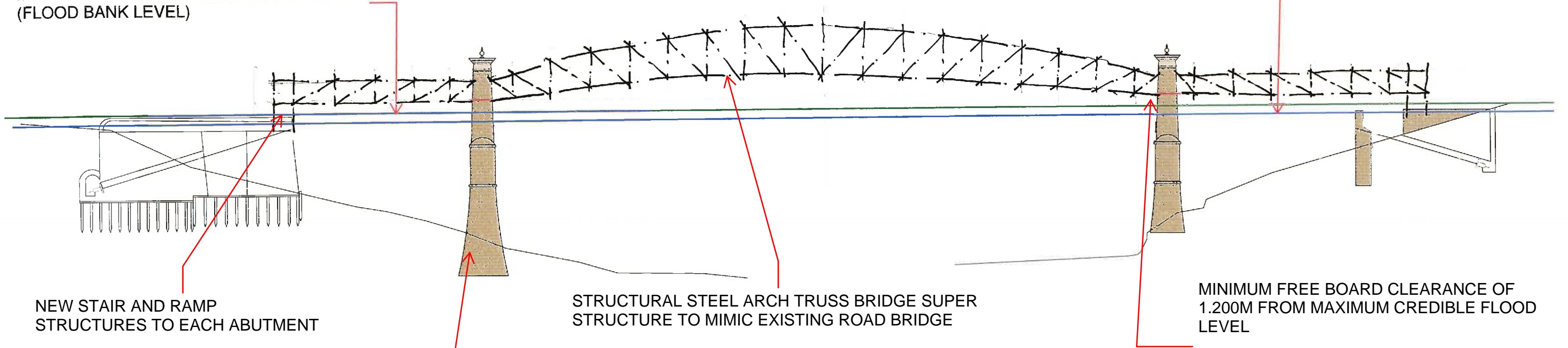
BECA

JOB TITLE: ALEXANDRA SUSPENSION BRIDGE 1882
 SKETCH TITLE: NEW BRIDGE, RAISED DECK LEVEL OPTION

DATE:	22/05/2018	JOB No.:	3332721
SCALE:	NTS	SKETCH No.:	SE-SK10
DRAWN:	JBH	REV:	B
VERIFIED:	JS	APPROVED:	
REASON FOR ISSUE:	BRIDGE TOWER REUSE FEASIBILITY		
SOURCE OF BACKGROUND:	BREEN DWG A02		

MAXIMUM CREDIBLE FLOOD LEVEL 143.25
(FLOOD BANK LEVEL)

1 IN 100 YEAR FLOOD LEVEL 142.2



NEW STAIR AND RAMP
STRUCTURES TO EACH ABUTMENT

STRUCTURAL STEEL ARCH TRUSS BRIDGE SUPER
STRUCTURE TO MIMIC EXISTING ROAD BRIDGE

MINIMUM FREE BOARD CLEARANCE OF
1.200M FROM MAXIMUM CREDIBLE FLOOD
LEVEL

URM TOWERS TO BE
STRENGTHENED

BRIDGE ELEVATION

PLEASE PRINT IN COLOUR



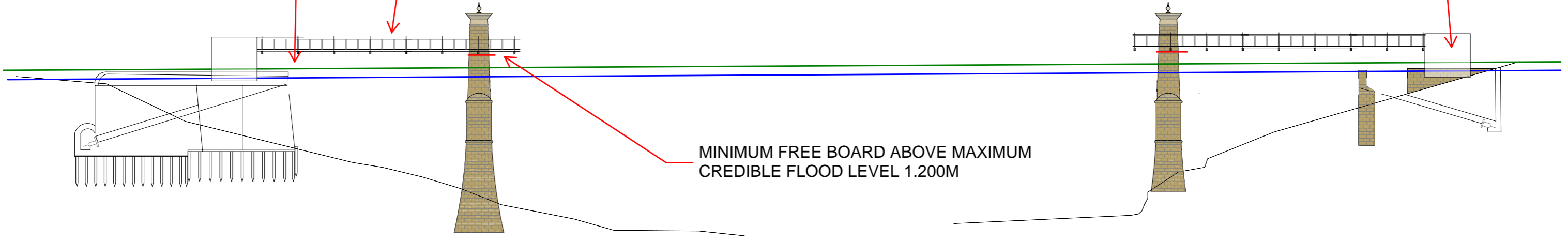
JOB TITLE: ALEXANDRA SUSPENSION BRIDGE 1882
SKETCH TITLE: NEW BRIDGE: ARCHED TRUSS OPTION

DATE:	22/03/2018	JOB No.:	3332721
SCALE:	NTS	SKETCH No.:	SE-SK11
DRAWN:	JBH	REV:	A
VERIFIED:		APPROVED:	
REASON FOR ISSUE:		TOWER REUSE FEASIBILITY	
SOURCE OF BACKGROUND: BREEN DWG A02			

MAXIMUM CREDIBLE
FLOOD LEVEL 143.25
(FLOOD BANK LEVEL)

NEW TRUSS BRIDGE STRUCTURE AND VIEWING
PLATFORM TO HB 8630 AT TOWER.

NEW STAIR AND RAMP STRUCTURE TO HB8630
ACCESS TO TOWER VIEWING PLATFORM



MINIMUM FREE BOARD ABOVE MAXIMUM
CREDIBLE FLOOD LEVEL 1.200M

PROPOSED SUSPENSION BRIDGE (LOOKING DOWNSTREAM)
Scale 1:250 @ A1
Scale 1:500 @ A3

PLEASE PRINT IN COLOUR



JOB TITLE:	ALEXANDRA SUSPENSION BRIDGE 1882		
SKETCH TITLE:	NEW BRIDGE: VIEWING PLATFORM OPTION		
DATE:	22/03/2018	JOB No.:	3332721
SCALE:	NTS	SKETCH No.:	SE-SK12
DRAWN:	JBH	REV:	A
VERIFIED:		APPROVED:	
REASON FOR ISSUE:	TOWER REUSE FEASIBILITY		
SOURCE OF BACKGROUND:	BREEN DWG A02		

NEW DECK WITH
MINIMUM FREE
BOARD OF 1.200M
ABOVE MAXIMUM
CREDIBLE FLOOD
LEVEL

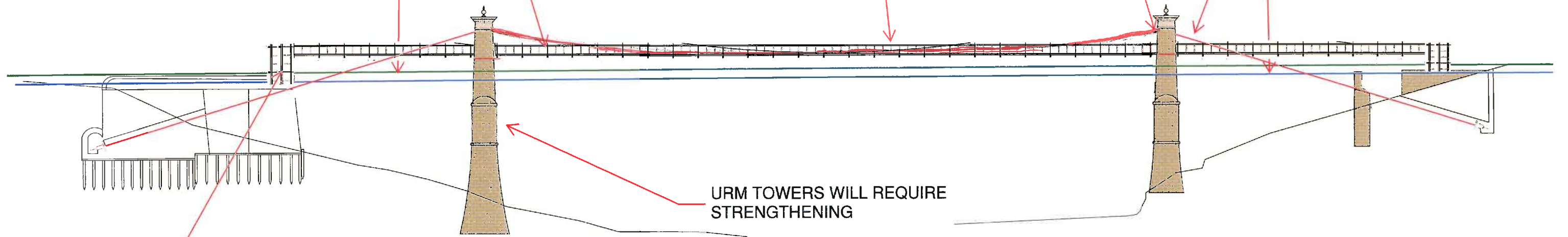
CABLE CATENARY PROFILE. LESS SAG
IN THE MAIN CABLES WILL RESULT IN
GREATER LOADS IN THE CABLE LOAD
TRAIN AND MAY RESULT IN STABILITY
PROBLEMS OF DECK STRUCTURE

ANCHOR CABLES IN
ORIGINAL ALIGNMENT

NOTE: CHANGE IN ANGLE OF
CABLES THROUGH TOWER SADDLE
WILL RESULT IN HORIZONTAL
THRUST ON TOWER

MAXIMUM CREDIBLE FLOOD LEVEL 143.25
(FLOOD BANK LEVEL)

1 IN 100 YEAR FLOOD LEVEL 142.2



URM TOWERS WILL REQUIRE
STRENGTHENING

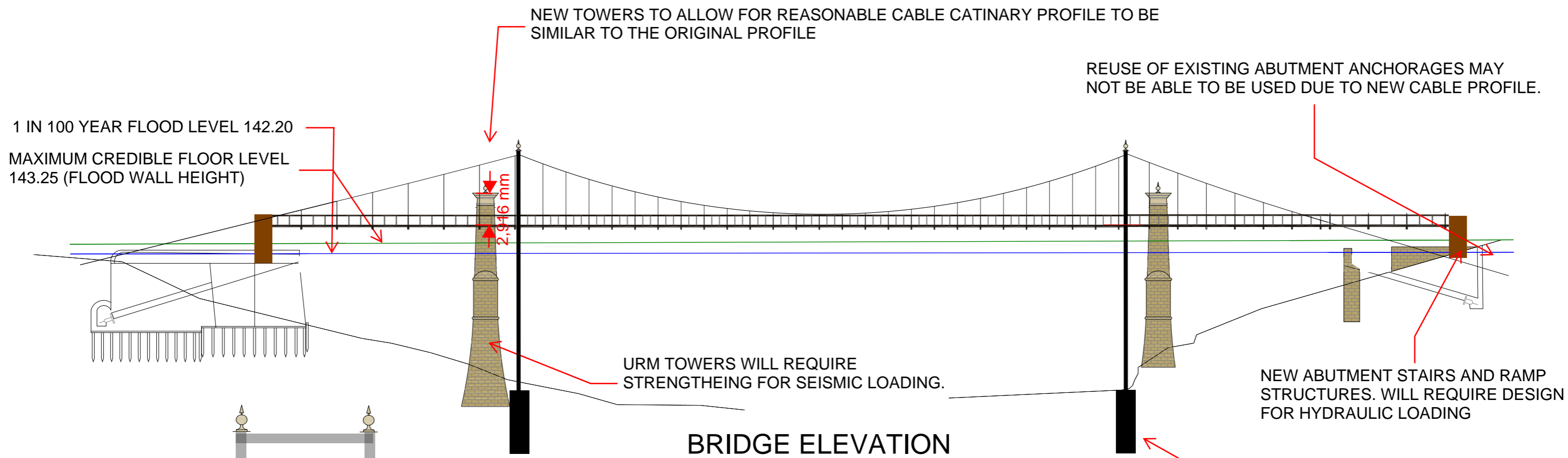
NEW ACCESS STAIRS AND RAMPS
TO BE DESIGNED FOR HYDRAULIC
LOADING

BRIDGE ELEVATION

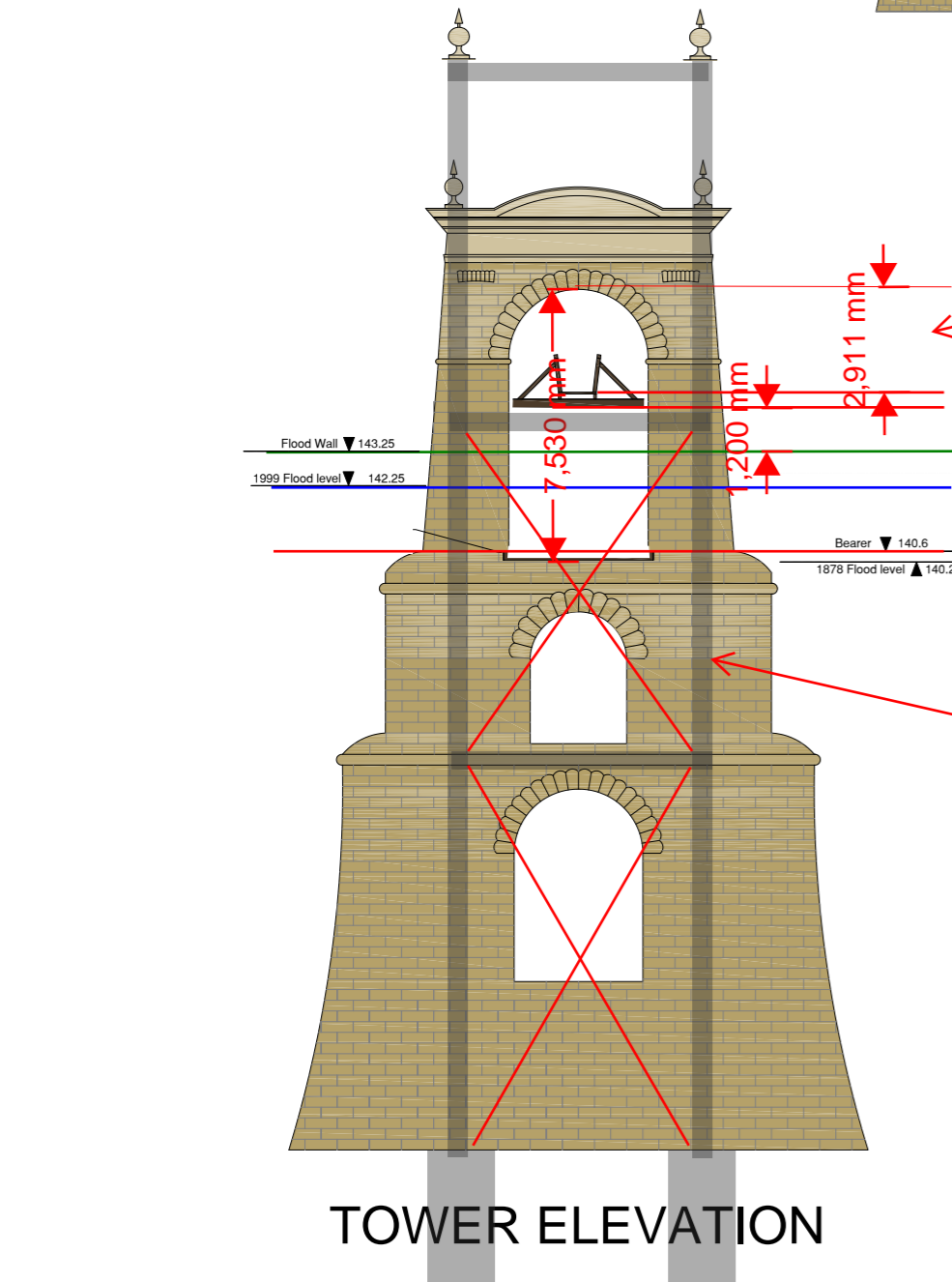
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JOB TITLE: ALEXANDRA SUSPENSION BRIDGE 1882	
SKETCH TITLE: NEW BRIDGE: SUSPENSION BRIDGE RAISED DECK WITH CHANGED CABLE PROFILE	
DATE: 22/03/2018	JOB No.: 3332721
SCALE: NTS	SKETCH No.: SE-SK 13
DRAWN: JBH	REV: A
VERIFIED:	APPROVED:
REASON FOR ISSUE: TOWER REUSE FEASIBILITY	
SOURCE OF BACKGROUND: BREEN DWG A02	



BRIDGE ELEVATION



TOWER ELEVATION

PLEASE PRINT IN COLOUR

BECA

JOB TITLE: ALEXANDRA SUSPENSION BRIDGE 1882
 SKETCH TITLE: NEW BRIDGE, RAISED DECK LEVEL OPTION

DATE: 06/07/2018	JOB No.: 3332721
SCALE: NTS	SKETCH No.: SE-SK14
DRAWN: JBH	REV: A
VERIFIED: JS	APPROVED:
REASON FOR ISSUE: BRIDGE TOWER REUSE FEASIBILITY	
SOURCE OF BACKGROUND: BREEN DWG A02	

Appendix D : Rough Order of Costs

Memorandum

To: Jeremiah Shaw

Date: 22 March 2018

From: John Heenan

Our Ref: 3332721

Subject: Alexandra Suspension Bridge Reuse of Towers Feasibility: Rough Order of Costs

The following rough order of cost is at best a guestimate only. Further design work will be required to provide even a concept design level of costing for this bridge reuse. These rough order costs are for initial comparison only to determine whether any further advance of design to a concept stage would be warranted.

The rough order costs are not expected to have an accuracy greater than +/- 50% however we do note that these are a guestimate only and should be validated by further design work and a more detailed cost estimate in order to define the full scope of the work.

Strengthening of the Towers

Item	Rate /Notes	Cost
Allow to establish on site included any temporary works, scaffolding, access works to the mid stream towers		
Core drill post tensioning holes in towers, insert post tensioning rods, apply tension and solid grout		
Concrete infill to existing Arch area. If this requires exclusion of water then a coffer dam will be required around the tower base.		
Make good pointing and stone work to historic towers. Clean up on completion and remove from site		
Design / Management	15%	
Contractors Margin	10%	
Total		\$300,000 - \$600,000 per tower

Memorandum

Construction of bridge deck and superstructure for replacement suspension bridge option

Item	Rate	Cost
Timber deck structure based on unlimited load restriction with a maximum deck width of 1.400m, handrail heights of 1.200m and a total length of approx. 142 m	Based on DoC rates for outdoor visitor structures a rate of approximately \$5000/m is considered	\$750,000
Cable Load train New cables and connection to existing anchor roads with new tensioners and sag adjusted New hanger rods New transom cables and any sway cables	No allowance for upgrading the anchors or providing new anchors.	
Design / Management	15%	
Contractors Margin	10%	
Total		\$1,000,000

Note that the design for an unlimited load out door visitor structure (Pedestrian / Cycleway Bridge) is significantly more onerous for a bridge located in an urban environment with requirements on load and serviceability limit state.

Vincent Community Board
13 February 2019

Report for Decision

Clyde Museum Feasibility Study (PRJ 04-2017-08)

Purpose of Report

To consider the recommendations of the Clyde Museum Feasibility Study Report 2019.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
- B. **Accept** the recommendation contained in the Clyde Museum Feasibility Report 2019 to progress the redevelopment of the Briar and Herb Museum and the sale or lease of the Blyth Street Museum.



Actions include:

- Demolishing the Briar Herb Factory Museum buildings A, C and D.
- Rebuilding the Goods Shed (building B) on site or relocating it to adjacent to the Railway Station
- If required demolishing and rebuilding the toilet block E
- Repairing and strengthening buildings F and G so they have a basic level of services and are upgraded to include an economical heating system, power water and drainage. The buildings have potential for display purposes, a boutique commercial outlet or ancillary space for a proposed new museum building
- Constructing a new purpose-built museum/community facility within the Briar Herb Factory Museum site

- Relocating the Caretaker's Cottage to a new site (or selling it and adding the funds to the museum fund)
 - Relocating the Police Lock-up at the Blyth Street Museum to a more prominent site in the town, potentially within the Briar Herb Factory development
 - Closing the Blyth Street Museum permanently. Retaining and redeveloping the site for another use, providing a potential income stream
 - The Council Chamber and its furniture either remaining in the Blyth Street building, or the furniture and fittings to be incorporated into the new Briar Herb Factory building
 - Reducing collection content from both museums and relocating to the new facility
 - Carrying out a district-wide study on museums, the aim of which is to coordinate collections and governance
- C. **Approve** \$94,000 in the 2019/20 Annual Plan for funding the development of concept plans to progress the project of redevelopment of the Briar Herb Factory Museum and the closing and repurposing of the Blyth Street Museum.
- D. **Agree** the \$94,000 in resolution C be funded from Earnsclough/Manuherikia Reserves and Development Account.
- E. **Direct** the Community Development Manager to progress the recommendation in the Clyde Museum Feasibility Report 2019 to carry out a district-wide study on museums, the aim of which is to coordinate collections and governance.

Background

The Vincent Community Board (the Board), at its meeting held on 28 March 2017, received a report for information relating to the establishment of a project to help determine the future of the Clyde Museums.

Council then called for requests for the preparation of a feasibility study to assess options for the future development of the buildings and collection.

Origin Consultant's offer of service was accepted with a fee of \$103,705 on the condition that the project would be 100% funded by community grants.

The Board, at a meeting held on 17 October 2017, considered a report relating to supporting a community funding application for the feasibility study and resolved the following:

17.8.7

A. **RESOLVED** that the report be received and the level of significance accepted.

Garbutt / Fitzgerald

- B. AGREED to support funding applications for a feasibility study being made to the Central Lakes Trust for \$62,043 and Lotteries for \$41,362 for the Clyde Museum buildings and collection.

Garbutt / Fitzgerald

- C. AUTHORISED the Chief Executive Officer to do all that is necessary to give effect to the Board's resolutions.

Garbutt / Fitzgerald

Lotteries approved a grant of \$41,362 and Central Lakes Trust approved a grant of \$20,771, tagged specifically for the development of conservation plans within the project. This resulted in a shortfall of \$41,272.

Due to the funding shortfall, Origin Consultants reviewed the scope and identified a more streamlined and rapid assessment approach for the project which would reduce cost. A revised proposal was provided with a cost of \$74,555. This was a \$28,848 reduction from the original proposal so reducing the shortfall to \$12,422.

The Board resolved on 17 April 2018 as follows:

18.3.9

- A. RESOLVED that the report be received and the level of significance accepted.

Topliss / Armstrong

- B. APPROVED an overspend of \$12,422 in the Clyde Museums cost centre towards a Clyde Museums Feasibility Study. To be funded from the General Reserves and Development Earnsacleugh Manuherikia Investment Account.

Topliss / Armstrong

With full funding secured, Origin Consultants started the feasibility study in May 2018.

Discussion

The Clyde Museum Feasibility Study report was completed in January, 2019. See Appendix 1.

In summary, three key project objectives were defined and four key themes.

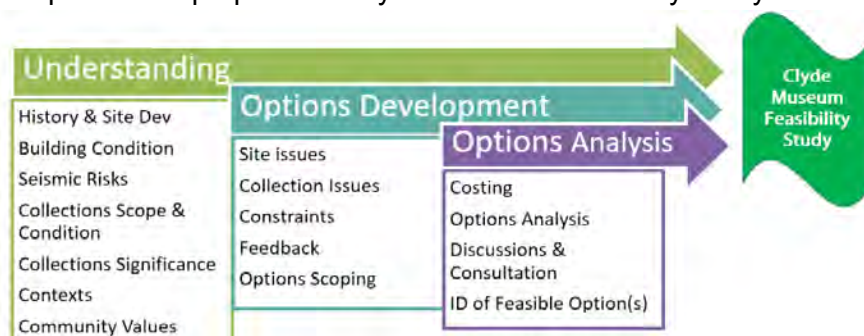
Project Objectives

- Assess options for the future development of the buildings and collection;
- The development and ongoing maintenance of the buildings must allow for the display of the museum's collection together with storage provisions; and
- Be affordable and sustainable for the Clyde Community.

Key Themes

- Buildings
- Collection
- Governance and resourcing/capacity building
- Demand/support

The process to prepare the Clyde Museum Feasibility Study is summarised below.



The study identified six potential options, including: no ‘working’ museum in Clyde; development of both existing museums; development of one or other of the museums or finding an alternative museum site altogether.

The report states:

“The outcome is an overwhelming preference for revised Option 5 which proposes the closure of the Blyth Street museum and the redevelopment of the Briar Herb Factory Museum site to include a retention of the original Factory Buildings F & G, the relocation of the Goods Shed, and the creation of a new multi-purpose building on the northern part of the site.

The recommendation of this feasibility study is that this option is adopted, along with a number of other recommendations regarding, inter alia, the retention and adaptive reuse of the Blyth Street building, the redefining of the collections, and the review of the museum collections and governance more generally within the district.”

Robin Miller from Origin Consultants will present the findings of the report at this meeting.

Options Considered

Option 1

See diagram on the next page

OPTION 1
"NO WORKING MUSEUM IN CLYDE"



SCOPE OF WORKS:

- BOTH MAIN MUSEUMS TO BE CLOSED
- NO CHANGE TO RAILWAY STATION MUSEUM ROOM
- NO CHANGE TO HERITAGE PRECINCT OR TOWN CENTRE
- HERITAGE BENEFIT DEPENDS UPON FUTURE ADAPTIVE REUSE OF THE BUILDINGS
- COLLECTION DISPERSED

Advantages:

- Most cost effective
- No volunteers required in the long term

Disadvantages:

- Low community and key stakeholder support
- Breakup and dispersal of the collections will be required. Potential difficulties in re-homing even the most significant items
- Loss of a visitor attraction and potential revenue for the town
- At some stage in the future earthquake strengthening will need to be addressed

Option 2

OPTION 2
"STATUS QUO"



SCOPE OF WORKS:

- DO NOTHING OPTION
- NO BENEFICIAL INVESTMENT OR REPAIR OTHER THAN RISK MITIGATION
- FUTURE COMPLIANCE WORKS WILL BE REQUIRED BY BUILDING CONSENT OR NEED
- HERITAGE BENEFIT UNCHANGED
- COLLECTIONS AT RISK

Advantages:

- Low initial cost in terms of museum development

Disadvantages:

- Low key stakeholder support
- Earthquake strengthening and safety and compliance issues for the building(s) will need to be addressed
- Continued deterioration of the buildings, and damage and loss of material in the collection
- Loss of community support and interest if both museums are forced to close completely

Option 3



Advantages:

- Heritage values of both sites are retained
- Only some rationalisation of exhibits and collection required
- Museums will be enhanced in terms of safety, comfort, condition, and compliance

Disadvantages:

- Highest cost option in terms of capital and ongoing operation costs
- A restored and re-presented Clyde Museum with two museum locations will not automatically generate a higher level of visitation e.g. visitor numbers were not increased pre-2015 when both museums were open
- Additional resourcing will be required to open two sites
- Low community and key stakeholders' support

Option 4



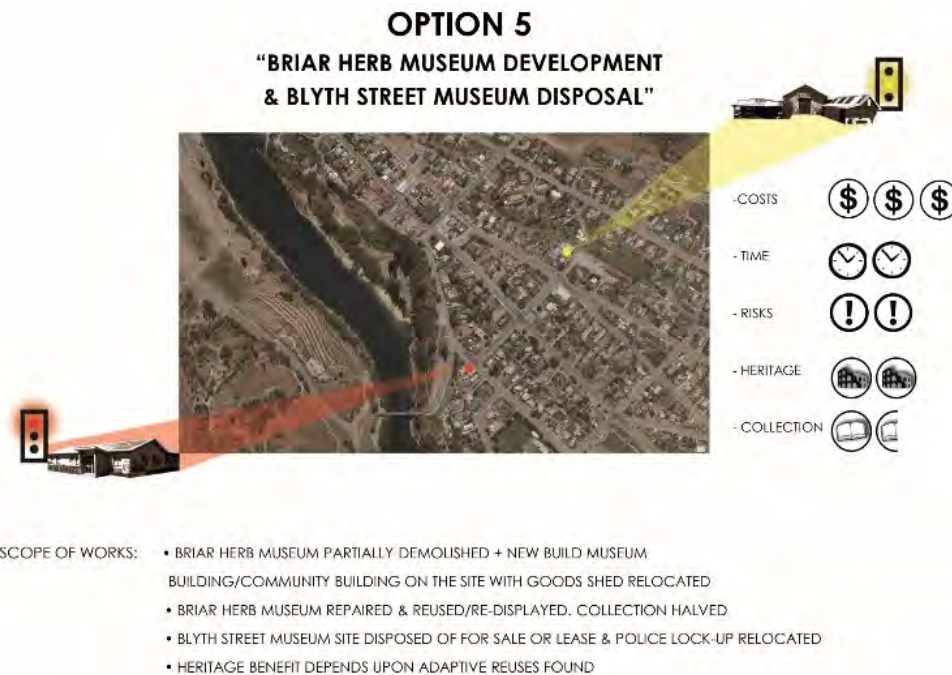
Advantages:

- Revenue generated from the relocated Goods Shed
- Revenue generated from a new commercial outlet in the remaining Briar Herb Factory buildings
- Revenue generated from either the sale or continued rent of the caretakers building
- Rationalisation of museum sites will reduce demand on volunteer resourcing
- Building safety and compliance issues are addressed and costs associated with earthquake strengthening potentially minimised by demolition
- Of the two options to redevelop one site only and repurpose the other (i.e. options 4 and 5), this is estimated to be the lower cost option
- Allows for the preservation of the Council Chambers in the Blyth Street Building
- Removal of the non-heritage buildings at the Briar Herb Factory Museum site will open up the land area for alternative purposes (e.g. Public reserve, community garden, land available for construction of Council storage facility or for liquidation)

Disadvantages:

- Significant capital investment
- Major rationalisation of the museum collection
- Development of the Blyth Street Museum is constrained by site and building size
- Of the two properties, the Briar Herb Factory is seen to have more overall significance than the Blyth Street property
- Not the preferred option by stakeholders, public and Origin Consultants.

Option 5



The above option developed by Original Consultants is subject to a preferred amendment as a result of community consultation feedback, being rather than to close and dispose of the Blyth Street museum, to close and repurpose it to create an income stream.

Advantages:

- Revenue generated from the relocated Goods Shed
- Revenue generated from a new commercial outlet at the Blyth Street Museum
- Revenue generated from either the sale or continued rent of caretakers building
- Rationalisation of museum buildings will reduce demand on volunteer resourcing
- Redeveloped facility within the Briar Herb Factory Museum site to provide the community with a multipurpose building. Potential for the facility to combine other activities, library (currently in the Clyde Hall), meeting rooms for the community, etc.
- Larger storage capacity
- Parking already provided for
- Staffing of the site could be provided by a mix of Council staff and volunteers, thus allowing the site to be open more often with less pressure on the Clyde Museum Group volunteers
- Building safety and compliance issues are addressed with costs associated with earthquake strengthening potentially minimised by demolition
- Changes likely to generate new or additional income from increased visitation and multiple uses
- The Briar Herb Factory Museum site is in a preferred location: on the periphery of current visitor circulation route and at the start of the Otago Central Rail Trail
- Potential funders buy-in more likely as a more rationalised and focused approach
- Most favoured option by stakeholders, public and Origin Consultants

Disadvantages:

- High cost for development
- Rationalisation of the museum collection
- Long project timeframe.
- Potential loss of the original Blyth Street Council Chambers, which is still largely in its original condition and holds high significance for the district

Option 6

OPTION 6
"ALTERNATIVE MUSEUM SITE"

- COSTS \$ \$ \$

- TIME ⌚ ⌚ ⌚

- RISKS ! !

- HERITAGE 🏠 🏠

- COLLECTION 📚 📚 📚

SCOPE OF WORKS:

- NEW LOCATION (PURCHASE OR LEASE) FOR A NEW CLYDE MUSEUM DEVELOPMENT (NEW OR EXISTING BUILDING)
- BLYTH STREET MUSEUM DISPOSED OF BY SALE OR LEASE
- BRIAR HERB MUSEUM RATIONALISED & RE-DISPLAYED IN A HERITAGE-COMMUNITY SETTING.
- "AT RISK" BUILDINGS DEMOLISHED. GOODS SHED RELOCATED. POTENTIAL FOR BOUTIQUE COMMERCIAL OPERATION
- HERITAGE BENEFIT DEPENDS UPON ADAPTIVE REUSES BEING FOUND

Advantages:

- Revenue for project generated from the sale or lease of both the Blyth Street Museum and the Briar Herb Factory Museum
- Ideally located central to Clyde Township and closer to businesses
- Increased visitor numbers due to improved location
- Rationalisation of museum buildings will reduce demand on volunteer resourcing
- If Blyth Street Museum is sold, then Council will not incur earthquake strengthening costs

Disadvantages:

- Potential difficulties in securing a suitable site/building
- Project timeframe unknown
- Storage capacity is unknown
- Potential building alterations required to ensure a stable museum environment unknown
- Will create further pressure on the existing traffic/parking pressures in the town centre
- Rationalisation of the museum collection required

Proposal

To adopt Option 5, being:

1. To progress with the Briar and Herb Museum redevelopment and Blyth Street Museum sale or lease.



Actions include:

- Demolishing the Briar Herb Factory Museum buildings A, C and D
- Rebuilding the Goods Shed (building B) on site or relocating it adjacent to the Railway Station
- If required, demolishing and rebuilding the toilet block E
- Repairing and strengthening buildings F and G so they have a basic level of services and are upgraded to include an economical heating system, power water and drainage. This will provide potential for display purposes, a boutique commercial outlet or ancillary space for a proposed new museum building
- Constructing a new purpose-built museum/community facility within the Briar Herb Factory Museum site
- Relocating the Caretaker's Cottage to a new site (or selling it off and adding the funds to the museum fund)
- Relocating the Police Lock-up at the Blyth Street Museum to a more prominent site in the town, potentially within the Briar Herb Factory development
- Closing the Blyth Street Museum permanently. Retaining and redeveloping the site for another use, providing a potential income stream
- The Council Chamber and its furniture either remaining in the Blyth Street building or its fittings/furniture to be incorporated into the new Briar Herb Factory building
- Reducing collection content from both museums and relocating to the new facility
- Carrying out a district-wide study on museums, the aim of which is to coordinate collections and governance

2. Approve \$94,000 in the 2019/20 Annual Plan for funding the development of concept plans to progress the redevelopment of the Briar Herb Factory Museum and the closing and repurposing of the Blyth Street Museum.

Financial Implications

An estimated \$94,000 is required to progress redevelopment of the Briar Herb Factory Museum to a concept design.

This estimate is based on percentages as provided by the New Zealand Institute of Architects Incorporated Guide to Architect's Charges, and the rough cost estimate of the development at the feasibility stage of \$4.7 Million.

\$94,000 has been included in the draft Annual Plan 2019/20 and will be subject to the Board's approval through this report.

Funding options for the proposed \$94,000 are:

- Rates funding
- Earnsleugh/Manuherkia Reserves and Development Account. The 30 June 2019 account balance is estimated to be \$979,510

Rather than add \$94,000 added to rates for 2019/20, it is proposed to fund the design work from the Earnsleugh/Manuherkia Reserves and Development Account.

Implementation Plan

13 February 2019 - Board decision is known.

2019

- Concept design brief developed with the assistance of Origin Consultants and in consultation with key stakeholders
- Report to the Board to approve design brief
- External funders updated
- Architectural services tendered
- Architect engaged to provide concept design and updated cost estimates
- Report to the Board to approve concept design and funding of next stages of developed and detailed design
- Clyde Historical Museum Group continues to work on identifying and rationalising the museum collection. Focus given to the at-risk collection located at the Briar Herb Factory Museum site

2020

- Developed design and updated costs estimates
- Report to the Board to approve developed design
- Detailed design and updated cost estimates
- Report to the Board to approve detailed design and approve funding applications to be made

2021/22

- Confirm funding as per cost estimates
- Tender construction
- Confirm funding as per tender
- Potential removal and sale of caretaker's residence
- Construction
- Relocation of the Clyde Lockup

- Sale/lease of Blyth Street Museum site

Risk Analysis

If the status quo remains, the buildings, collection and future sustainability of the Clyde Museums will remain a risk to Council.

All development options will require a significant capital investment. Current support for such a project from major external funders is positive. Funding levels from each agency will not be known until applications are processed. Applications will not be made until after the Board has made an investment in design.

There is a risk that once the investment has been for detailed design, if subsequent community funding for construction is not obtained, then the development can't proceed despite considerable costs for design being incurred. This risk can be reduced with a considered and clear design brief, regular cost estimate updates at each design stage and early buy-in of community funders.

The design brief should include a strong emphasis on project budget as a key design requirement.

As with all major developments, there is a significant time lapse from the outcome of a feasibility study through to construction. During this time there is a risk that Council funding priorities could change as a result of changes of elected members. This can be minimised by strong support from the community through community consultation.

Risk could be managed by parts of the overall project being undertaken separately as earlier stages to construction. These could include:

- Demolishing Briar Herb Factory Museum buildings C, and D
- Moving the goods shed and possibly seeking a tenant
- Relocating the ex-police lockup to the new site
- Subdividing and selling of the caretaker's property sooner than programmed

This will allow the community to see progress being made and funds for the development being accumulated. As singular projects, these are unlikely to be funded externally. Rough order cost estimates are at \$380,000. At the time of writing, this amount is approximately equivalent to one third of seed funding required for funding applications. It would be recommended that this strategy has the support of potential community funders.

Safety concerns with the building and collection remain at the Briar Herb Factory Museum until estimated construction starts in 2021/22. Risk to public safety is already mitigated as the museum is closed to the public. The collection, however, will remain at risk of deterioration. With the support of Dunedin Museum, The Clyde Historical Museum Group will continue to identify and rationalise the collection and reduce the risk to this collection.

Local Government Act 2002 Purpose Provisions

Under section 11 of the Local Government Act 2002, provision of museums is a “core service”. One of the ways that service is currently provided is via the Clyde museums.

To ensure the sustainability of the Clyde Museum buildings and collection, a feasibility study was carried out. The study found that the best direction and appropriate future level of service for this activity is to develop the Briar Herb Factory Museum site and to close the Blyth Street Museum. The recommendations within this report provide for this option to be further developed.

Council Policies / Plans / Procedures

- Annual Plan 2019/20

Consultation and Engagement

- July 2018 ‘I ♥ Clyde Heritage’ day
- October 2018 Stakeholders’ presentation and consultation meeting
- October 2018 Public presentation and consultation meeting
- November 2018 ‘Survey Monkey’ online presentation and survey

Communication

A media statement will be made once the Board’s decision is known.

Attachments

Appendix 1 - Clyde Museum Feasibility Study, January 2019.

Report author:



Christina Martin
Property and Facility Officer
Vincent and Teviot Valley
16/01/2019

Reviewed and authorised by:



Louise van der Voort
Executive Manager - Planning and Environment
24/01/2019

CLYDE MUSEUM FEASIBILITY STUDY

Final Report
January 2019



Clyde Museum

Feasibility Study

Commissioned by Central Otago District Council

Prepared by Dr Andrea Farminer MCIfA, Origin Consultants Ltd

With contributions by:

Robin Miller – Origin Consultants

Sally Papps - Exhibition Design Build
& Consultancy Ltd

Warren Holt – Batchelar McDougall Consulting Ltd

Tony Grimaldi - Chas. E. George Ltd

Clyde Historical Museums Inc.

January 2019



Architecture Heritage Archaeology

Executive summary

This feasibility study has been prepared in response to the 2017 brief provided by Central Otago District Council (CODC), which concerned 4 key themes for the existing Clyde Museums at Blyth Street and the Briar Herb Factory site:

- **Buildings** – understanding their significance, condition, earthquake strengthening requirements, site rationale and outline costs, options for their development, options analysis, and preferred option development to concept design stage.
- **Collection** – understanding its significance, condition, management requirements, storage & display options and outline costs, connectivity to Clyde’s cultural heritage.
- **Governance and resourcing/capacity building** – understanding the current and future organisational and management requirements to develop the museum, the sustainability of volunteer support to maintain the museum, and explore options for alternative resourcing frameworks.
- **Demand/Support** – understanding the level of community interest and support, the regional museum context and wider market, and potential funding providers.

The study has identified 6 potential primary options ranging from there being no ‘working’ museum in Clyde, to development of either both existing museums, or one or the other, to finding an alternative museum site altogether.

Consultation on the options has taken place, including:

- The ‘I ♥ Clyde Heritage’ day on 01 July 2018;
- A Stakeholders’ presentation and consultation meeting on 16 October 2018;
- A public presentation and consultation meeting on 28 October 2018; and
- A ‘Survey Monkey’ online presentation and survey during November 2018.

The outcome is an overwhelming preference for revised Option 5 which proposes the closure of the Blyth Street museum and the redevelopment of the Briar Herb Factory Museum site to include a retention of the original Factory Buildings F & G, the relocation of the Goods Shed, and the creation of a new multi-purpose building on the northern part of the site.

The recommendation of this feasibility study is that this option is adopted, along with a number of other recommendations regarding, inter alia, the retention and adaptive reuse of the Blyth Street building, the redefining of the collections, and the review of the museum collections and governance more generally within the district.

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1. Introduction

1.1 The Clyde Museum Feasibility Study Project

The township of Clyde in the Central Otago District of New Zealand has a distinctive place identity and sense of community that is founded upon a significant heritage of gold mining, pastoralism, agriculture and, more recently, viticulture and tourism. Founded with the Otago gold rush in 1862-3, Dunstan, or Clyde as it later known, was the administrative centre of the former Vincent County Council until 1989, when the Central Otago District Council ('CODC') was formed and the centre relocated to Alexandra, 7km away to the west. Clyde itself is located 23km east of Cromwell and is located off State Highway 8 at the southern end of the Cromwell Gorge (now Lake Dunstan). It is a small, community-focused town renowned for its heritage aspects including gold mining relics, heritage buildings, restaurant dining, and recreational opportunities (CODC 2006).

The physical, social, agricultural and industrial-gold mining histories of Clyde have been long-valued by its community since the earliest request by Vincent Pyke to establish a museum room in the new council chambers on Blyth Street in 1878. In 1862, the first temporary, Dunstan Goldfields Centennial Museum was established, followed by a more permanent home in the Dunstan Courthouse in 1965. The museum collection was moved into the adjacent, rebuilt county chambers in 1992, with a further museum site having been purchased in 1977 at the Briar Herb Factory, which opened in 1990. In the interim, another museum site was established in the former Clyde Railway Station during the 1990s, focused on Clyde's railway history.

Moving forward to the present day, Clyde is unusual in having three separate museum sites that are all run and staffed by one volunteer group – the Clyde Historical Museums Inc – with the support of the CODC and local community. In recent years, the three museum sites, which comprise a number of diverse buildings of varying construction and significance, have faced challenges due to their aging construction and condition, seismic vulnerability and issues regarding the ongoing management of the very diverse and somewhat dispersed museum collection and its future care.

As a response to these concerns the CODC, in consultation with its key stakeholder, the Clyde Historical Museums Inc ('CHM'), issued a brief for a feasibility study to consider the 'Future Development of the Clyde Museum Buildings and Collection' (CODC, 2017). The brief is discussed in further detail in the following section, but at its core sought to achieve the following project aims and objectives through the preparation of the feasibility study:

- Assess options for the future development of the buildings and collection;
- The development and ongoing maintenance of the buildings must allow for the display of the museum's collection together with storage provisions; and
- Be affordable and sustainable for the Clyde Community.

CODC applied for, and were successful in gaining funding for the project from the Lottery Environment and Heritage Committee, Central Lakes Trust and the Vincent Community Board. In May 2018, Origin Consultants Ltd were appointed to prepare the Clyde Museum Feasibility Study by CODC and an eight-month programme to deliver the study report was agreed along with identification of key stakeholders and a community consultation plan. Christina Martin, Property and Facilities Officer - Vincent and Teviot Valley, was the Client project manager on behalf of CODC and Dr Andrea Farminer was the project manager and lead author on behalf of Origin Consultants Ltd.

This introductory chapter of the feasibility study outlines the following topics in more detail:

- the study brief;
- key stakeholders;
- the origin team, approach and the feasibility study process;
- outline of the feasibility study report;

- limitations of the report; and
- acknowledgments

1.2 The Feasibility Study Brief

1.2.1 The 2017 project brief

The detailed 2017 brief provided by CODC identified the sites to be assessed, the key issues they are facing and the basic requirements needed to inform the study. In summary, the CODC Brief identified thirteen requirements of the feasibility study for the development of Clyde Museum, which were centred on four key themes of deliverables:

- **Buildings** – understanding their significance, condition, earthquake strengthening requirements, site rationale and outline costs, options for their development, options analysis, and preferred option development to concept design stage.
- **Collection** – understanding its significance, condition, management requirements, storage & display options and outline costs, connectivity to Clyde’s cultural heritage.
- **Governance and resourcing/capacity building** – understanding the current and future organisational and management requirements to develop the museum, the sustainability of volunteer support to maintain the museum, and explore options for alternative resourcing frameworks.
- **Demand/Support** – understanding the level of community interest and support, the regional museum context and wider market, and potential funding providers.

A fundamental theme running within the whole project was the need and desire to maintain, foster and build strong relationships with the project’s stakeholders. These were potentially numerous and were initially identified as:

- **Primary:** CODC, Vincent Community Board, Clyde Museum Inc. (and volunteers);
- **Wider:** Shebikesheebikes (lease holders of part of the Railway Station); Clyde community; regional communities; and Central Otago museums and heritage community.

The focus of the study was placed on the following sites and their constituent structures:

- Blyth Street Museum including the former Police Lock-up;
- Briar Herb Factory Museum excluding the Holden Cottage display and tenanted cottage in the museum grounds;
- Clyde Railway Station.

These are located on Figures 1 and 2.

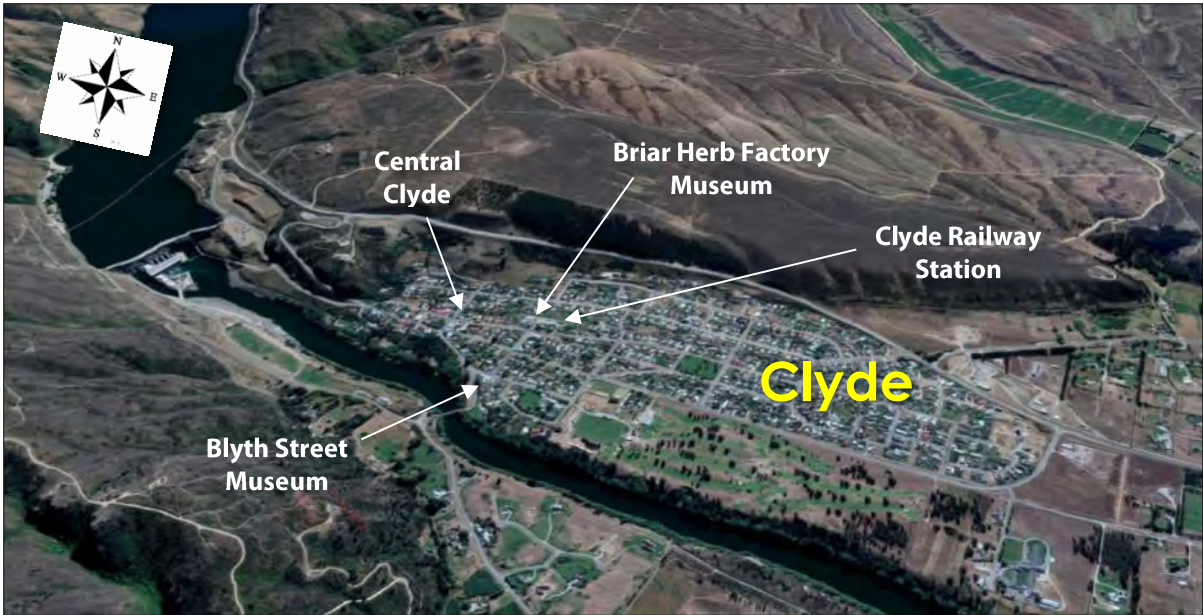


Figure 1: The general location of the Clyde Museum sites forming the feasibility study scope. Image: Google Maps 2018



Figure 2: Location of the Clyde Museum sites. Image: Google Maps 2018

1.2.2 The 2018 revised brief

Subsequent to the 2017 brief prepared by CODC funding was sought from the Lotteries Environment and Heritage Committee (LEH) and the Central Lakes Trust (CLT). The LEH application was successful; however, indications received from CLT staff were that the CLT Trustees, on recent review of the Trust's funding principles, had reservations regarding the funding of feasibility studies as a principle. A meeting was held in January 2018 at CODC with Lotteries, CLT, CODC, Clyde Museum Inc and Origin Consultants, to discuss the way forward and agree a revised method that would address CLT's redeveloped funding principals and still achieve a strategic study looking at Clyde Museum's future.

In essence, it was agreed that certain tasks in the 2017 brief would be either separated out, excluded, or undertaken by CODC/Clyde Museum itself (with assistance) or postponed until a later stage of the project.

- *Separately funded work elements:*
 - Conservation Plans for the Blyth Street Museum and Briar Herb Factory Museum;
 - Reviews of the existing conservation plans for the Clyde Railway Station and Police Lock-up building.
- *Excluded /postponed work elements:*
 - Fire Assessment;
 - Railway Station condition & assessment.
- *CODC/CHM supported elements:*
 - Organisation and management of community/stakeholder workshops;
 - Input into governance research and visitor information;
 - Preparation of a collections significance appraisal.

It was also agreed that a more streamline and rapid assessment approach to the project was adopted in order to balance the level of knowledge required to deliver the study within the amount of funding finally available to CODC. As part of this revised approach it was agreed that the Clyde Railway Station, of which only one room is currently used by the CHM and the remainder productively leased, would have less focus placed on it during the study. Hence this is reflected through the report with only brief mention where relevant to the options and analysis.

As noted, Origin Consultants Ltd were appointed in May 2018 as lead consultant and commenced work on the study immediately.

1.3 Key Stakeholder Working Group

In developing the original list of key stakeholders for the Clyde Museums project from the brief, a Stakeholder Working Group (SWG) was established at the commencement of the project, which included the following representatives:

- **Central Otago District Council:** Christina Martin, Maria De Cort, Paula Penno
- **Vincent Community Board:** Russell Garbutt
- **Clyde Historical Museums Inc.:** Clair Higginson (Chair), Jessie Flannery
- **Lotteries (Environment and Heritage):** Rachel Thomas
- **Central Lakes Trust:** Vicci Lawrence
- **Origin Consultants Ltd:** Andrea Farminer

The Clyde community was also included as a key stakeholder in the museum project. CODC developed an engagement plan with the SWG that involved an 'I Love Clyde Heritage Day', community options workshop, website page and regular media releases. These are discussed further in Chapter 2.

1.4 The Feasibility Study Team, our Approach and the Feasibility Study Process

1.4.1 The Origin team

The complexity and range of heritage and construction knowledge and skills necessary to prepare the Clyde Museum Feasibility Study has required Origin to provide a team of experts to address each of the core specialist elements. To this end the team comprised:

- Andrea Farminer/Origin – Project management, built, place and community heritage;
- Robin Miller & Benjamin Teele/Origin – Conservation building surveying and condition assessment;
- Magdalena Urea/Origin – Accessibility a fire appraisals; architectural design input;

- Sally Papps/EDBC Ltd – Museum consultant (collections, condition, storage and spatial appraisal);
- Warren Holt/BMC – Structural engineering and seismic review;
- Tony Grimaldi/CEG Ltd – Quantity surveying (cost estimate and analysis).

1.4.2 Our approach

Our approach to the project involved each of the team preparing a technical report relating to their specialist scope of work under the guidance of Andrea, who acted as a central liaison point for information and communications between the team and the Museum SWG. All of the team made site visits to familiarise themselves with the various buildings and collection, and undertook technical appraisals and inspections of the sites in order to gather their information for the study. In addition, Andrea worked with the CHM to maximise and record as much of the valuable institutional knowledge held by the many volunteer members of the group, who had contributed to the successful running and management of the museum over many years. This work also included some limited historical research, but the majority of the museum-specific research was based upon that already undertaken by John Hanning, the current Clyde Museum curator.

1.4.3 The process

The process used to gather and assess the diverse range of knowledge and information needed to prepare the Clyde Museum Feasibility Study is summarised in Figure 3.

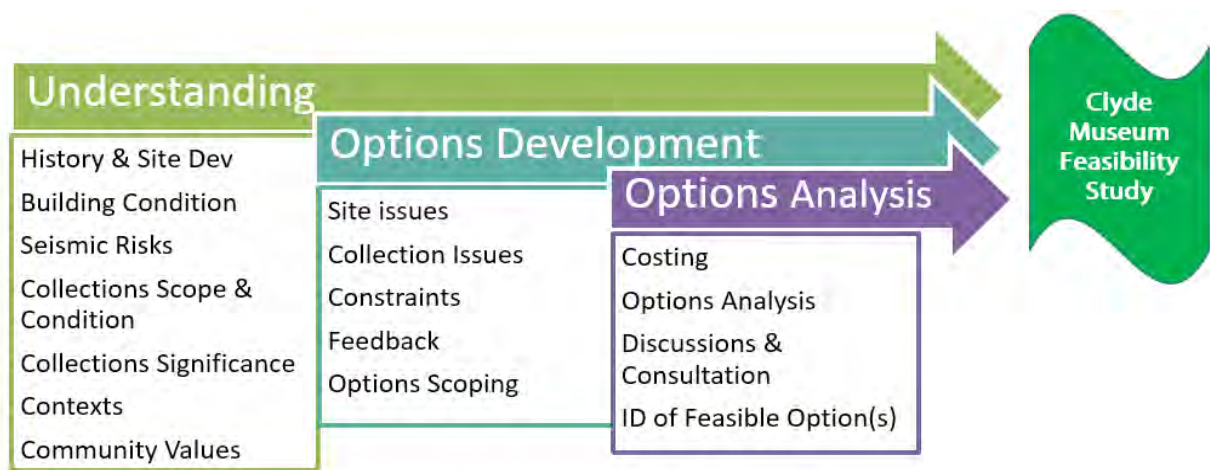


Figure 3: Summary of the feasibility study process

1.5 Outline of the Feasibility Study Report Structure

1.5.1 Technical reports

The feasibility study report is not a single document, but comprises a number of standalone technical appraisal and review reports that inform the main report, its feasibility analysis and options recommendations. To keep the main report workable, each of these technical reports has been summarised and synthesised where necessary to make them accessible to a broader readership, and to focus on the most relevant information for the study.

The technical reports for the project are as follows:

1. *Blyth Street Museum Conservation Plan* – Origin Consultants Ltd, August 2018.
2. *Briar Herb Museum Conservation Plan* – Origin Consultants Ltd, August 2018.
3. *Review of existing conservation plans for the Clyde Museums Feasibility Study Project: Clyde Railway Station, Recreation Reserve, Clyde* - Origin Consultants Ltd, August 2018.

4. *Review of existing conservation plans for the Clyde Museums Feasibility Study Project: The Clyde Police Lock-up, Clyde Historical Museum, Blyth Street, Clyde* - Origin Consultants Ltd, August 2018.
5. *Outline Building Condition Appraisal, Clyde Museums Feasibility Study, Clyde, Central Otago (Draft)* - Origin Consultants Ltd, July 2018.
6. *Clyde Museums Existing IEP Reviews against current assessment requirements* – Batchelar McDougall Consulting, August 2018.
7. *Clyde Museum Redevelopment Project Preliminary Accessibility Report* – Origin Consultants Ltd, July 2018.
8. *Blyth Street Museum, Clyde: Collection Condition Issues & Future Options* - Exhibition Design Build Consultancy Ltd, August 2018.
9. *Blyth Street Museum Site, Clyde: Storage Appraisal* - Exhibition Design Build Consultancy Ltd, August 2018.
10. *Briar Herb Factory Museum Complex, Clyde: Collection Condition Issues & Future Options* - Exhibition Design Build Consultancy Ltd, August 2018.
11. *Briar Herb Factory Museum Site, Clyde: Potential Presentation & Display Options* - Exhibition Design Build Consultancy Ltd, August 2018.
12. *Briar Herb Factory Museum Site, Clyde: Storage Appraisal* - Exhibition Design Build Consultancy Ltd, August 2018.

As part of the stage one information gathering phase, members of the CHM undertook a collections significance assessment of the collections located within each of the three museum sites. This assessment was initially guided by advice and discussions with staff of the Otago Museum, Dunedin (Anne Harlow, Collections Manager & Nyssa Mildwaters, Conservation Manager). However, once started, the CHM carried out the whole assessment independently with assistance and management input from their museum intern, Jessie Flannery.

1.5.2 Report structure

The Clyde Museum Feasibility Study report is laid out as a series of chapters that address the three primary elements of the project:

- 1. Synthesis of Knowledge (Understanding);**
- 2. Options Development; and**
- 3. Options Analysis**

Each element contains one or more chapters that present the technical information gathered for the study, a discussion of the issues the museum is challenged with, the range of options potentially available to inform its future direction, and an analysis and discussion of the key options, and final recommendations.

Within the Understanding Chapter, the technical themes addressed are:

- **Buildings**
- **Collection**
- **Governance and resourcing**
- **Demand/Support**

Out of necessity, some of the information drafted for the technical reports has been re-used and edited in the various chapters, especially the Understanding chapter, for efficiency. For example, a number of sections from the conservation plans have been reproduced either wholesale or in part (with edits) in order to provide appropriate text for the feasibility study report.

Various supporting documents, such as the Clyde Museum Collections Policy, are included in the report Appendices for reference.

1.6 Limitations affecting the Feasibility Study Process

Changes in the initial project methodology due to funding constraints, not unusual in community and heritage projects, have already been outlined in section 1.2.2. The main impact of this change has been on the level of assessment detail that has been undertaken, with less time on the ground available for both the building and collections assessments. However, overall this is not considered to have created a negative or significant effect on the process or results of the feasibility study. Fairly detailed assessments have still been completed by the Team, with sufficient data to sensibly inform the options and analysis stages, and the study recommendations. Where information is lacking or unavailable, this has been noted in the report.

There is always scope in a project such as this to gather further information – whether technical, community or economic – but it is Origin’s opinion that what has been collated is deemed sufficient for the Study’s purposes and aims, and CODC’s amended brief.

Smaller constraints inherent in the nature of the three museum sites themselves are considered to include:

- All of the site investigations and research were of a non-intrusive nature (i.e. no physical interventions or opening up were involved); therefore that has placed a limit on the level of certainty with regard to some aspects of the study, such as the condition appraisal and seismic review elements.
- Not all parts of the museum sites could be fully inspected due to the presence of items in the museum collection being in situ during the appraisals.
- Extensive documentary and other research has been undertaken as part of the study, but this should not be taken as being the full or final extent of the knowledge available for the Clyde Museum feasibility study project. The CHM Inc are continuing to undertake research on their own behalf which will continue beyond the completion of the current feasibility project.

1.7 Acknowledgements

There have been many people who have given their time and energy to the preparation of this feasibility study. In particular, the assistance of the following people and organisations is recognised:

- + Christina Martin, CODC;
- + Paula Penno & Maria de Cort, CODC;
- + All members of the Clyde Historical Museums Inc committee and volunteers, in particular Clair Higginson, John Hanning, Carol Haig and Russell Garbutt (Vincent Community Board member);
- + Jessie Flannery (CHM Inc museum intern);
- + Nyssa Mildwaters & Ann Harlow, Otago Museum

2. Synthesis of Knowledge/Understanding

2.1 Introduction: Understanding the Clyde Museum

2.1.1 Chapter outline

Understanding what comprises the Clyde Museum as a whole, its development, its significance, its current condition and its role and value in the Clyde community and beyond is a challenging goal. The fundamental and historical interrelationships of its buildings, collection and volunteers is central to this understanding and are reflected in the everyday practices of the CHM group. However, separating these different relationships out has been necessary in order to fully research, examine and understand how and why the Clyde Museum operates, its current state, and to identify and understand the diverse and multiple issues it is now facing.

This chapter engages with this challenge by presenting and discussing the technical, social and economic data through a series of themes, which structure the chapter. These themes are:

- Planning and designations framework;
- Background and historical development;
- The sites and buildings:
 - Built heritage significance;
 - Condition & conservation;
 - Earthquake review;
- Accessibility and Fire;
- Collections:
 - Scope;
 - Significance;
 - Condition;
 - Storage/building relationships;
- Governance framework;
- Visitor relationships;
- Community and place relationships.

The aim of the chapter is to present a current, factual, research-based description and appraisal of the Clyde Museum, in order to establish a baseline understanding. From this factual baseline, a series of key issues related to each theme are highlighted at the end of the chapter to take through into the following chapter for further information and discussion.

2.1.2 Description of the Museum sites

Blyth Street Museum

The Blyth Street Museum is located at 5 Blyth Street, Clyde (Figure 2 & Figure 4). Along the north-western side lies the Clyde Museum Reserve, a memorial rose garden commemorating the centenary anniversary of Clyde and Dunstan gold rush of 1862; to the south-east side is the former 1864 Courthouse building, currently used as holiday accommodation. Blyth Street is located slightly south-east of the centre of Clyde, mid-way along Sunderland Street and is just northeast of the Clutha River and Clyde Bridge. The museum site comprises the former Vincent County Council chambers constructed in 1965, which stands on the site of its 1879 predecessor; a contemporary toilet block, and a police lock-up building constructed in 1938 and relocated to the rear of the chambers in 2003.



Figure 4: Blyth Street Museum location and buildings. Image: Google Maps 2018

Briar Herb Factory Museum

The Briar Herb Factory Museum is located at 12 Fraser Street and 20-22 Fache Street, Clyde, Central Otago (Figure 2 & Figure 5). Along the northern side lies a narrow recreation reserve that marks the former route of the Otago Central Railway; to the east and south-east side is a car parking area for the Clyde Railway Station and Fraser Street, to the south-west lies Fache Street and along the western boundary are two cottages (no's 18 and 18A Fache Street). The museum is entered from the northern end of Fraser Street, but a second public entrance into the museum garden area and outdoor mining exhibits (a stamper battery and the partly reconstructed Holden Cottage) is provided from Fache Street.

The Museum is centred on a mid-twentieth century former herb processing site situated in the centre of Clyde. The present site comprises the partly rebuilt, former herb factory buildings, a number of mud brick buildings constructed during the 1980s, a relocated and rebuilt historic Dairy building and stone cottage, and the former Clyde Railway goods shed, constructed in 1907 and relocated to the museum in c.1982.



Figure 5: Briar Herb Factory Museum location and buildings. Image: Google Maps 2018

Clyde Railway Station

The station building is located a short walk from the centre of Clyde and is set within a small reserve with access from Fraser/Fache Street (Figure 2 & Figure 6). Save for the nearby Briar Herb Factory Museum to the west, the majority of the surrounding buildings are residential in nature. To the north of the site is Hazlett Street and, beyond that, State Highway 8, which provides a bypass for traffic between Alexandra and Cromwell. The Highway severs the 1980s new railway terminal from the old station and the town. The station is a single building divided into five rooms; one accommodates a small railway-themed display managed by the CHM, and the remaining rooms are let to Shebikesheebikes, a local tourism operator.



Figure 6: Clyde Railway Station location and building. Image: Google Maps 2018

2.2 Planning and Designation Framework

2.2.1 Legal Descriptions and Titles

Blyth Street Museum:

The legal description of the museum site is Lot 1 DP 27008 and Lot 2 Deposited Plan 354129 and the museum address is generally referred to as no. 5 Blyth Street. However, the Central Otago District Council (CODC) GIS map records the museum as being 1-3 Blyth Street; Property No. 018757 and Valuation no. 2846101400.

The title reference is 221055 held by Central Otago District Council as Fee Simple.

Briar Herb Factory Museum:

The legal descriptions of the museum site are LOT 30 DP 18733 and PT SEC 11 - 14 BLK XII TN OF CLYDE and the museum address is generally referred to as 12 Fraser Street, Clyde. The Central Otago District Council (CODC) GIS map records the museum as Property No. 019732 and No. 018753 to 6, and Valuation no's 2846147530 and 2846100900.

The title reference is OT10B/911, OT10B/888, OT331/27 held by Central Otago District Council as Fee Simple (note the latter two titles are recorded as being held by the Vincent County Council erroneously).

Clyde Railway Station:

The legal description of the station building and site is Lot 31 DP 19044 (CT 455851), Otago Land District.

The title reference is 455851 held by Central Otago District Council as Local Purpose Reserve (Recreation reserve).

2.2.2 Planning, heritage and other designations

Designations (refer to Figure 7)

Blyth Street Museum: The museum site is included in the CODP as part of a Heritage Precinct, as identified on Map 9, Clyde (Figure 7). No. '34' refers to the former Clyde Courthouse and '35' the former Police Sergeant's House; 'D58' refers to the museum reserve designation.

Briar Herb Factory Museum: The museum site is included in the CODP as Heritage Building no. 33 on *Schedule 19.4: Register of heritage buildings, places, sites & objects and notable trees* of the District Plan (Figure 7). The Register entry names the "Briar Herb Factory" and so is thought to extend to only the factory building and not the other buildings within the museum site. The museum site also lies within the Clyde Residential Resource Area (identified 'R' on Figure 7).

Clyde Railway Station: The station building is included in the CODP as Heritage Building no. 32 on *Schedule 19.4: Register of heritage buildings, places, sites & objects and notable trees* of the District Plan (Figure 7). The museum site also lies within a Local Purpose Reserve (recreation and accessway) designation (identified 'D62' on Figure 7).



Figure 7: Extracts from Map 9 of the Central Otago District Plan (2008)

2.2.3 Central Otago District Plan (2008)

The significance of the Clyde Museums is specifically mentioned in the District Plan as follows: “Churches, hotels, cottages, the former post office and dry stone walls are significant heritage townscape elements at Clyde that also contains significant museums which complement the built heritage of the town.” (Section 11: Heritage Precincts: page 11:1)

In terms of the District Plan policies and Rules applying to the Blyth Street and Briar Herb Factory Museum sites, the following policies and rules have been identified as likely to be of most relevance to any future proposals to alter, demolish or construct new buildings on the sites.

- **Section 11: Heritage Precincts**

11.3.1 Policy -Erection and Alteration of Structures

To ensure that any alterations to, or the erection of structures (including buildings and signs) within a heritage precinct complements the existing character and values of that precinct by recognising and providing for the following matters:

- (a) The relationship of the building to the heritage precinct and its predominant characteristics and values, including consideration of both consistency with and enhancement of the predominant heritage character and also any juxtaposition of heritage values from different eras.
- (b) The siting of the building and its consistency with the location of any earlier buildings on the site.
- (c) The conservation of the main determinants of the style and character of the building and of the precinct itself.
- (d) The retention of the scale and profile of both the building itself and the buildings of the precinct, particularly where viewed from public places.
- (e) An authentic historical or complementary design and appearance of the building (or sign) including cladding materials, openings and colour.
- (f) The appropriateness of associated landscaping and planting in terms of the heritage character and townscape of the precinct.
- (g) The existing design of services (including roads, footpaths and stormwater disposal) and the need to maintain the heritage character and values of the precinct.

11.3.2 Policy - Demolition of Structures

To restrict the demolition of buildings, parts of buildings, stone walls, or other structures which contribute to the heritage character and values of the precinct unless demolition is necessary for public safety reasons or other exceptional circumstances.

Rule 11.4.1 DISCRETIONARY (RESTRICTED) ACTIVITIES

(a) Addition or Alterations of Structures

The addition, alteration, painting or repainting in a colour that is significantly different from the existing colour, recladding, covering or uncovering or any other changes to the external appearance of buildings, parts of buildings, stone fences, or other structures (including signs) located within a heritage precinct and visible from a road or any public place is a discretionary (restricted) activity provided that for Historic Places Trust Category I buildings, Rule 14.7.1(a)(ii) shall apply.

Council shall restrict the exercise of its discretion to the following matters –

1. The external design and appearance of the building or structure (including the materials and colour) used,
2. The scale of the addition or alteration in relation to existing development, and/or development which occurred when the dominant scale of development within the precinct was established, and
3. The provision of yards, and how the above matters impact upon the heritage values of the precinct.

(b) Erection of New Structures

The erection of any new building or structure (including signs, fences and areas of hard standing) with frontage to or that are visible from a road or any public place within a heritage precinct is a discretionary (restricted) activity. Council shall restrict the exercise of its discretion to the following matters –

1. The external design and appearance of the building or structure (including the material and external colour used),
2. The scale of the building in relation to existing development and/or development which occurred when the dominant scale of development within the precinct was established,
3. The provision of yards, services, parking and access associated with the development, and
4. Landscaping required to mitigate visual effects of hard standing areas, and how the above matters impact upon the heritage values of the precinct.

- **Section 14: Heritage Buildings, Places, Sites, Objects and Trees**

14.4.3 Policy - Reuse of Heritage Buildings

To take into account the positive benefits that the reuse of heritage buildings can have on the conservation of such buildings and on the social, economic and cultural wellbeing of the community

14.4.8 Policy - Assessment of Activities Affecting Heritage Resources

In determining the appropriateness of work and/or activities involving heritage resources, the following matters shall be taken into account:

- (a) The heritage values and significance of the resource, including its registration or proposed registration by the NZ Historic Places Trust.
- (b) The significance of the resource to Kai Tahu ki Otago.
- (c) The necessity of work having regard to the health and/or structural integrity of the resource and any potential threats to public safety.

- (d) The visual impact of the work/activity.
- (e) The contribution the work/activity will make to the social, economic and cultural wellbeing of the community.
- (f) The contribution the work/activity will make to the conservation of the heritage resource.
- (g) The contribution of the heritage resource to the particular character of an area or precinct and to the integrity of its heritage and amenity values.
- (h) The locational and/or operational requirements of the work and/or activity.

Rules 14.7.1 (a) HERITAGE BUILDINGS, PLACES & OBJECTS

(b) Registered Items with a NZ Historic Places Trust Category II Classification and Other Items Listed

(i) Any exterior alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary (restricted) activity. Council shall restrict the exercise of its discretion to the effects the exterior alteration or addition will have on the heritage values of the item.

(ii) The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary activity.

2.2.4 Council planning position

By email dated 15 October 2018, CODC Planner, Sarah Davidson, set out the current Council Planning position on the Briar Herb Museum site in response to the following questions.

1. If the section containing the Briar Herb Factory Museum (northern half, not the factory building itself) was cleared and became available, is there a preferred use of the site by CODC? For example, residential over a commercial use, or some other activity such as visitor accommodation or a possible council owned storage space? What would the key consenting issues likely to be here (in brief)?

Answer: The zoning is Residential and therefore the Residential Resource Area Rules under Section 7 of the District Plan apply. Essentially the only land use permitted on site is for residential purposes, although there is an existing use right for the site to be used as a museum.

2. Re: the above, if there is a preference on density – i.e. similar to the surrounding residential zones or a higher density would be permitted?

Answer: In Clyde the minimum allotment size required for subdivision is 800m² as there is no reticulate sewerage.

3. If the Good Shed were relocated to a site near the railway station, would a commercial re-use be favoured by Council or something else?

Answer: If this was to be relocated near the railway station then the same Residential zoning would apply and any new commercial activity will require resource consent. The area around the Clyde Railway Station is designated for Recreation and Access Way purposes so the land may be used for these purposes but any other activity (other than residential) will require resource consent.

2.3 Clyde Museum – Background & Historical Development

The focus of this section is on the development of the museums in Clyde and its two primary sites at Blyth Street and the Briar Herb Factory; only a brief overview of the Railway Station site provided, as previously

noted. The reader is referred to the conservation plans for Blyth Street, the Briar Herb Factory and the Railway Station for a more in-depth account of the history and development of Clyde and its museums.

2.3.1 A very brief history of Clyde

The Clutha River/Mata-au was an important route for early Polynesian settlers into Central Otago who utilised it both for its freshwater resources and as a means of transport and communication between the east and west coastal areas of the South Island from the 13th century onwards (Hamel, 2001). Evidence for this early period of settlement includes sites such as the moa-hunting sites at Millers Flat and Coal Creek (east of Lake Roxburgh village), the moa hunter's camp up in the Hawks Burn, and the moa bone remains found in the Earnsclough Cave in the 1870s (McCraw, 2007; SPAR, 2010). Recorded early Māori sites close to Clyde are found approximately midway between Alexandra and Clyde, and comprised 'fairly extensive middens containing ashes, flints and bones (Gilkinson, 1978; archaeological site ref. G42/221). Another site, recorded as a rockshelter, was identified on the southern slopes of the Lookout above the township (site G42/220) and Māori artefacts including silcrete, grey porcellanite and greywacke flakes were collected from the former 'commonage' area on the slopes of the current highway embankment above the town (site G42/12).

With the rapid extinction of moa species, much of the cultural record for Māori presence in the Central Otago and Clyde region also disappeared suggesting that it was 'more or less abandoned until shortly before European contact' (SPAR, 2010).

With the arrival of the earliest European settlers in the early 1850s into Central Otago, both the physical and social landscapes were about to undergo a change not experienced since the arrival of the early Polynesians. The first settlers were sheep farmers, establishing sheep runs along the mountain ranges on either side of the Clutha River/Mata-au valley and then developing extensive sheep stations as the price of wool increased during the 1860s and 1870s (McKinnon, 2012).

With the discovery of the first payable gold deposits near Lawrence in May 1861 by Gabriel Read, miners and people keen to make a living from the gold prospects began to arrive in increasing numbers into Central Otago via Dunedin. With further gold deposits found in the Clutha River/Mata-au in the Cromwell Gorge by Hartley and Reilly in the winter of 1862, the flood of people, equipment and the services needed to supply them increased dramatically, creating the gold rush that became known as the 'Dunstan Rush' (SPAR, 2010).

A settlement at The Dunstan was originally sited a few kilometres downstream of the present town at a place called "Mutton Town"; however, it was soon abandoned in favour of a site at Clyde. Here, the buildings erected were of sods and calico, but these were soon replaced with buildings of timber, corrugated iron and stone; their legacy to modern Clyde is the thin 'Canvas Town' sections that still feature in the layout of many of the town's blocks (Figure 8). The new town thrived on the presence of miners; whilst some went on to follow the later rushes of the 1860s and 1870s further up the Clutha and West Coast, others stayed, including many of the entrepreneurs who had provided food, materials, services and the suchlike to the itinerant prospectors.



Figure 8: Dunstan/Clyde Township during the mid-late 1860s. Image: Clyde Museums Inc.

The CODC Archives¹ record that 'Vincent County Council was inaugurated in 1877 after the Provincial government was abolished in 1876 giving central government responsibility for the country as a whole. The County was named after Vincent Pyke (born Pike, 1827 – 1894) by the House of Representatives whom Pyke was a member elect in 1873. Vincent Pyke was also the first Chairman of the newly formed County. The first Vincent County Council meeting was held in the Cromwell Court house on January the 4th 1877. This was followed by a meeting in February at Clyde where a council vote confirmed that the main office for the County would work from Clyde.' This led to the construction in 1878 of the first Vincent County Chambers building on Blyth Street, erected to the north side of the 1864 Courthouse.

With the general decline in that eventually followed the gold rush, Clyde settled down to its role as the county town. Brief moments of activity (and prosperity) came with the 1890s and early 1900 boom in gold dredging on the Clutha River/Mata-au, and later with the development of horticulture and orcharding along the river valley. However, 'the gradual shift of businesses to nearby Alexandra left Clyde as a backwater' with the fortunate result that many of its early, nineteenth century buildings survived with little or no modification (Promote Dunstan, 2015). In 1965 the old Vincent County Council chambers were replaced by new, modern offices. However, in 1989 a major shift in local government took place that resulted in the old Vincent County Council being displaced by a new Central Otago District Council, with new boundaries and a new centre constructed in Alexandra.

2.3.2 The development of the museums in Clyde

Both of the main museums have naturally had a different genesis and development, but share common threads through their governance organisation, the Clyde Historical Museums Inc. A brief overview of the development of each site is now provided; the governance structure of the CHM is addressed further in section 2.6.

Blyth Street (former VCC County Council offices; Figure 9)

The 1965-built council offices were used as the VCC centre of administration until the 1989 nationwide local government re-organisation which saw the established of the Central Otago District Council (CODC) and the dissolution of the VCC in 1990. With the change came a relocation of the council offices to Alexandra on their current site, and the Clyde offices became largely redundant with only a few council staff remaining.

¹ <http://www.codc.govt.nz/services/archives/archive-repository/vincent-county-council/Pages/default.aspx>



Figure 9: The Blyth Street Museum (north-east entrance elevation) with the former Courthouse just in view to the left.

Moving backwards for a moment, in 1964 the Dunstan Centennial Museum Committee, established for the 1962 Clyde centennial celebrations, had been offered the use of the old Courthouse for the first permanent museum display in Clyde and they established the Vincent County and Dunstan Goldfields Museum in November 1965 (Hanning, 2018). With the closure of the Clyde council offices in 1989, the museum committee approached the CODC in October 1991 to see if they could move the museum into the offices as the old Courthouse building was falling into disrepair. The Council agreed the transfer of the museum collection to the former VCC offices on 25th October 1991, and in September 1992 the museum collection was relocated and the Blyth Street museum established by the renamed Clyde Historical Museums committee (CHM). The museum took over most of the former offices, but one office was left for use by the community policeman (possibly in the former County Clerk's office) and shared offices for a few council staff; CODC agreed not to charge CHM rent, but required \$5 plus GST per week for power (Hanning, 2018).

During 1998, discussions and a resource consent application were made by CODC for the relocation of a small, timber former Police Lock-up building from the rear of the old Courthouse to the rear of the former VCC offices/museum (Figure 10). This was part of a larger proposal for the sale and sub-division of the Courthouse site by CODC, which was completed in December 1999. The Lock-up itself dated from c.1938 and had replaced an earlier lock-up that had been located on the south-east corner of the former Police Sergeant's section (JGA, 2014). It was initially relocated by the Council in the early 1960s when they purchased the former Police Camp land from the government for the construction of Pyke Street. The VCC Minutes record that after its relocation to the Courthouse, it was used as the Works Department time keeping office and 'smoko' room.



Figure 10: The Ablution Block (left) and Police Lock-up (right) at the rear of the main museum building.

Since 1992, the CHM have gradually occupied the whole of the former VCC offices and now have eight main display areas open to the public during the summer season, supported with a store room and working areas.

The hand-painted murals on the front of the building were undertaken by J Joyce in 2007 for a sum of \$938.00 (Hanning, 2018).

Currently, the Blyth Street Museum is opened to the public on a part-time basis during summer. All the museum sites are run, supported and staffed by the committee and volunteers of the Clyde Historical Museums Inc.

Briar Herb Factory

Few records survive of the early origins of the site at the corner of Fraser and Fache Streets that developed into the Briar Herb Ltd Factory during the 1940s. The story of the Briar Herb Factory site begins in 1944 with the ownership of Louis Alexander Burberry of Clyde, a War Pensioner. From the Title records, Louis Burberry only owned the property for two years, due to his death in September 1946². Before Louis' death, the site appears to have been taken over informally by Miss Annie Elizabeth Radcliffe. She applied to the NZ Railways Dept. for the lease of a small strip of land along the north side of Louis Burberry's section (Pt Sections 11-13) in August 1945, and in her letter, she explains that 'Our purpose is to spread sheets over the ground near our shed to dry out our herbs, sage, thyme, etc, as our own section will be fully cultivated and no available space there.' (Archives New Zealand, ref DABB D452 1967 Box 300). The references to 'our' suggest she was working with Burberry prior to her application for the lease. It also suggests that the Burberry's and Miss Radcliffe started *The Briar Company* business in the early-mid-1940s.

Annie leased Railway Land Lot 1, Clyde, from the NZ Railways in December 1947³ in conjunction with her new business partner, Warren Trainor. Her leasehold title was confirmed slightly later in May 1948. The Briar Company changed its name in April 1948 to *The Briar Herbs Limited*, in December 1948 Radcliffe and Trainor officially registered their partnership and business. Although not fully substantiated, the Briar Herbs Ltd operation may have been unique not just to the Central Otago region, but to New Zealand as a whole, as its culinary herbs were distributed nationally from the mid-1950s to 1970s thanks to its distributor and a main shareholder, Fletcher Humphreys & Co of Christchurch. As a business, the Briar Herbs Limited was a locally supported one with a number of local shareholders investing in the business in its early-mid years, and the majority of its herb stock supplied by local families who gathered the wild-growing thyme and other herbs on the hills surrounding the township.

² Dunstan Times, 23 September 1946, p. 3

³ Railway Lease 27483 between His Majesty the King to the Briar Co; NZ Archives, ref. DAAA D2 9055 Box 61.

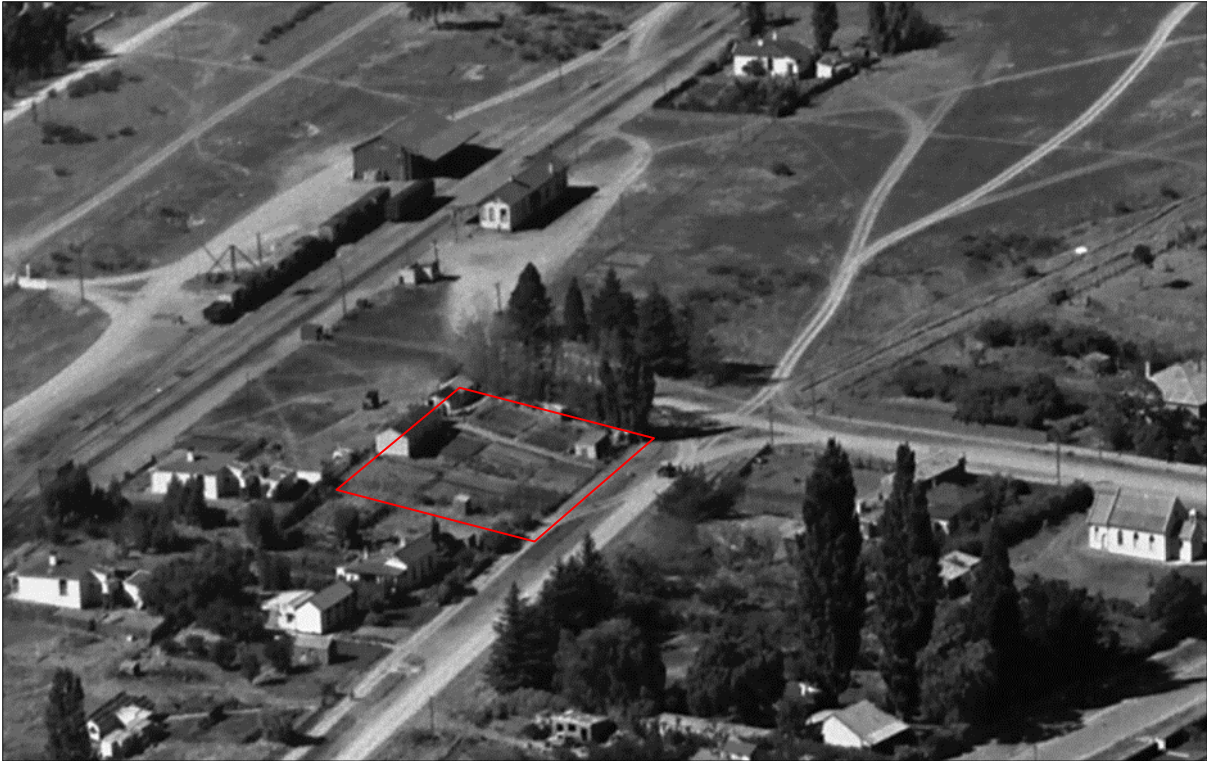


Figure 11: Enlarged extract from an aerial photograph of Clyde taken in 1947 by V. C. Browne and Sons (ref CEO1-38 – 15). The area of the Briar Co. business, as it was known then, is outlined in red. Image: National Library of New Zealand

The herb factory site expanded rapidly from just two buildings in 1947-8 (a cottage and the original processing building) to a large, adjacent drying shed and racks, and a re-built processing building with an attached ancillary wing by 1955-6 (Figure 11). The factory site and buildings went into liquidation under Fred Brown in 1976-7 after the closure of the Clyde Railway link led to increasing transport costs and the eventual demise of the Briar Herbs Ltd operation. With the closure of Briar Herbs factory complex, the company offered to sell the site and lease to the museum committee (in October 1976) for \$15,000. As the committee had no powers to enter into a contract, the VCC purchased the site on their behalf for \$16,000 (Sections 11 and 14, and parts 12 & 13, Block XII) at the end of October 1976. The purchase was partly funded by the museum committee (approximately \$8,000) and partly by a loan from the VCC reserves fund to be repaid by the committee over five years. The purpose of the new museum site was to establish a vehicle museum for Clyde and this was initiated with the horse-drawn vehicles and carriages collection acquired during the 1962 centenary celebrations.

In 1980 NZ Railways transferred some of its reserve land, including that now leased by the museum committee, to the NZ Housing Corporation (and subsequently the Clyde Recreation Reserve Board), and in 1982, this along with the railway station was offered to the VCC/museum. The old goods shed from the 1907 station was also agreed for removal. VCC meeting notes for 1983 noted the intention to prepare a management plan for the reserve area including the Briar Herbs buildings. In 1988 the Vincent County and Dunstan Goldfields Museum committee were the recipients of a \$120,000 grant from the Clyde Dam Amenity fund, which was used for the construction of a new caretaker's cottage on the site of the old 1940s cottage and to repair, alter and complete some of the remaining Briar Herbs buildings and reconstructed buildings for the museum development. The first custodian/caretaker for the Briar Herbs complex was Bob Smithies, appointed in 1989 and the old cottage was demolished in August 1989. In 1990 the Vincent County and Dunstan Goldfields Museum became the Clyde Historical Museums.



Figure 12: The Briar Herb Factory Museum site viewed from the south from Fache Street with the main buildings identified.

During 1990, the CHM invested considerable time and money creating new display areas and renovating the buildings in advance of the museum opening on 21st October 1990 (Figure 12 and 13). Over the next three years a number of new buildings were added to the museum complex and in 1991 the CODC constructed a new concrete block public toilet just outside of the museum frontage on Fraser Street. In 1995 the Department of Conservation agreed for the return of the McNichol stamper battery and dredge tender (boat donated by the Harliwick Family) to the museum (the associated winch and Pelton wheel were lost) from its yard in Alexandra. Also in 1995, CODC purchased the northern section of land (part Section 12) for a museum extension and the toilet block land for \$22,000 from NZ Housing Corporation. In 1996 the theatre display was constructed, in 1998 the museum was broken into and various items stolen, and in 2001 the shoe shop display was completed. In 2009, the dredge tender was covered by a structure erected and donated by the Otago Goldfields Heritage Trust.



Figure 13: The central Briar Herb Factory display space (left) and agricultural machinery display in the relocated 1907 Goods Shed (right).

Currently, the Briar Herb Factory Museum site is closed to the public having been identified as earthquake prone and due to other vulnerabilities.

Clyde Railway Station

The station opened on 2nd April 1907 as a Troup Type B station (Figure 14). Construction of the railway began on 7th June 1878 with an estimated construction duration of 6 years to reach Wanaka – the line actually reached Cromwell in 1921 where it stopped. The station serviced the fruit industry and the demand for excursion trains, but suffered from competition from road transport, particularly from 1960 onwards. Its

use gradually declined throughout the later 20th century (particularly from 1960 onwards), although a new station was built on the outskirts of Clyde in 1980, principally to serve the construction of the Clyde dam. As part of those engineering works, the line to Cromwell and the old station at Clyde were closed and, once the dam was complete, the line was little used and was abandoned entirely from Middlemarch to Clyde in 1990.



Figure 14: The platform and verandah covering of the station.

Apart from the station and a short section of line, a few former railway houses remain nearby, together with the goods shed that was relocated to the adjacent Briar Herb Factory Museum site. In 1997, the station was registered as a Category II Historic Place (Heritage New Zealand Pouhere Taonga) and it is also a protected building in the CODC District Plan. The station building comprises a weatherboarded, timber-frame structure covered with a corrugated iron roof, and divided into five rooms (Figure 15). One room is currently used by the CHM as a railway-related display for visitors, whilst the remaining rooms are leased by the tourism operator, Shebikesheebikes.



Figure 15: The rear elevation of the station facing onto the car park.

2.4 Sites & Buildings

2.4.1 Blyth Street

As noted previously, the museum is located within a heritage precinct focused on the historic, former government administration area of Clyde along Blyth Street. The precinct includes the mid-19th century former Courthouse and Police Sergeant's buildings further south, as well as the Museum Reserve memorial garden immediately to the west of the museum building. The road embankment above Matau Street, which leads to the Clyde Bridge over the Clutha River/Mata-au, forms the broad, south-western boundary of the museum site and heritage precinct.



Figure 16: The Blyth Street Museum (north-east entrance elevation) with the former Courthouse just in view to the left.

The museum building is constructed in shuttered concrete covered with a cement render; along the north-western front elevation, a facing of local schist stone extends along the lower half of the building (Figure 16). The museum is covered with a corrugated galvanised iron-clad steel roof and features steel-framed glazing

throughout. The entrance is covered with a square, solid canopy roof and the interior lobby is accessed via three steps covered with ceramic tiles; a pair of aluminium glazed doors with fixed sidelights leads into the interior.

The north-west and south-east elevations are plain rendered; a mural painting extends from the front elevation around the north-west side, which features historic vignettes from Clyde's gold mining past (Figure 17). The rear of the museum building features a western wing that forms a small open courtyard with the two adjacent outbuildings, and the south-west elevations are rendered (Figure 18). Garden beds run along the north-west side of the building, concrete paving and gravel beds slabs along the front elevation, and rough, gravel and asphalt around the south-east and rear areas of the museum. A modern steel gate restricts access the rear courtyard area.



Figure 17: The north-west elevation of the museum with the Clyde mural c. 2007 (left); the south-east elevation (right).



Figure 18: The rear, south-west elevation with the Ablution Block to the right of view (c.1965) and the return west wing to the left.

The outbuildings comprise a rectangular plan, cement rendered, timber framed Ablution Block covered with a mono-pitched, corrugated galvanized iron-clad roof that formerly housed toilets and additional office space (Figure 196). It has two louvre glazed windows and a timber door in the south-east elevation, a single louvre window in the south-west wall and two further louvre windows and two timber doors in the north-west elevation. The building is contemporary with the 1965 VCC office/museum building and is currently used as store rooms.



Figure 19: The Ablution Block, south-east elevation (left) and north-west elevation (right).

The former police lock-up building is a weatherboard, timber structure, with a timber roof clad with corrugated galvanised iron sheeting (Figure 20). The lock-up features large, timber and glazed windows and a timber door in each of the south-west and north-east elevations. The building was constructed c.1938 and subsequently relocated first to the rear of the adjacent Courthouse (1960s) and then to its present position in 1999 (Jackie Gillies & Associates 2014). It is currently used for storage.



Figure 20: The former police lock-up building (c.1938) in its current location to the rear of the museum building.

Internally, the museum is arranged on an L-shaped plan with the lobby leading to the reception and open display area that is used for changing collection displays such as the World War One commemorations (Figure 21). Seven rooms (former offices) hold museum displays featuring themes of pre-European, gold-related, early years and family life in Clyde from the CHM collection (Figures 22-23). A further display on the Clyde Dam construction era is located in a corridor and the former VCC council room holds a display on the former council and its members. Ancillary rooms include a staff kitchen, male and female toilets, store rooms, the former VCC vault room, and an office and museum work room. The interior of the museum mainly features painted plaster walls with grey gloss-finished hardboard lining below, framed with a plain, rimu dado moulding. Several rooms also feature varnished wood cladding in place of the hardboard finish. The ceiling is lined with perforated Pinex boards throughout and the floor is covered with a mix of T&G boards (probably a laminate), carpet and vinyl sheeting.

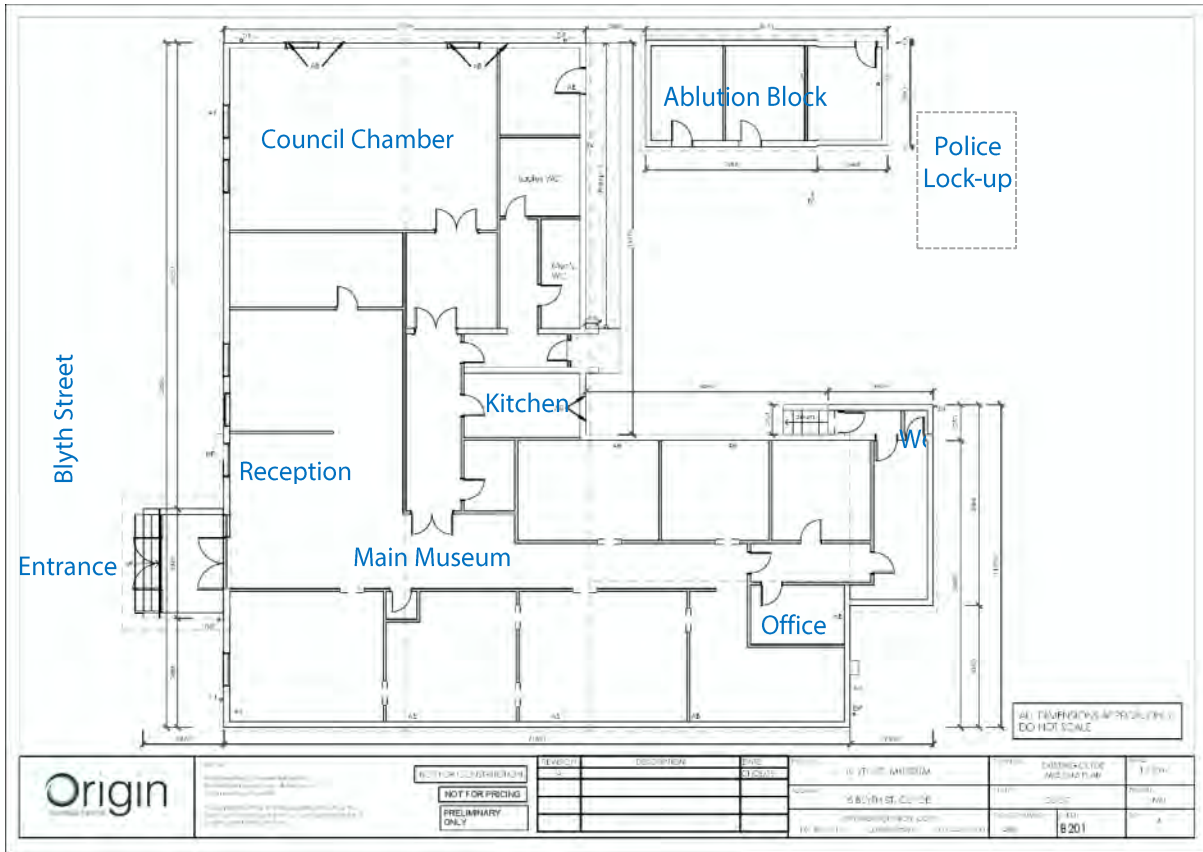


Figure 21: Plan of the Blyth Street Museum (NTS). Plan: Origin Consultants Ltd.



Figure 22: The museum reception area (left) and Council Chamber display (right).



Figure 23: Pre-European display room (left); staff workroom (right).

2.4.2 Briar Herb Factory

As outlined in the Introduction chapter, the Briar Herb Factory Museum is situated at 12 Fraser Street, east of the main commercial and visitor focus at the northern end of Sunderland Street. The site is formed from the following buildings (note: the alphabetical identification used in the CODC brief is also adopted here). Refer to Figure 34 for a plan of the museum site as addressed in this study.

Building A: A long shed structure constructed in different phases with a timber post and truss frame, mud brick walls, corrugated galvanised iron roof cladding and a concrete slab floor. The building provides the main entrance to the museum from Fraser Street and is divided into a number of bays containing themed museum displays, free standing machinery and other historic vehicles. A room at the south-east entrance provides an office space with an enclosed 'theatre' room adjacent. A door at the south-western end connects into the covered yard area that leads to the adjacent Building F. The factory building formed part of the original Briar Herb Factory complex. It was partly raised with a new roof in 1980 by the CHM with assistance from the local PEP (Project Employment Programmes) scheme.



Figure 24: The museum entrance (left) from Fraser Street and the south-west mud brick elevation (right).

Building B – Goods Shed: A substantial, gabled-roof timber post and truss framed building clad with corrugated galvanised iron and floored with timber planks; relocated to its present site from the north side of the Clyde Railway Station site. The Goods Shed contains large machinery and other industrial equipment displays, two internal 'room' display areas and connects the main museum building (A) with the Blacksmith's display (C) to the north. Full height doors in the eastern end open out onto the car parking area shared by the Clyde Railway Station. The shed was originally constructed c.1907 and relocated to its present site in 1982.



Figure 25: The front, south-east end of the Goods Sheds (left) and a view of the interior, looking west (right).

Building C – Black Smiths: A long and narrow mud brick building with a post and beam, lean-to roof built up against the north side of the Goods Shed. The 'Smithy' has two pairs of large barn doors along its northern elevation and contains two schist forges, the south-east one rising to a stone flue above the roofline. The floor is covered with gravel and the roof is clad with corrugated galvanised iron. The interior

display is set out as a Blacksmith's with the forges, other heavy equipment, anvils, benches, and numerous iron and steel tools and horseshoes. It was constructed by the CHM with assistance from the local PEP (Project Employment Programmes) scheme in 1982.



Figure 26: The Blacksmiths building exterior (left) and an interior view looking east (right).

Building D – Stables: A two-storey, gabled building constructed with mud bricks and containing an earth floor, large timber posts supporting the timber floor of the loft space and glazing along the north-west elevation. Access is provided by a side door in the south elevation, a pair of barn doors in the north-west elevation and a door to the first-floor loft accessed by an external flight of timber stairs placed along the north-western gable end of the building. The timber roof is clad with corrugated galvanised iron. The form and interior plan of the building is laid out as a traditional stable, with a feed and tack room in the full-height gable bay at the south end, and four horse stalls, further harnesses and three carriages/buggies stored in the northern bay, with a loft above accessed externally and via an internal trap door. It was constructed by the CHM with assistance from the local PEP (Project Employment Programmes) scheme between 1982-85.



Figure 27: The Stable north-west facing front elevation (left) and interior view of the horse stalls and carriages in store (right).

Building E – Public Toilets: Modern concrete block construction separated into two bays for male/female conveniences, concrete slab floor, and covered with a timber and corrugated galvanised iron and plastic roof. They were constructed by the Council in 1991.



Figure 28: The concrete block public toilets located to the east of the Goods Shed and Blacksmiths.

Building F: A tall, single-storey building constructed in concrete block with a timber and corrugated galvanised iron roof, concrete slab floor, and windows in the gable ends and north elevation. A door in the north elevation leads into the adjoining covered yard area and the main door access leads into a short corridor off which is an enclosed room containing a large collection of glass slides and other photographic material. The factory building formed part of the Briar Herb Factory complex and interconnects with a smaller, mud brick, lean-to structure along its south-western side. It currently contains several pieces of machinery belonging to the former factory and an interpretive display about its history. It dates to c.1955-56.



Figure 29: The Briar Herb Factory building (F) east elevation (left) and west elevation (right) with modern propping in place.



Figure 30: The interior of the factory building looking west (left) and the glass photographic negatives store in the eastern end of the building (right).

Building G: A single-storey, lean-to building constructed of mud brick on a shuttered concrete foundation, with timber flooring, timber partition walls and a timber and corrugated galvanised iron roof. The small

building interconnects with the larger Briar Herb Factory Building F at each end along its northern side and a door leads from the north-west elevation down some external concrete steps to access the Dairy (Building H). The small factory building has glazing along the south-west elevation. It dates to c.1952-54.



Figure 31: Part of the Briar Herb Factory buildings (G) with the south-west facing exterior (left) and a view into the east end of the interior (right).

Building H – Drybread Dairy: A small, single-storey mud brick structure divided into two internal bays, each accessed via a door in the north-east elevation. The timber roof is clad with corrugated galvanised iron and the interior roof lining is covered with tongue and groove boards. The flooring is stone and two small windows are set into the south-west elevation. The building was relocated and rebuilt from original materials on the site in 1982.



Figure 32: The Dairy building south-west facing exterior (left) and the north-facing exterior (right) with the stamper battery in view in the background.

Building I – ‘Holden Cottage’: A small, single-storey schist cottage constructed with a single bay, a timber and corrugated galvanised iron clad roof, and a door and two windows in the south-west elevation. The building was relocated and partially rebuilt from original materials on the site in 1982.



significant to the development of the township and the wider Vincent County Council domain. The historic museum site is also significant for its close connection with Vincent Pyke, goldfields warden, newspaper publisher and Member of the House of Representatives in the later nineteenth century, who established the nascent museum collection from his own personal collection in a council room specifically for museum use.

The Blyth Street Museum building was constructed in 1965 as the 'new' county council offices and its design is fairly representative of the mid-century modern period. Its construction, in solid, shuttered concrete, is perhaps slightly more unusual and with its steel roof truss construction, conveys a solidity and permanence that forms part of its architectural character as a civic building. The use of local schist stone on the front of the building provides a link to the vernacular building materials found and used in the Clyde vicinity and Central Otago, and together with its low-slung gables, asymmetric projecting porch and ample glazing, provides an interesting example of international, mid-century style-influenced architecture in a Central Otago context.

The museum building appears to have been subject to very few interventions and alterations into its built fabric since its construction in 1965, leaving the building very much in its original form when it was built as the VCC offices (a partition in the current reception area was removed in 1992). The authenticity of the 1960s form and fabrics, particularly the main council chamber, is of interest and of some architectural significance.

As one of three museums and the primary museum in Clyde, the Blyth Street Museum and its collection reflect aspects of the historic identity of Clyde, which have been made accessible by CODC and the CHM volunteers to the public. In doing so, it performs a socially important and socially recognised function for its communities, and the continued support it receives through volunteer time, wider community contributions and support from the CODC, is an acknowledgement of the high values placed in the museum by the Clyde and wider communities.

Overall, the Blyth Street Museum is significant for the community heritage values that it embodies and houses, on a government site that has been historically and socially significant to Clyde and the surrounding districts since the 1860s.

Significance Statement – Briar Herb Factory Museum site

The Briar Herb Factory Museum site holds considerable historic significance as it was the site of a specialised and possibly unique cottage industry utilising naturally growing thyme and sage from the surrounding area supplied by local Clyde community between the 1940s and 1970s. Briar Herbs Limited became a New Zealand household brand in the 1950s and 1960s for their culinary herbs, which were distributed through the Christchurch firm of Fletcher Humphreys & Co.

As a place, the Briar Herb Factory Museum has some aesthetic value and it invokes a sense of nostalgia and 'heritage' through the deliberately vernacular choice of mud brick and timber used by the CHM in the 1980s. This, combined with the 1950s Briar Herbs buildings, the old Goods Shed and the reconstructed heritage elements of the Dairy, Meat Safe and Holden Cottage, produce a place with a heritage-focused, 'sense of place' that has been commented on by visitors and local Clyde people alike. Visually, the museum complex appears older and more anchored in time than it actually is and this forms part of its appeal both locally and for visitors.

The Briar Herb Factory Museum has high cultural values as the museum, in conjunction with the Blyth Street site, holds a locally significant collection of artefacts and records of diverse kinds that represents the history, activities, people and events of Clyde that have, to varying degrees, shaped the community into the present day. The museum site includes the former circa 1907 railway Goods Shed and has been constructed within, and partly re-uses, the site of the mid-nineteenth century Briar Herb Factory, acknowledged as an important part of Clyde's local history and development.

The museum acts as a public repository of items, stories and records relating to Clyde and its surrounding areas and in doing so performs an important and recognised cultural function for its communities.

The Briar Herb Factory Museum has little architectural value. It was constructed on a piecemeal, as-needed basis with locally-made and standard (e.g. concrete block) construction materials. The mud brick and timber construction elements were built for the museum in the 1980s and are not considered to have either heritage or architectural significance, being more appropriately described as 'ad hoc' in character.

Conservation Issues

A number of shared conservation issues for each of the sites were also identified in the conservation plans. These included:

- *Loss of historic fabrics through past and future interventions* - The Briar Herb Factory Museum is not a complex of historic buildings in the usual sense, as the earliest, in situ building element dates from the early 1950s and the majority of the 'heritage' buildings were constructed 'as new' or relocated in the 1980s. Dating from circa 1907, the relocated railway Goods Shed is the oldest and most 'historic' building element on the museum site. Therefore, alterations and loss of fabric are not such important issues in terms of maintaining the historic built-integrity of the site. However, large-scale alterations to the buildings, such as demolition or rebuilding, would impact on the site's overall place meanings and broader heritage significance as the former Briar Herbs Limited site, and its ability to be interpreted as such. Likewise, such alterations would potentially limit the site's capacity to continue to operate as a museum housing a large quantity of the Clyde Historical Museum's collection in its present form.
- *Loss of historic fabrics through past and future interventions* - Unlike other historic buildings, the Blyth Street Museum building is much more recent having been constructed in 1965. Also, it appears to have been subject to very few interventions and alterations into its built fabric since its construction, leaving the building very much in its original form when it was built as the VCC offices. The authenticity of its 1960s form and fabrics has been identified as interesting and of some architectural significance. Therefore, future repairs and alterations to the museum building have the potential to negatively impact the museum's architectural values and coherence, through unconsidered and piecemeal interventions.
- *Future uses and risk of redundancy* - In historic heritage buildings, changes in future uses and the risks from redundancy (including demolition) can leave historic places vulnerable to changes that can, if not approached in an informed and sympathetic manner, significantly and detrimentally affect their cultural significance and heritage values. In terms of the Blyth Street Museum, the museum collection that is housed and displayed within the former VCC office building is the more vulnerable element rather than the building itself. However, both the collection and building have formed an interdependent relationship since the transfer of the collection there in 1992. Therefore any future risk of alternative re-uses or redundancy of the building threatens the cultural heritage values of both the collection and building as one currently relies on the other for its continuation.
- The Police Lock-up building is currently used for casual storage and considerable effort has been invested previously by the CHM and CODC for its relocation and repair. If the future use of the site changes from its current museum function, the Lock-up will become vulnerable both in terms of its compatibility of any future use and if a reduction in public access is involved.

2.4.4 Archaeological values

Blyth Street Museum

The site of the Blyth Street Museum was first occupied by a stone building that housed the Vincent County Council Chambers, erected in 1878. This building was subsequently demolished and new chambers were built in 1965 as a replacement. The site also contains the relocated Clyde Police Lock-up, which was built in circa 1938, and is therefore does not have an archaeological provenance.

Due to the extent and scale of the 1965 building, now turned into a museum, it is likely that following the demolition of the 1878 chamber building, most of the site was extensively modified during construction. As such, the archaeological values of the site are significantly diminished. The condition of any sub-surface archaeological deposits is unknown, but if present, is likely to be adversely affected by the 1965 building works. Due to the extent of modifications to the site in the mid-20th century, this would also have had a

considerable effect on the informational potential for the site. The contextual and amenity values of the site were principally identified through the 1878 stone building, and following its demolition these have been lost. The cultural associations of the site have been partly retained through the continued use of the site for the Vincent County Council chambers until its dissolution and amalgamation of the county into Central Otago District Council.

In summary, the extent of site works at the Blyth Street site has likely destroyed most if not all of any late 19th century site deposits, including the complete demolition of the 1878 stone building.

Briar Herb Factory Museum

The Briar Herb Factory Museum site contains a number of 20th century buildings, many of which were relocated to the site. The present buildings including the partly rebuilt herb factory building, a number of mud-brick buildings constructed during the 1980s, a rebuilt history dairy building and stone cottage, and the relocated 1907 Clyde Railway Goods Shed. In 1977 the Briar Herb Factory business closed and the site was acquired by the Vincent County Council for the use as a museum.

Examination of the documentary evidence indicates that the site does not appear to be occupied prior to the 20th century. The site was originally surveyed as part of Section 12 and 13, Block XII. It was also partly encompassed by the Railway Reserve. The main concentration of 19th century activity in Clyde was concentrated to the northwest along Sunderland Street. This occupation is now reflected in the recorded archaeological sites for the town. Many of the sections to the southeast remained unoccupied through the 19th century, as the growth of the township was limited. The railway to Clyde was completed in 1908, and all buildings associated with this enterprise were likely built in 1907. As such, there are no known archaeological values to the site.

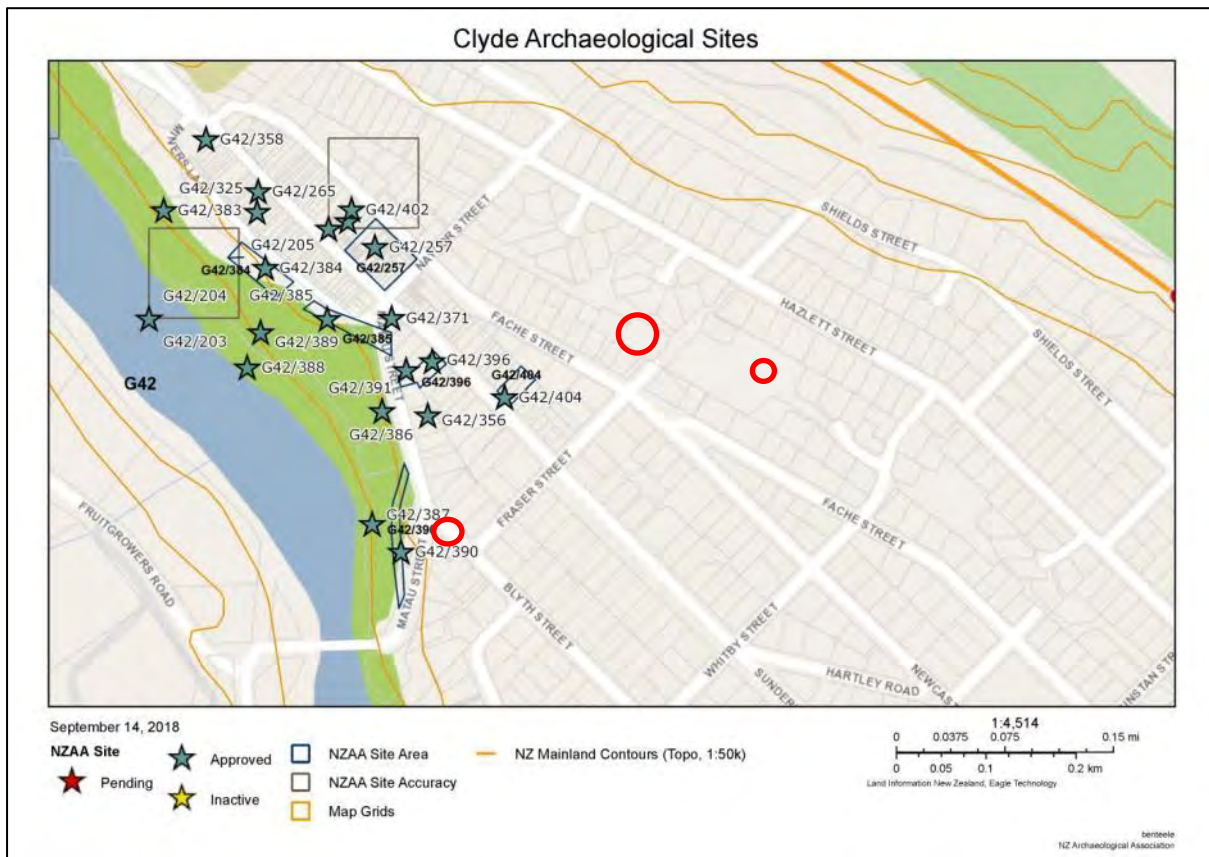


Figure 35. Record of recorded archaeological sites in Clyde. Note the concentration around Sunderland Street (NZAA ArchSite 2018).

2.4.5 Condition

Condition appraisals of all of the buildings within the study scope were undertaken by Origin Consultants Ltd and reported on separately from the conservation plans. The appraisals were undertaken to identify the presence, range and nature of any significant defects identifiable in the buildings across the museum sites, and were undertaken from ground level. The condition of the structures and the impacts of future repair requirements on the museum operations is a potential vulnerability, one which must be understood both in its present and past contexts. The results of the condition appraisals and its key recommendations are summarised as follows.

Blyth Street Museum Buildings (approx. 445m²)

Main Building: The building is considered to be in reasonable condition for its age and construction. However, maintenance is required and there is considered to be scope for refurbishment and upgrade of services, building systems and insulation. Fire and accessibility upgrades should also be considered.

Ablutions Block: Concrete and timber-framed walls with a render finish beneath a shallow, mono-pitched roof clad with galvanised corrugated steel.

No significant defects apparent. Items requiring maintenance noted but not reported on.

Summary: These buildings are more conventional and their condition is generally reasonable for their age and construction. Maintenance is required, but no significant apparent defects were found. Due to the age of the building, it is now at a stage where refurbishment and upgrading is required, particularly to building services, insulation, staff/visitor facilities, accessibility and fire protection (the latter two 'as near as reasonably practicable').

Briar Herb Factory Museum Buildings (approx. 926m²)

It is important to note that the collection of buildings that comprise the Briar Herb Factory Museum are a mixture of 1950s-1980s structures (excluding the 1907 Good Shed which was relocated in 1982). All exhibit a lower than normal, largely ad hoc build quality in part due to their piecemeal construction spread over a number of years, an assortment of building materials of varying quality, poor detailing (e.g. weatherproofing) and in part, due to the largely unskilled labour used in their planning and construction in the 1980s. This has created a number of very visible defects and inherent issues that the condition appraisal has noted.

Building A – Factory building: A long narrow building of piecemeal construction, some of which is built ad hoc. Whilst the main framing is serviceable for its present purpose, much of the rest of the building requires repair and improvement. The piecemeal and irregular nature of the construction means that the building is not considered to provide suitable long-term museum accommodation.

Building B - Goods Shed: The structural condition of this building is of serious concern. In addition to inadequacies raised in the seismic assessment, the framing of the building is deformed and there is decay evident in some of the externally exposed framing. Only a limited inspection of the building could be made due to the machinery in it and the two rooms formed in the east end of it. The junction of the Goods Shed with the Stables has been poorly designed creating roof/gutter areas that could not be inspected and which are difficult to maintain. Leaks have occurred in the past between these two buildings and have caused mud brick failure in the Stables. There is the risk of further damage/defects being concealed here; the cause of the slope in the floor adjoining the Stables is unknown and requires further investigation.

Building C - Blacksmiths: This building has been constructed on an ad hoc basis and is understood not to have been issued with an approved building permit when constructed. Whilst the external mud brick walls are solidly built, the overall structural adequacy of the building is of concern. A particular issue is the lean-to roof/post structure, which appears to be the cause of (or at least contributing to) structural movement in the adjoining Goods Shed wall frame. The south wall mud brick cladding is buckling/slumping and is a further risk. Further/more detailed investigation is likely to reveal more faults and inadequacies. Overall, it is

doubted whether the building can be economically and practicably repaired and upgraded for future museum use; planning for demolition and re-construction to meet current NZ building consent requirements is considered more practicable.

Building D - Stable: A substantially-built, pseudo-historic building which has been unconventionally-constructed in mud brick. Damp and decay of the mud bricks, particularly just above ground level and to the east wall are an issue for the building. The mud brick gables are poorly restrained, the design of the roof junction with the Goods Shed/Blacksmith's is poorly considered, and the first-floor external stair is decayed and dangerous. Again there is a question mark over the permit status of this structure and it appears to have deviated from the original design drawings submitted to Council in 1982.

Building F – Briar Herb Factory main building: A building of simple/basic construction in concrete block that has issues of poorly restrained walls/gables, a spreading roof frame, water ingress and cracking through the blockwork joints.

Building G – Factory building: This is an extension to Building F constructed in mud brick on a shuttered concrete foundation. Overall, it appears to be in reasonable condition, but the roof framing and means of support/lintels where it adjoins Building F requires investigation and may be in questionable condition. Some linings to this building may contain asbestos fibres (therefore analysis is required).

Building H - Drybread Dairy: A small two-cell building constructed in mud brick and timber that has been constructed using a mixture of salvaged/traditional materials and new materials. The roof requires recladding (with repair to any decay/borer found in the roof structure) and external redecoration should be undertaken.

Building E - Toilet Block: A modern detached toilet block in reasonable condition.

Building J - Meat Safe: A very small mud brick building in the garden of the tenanted dwelling at the museum site. It is a modern representation of an old building. It is in poor condition and, whilst repair is possible, removal would be more practicable.

Services (cursory inspection only):

- Mains electricity
- No heating
- Mains water to Toilet Block
- Staff & visitor male & female WC accommodation in Toilet Block
- General renewal & upgrading of services required throughout (excluding Toilet Block).

Asbestos: It is possible that asbestos containing materials (ACMs) are present on the site as noted to areas such as soffits and internal linings (analysis is required). An Asbestos survey and management plan (if ACMs are confirmed) should be put in place.

2.4.6 Seismic Risk and the 2018 Review (Warren Holt, Batchelar McDougall Consulting Ltd)

Clyde sits within the Medium Seismic Risk Zone for New Zealand (as defined in the Building (Earthquake-Prone Buildings) Amendment Act 2016 and in force 1st July 2017). The museum buildings were subject to an Initial Evaluation Procedure (IEP) assessment in March and November 2013, undertaken by Batchelar McDougall Consulting and the following summaries are taken directly from their reports.

Blyth Street Museum

- Analyses of the building for earthquake effects shows that it is not earthquake prone as defined in the Building Act 2004 (that is, less than 34% of New Building Standard). A building is defined as earthquake prone if it would collapse in a moderate earthquake, defined as one that produces effects at the site one third those assumed for the design of a new building [= <34%NBS].
- The three museum buildings were assessed at:
 - Museum building - 50-60%NBS (considered an EQ risk)

- Ablution Block - 40-50%NBS (unlikely to be EQ risk due to its timber frame construction)
- Old Prison (Lock-up) - 40-50%NBS (unlikely to be EQ risk due to its timber frame construction)
- The IEP report noted that it was based purely on a visual inspection of the buildings without detailed knowledge of their construction and materials.

Briar Herb Factory Museum

- Analyses of the buildings for earthquake effects shows that five of the building elements are earthquake prone as defined in the Building Act 2004 (that is, less than 34% of New Building Standard). A building is defined as earthquake prone if it would collapse in a moderate earthquake, defined as one that produces effects at the site one third those assumed for the design of a new building [= <34%NBS]. A further three buildings were considered a potential earthquake risk.
- The museum buildings were assessed at the following % of New Building Standard (NBS):
 - Building A - 10-20% - Potentially Earthquake Prone
 - Building B - 34-60% - Potentially Earthquake Risk
 - Building C - 10-20% - Potentially Earthquake Prone
 - Building D - 21-33% - Potentially Earthquake Prone
 - Building E - >67% - Outside earthquake risk
 - Building F - 10-20% - Potentially Earthquake Prone
 - Building G - 21-33% - Potentially Earthquake Prone
 - Building H - 34-67%- Potentially Earthquake Risk
 - Building I - 34-67% - Potentially Earthquake Risk
- The IEP report noted that it was based purely on a visual inspection of the buildings and observable defects without more detailed knowledge of their construction and materials history.

Recently, CODC has approved a recommendation from the Audit and Risk Committee to develop a risk framework for the seismic performance of Council-owned buildings that are potentially earthquake prone. The framework will provide a risk-based approach to managing seismic performance of Council Buildings and would identify risks, controls and realistic timeframes for further assessment and/or strengthening work for individual buildings. The framework will be developed over the coming months. At the present time (September 2018), all buildings considered susceptible to a seismic event are considered to be earthquake prone by CODC.

Conclusions of the review report (August 2018; Batchelar McDougall Consulting)

A review of the 2013 IEP reports was undertaken by Warren Holt of BMC in July 2018. In general, it was found that each of the individual reports was no longer fit for purpose due to the changes that have been made by the Building (Earthquake-prone Buildings) Amendment Act. This was passed into law by Parliament on 10 May 2016 and came into effect on 1 July 2017 (now embedded in the Building Act), which brought the Initial Seismic Assessment requirements up to date of which the IEP procedure is only a part.

BMC note that the current IEP process is based on the NZ Society of Earthquake Engineers (NZSEE) developed assessment calculation (the IEP Spreadsheet) which is to be used in determining a preliminary estimation of the seismic capacity (Percentage of New Build Standard (%NBS)) of a building. This is primarily based on comparing the current seismic design Loadings Code (NZS1170.5) with the seismic design load at the time the building was designed. It assumes that the original design was built to at least 100%NBS of the design load at this time. It allows for other 'engineering judgement' and observation factors (Performance Achievement Ratios (PAR's)) to be incorporated but the process is at best a preliminary estimation.

Building element changes that were noted during the review are collated in Table 1 below:

Table 1: Summary of changes noted by BMC in 2018 since the 2013 seismic assessment.

Building	Comment
Briar Herb Factory Museum	
A	Building condition generally as inspected.
B	Building out of plumb noted, which will affect seismic capacity.
C	Building condition has been affected by water ingress recently (North gable) and East wall of building B forms the West wall of this unit with potential source of deformation the exhibit loading to the roof beams bearing on this wall.
D	Building condition has been affected by water ingress recently with a collapse of South wall internally exposing non-compliant tying of mud brick wall to concrete core.
E	Building condition generally as inspected.
F	Building condition deteriorated after the inspection with cracking to the North elevation return walls opening up necessitating the need for propping to the elevation which is still in place.
G	Building condition generally as inspected.
H	Building condition generally as inspected.
I	Building condition generally as inspected.
J	Not inspected in 2013 or 2018.
Blyth Street Museum	
Main	Building condition generally as inspected.
Ablution	Building condition generally as inspected.
Lock-up	Building condition generally as inspected.

2.5 Accessibility & Fire (Origin Consultants Ltd)

2.5.1 Outline

One of the technical areas for consideration regarding the buildings used for public museum use (both the Blyth Street and Briar Herb Factory Museums) was their level of compliance with current accessibility and fire regulations under the Building Act 2004, appropriate to that public use. Origin prepared a basic appraisal that assessed both the level of accessibility (Clause D) for each site and the level of protection from fire (Clause C). Where the level and detail of the Building Act requirements were appraised as being insufficient, the basic requirements for compliance have been identified. This is presented in the following section alongside Figure 36 and 37, which summarise the appraisal for each site.

2.5.2 Appraisal

Blyth Street Museum (Figure 36): assessment description

- Escape routes: The **Back storage Exit door** opens to the inside. Doors on escape routes shall be hung to open in the direction of escape to comply with NZBC D1/AS1.
- The **Accessible route** to toilets' width is < 1200mm. The clear width of an accessible route shall be no less than 1200mm to comply with NZBC D1/AS1 7.0, NZS 4121 Sec 7.
- The **door opening clearance** in the Back storage Escape Route is 740mm. The minimum clear opening of a doorway shall be 760mm to comply with NZBC D1/AS1 7.0, NZS 4121 Sec 7

- Ramp and stairs have **handrails** on only one side. All ramps shall have handrails on both sides to comply with NZBC D1.3.4, D1/AS1 4, 6.
- The current **toilet facilities** (1 Female & 1 Male) do not comply with NZBC G1/AS1. For a building with an occupancy of 104 people and a building use of Museum the required facilities are 1 Unisex facility and 1 Accessible facility to comply with NZBC G1/AS1.
- The minimum dimensions of an **Accessible toilet** compartment shall be 1900 mm by 1600 mm. The existing toilets dimensions to be confirmed on-site to decide whether one of them can be used as accessible unit or not (to comply with NZBC D1/AS1).

Briar Herb Factory Museum (Figure 37):

- The Goods shed **opening clearance** is < 850mm. Escape route width in open path shall be >850mm. Width by exit way shall be > 1000mm to comply with NZBC C/AS Sec 3.3.
- The Back final exit sliding door clearance is < 760mm and does not comply with NZBC D1/AS1. The minimum **clear opening of a doorway** shall be 760mm.
- Building A's **Ramp** Gradient is >1:12 and the Top landing length < 1500mm. A Gradient < 1:12 and a Top landing length > 1500mm is required by NZBC D1 2.3, 3.0 & 6.0, NZS 4121 Sec 6.
- The width of the **Accessible routes** at Goods Shed and in Building F is < 1200mm. The clear width of an accessible route shall be no less than 1200mm to comply with NZBC D1/AS1 7.0, NZS 4121 Sec 7.
- The Goods shed door and the rear final exit sliding **door clearance** is < 760mm. The minimum clear opening of a doorway shall be 760mm to comply with NZBC D1/AS1 7.0, NZS 4121 Sec 7.
- Blacksmiths **steps** are Non-compliant. Height changes at doorways are particularly inconvenient for wheelchair users as it requires complex maneuvering to get over the change in level while opening the door.
- The ramp in Building A has **Handrails** on only one side. All ramps shall have handrails on both sides to comply with NZBC D1.3.4, D1/AS1 4, 6.
- The current **toilet facilities** (1 Female & 1 Male) do not comply with NZBC G1/AS1. For a building with an occupancy of 192 people and a building use of Museum the required facilities are 1 Unisex facility and 1 Accessible facility to comply with NZBC G1/AS1.
- The minimum dimensions of an **Accessible toilet** compartment shall be 1900 mm by 1600 mm. The existing toilets dimensions to be confirmed on-site to decide whether one of them can be used as accessible unit or not (to comply with NZBC D1/AS1).

2.5.3 Conclusions

- There is no **Fire alarm system** installed in any of the buildings. A Type 2 Alarm System or a Type 18 Alarm system is required to comply with NZBC C/AS Sec 2.2 (TBC by Fire Engineer).
- **Surface finishes to wall linings, ceiling linings & Floor coverings** are not compliant in both buildings. To comply with NZBC C/AS Sec Table 4.1.
- There is no exit **signage** in exit ways. Exit Signs to be installed. To comply with NZBC F8/AS1.
- Visibility in escape routes: No existing emergency lighting. **Emergency Lighting** to be installed in all exit ways if open path travel distance exceeds 20m and in every change of level to comply with NZBC F6/AS1.

- **Accessible car parks** shall be by accessible route and close as practicable to the accessible entrance. Existing carpark in both buildings do not comply with NZBC D1/AS1 10, NZS 4121.



Figure 36: Summary appraisal plan of the Briar Herb Factory Museum site.

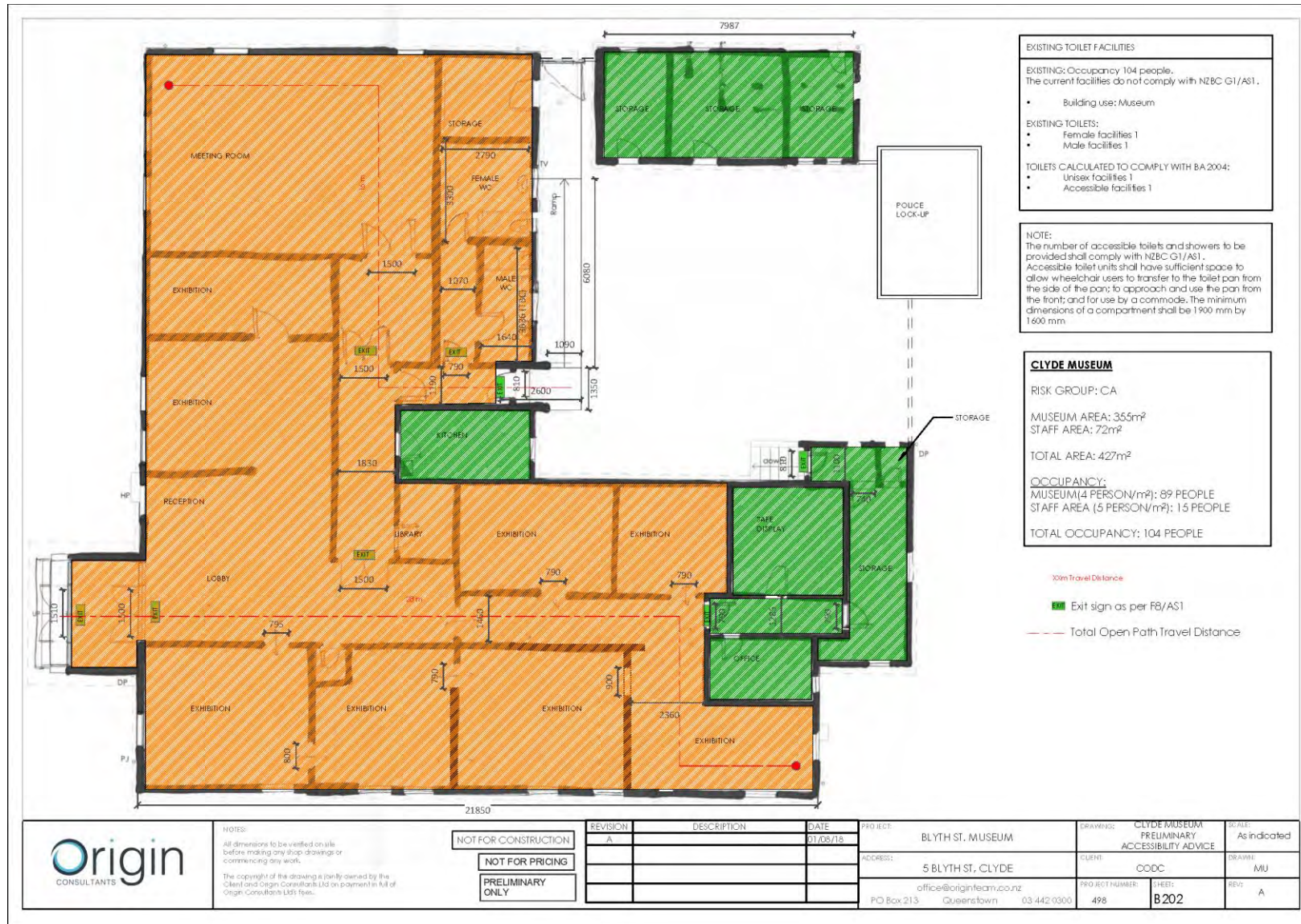


Figure 37: Summary appraisal plan of the Blyth Street Museum site.

2.6 Collections (CHM & Sally Papps, Exhibition Design Build Consultancy Ltd)

2.6.1 Background

The scope and purpose of the collections appraisal is to develop a clearer understanding of the content, scale, condition and management of the collection that has been developed and managed by the CHM since its inception in 1962. In order to achieve this, the CHM committee and volunteer group with assistance from staff of the Otago Museum and Jessie Flannery, a CHM intern, worked through the museum sites and their respective collections, to assess their collection significance. At the same time, Sally Papps, an independent museum consultant working on behalf of Origin Consultants, undertook a series of condition, storage and spatial rationalisation appraisals to understand the current status of the collection and the key priorities and needs for their future management and curation. Sally's full reports are included as Appendix A of this study for further information.

As a way of introduction, in October 2016, Judith Taylor, Museum Development Advisor with Te Papa Tongarewa/Museum of New Zealand, made a site visit to the Clyde Museums to undertake an outline appraisal of the buildings and collection as an initial 'first step' in guiding the development of the museum. She identified a number of issues facing the museum, and in particular that the buildings and conditions of the Briar Herb Factory museum were, in essence, not fit for purpose and would require considerable modification and investment to bring them up to museum standard. Likewise, the Blyth Street Museum site was also identified as requiring upgrading and investment for the future. In response to her visit, a collections policy was developed by the CHM to guide the future management of the collection (outlined in the following section) and the CODC began to scope out the requirements of this feasibility study to inform that potential future development.

Understanding the nature of the collection and its heritage and community values is core to the future of the Clyde Museum. This section outlines the scope of the Clyde Museum collection, its significance, its current condition and storage, and its relationships with the buildings that accommodate them.

2.6.2 Scope of the collections and CHM Collections Policy & Register

The main document informing and guiding the collection of the Clyde Museum is the Collections Policy prepared and adopted in April 2017 by the CHM. At its core, the policy states (Section 1):

Museums hold collections in trust for the community, for their benefit and enjoyment today and in the future. The collection policy establishes an ethical framework in line with the Museums Aotearoa Code of Ethics (2003) for the museum's work with the collection and provides a guide to responsibly hold and develop the collection.

The policy also states that (Section 2):

The main selection objective is to actively acquire items or information relevant to the natural, cultural and social histories of Clyde and its immediate environs as well as any industries or activities in the area.

In terms of how the present collection has developed and its main key themes, a similar framing can be observed across the three sites that display collection material. These are currently arranged in the following manner:

- Natural & Early Cultural History –
 - *Blyth Street*: Early years (pre-European) display featuring geological specimens, fossils & bones (Moa) and Pounamu, some of which derive from the specimen collection originally donated by Vincent Pyke in 1879.
- Cultural History –

- *Blyth Street*: Gold discovery, early years in Clyde, WW1 & Clyde Dam displays featuring gold rush related objects (panning, maps, cradle), Chinese miners objects (mainly ceramics and personal objects), Dunstan times and other memorabilia from the early (1860s and 1870s) period in Clyde and environs, children's gowns and objects.
- *Briar Herb Factory*: Dunstan Times newspaper press; Rabbit display, wool display; featuring a reconstructed stone rabbit's hut, rabbit traps, spinning and wool carding items, a (large) model sheep and other wool/shearing items.
- Social History –
 - *Blyth Street*: Hospital display, two family life displays, gold robbery display, council chamber; featuring a mixture of mainly domestic themed metal (e.g. biscuit tins), ceramic (plates, cups, bowls, decorative items), glass (bottles, containers and decorative item), textiles/costume, photographic material, paintings, and composite material items, with larger items including furniture, council table and chairs, cabinetry, a hospital bed and court dock.
 - *Briar Herb Factory*: Kitchen, Laundry and Shoe Shop displays and to some extent an overlap with the Rabbit and Wool displays; featuring a mixture of mainly domestic themed metal (e.g. saucepans and cooking utensils), ceramic (plates, cups, bowls, decorative items), glass (bottles, containers and decorative item), textiles (blankets, wool), leather (shoes and boots), photographic material, various Bakelite telephones and composite material items, with larger items including laundry and kitchen furniture, coal range, shoe repairing machinery, switch board.
 - *Briar Herb Factory*: The Jack Shepard photographic plate/film collection featuring images of the Central Otago region (extent of contents not fully known at present).
- Industrial history –
 - *Briar Herb Factory*: Goods Shed, Blacksmiths, Stable and Briar Herb Factory displays; featuring a substantial collection of agricultural machinery and implements, a dismantled Argyll Truck, engineering and blacksmithing implements and machinery, a large collection of horseshoes, stable implements and saddlery, a collection of horse-drawn carriages and vehicles, some railway themed posters, machinery relating to the drying, processing and packaging of herbs for the BHF, photographic material and other objects.

What is observable is that there is a degree of overlap between the Blyth Street and Briar Herb Factory Museums in terms of the social/domestic materials and Clyde Dam material held at each location, some of which is due to the partial relocation of these displays to Blyth Street after the closure of the Briar Herb Factory in 2015.

Another point of note is that quite a large amount of the collection provenance, where recorded, (the exact quantity cannot be determined at present) does not come directly from the township of Clyde, but includes items donated from much of the surrounding area including Cromwell, Drybread (the Dairy), Fruitlands and even Middlemarch⁴. These are, however, used to communicate a shared heritage. The CHM volunteers primarily use the objects and associated display materials to focus on the story-telling aspect of the collection for visitors, linking them to local personalities, local and district-wide historical events and working practices, and personal (hi)stories of prominent individuals.

A collections register is maintained by the CHM Curator, currently John Hanning, assisted by Carol Haig and other volunteers. The form of the register has evolved over the years with records being made in a hand-written register, an index card system, and *Past Perfect* collections management software (older version) database. The provenance of items, where recorded, has been undertaken either when originally donated or loaned, or subsequently through research and contacting past volunteers and possible donors (pers.

⁴ During discussions with Rex Parkin, a former chairman of the CHM committee, he commented that the saddlery and horse fittings were brought/donated from a site in Middlemarch. For example, Rex also noted that the 1903 Argyll Truck was in fact provided on permanent loan by the Docherty Family of Fruitlands, despite being known as 'Bill Trow's truck'.

comm. John Hanning). The register contains records from 1976 with receipt books maintained until approximately 2008; however, some items remain in the store vaults with no accession number (pers. comm. Carol Haig). Carol Haig notes that recent priorities for curation of the collection have been on cleaning and display with less emphasis on records; however, with a proposed move to fully digitising the collection on the web-based E-hive collections management system (CMS), present activities are focused on completing the current collections register.

2.6.3 Significance Appraisals (prepared by Clyde Historical Museums Inc)

Clyde Railway Station

The museum room has a highly significant collection of artifacts that were donated to the Clyde Museum from the closure of the Clyde Railway Station (although still missing some items). Clyde Museum has the copy of the signed list of donated items and the signed copy of the items received. Promote Dunstan has adopted a custodial role over this collection and has added items that enhance the visual experience (Figure 38). It is planning to add more interpretive information in the future.



Figure 38. The collections display in the Railway Station

Blyth Street Museum & Collection Displays/Collection

The Bones and Stones Room contains 5 separate collections with local additions to some (Figure 39).

The most significant collection is the Vincent Pyke collection which was bought by the Vincent County Council for £50 in 1883. It was intended to be the start of a museum collection. This did not happen until many years later.

While some items are local, the majority of the other collections are generic in nature. However, various items can be used to tell significant local stories.

The Gold Room is highly significant and is the jewel in the crown of the Clyde Museum collection. The original of the large wall map, stored in the vault, is one of only two in the country.

There is potential for much more interpretation especially the conditions for the miners.



Figure 39: A display in the Bones and Stones room

The Development of Clyde Room is highly significant with many good quality and well provenanced items representing its first 100 years.



Figure 40: The Dunstan Times display area

The Dunstan Times area is of high local and social significance (Figure 40). The collection of past papers is a very good record of the life of those times.

The Hospital Room holds a small collection of early medical equipment and information of medium significance. There is an opportunity to tell personal stories of local medical identities.

The Kitchen is significant because the items tell the stories of women and families from the 1860's (Figure 41).

The Parlour comprises of many household items that were brought with, or bought by, the immigrants. It reflects the customs of the time and the increasing wealth of the community.

The Hallways:

Streetscape is highly significant.

The photographs and maps illustrate the town's development from the gold rush days to the 1950's.

Dam display is understood to be on loan from Contact Energy.

- Highly significant but lacking the interpretation that the public expects today.



Figure 41. Part of the Kitchen display

Sporting display is a small collection of local sporting paraphernalia which is significant because it reflects Clyde's social activities of the era.

The Council Chambers is a current working room which tells the story of the development of the municipalities of The Clyde Town Council and the Vincent County Council (Figure 42).

It has a very significant photographic record of the Vincent County Council chairmen as well as local community identities. The tables, chairs and chandelier are from the original Vincent County Council. The long counter was originally in Ben Naylor's Victoria Store.



Figure 42: The former VCC council chamber

The Front Room area:

Gold Robberies display is highly significant in that there were no other robberies of that scale in New Zealand.

Changing Display area at present includes the highly significant local stories and exhibits relating to WW1 and commemorating its centennial.

Vaults: Back Vault contains a collection of the originals and negatives of the photographic copies on display. Victoria Store ledgers, daybooks and invoices archives of organisations, people and events for the area. Clyde and other cemetery records

Front Vault contains mostly artefacts and pictures/photographs that could be part of present or future displays.

Briar Herb Factory Museum & Collection Displays

Former Drying Shed (Building A): Note: Many donated items have connections to local families across the region.

Video Theatre: The video theatre was found to be technologically lacking, the set up and seating was set up for the function of viewing movies about Clyde which are now out of date. The only objects of significance are the two large photo panels of Clyde and the Dam. There are also two pianos, one of which may date back to the 1850's.

- Low significance.

Kitchen: The kitchen is generically representative of the era (Mid-late 1800's). The coal range and iron pots are from Abbotsford Station (Lee Stream), which is not within the Vincent County. The Meat Asher was from the Fitzpatrick family (will be relocated to Blyth St). These household items reflect the social structure of family life in this era, with the potential to tell story of the role of women.

- Overall condition is considered medium.

Laundry: The laundry is generically representative of the era (Mid-late 1800's). The objects (irons, washing machines, drying machines) show a progression in technology over the time period.

- Overall condition is good.

Wool Display: The Wool Display tells the story of wool from sheep through to clothing (Figure 43). Some of these objects have provenance, with labels/accession numbers attached. It is an important display in terms of showing that Clyde has a multi-faceted story.

Rabbit display: Rabbiting has a high regional importance. There are significant local stories to be told in exporting of rabbit's within/from Clyde. The Argyll Truck has strong connection to the rabbiting stories. This extensive collection of rabbiting paraphernalia in regards to eradication.



Figure 43. The Wool display.

- Overall high significance.

Dunstan Times Newspaper: The Dunstan Times display is of likely high historic and social significance, and is possibly on loan from the Steven's family. The compositors' desk was deaccessioned by Otago Museum and subsequently donated. The single page printing press/water pump was supplied from Naseby Museum (in pieces) and the CHM records indicate that it may have been assembled by someone in Oamaru.

Clyde Dam: The Clyde Dam construction/function is an extremely historically/socially significant event in the area. However, the items in this display are limited and not well interpreted, they nothing to show the actual effect that dam has had on the area. The interactive model of the topographical diagram has been popular. The display is lacking because it has been split between two areas.

Shoe Shop: The Bell Shoe shop is not from Clyde, rather from Alexandra, but is a good example of a small trade that affected whole area (Figure 44).

Of particular interest is the "Frost Boot" that were specifically designed for the orchard workers in the area. This collection was donated to the museum from R. E. Bell as it was implied that the Alexandra Museum did not want it.

Telephone: The telephone collection has little to no local significance. The most interesting item in this collection is the switch board from Rye Valley; other items were deaccessioned from Otago Museum. There is already a communication display in the Post Office Café.



Figure 44: The Bell Shoe Shop Display.

- Overall low significance.

Briar Herb Factory (Buildings F & G):

Briar Herb Factory: The Briar Herb Factory is considered to be the only intact example of a local industry in Clyde (Figure 45). Briar Herb exported internationally. The equipment is a good example of kiwi ingenuity, utilising what was available. Order's and notices pasted on the wall are original but deteriorated.

- Extremely significant.

Hospital area: The hospital area collection has no local significance. However, the iron lung is believed to have come from Clyde Hospital. The Dental Chair could possibly have come from O'Cain's dental surgery in Alexandra. The wheelchair was donated to Clyde Hospital by Mr Vetch. Some items may be useful for special medical collections.



Figure 45: The main display room of the Briar Herb Factory

Photographs: Jack Shepard's (a commercial photographer/ODT) photographic plate/film collection and George Baker's (Dunedin) collection of slides and videos show the happenings in the Central Otago District and beyond. All catalogued by the photographer in exercise books in the vault. There is evidence of slight deterioration, with a vinegar smell evident.

- Potentially high social significance for the whole district.

Drybread Dairy (Building H): The Drybread Dairy holds multiple examples of hand operated dairy equipment. Possibly some objects originated from the Drybread area. The dairy is an example of self-sufficiency in the area until the 1960's.

Stables (Building D): The stables are a reconstruction from the 1980's that hold three generic carts.

Saddlery: The saddlery has multiple examples of generic saddlery and the tools/equipment used to make these items. We are unsure of the provenance⁵ of these items, there are some with accession numbers.

Boat: The coal supply boat is considered to be of high national significance, as it believed to be the only surviving one of its kind in the country. In poor condition due to poor external storage (Figure 46).



Figure 46: The dredging tender/coal supply boat.

Goods shed (Building B): The good shed building itself is of social/historical significance to Clyde.

Argyle Truck: This vehicle was used for transport locally, including children to school and activities, fruit, and rabbits (a general carrier). The truck is in poor condition, as it has been dismantled and partially restored. It is believed to one of the few remaining examples of this model worldwide.

- Overall high historic/social significance to Clyde, perhaps of national significance for rarity.

Agricultural/Horticultural Material: This is a combination of farming and orcharding material. The grader, orchard sprayer and the nail machine are examples of the fruit growing material in this area, locally significant! The farming equipment is not of high local significance but show the agricultural history of the area. The thresher may be of significance due to its provenance from Drybread/Glassford family and its rarity. Stationary engine: there was a number of these sort of machines used to run local trades, there is very little information known about this one. The petrol pump came from D Hutton in Earnscleugh and is indicative of the era.



Figure 47: Goods Shed machinery display

Leather tools: Incomplete collection of leather making tools. Overall low significance.

⁵ See note 4 above

Carpenters tools: General range of carpenters tools, incomplete range for a functioning carpenter. Not in functional condition.

Saw milling equipment: A collection of saws of low significance to the area and many in poor condition.

Blacksmiths (Building C): Examples of blacksmith tools, some of which may have been Waddell's who was the original blacksmith in Clyde. Both forges are reconstructions of the examples of what was used.

Lathe: The lathe is from Wisharts Engineering in Cromwell used to support largely the dredging operations on the Clutha River. In Clyde Museum because Cromwell couldn't house it at the time. Relatively complete, all bits are marked from when it was transported here. Relatively high significance in terms of engineering.

Outside items:

Dam equipment: The dam equipment is locally significant. The concrete hopper is considered to be one of the last remaining from the dam construction. It is of local and historical significance but with no interpretation.

Farm Machinery: The farm machinery is just a jumble of incomplete objects of no significance. There is a wooden orchard sprayer that may be of interest.

2.6.4 Condition Appraisal (provided by Sally Papps)

From an industry, best-practice standpoint, collections on display need the same care and handling as collections in storage. The key factors in preserving museum collections while on display are: proper environmental conditions, adequate security, and the use of appropriate materials to support objects while being exhibited. The most damaging environmental effect to collections on display are fluctuating temperatures and humidity⁶. This is because these fluctuations can cause mould and corrosion at one end of the scale, and irreversible desiccation and cracking at the other end of the scale.

Display areas should be kept clean and well ventilated. Temperature and humidity levels should be monitored at regular intervals. The buildings they are housed in should have any maintenance issues addressed immediately, have appropriate fire protection, and be well secured. When these conditions are in place and maintained, the museum collections have the best chance to be preserved and kept in good condition.

With regard to the Clyde Museum collection, dispersed mainly between the Blyth Street and Briar Herb Factory locations, the above guidance is particularly relevant due to the ongoing issues with the buildings' maintenance, condition and general security. The following section outlines the current condition of the collection and the key issues that relate to this.

Blyth Street Museum Collection Condition

The collection objects, all with social history focus, are generally in well-worn but good condition. It is estimated that 80% of the collection is currently out on display. Of this, 35% are predominantly objects made of wood and metals, 25% of glass and porcelain, 10% of textiles, 30% paper-based and organic material. Many of the smaller and fragile objects are housed in display cases, which assists in retaining a stable environment.

There was no evidence of mould or insect infestation, but the building needs to be maintained and monitored to ensure that the environment remains stable and insect free.

⁶ The relative humidity set point for most collections lies between 45 – 55 %. Ideally, fluctuations should not exceed $\pm 5\%$ from the set point. Do not allow the RH to go as high as 65% as mould might develop. Below 35%, certain material may become brittle, crack, and spall.

One of the main concerns regarding the collections on display at the Blyth Street Museum site relates to the security of the objects. In the scenario of the museum being open, each display area has a number of unsecured objects that can easily be uplifted or damaged by the public, or become a danger in the event of an earthquake.

There were several rooms that have large north and west facing windows that throw a high level of UV light into each room and across the collections that are on display. The blinds installed appear to be opened during visiting hours, and shut when the museum is closed.

There was no evidence of fire or security alarms installed on site.

The following are comments and recommendations regarding conditions for specific collections:

- **Collection records:** Donations made after 2009 do have receipt forms, but are not catalogued. Donor and provenance recorded on notes are currently kept with objects, and/or in receipt books. Items are put into the vault with notes attached.
- **Researchers:** Not easy for volunteers to access information for enquirers. Photograph files are available for viewing and ordering, but this area not clearly signposted. Reference books are in the cupboard behind the front desk but also not 'advertised' as being available for use. If the genealogy files are in the vault, volunteers can't access these either.
- **Lock-up:** This building should be regarded as part of the collection and displayed accordingly.

Summary recommendations:

As outlined previously, the main issues facing the collection housed on this site are:

- Ensuring the environments have steady temperature and humidity.
- Ensuring the objects are secure by use of mounting or encased displays.
- Ensuring the collection is free from pollutants (such as dust and dirt), insect and pest damage.
- Ensuring the collection records are updated, new donations are processed correctly, and any inward and outward loan objects are fully documented and signed by both parties.

It is recommended that the following measures be initiated:

1. A regular cleaning and monitoring schedule needs to be maintained to ensure the collection is maintained in good condition. Monitor other objects such as wood and metal for corrosion, decay, and desiccation - remove, treat, and store if the objects are deteriorating.
2. Invest in *Hobo* data loggers and regularly monitor the environment of each area.
3. Consult a museum technician for an object mounting plan and invest in securing the collection.
4. Work on updating all records and adding the information into PastPerfect/eHive system, as well as in hard copy using existing records books. Use loan template forms and update loan items known to be on (both) site(s), or off site.
5. Consider establishing a dedicated research area where reference material, genealogy files and photographs can be accessed. Researchers can add value to the museum both financially and socially, through sharing and publications of findings. In addition, having a strategy in place to orchestrate fund raising from collections is vital for the museum to in turn add value to its display and collections.
6. Invest in improving the building's environmental conditions, as discussed below.

Maintain the building envelope

Minimising the impact of fluctuating environmental conditions should be achieved through either non-mechanical measures, or the **reinstatement of the radiator systems to a degree**, rather than the introduction of an HVAC system. Non-mechanical methods will greatly contribute to stabilising the

collections climate. A well-sealed and maintained building envelope excludes and/or minimises the impact of climate events and temperature and RH extremes. Invest in a maintenance programme that examines the structure and the spaces housing collections to identify possible sources of moisture and air seepage, and work to correct these problems. To prevent fluctuating RH levels maintain the building's infrastructure to ensure that it is weather tight and there are no water sources seeping into the building's core.

Cover the windows permanently by using a frosted vinyl film, and light each room with LED fittings (instead of relying on UV daylight). Install triple glazed windows, or window enclosures, to buffer against temperature and RH extremes and fluctuations, which will also aid to minimise / block UV levels.

Create micro-environments within displays to house sensitive objects (such as some metals, textiles, paper, pyritic minerals, and fossil specimens) that require a specialised RH level.

Re-instating the former radiator system

Some consideration should be given around re-instating the former radiator system into the building, with the intention of focussing on heating the workspaces. However, the radiators in the exhibition areas would need to be kept to an ambient and constant low heat in order to protect the objects. This would also mean insuring that no objects are placed near the radiators, which could impinge on viable display space.

To HVAC or not to HVAC?

It is **not recommended** to install an HVAC system into the main buildings. These units would have to be continuously monitored to prevent any malfunction that can damage collections and the infrastructure itself would draw exorbitant costs to run and maintain, given the size and number of rooms in the building, when compared with volume of visitor numbers, limited funding and site management and seasonal operation hours.

Briar Herb Factory Museum Collection Condition

In the Briar Herb Factory Museum complex it is estimated that 90% of the collection on display are predominantly made of wood and metals. 7% of glass and porcelain, and 3% of textiles, organic material and paper. The nature of these materials benefit from being kept in cool, stable conditions.

The Briar Herb Factory Museum complex site has been closed for three years. During this time none of the collections on display have been covered over, or removed to storage. The collection objects are generally in well-worn but good condition - however have accrued dust and dirt from three years of being closed without any covers for protection.

All paper, organic, and textile items need to be packed up, sealed and stored while the museum is closed. It is suggested to use lidded plastic bin boxes, with silverfish traps inside, then sealed with duct tape. These items can be kept on site / in situ within these bins.

Throughout museum main building (A) and the Goods Shed (B) there was a large amount of possum or rat excrement present. These rodents can cause electrical / wiring issues so the problem needs to be addressed as soon as possible. Borer damage was present, but inactive on some items, particularly the laundry washboards; therefore I query whether this was previous to their coming into the museum. However there was active silverfish damage and rodent damage on edible items such as fat and starch-based products, like paper and card labels and boxes, and soaps.

There was no evidence of mould, but buildings need to be maintained and monitored to ensure this doesn't occur as time progresses. A regular cleaning and monitoring schedule needs to be adopted to ensure the collection and its environment is maintained in good condition.

Many items are unsecured, meaning they can be damaged by, or cause damage to, visitors, or be stolen. The security alarm system has been turned off due to its sensitivity to cobwebs. There are no fire alarm systems in place.

The buildings B, F, and G are intrinsic to the heritage of the site and should be considered as part of the collection. Building A should be made good through either adaptation or rebuild, using its original materials wherever possible.

Minimalizing the impact of fluctuating environmental conditions should be achieved through non-mechanical measures, rather than the introduction of an HVAC type system.

There is no room at the site for storage of additional collection objects.

The following are comments and recommendations regarding conditions and issues for specific display areas on the BHM site:

1. *The French organ* - c.1855, has an interesting story with local connections attached. Its presence is not appropriate for the theme or storage conditions of the Briar Herb site, and it needs to be relocated to Blyth Street Museum and stored carefully. In the interim, it would be prudent to encapsulate the organ completely in a dust and insect proof wrap.
2. If the two motor vehicles, understood to be on loan or in storage on behalf, are without any loan documentation that has a signed insurance clause agreed upon by both parties, they remain a great liability for CHM Inc and should be returned to their owners.
3. *Kitchen display* - All objects appear unsecured and are in danger of being damaged or stolen, or injuring visitors in the event of an earthquake or mischievous interaction.
4. *Laundry display* - The Laundry in particular shows signs of silverfish and rat damage - on paper labels, boxes, and soap. Borer holes on washboards are not necessarily proven to have occurred on site, but may be previous due to the nature of the material - no evidence is present [after three years of not being attended to]. Requires monitoring.
5. *Post Office display* - The telephone exchange is in poor condition and needs to be cleaned and covered. It could be seriously considered for deaccession due to its provenance and condition.
6. *Wool display* - Textiles are hard to keep in this environment on open display. These should be displayed in purpose-built cases. Consider sourcing prop woollen blankets and fleece samples for visitor interaction / touching, if deemed necessary. The provenanced blanket needs to be removed and stored in a sealed container in the interim to protect it from further insect and dust damage. Wool samples similarly or wrapped in plastic and sealed. The Float Sheep also needs to be covered, as above.
7. *Rabbiting display* - The main concern in this area is the build-up of dust and detritus due to items not been covered over, particularly the stuffed rabbit and organic material. The rabbit should be temporarily removed and kept in a plastic lidded container to protect it from insect and dust damage. Open display is an engaging way to present a story, and there is definite between public and display by using the raised tussock/earth areas, however many of the objects still need to be discreetly secured with wire mounts.
8. *RE Bell Shoe Shop display* - Good example of an open display with a discreet barrier in the form of a shop counter along the front, and a closed cabinet with more fragile items enclosed. However the most significant item, the frost shoe, is exposed and unsecured on the shop counter. This needs to be cleaned and relocated into the cabinet. Cardboard objects in this area require monitoring for insect infestation. Monitor closely, set silverfish traps as necessary, or temporarily remove from display into protective containers.
9. *Clyde Dam display* - The crane seat needs conservation. Consider installation of a sympathetic barrier to ensure longevity of this collection item.
10. *Jack Shepard Collection* - Nitrate films are the vinegar smell. Could transfer to Nga Taonga⁷ on condition that the relevant films be digitised and provided for unconditional use by Clyde Museums Inc. It is NOT recommended to bring the Sheppard collection of glass plate photographic negatives over to the Blyth Street Museum until a dedicated storage unit can be devised. This would need to have a controlled climatic environment, metal shelving, protection from quake interference, and a rehousing of each negative from paper to Mylar sleeving. In its current storage conditions, the

⁷ <https://www.ngataonga.org.nz/> (NZ sound and vision archive).

collection appears stable. However it should be digitised, and then repacked in A/F enclosures and boxes as part of a focused project. It is recommended that expert advice is undertaken before commencing with the project.

11. *Herb operations display* - This area has active insect damage (silverfish damage) apparent. Insect controls and monitoring need to be installed. The amount of natural light needs to be reduced - this could be through the application of frost vinyl printed window interpretive panels, UV film, or UV blocking (triple) glazing.
12. *Stable Courtyard* - Two vineyard barrels and an old unidentified portable unit on wheels sit unprotected from the elements. These should be wrapped under tarpaulins, ([including undersides), to protect from weather. The shade cloth around the dredge boat needs to be tidied up to ensure the boat is getting the best protection possible from all directions while being kept outside.
13. *Stables* - Leather items all very dusty and drying out. Treat them with leather dressing, and wrap to protect for temporary storage.
14. *Goods Shed* - There is evidence of prevalent pest and rodent infestation. Recommend building maintenance and regular cleaning of this area, along with covering the fruit grader to avoid further staining and pest damage.

The same general summary recommendations as made for the Blyth Street Museum collection stands for the Briar herb Factory Museum collection (see above).

2.6.5 Storage/building relationships (provided by Sally Papps)

Blyth Street Museum - Overview

At the Blyth Street Museum site a survey of the current storage configuration shows that the collection not currently on display is kept in ten areas about the site, and all of these storage areas are mixed - containing both collection and operational items.

While the Archive and Object Vaults both serve their purpose well, some of the current risks to the collection in Blyth Street's storage conditions include: fluctuating temperatures, insect infestation, overcrowding on shelves, poor accessibility, precarious housing, and on or near harmful materials. These risks apply mostly to the objects stored in external areas, but are valid inside the main building as well.

Generally, there are no security or fire systems in place, nor environmental monitoring, climatic controls, or insect abatement. Collection care is under-resourced in terms of work space conditions and lack conservation materials for use in storing and protecting the collection.

Summary recommendations for future requirements

A general re-ordering and reorganising of spaces is required to clarify collection versus operational storage. Upon inspection there does not appear to be a lack of storage space, rather than a rationalisation of operational items at hand needs to occur. There is an advantage in that most of the museum's objects are already out on display, but the prospect of future expansion of collections needs to be taken into account.

The recommendation is to approach addressing the storage issues across two stages: the first stage, a reorganisation, is a remedial necessity, and should be undertaken directly. The second stage, a reconfiguration with a 'new build' element, involves some planning and fundraising, but its results will address the standard and functionality of storage and collection care. Ultimately Blyth Street would house the CHM's main storage facility across both museum sites.

Basic Needs - Initiatives that can be put into place fairly achievably:

- Investment into collection care and conservation supplies, including acid free storage materials, insect traps, environmental monitoring units, (as outlined).

- A schedule of regular cleaning and monitoring of storage spaces be initiated, including minimising the accrual of non-collection items, and objects not put away in the correct storage areas.
- Wooden shelving units be replaced by powder coated steel units.
- Clearly defined storage areas be created - objects, archives, publications, operations - achieved through working bee sessions of sorting and moving.
- Earthquake proofing of storage shelving

Future-proofing:

- A dedicated workspace available for staff to work on collections and prepare for exhibitions.
- Specialised storage space for framed works, outsized items, hanging costume / textile collection - not currently catered for.
- A purpose-built climatically controlled storage building for object collections.
- Dedicated storage for operational (non-collection) items only.
- Security / fire alarm system.

Briar Herb Factory Museum – Overview

At the Briar Herb Factory Museum site, a survey reveals that the current functioning storage space being used is minimal. The key storage area is the former office inside the original herb factory, which now houses a significant glass plate negative collection and a small number of acetate film reels (The Sheppard Collection).

In the Goods Shed (B), there are a set of shelves along the west wall that house miscellaneous parts and items, predominantly metal. Also in the Goods Shed are two utility rooms (workspaces) and an area being used for storage above one of these rooms. In the main building, (A), there is a reception area (workspace), that has general storage for shop and files etc.

Other than this, the rest of the museum is display- orientated.

Summary recommendations for future requirements

The recommendation is to approach addressing the storage issues across two stages. The first stage, a reorganisation, is a remedial necessity, and should be undertaken directly.

With the main focus being the glass plate negative collection, it is recommended that **it remains on site in this room, with some remedial conservation and rehousing**, until such time as an appropriate cool store unit can be attained at Blyth Street - however its longer term destination should be down at Blyth street along with the bulk of CHM Inc's archival collections.

In the longer term, (toward a reopening), **it is recommended to adopt a bold principle not to include any collection storage space at this site**, but rather retain it as primarily a display area with existing contents, with functional operational work/storage spaces as required. This will assist CHM Inc in ensuring that future donations that are offered to them for this area will be well considered before accepting - (generally this site is focused on larger more industry-focussed objects).

In the Goods Shed, it is recommended to reconsider the current operational spaces as future display spaces, incorporating the smoko room within a new reception area elsewhere on site, and deleting the workshop room, (unless CHM Inc deems it a necessity).

Other recommendations as per the Blyth Street Museum above.

2.7 Governance and Resourcing Frameworks

2.7.1 Introduction

In unison with appraising and presenting the buildings and collection information for the museum sites, understanding the governance and management frameworks that have enabled the museums to be established and managed since 1962 are essential to a broader critique of its long-term future. This section outlines the management structure and organisation of the Clyde Historical Museums Inc, their relationship with the former Vincent County Council and now Central Otago District Council, and their basic resourcing framework. It then progresses to discussing the CHM in its regional, wider context with information gathered from four other local museums.

Much of the original CHM research this section is based on was provided by John Hanning, CHM Curator, and our thanks to him is noted.

2.7.2 CHM Inc Governance Structure

Background

The driving motivation for the formation of a museum in Clyde was the one hundredth anniversary of the Dunstan gold rush in 1962. The first organised meeting to establish a museum collection for the centennial was held in Clyde in July 1962 with a further meeting in November to establish a collections committee – The Dunstan Centennial Museum Committee. The first chairman was Mr E.B. O'Reilly and Miss E. Annan the Secretary, supported by a committee of six members (Mrs Naylor, Edmonds, Oliver and Mr Davidson, Smart and Gye). Funds had been raised as part of the centennial celebrations and these were allocated to the new museum fund to be managed by the committee. The role of the new committee was to “be responsible for and administer the temporary museum as a temporary museum, having in mind a permanent museum for the district in the near future.” The temporary museum referred to was a former drapery shop space within the old Benjamin Naylor Store, now Oliver's Restaurant in Sunderland Street. With the eventual demolition of the old Council Chambers in 1963 and construction of its replacement in 1965 (now the Blyth Street museum), the committee were offered the Dunstan Courthouse building next door as a permanent museum facility in 1964 by Vincent County Council. The intent appears to have been to establish a district or county museum at Clyde in the new museum. The final meeting of the DCMC was held in November 1965 with a sum of £254, 14 shillings and 10.5 pence, of which £200 was from the Centennial Fund.

A public meeting later in November 1965 established a new museum committee under the provisions of the Counties Act 1956, and after some debate, the new name ‘The Vincent County and Dunstan Goldfields Museum’ was agreed with VCC along with a new constitution. Between 1965 and December 2001, the VCDGM committee operated the museum initially from the Courthouse on Blyth Street, and then moving into the Council Offices in 1991; in 1977 they acquired the Briar Herb Factory after its purchase by VCC (the museum initially contributed half the cost and repaid a council loan for the remaining half – a total of \$16,000), opening the factory as a new museum in 1990. At the same time, the VCDGM changed its name to ‘Clyde Historical Museums’. In December 2001 it became an Incorporated Society as the ‘Clyde Historical Museums Inc’ with a new constitution. The declared object of the CHM Inc was ‘To establish operate and promote an Historical Museum relating to the history of the Central Otago District and Clyde’.

The demolition of the old cottage at the Briar Herb Factory site in 1989 and its replacement with the present house, funded by a grant from the Clyde Dam Amenity Fund in 1988, resulted in the appointment of a caretaker by VCC. The caretaker, Mr R. Smithies, was the first in a line of caretakers who lived in the museum cottage and undertook cleaning, maintenance, maintained basic opening hours and attended to the museum, in return for their tenancy. Between 1988 and 2006, seven different caretakers lived in

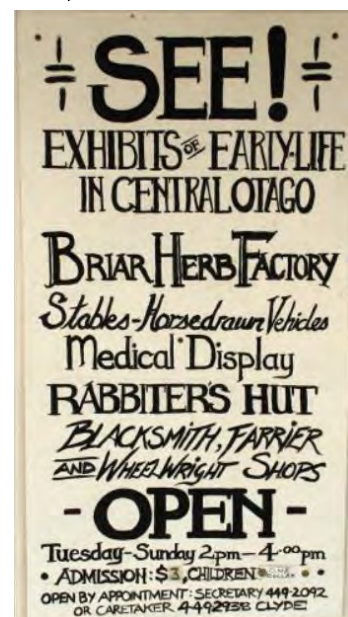


Figure 48: The opening sign for the Briar Herb Factory Museum

the cottage and maintained the Briar Herb Factory Museum, averaging an occupancy of just 2.5 years each.

2.7.3 Current Governance, relationships and resourcing

As of 2018, the CHM Inc comprises ten committee members including a Chairperson, Secretary, Treasurer and Curator. A representative of the Vincent Community Board, Russell Garbutt also sits on the committee on behalf of the VCB/CODC and the CHM Inc remains as an official committee of the CODC. Ownership of the two museum sites is vested in CODC and it holds legal title to the land and buildings. As noted previously, the CODC (then VCC) allowed the CHM to occupy and use initially the Courthouse building and then the Council Offices as a museum, so the CHM have always been tenants of the CODC in that respect.

However, the Briar Herb Factory Museum is a grey area in terms of ownership, as the CHM (in its former guise as the Vincent County and Dunstan Goldfields Museum committee) actually provided the funds to purchase the factory site in 1977. CODC added several sections to the site on behalf of the CHM subsequent to this (from the sale of the railway reserve land), but the core factory site and land were purchased with museums funds. This means that the CHM and CODC have an integral relationship that cannot be easily separated as does the Briar Herb buildings and land title.

The CHM volunteers are mainly retired people able to donate their time and support to the museum, based both in Clyde and its neighbouring towns, and several are actively involved in local business such as hospitality and viticulture, as well as other community activities. The composition of the committee and volunteers has naturally fluctuated over the decades the Clyde Museum has been operating, but the involvement of retired volunteers from the local community has been a recurrent feature.

Prior to 2015, when both museum sites were accessible, each was opened on a separate basis by volunteers, and in the case of the Briar Herb Factory Museum, the caretaker in residence (Figure 48). Since the latter's closure, the Blyth Street Museum has continued to be opened using a volunteer roster, 2pm - 4pm Tuesday - Sunday (or by arrangement) between September and April; the museum is closed between May - August.

Admission charges to the museum(s) are:

- General admission by donation;
- An extra special opening fee of \$10 applies when the museum is closed;
- Group Tours: Adults \$3 Children \$1 (Contact the secretary for booking);
- Research: By arrangement - fee applies.

The day to day management of the Blyth Street Museum is overseen by the Curator, John Hanning and Carol Haig, a long-term museum volunteer. John and Carol have both been responsible for continuing the updating and reconciling of the museum collection register (catalogue), and managed the transfer to Blyth Street of many of the collection items on display at the Briar Herb Factory Museum after its 2015 closure. They were also instrumental in the reorganisation and re-display of the Blyth Street Museum after 2015.

In addition to its volunteer resource, the CHM has access to a mixture of funding sources including the CODC, occasional grants, entry donations, occasional research fees, other donations and bequests, and some small-scale sales, such as museum photos and postcards. This allows the CHM to operate within a budget, but one that is reasonably tight and does not allow for larger museum investments or outlay. Operating costs for the Blyth Street Museum (and previously the Briar Herb Factory Museum) are split between the CODC and CHM. CODC pays for power, water and is responsible for larger maintenance items, and insures the buildings and collections. The CHM pays for the telephone and postal/administrative costs, undertakes smaller museum maintenance tasks and maintenance of the collection and displays. The CHM also pays public liability insurance for the sites.

2.7.4 CHM Governance and resourcing in a wider museum context

In terms of how Clyde Museum fits into the wider, regional museum context, four of the surrounding museums were contacted to gather information regarding their governance frameworks, resourcing and key issues they are facing currently and looking ahead to the future (Figure 49). The museums include:

- Cromwell Museum - CODC
- Central Stories Museum & Gallery, Alexandra - CODC
- Teviot Museum, Roxburgh - CODC
- Lakes District Museum & Gallery, Arrowtown – Queenstown Lakes District Council



Figure 49: (Clockwise from top left) Cromwell Museum, Teviot District Museum, Lakes District Museum and Central Stories, Alexandra. Images: CODC; Central Stories; ODT.

All four museums naturally differ slightly in their approach to providing a local museum amenity, in terms of scale, collections, accessibility, services provided and focus. However, they all have the central role of curating and presenting stories and material relating to their immediate township and surrounding areas; therefore some overlap in the coverage of the museums is visible, with the exception of Lakes District Museum, which encompasses a different geographical district. The key areas of governance, staffing and general resourcing for each museum are outlined as follows.

Governance structures:

Cromwell Museum (open Monday – Sunday 10am – 4pm; entry by gold coin donation) is Council owned, but run and managed under the Cromwell Museum Trust under its own Trust deed. The Trust currently comprises four appointed trustees and a trustee/Director (who has recently passed away; the trustees have numbered up to seven in the past). New Trustees have to be approved by a sub-committee of current trustees and two members of the Cromwell Community Board. A MOU is negotiated annually with CODC which also sets the basis for its resourcing contribution to the museum's operating costs.

Central Stories Museum (open Monday – Sunday 10 am to 4 pm; entry by donation) is Council owned and an Incorporated Society, run by a board of governance and a management group headed by a Director. Teviot District Museum (open Sunday 2-4pm in summer; in winter by request; entry by donation) is run by a committee of volunteers and was incorporated as a Society in 2010 based on a quorum of six members; the museum land is Local Purpose Reserve.

Lakes District Museum (open Monday – Sunday 8.30am – 5.00pm; \$10 adult entry and concessions) is an Incorporated Society with a board of governance and a management group headed by a Director. The board is tasked with addressing the broader, strategic planning for the museum whilst the management group runs the day to day operations of the museum. The board has sub-committees which address marketing, budgets, maintenance and building.

Staff resourcing:

Teviot District Museum is staffed entirely by volunteers; Cromwell Museum is staffed by a group of around 35 volunteers with a paid, part-time Director (supported by a grant from Lotteries Environment & Heritage). Central Stories has several, paid part-time staff including the Director/Curator as well a group of volunteers, and the LDM has a full-time, paid curator supported by paid front desk staff, a part-time archives officer, part-time schools education officer and a group of volunteers in support.

General resourcing:

Cromwell Museum is partly funded through an annual operating grant from CODC paid for from rates. It also receives funds from entry donations, larger school group entry fees, and photographic and genealogy research fees. The Director's post is funded through a three year grant from Lotteries Environment & Heritage and the museum has received other grants from local service organisations, Community Organisations Grant Scheme, and other charity organisations. The museum was also subject to a Museum Makeover supported by Choice TV's series, Heritage Rescue, in 2016.

Teviot District Museum has no regular sources of funding other than entry donations and other donations, but CODC pays the annual power bill of about \$400. The museum has received several grants for major projects such as the extension of the museum. Central Stories is 50% funded by CODC and Vincent Community Board with the remainder of funds raised by entry donations, other donations, grants, research fees and other fund-raising activities.

The LDM is funded in part by QLDC, door charges, bequests, funding applications and occasional grants. In addition, LDM has a museum membership of currently 330 members who pay Individual \$20; Student \$10; Couple/Family \$30 and Life \$200 (life memberships are for individuals). In return they are given free entry, a 10% discount on purchase, members evenings & special events, invitations to exhibition openings throughout the year, access to museum archives and research room, voting rights at the AGM & right to stand for museum committee, and a museum newsletter delivered electronically or posted at least 4 times a year.

Comments

In terms of museum governance structures, the dominant model for both Clyde and the other museums reviewed is one structured around a charitable trust of volunteers with a central governance committee. This oversees the strategic direction of the museum and, depending largely on its capacity and associated funding structure, also the management of the museum. Lakes District Museum and Central Stories both have a two-tier governance structure appears mainly due to their partial annual funding by QLDC and CODC respectively, which enables them to fund permanent and part-time staff supported by volunteers. Cromwell Museum does receive an annual operating grant but it is not sufficient to support a paid staff member, which they fund through a very modest (\$45,000 over three years) LEH grant at present. Cromwell is essentially run and managed by a volunteer staff, similar in scope to Clyde Museum, but manages to maintain an extended open hours policy in line with Central Stories and LDM. Clyde Museum is basically self-funding from an operational perspective, but receives financial support from CODC in terms of basic bills, rates and building/site costs ('in-kind' support). It is run purely on a volunteer basis with no capacity for paid staff and this is reflected in its shorter opening hours and the services it can provide. Finally, Teviot District Museum is purely self-funding and volunteer-run with only a minimal level of financial support from CODC, which is reflected very clearly in its restricted opening hours and visitor services capacity.

Further discussions with all five museums highlighted a number of shared points relating to their resourcing, operational capacity and future strategies. These include:

- General lack of funding in terms of operational costs, basic site maintenance, staffing (technical and management) restricting the effectiveness, capacity and outreach of the museums;
- Proximity to a central location in the township and good foot traffic seen as highly positive (LDM, Central Stories, Teviot); Cromwell Museum mentioned its lack of a properly central position, with the Mall location often hard to find for visitors, and Clyde Museums are located out of the main central Sunderland Street visitor area.
- Highly valued volunteer staff without whom they wouldn't have a museum and generally strong local support.
- The importance of maintaining local interest as well visitor interest through regularly updated exhibits and events.
- Combined museum, gallery and I-Site functions in one location seen as highly beneficial to draw visitors in (LDM and Central Stories).
- LDM noted that visitors were often discouraged when they were asked for the entry fee as they expected it to be free/a small donation.
- Most of the museums felt that the Council should contribute more directly to their funding as both CODC and QLDC had, and continued to, experience a boom in visitor numbers and people relocating to the districts, which had resulted in increased rates and other revenue sources that could be made available to the largely volunteer-operated museums.

It is clear from this that a number of factors influence the capacity and therefore effectiveness of the museums, namely direct funding, staffing/volunteer levels, location and accessibility to visitors, and general operational/maintenance issues that diverted time and attention away from museum's core goals and public outreach.

2.8 Visitor Relationships

2.8.1 Wider national/regional tourism and museum visitation contexts

Tourism is a key New Zealand industry that has seen steady growth. For the year ending June 2018 international visitor arrivals stood at almost 3.8 million, a 4% increase from the previous year. Mostly these visitors came from Australia (1.5m), but there is also a rapidly growing contingent of Chinese visitors (up 13% to 450,000). Currently tourism⁸ contributes \$36b to the economy, \$14.5b coming from international visitors and \$21.4b from domestic tourists. This is up 1.9% during 2018. These short term trends are in line with the broader growth of tourism in New Zealand which has seen an upwards trend in international spending and arrival figures, especially since 2015. Tourism numbers are also expected to continue to grow, with a projected 4.9% year on year increase in spending and 4.6% increase in international visitor numbers⁹.

In terms of national museum visitation, the recent Museums Aotearoa 2017 National Visitor Survey¹⁰ provides some 'snap-shot' statistics regarding museum visitation and demographics. For example, overseas visitors to NZ museums increased from 47% in 2016 to 51% in 2017 with the majority of visitors (21%) having a general interest in museums as their reason for visiting. The majority (23%) of museum visitors spend just 21-40mins in a museum visit with just 10% spending up to 80 minutes on their experience. Reflecting both overseas and domestic visitors, the survey found that the majority (34%) knew the museum through local knowledge or a previous visit, with 24% simply walking by and deciding to stop and visit. The vast majority of museum visitors went with a partner/spouse and, interestingly, a high number (84%) had visited that particular museum either one or two times in the last twelve months, suggesting that this was reflecting a large number of domestic and local visitors than perhaps overseas visitors.

⁸ Key tourism stats for this section retrieved from <https://www.mbie.govt.nz/info-services/sectors-industries/tourism/key-tourism-statistics>

⁹ Projected tourism increase data retrieved from <https://www.mbie.govt.nz/info-services/sectors-industries/tourism/tourism-research-data/international-tourism-forecasts/documents-image-library/nz-tourism-forecasts-2018-2024-report.pdf>

¹⁰ Retrieved from http://www.museumsaotearoa.org.nz/sites/default/files/2017_ma_nvs_a3_final.pdf

2.8.2 The Central Otago tourism and museum context

It is difficult to measure precise visitor numbers, but tourist spending measured via credit card data provides a useful proxy. According to the latest statistics, the Otago Region stands out as one of the most important tourist destinations in the country. Local tourist spending over the past year totals at \$3.8b. Capturing 13% percent of the market share, this value is on par with Canterbury and second only to Auckland (at 29%). International tourists spend more than domestic tourists in the region (\$2.1b vs \$1.8b)¹¹.

Tourism Central Otago, the Regional Tourism Organisation (RTO) accounts for a small proportion of total tourism spending within the Otago Region (only \$203m), but has seen impressive growth in value over the last year (2017-2018 14%). Unlike the regional trend – driven largely by Queenstown – Domestic visitors have spent significantly more dollars than international visitors (\$153m vs \$51m). In the month of August 2018 alone, visitors spent \$337 million in the Otago region.

Cultural, recreational, and gambling products (a category that includes museum spending) accounted for only \$10m of Central Otago Tourism’s visitor spending in 2018, a very small proportion of the total. This figure has changed little over the previous two years (\$10m in 2017 and \$9m in 2016). In line with the general tourism spending figures, domestic visitors have outspent international visitors (\$8m vs \$2m, a figure almost unchanged in 2016-2018). There is clearly room for growth in cultural tourism in Central Otago and the large volume of international visitation to Otago appears to be an untapped market at present.

In terms of Otago/Central Otago museum visitation, some data is available for this activity, but it does not appear that any systematic recording has been undertaken across all of the museum in the district. For example, Central Stories Museum estimates its annual visitor figure as 11,500 per annum for the last year (per. comm. Maurice Watson, September 2018). Lakes District Museum received 45,000 paying visitors last year with a further 20,000 non-paying visitors making use of its free information area and gallery (pers. comm. David Clark, September 2018). Cromwell Museum received 8,264 visitors in 2017, a 40% increase on the 2016 figures of 5836 (pers. comm. Noeline Brown, Cromwell Museum, October 2018). Finally, Teviot District Museum estimates that it received 750 visitors in the June 2017- June 2018 year not including queries answered by telephone and email by the volunteers (pers. comm. Robin Christie, TDM, October 2018). Clyde Museum estimates that it receives 800 visitors annually.

There are two key heritage tourism policies adopted by CODC and Tourism Central Otago. These are ‘Section 12.7 Heritage’ in the *Towards Better Tourism Outcomes for Central Otago 2014-2019*¹² strategy document and *Towards Better Heritage Outcomes for Central Otago* (November 2012)¹³. Central Otago heritage is outlined as follows (Towards Better Tourism Outcomes for Central Otago 2014-2019: p.67):

Central Otago’s heritage is an integral part of the “World of Difference” brand – it is distinctive and visible, illustrates our landscapes, and connects people with the region’s “stories”. Heritage is one of the back-stories to the visitor experience – it gives charm and ambience to the region and provides a glimpse into the way these lands have shaped human existence and ingenuity over the years. Central Otago communities have a strong connection with heritage and a desire to see it valued and celebrated. *Towards Better Heritage Outcomes for Central Otago* is a district-wide heritage strategy, developed in 2012 to identify, protect, manage and preserve heritage. One of the visions of the strategy is for heritage to be celebrated, promoted and enjoyed by locals and visitors alike. Encouraging the use of heritage in tourism promotion provides an opportunity to achieve this...

¹¹ Retrieved from: <https://www.mbie.govt.nz/info-services/sectors-industries/tourism/tourism-research-data/monthly-regional-tourism-estimates/data-download>

¹² Retrieved from https://www.codc.govt.nz/SiteCollectionDocuments/Strategies/Community/Towards%20Better%20Tourism%20Outcomes%20for%20Central%20Otago%202014_2019.pdf

¹³ Retrieved from <https://www.centralotagonz.com/Pics/Hotel/CentralOtagoRTO/Brochure/Towards-Better-Heritage-Outcomes.pdf>

Heritage appeals to both domestic and international visitors, although their experiences tend to be different. In general, international visitors are unaware of the region's heritage values until they arrive here and happen to discover heritage opportunities through other planned activities. There are also a number of domestic visitors who, upon their first visit to Central Otago, are surprised by the wealth of heritage on offer within the region. These visitors are more likely than international visitors to return to the region, and on doing so, are more likely to delve deeper into the region's heritage stories to gain a richer travel experience. Central Otago therefore needs to be providing different heritage products and experiences for visitors to the region. International visitors need heritage experiences to be packaged around the activities that they come to see and do. Our heritage accommodation and picturesque heritage villages need to be marketed and celebrated. Heritage sites and stories also need to be incorporated into packaged touring routes...

In *Towards Better Heritage Outcomes for Central Otago 2012*, museums are addressed in section 4.2, and the following key issues are identified (p. 25-26):

- Having adequate funding and generating satisfactory revenue streams is an ongoing challenge for all of Central Otago's museums. Aside from the few privately owned museums, all of Central Otago's museums are publicly funded.
- Many of our smaller museums are housed in historic buildings that require upkeep and are heavily reliant on volunteers. They gain funding and revenue from a variety of sources including community boards, grants, donations and community fundraising initiatives.
- Community-run museums also lack sufficient access to professional expertise to optimally care for and secure artefacts and to support storylines, which puts their collections at risk.
- In 2005 CODC consulted with museums and wrote a report: *Summary of museums in the Central Otago area*. It identified a range of issues including signage; sourcing, training and retaining volunteers; marketing and branding; funding – operational and capital costs; and access to computer equipment and training for databases and digitising archives. Many of these issues continue to persist at some level.

2.8.3 Comments

It is of note that neither of the two key heritage and museum strategy documents record visitor figures to Central Otago museums, and this is considered to be part of a wider issue in systematically recording visitation to cultural heritage sites and activities in Central Otago and the wider region. By not having a clear understanding of the quantity, annual variation and nature of visitor numbers to the museums, including Clyde Museum, it is challenging to understand future trends in museum visitation and potential changes in visitor demographics. As a consequence, it is therefore equally challenging to understand how and to what extent, smaller local museums, such as Clyde Museum, respond to these changes in order to maintain and ideally increase their visitation numbers and range of visitors going forward.

2.9 Community and Place Relationships with Clyde Museum

In June 2018, the Central Otago District Council (CODC) launched an online public survey focused on the perceptions and importance of the existing Clyde Museum buildings (Clyde Street, Briar Herb Factory and Clyde Railway). The survey asked four simple questions designed to gauge the level of public interest, knowledge and perceptions of the museums as a precursor to the 'I love Clyde Heritage Open Day', held on Sunday 1st July, 2018 (Figure 50). During the open day, large sheets with the four survey questions were posted at the museums along with helpers to encourage and assist visitors to write their opinions and feedback on their Clyde museums experience. It is estimated that nearly two hundred people attended the open day and we received over fifty individual written responses in total.

The combined survey information has been collated and broadly analysed for its responses to the questions and repeated key themes that were observable in the feedback. These are summarised below.



Figure 50: The I Love Clyde Heritage Open Day held on Sunday 1st July 2018.

Clyde Museum Feasibility Study: Summary of Public Feedback and Survey from the 'I love Clyde Heritage Open Day', Sunday 1st July, 2018: Summary of responses

Q1: Is having a museum in Clyde important to you and why?

The responses were overwhelmingly positive. Over a third of responses commented that its role in communicating and recording the community's heritage, identity and its past record was important supported by those who commented that Clyde's history was important to them in itself. The museums as a tourism and visitor asset to Clyde was also noted as important by respondents, with family ties and education for future generations given as being highlighted as well. A number of responses did not give a reason why they thought the museums were important, other than that they just were.

Q2: What would you like to see in your Clyde Museums?

A third of all responses expressed a desire to see specific, locally-focused stories of Clyde's history (people, events and local places) supported by relevant and interesting object displays that were connected to the stories. A quarter of replies wanted to see better presentation and conservation of both the displays and buildings, with some specifically stating they would like retention of the Briar Herb Factory Museum. An equal number of respondents expressed that they would like to see more technical, interactive displays with some specifically targeted at engaging children and younger museum visitors in hands-on interpretive experiences ('touch and discover' displays). Finally, a small number of respondents requested more integration between the museums and Clyde railway site and the Clyde Dam.

Q3: Is there a story you would like the museums to tell?

For this question, one third of the survey respondents did not give any direct answer, focusing either on the quality of the stories displayed or other, non-related comments. The overwhelming response – almost half-identified the stories of Clyde's local history and identities as important to tell ('new' stories mentioned were the Thyme story, women's life experiences and gold robberies). Other stories highlighted that respondents would like to see more of, were the railway to Clyde, stories from a child's perspective that could be related to by children and more bones!

Q4: Do you have a favourite item on display in the Clyde Museums? If so, what is it and why?

For this question, a quarter of the survey respondents did not give any direct answer and the remaining spread of responses was generally wide. The largest response thought that overall the museums were “fab”, “love all of it” and did not identify one specific item. Other comments highlighted the Stables, wanting to retain the Briar Herb Factory as an item, liking the Clyde Dam display, and liking the VCC Council room display as a ‘living history’ experience. Single comments simply liked a certain display item such as the baling machine, the cars and sheep, the court box and a gig that belonged to a local family.

Key Highlights

Overall, very positive feedback was gathered from the survey and open day for keeping a museum in Clyde, which told local and engaging stories specific to the town and its people connected with items and objects connected to those stories. There was an interesting divergence of opinion as to whether Clyde should retain one or two museums to achieve this (the balance was split roughly evenly, as we did not directly ask this question), with opinions supporting both the retention and non-retention of both the Blyth Street and Briar Herb Factory museums. The overwhelming feedback was that a Clyde Museum was good for the community, tourism and was a way to promote and share its unique historic identity through its own stories, people and objects.

Many of the responses noted the good job that the CHM were already doing with the Blyth Street museum (and the BHM when it was open previously), but that there was scope for altering and improving the displays in the museums with more modern, interactive and intergenerational exhibits possible. The need for interactive and ‘discovery’-type sessions for young visitors was noted several times. At the other end of the scale, the ‘historic’ and ‘cluttered’ experience provided by the Briar Herb Factory site, in particular the Stables and Blacksmiths, was noted by several respondents as being of particular appeal, and which made the experience unique compared to other, presumably less cluttered museums!

In conclusion, the initial public consultation was a success in that we received a good range of responses with some great comments and suggestions from people across the age range. Although no clear preference could be inferred regarding the way forward for the museum buildings themselves in terms of spatial rationalisation, there was definitely a view that the Briar Herb Factory story has heritage value to the Clyde Community that it would like retained in some form.

2.10 Understanding the Clyde Museum - Reflection

Without pre-empting the next chapter of the Feasibility Study, which addresses the issues arising from current knowledge of the Clyde Museum sites, it is valuable to reflect on what the Understanding chapter has highlighted. This can be summarised, in line with the over-arching study themes, in the following way.

Heritage values

- The heritage value of the Blyth Street Museum site lies not so much in the current building, but in its relationship and location as the site of the original and replacement Vincent County Council offices. The continuity of local governance and influence that the site represents extends back to 1878 when the VCC was formed, and still stands as a reminder of both its past institutional role and current community use.
- The heritage value of the Briar Herb Factory Museum site lies in its close community ties with the operations of the former herb factory established in the late 1940s. The site (and Clyde community) has retained strong links with the story of the business, largely through its surviving buildings, but also through the addition of later, ‘pseudo-historic’ buildings added by the Clyde Historical Museums Inc in the 1980s, which have become a part of the ‘history’ of the Briar Herb site.

Buildings

- Blyth Street Museum: Is currently the main museum focus and is in reasonable condition for a fifty-year-old building constructed primarily of concrete; however it is showing signs of its age and the low level of maintenance and services attention it has received over the years. In particular the building is extremely cold to work in during the seasons out of summer and was designed originally

as offices, not a museum, with certain inherent constraints, such as limited flexibility in its plan and arrangement.

- Blyth Street Museum: The building has been assessed as earthquake prone (57% pf NBC) and requires further assessment under the Building (Earthquake-prone Buildings) Amendment Act 2016. Therefore it is likely that it will require strengthening work at some point as the current trend is generally towards public buildings reaching 67% NBS.
- Blyth Street Museum: Falls short of most of the current accessibility and fire requirements set by the Building Act 2004 and remediation may be challenging in terms of the restricted flexibility of its construction and form.
- Briar Herb Factory Museum: All of the buildings constituting the (closed) museum are in a very poor to dangerous condition and most of the buildings have been identified as earthquake prone, some to a high level. This is placing a high level of risk on both access to the museum buildings by people, their health due to the presence of possum and mice/rat excrement and heavy items suspended overhead, and the associated deteriorating condition of the collection items and displays within.
- Briar Herb Factory Museum: Has little intrinsic heritage value other than its place-based association with the former Briar Herb Factory operation and its use as a community museum site. It is in a more connected location than the Blyth Street Museum in terms of its proximity to the Clyde Railway Station, recreation reserve and path, and Memorial Hall and library.

Collection

- The museum collection represents the continued support of the local Clyde and regional communities through the continued donation and lending of items and records for the collection since the 1962 Centennial anniversary. The collection represents a diverse and eclectic range of items, from very tiny (e.g. coins and needles) to extremely large (e.g. the threshing machine and boat), from personal, industrial and civic to transport, commerce and memorial.
- The significance of the collection was assessed by the CHM through a group/theme-based approach based upon the existing display layout in both museums. They identified that the collection ranged in significance from low significance for many items that were either not from Clyde, were repeated through the collection and other museums, and/or whose provenance was unknown or questionable. Higher significance items and groups included the Jack Shepard (and George Baker) collection of photographic plates and film, the Rabbit display, the Argyle Truck, the boat and the Clyde Dam machinery.
- The collection has been registered and curated in an ad hoc manner over the years mainly due to changes in personnel, collecting strategy and technology that are often associated with volunteer groups whose make-up naturally changes and evolves over time.
- The condition of the items in the Blyth Street Museum is reasonably good, but improvements have been recommended in terms of protection against temperature, light and UV, pest control and earthquake events. With few items in storage, the collection has been identified as needing more care and technical attention to continue their generally good preservation for the future. The items held in the Briar Herb Factory Museum have and continue to deteriorate to an unacceptable level and recommendations have been made for their storage, relocation or dispersal depending on the future option agreed for the Clyde Museum strategy.
- Unlike many other museums, storage space was not identified as a major issue on the site, with storage/display conditions more in question; depending on the future direction the museum takes, the need for controlled, safe and museum-specific storage, particularly for the Shepard photographic collection and other more delicate items, will become a necessity and therefore possible constraint.
- The current size of the collection is questionable with both repetition, significance and condition key issues, along with more appropriate museum-level curation, storage and display. A cull of the present collection seems inevitable and justifiable on the evidence of the significance appraisal, and one that will be required with any down-sizing or restructuring of the museum in the future.

Governance & Resourcing

- The CHM Inc was established and has run the Clyde Museum in its various forms since 1962 and continues to deliver a popular and locally appreciated heritage amenity for the Clyde community and its visitors. The CHM committee, supported by a small but dedicated group of regular volunteers, maintain and open the Museum in the afternoon for eight months of the year.
- As with the majority of the local museums in the Central Otago District, resourcing (funding, staff and supplies) is challenging, and the Clyde Museum does not receive any direct funding from COD or other bodies, but relies on entry donations, occasional grants and in-kind support. CODC does make a significant contribution in terms of providing and supporting the two premises for the museums, although it should be noted that the CHM Inc were responsible for funding the original purchase of the Briar Herb Factory in 1977 and obtained a significant grant for the replacement caretaker's cottage in 1988.

Demand/Support

- The steady increase in domestic and international visitors interested in cultural heritage to the Otago Region and Central Otago District, suggests that there is potential to increase the current visitor numbers to district museums including Clyde Museum in the future. To date, this does not appear to have been actively engaged with by the CHM, although they are very aware of the visitor increase to Clyde and the activities of local organisations such as Promote Dunstan. This has the potential to increase both engagement and entry donations for the museum.
- Evidence from the 'I Love Clyde Heritage' open day and online survey indicates that the local Clyde community has varying levels of engagement with the museum, whether through past visitation and involvement, school activities, general interest or a sense of individual/community attachment to the museum. The level of interest and support shown for the museum is very positive and an important resource for the museum going forward.

3. Key Issues

3.1 Introduction and chapter outline

The purpose of this chapter is to briefly outline the key issues that have been raised whilst preparing the Understanding chapter of this study, in order to clarify and connect with the Options presented in the next chapter. Although presenting an Issues chapter may be seen as overly negative in some respects, its intention is to set out the constraints and matters of importance that are currently, and will in the future, effect the viability and scale of options available to Clyde Museum going forward. Similarly, the observations outlined in this chapter must not be taken as a critique of current or past CHM members or their activities, but rather as the accumulation of multiple issues, internal and external, that have evolved since the creation of the museum in 1962. Indeed this study fully acknowledges and applauds the amazing resources, effort and time contributed by all volunteers of the CHM; therefore the following section seeks to highlight the areas where the CHM (in partnership) and the museum site can rationalise, develop and strengthen their future role, responsibilities and resourcing.

The approach taken in this chapter follows the themes already established in this report, as follows:

- Heritage significance – impacts & risks
- Buildings – issues, scale, urgency, rationalisation,
- Collection - issues, scale, urgency,
- Community & Demand - significance and support
- Governance & Resourcing – issues, capacity & constraints
- Other constraints (e.g. planning, heritage legislation, capacity); location and connections.

3.2 Heritage Significance

Both of the main museum sites (and the Railway Station) have heritage values that reflect their various historical, place-based and community/institutional uses from the early formation of Dunstan/Clyde and later activities. Each site is vulnerable to a loss of its individual heritage significance and site values from:

- A lack of understanding of the heritage values of the site and the consequent impacts of future changes that: are not aware/considerate of the values, adversely affect the values from poorly-considered changes, and destroy the values by removing or altering significance fabric and tangible site connections;
- A loss of knowledge/connection with the histories associated with each site through poorly-considered changes; and
- A fine-grained understanding of each site, its development and the heritage significance of its buildings, as in the modernity of the Briar Herb Factory Museum buildings, for example, is necessary in order to make well informed and good decisions for the museum sites.

Key issues for consideration are:

1. All future proposals should be designed to respect and enhance, if possible, the identified heritage values of each of the sites in accordance with the Conservation Plan policies.
2. Where removal or alteration of an individual structure is proposed in the future, this should be considered in light of its identified heritage significance and Conservation Plan policies relevant to it.
3. In light of the above issues, there are/will be some tensions between the individual historic significance of the buildings within the sites, as identified in the Conservation Plans, and the need to viably redevelop, demolish and/or possibly sell parts of the sites.

3.3 Buildings

The key issues relevant to the diverse range of buildings that comprise the Blyth Street and Briar Herb Factory Museum sites are as follows.

Seismic & Condition:

1. Both sites have been identified as earthquake prone with the greater risk focused on the poorly-constructed and deteriorating buildings of the BHF, which pose a serious threat to life in the occurrence of a seismic event.
2. The Stable and Smithy have been recommended for demolition due to their hazardous condition, and the Goods Shed has been identified as of high risk due to its observed structural movement. The Goods Shed requires remedial attention, most likely in the form of rebuilding, a new foundation and/or strengthening.
3. The former Drying Shed (Building A) is poorly constructed and in deteriorating condition, both limiting its future options. Although not specifically recommended, demolition or complete rebuilding may be its only viable options.
4. The main factory building (Buildings F and G) are in poor condition with the north-west elevation of Building F having been propped since c.2013 due to the gradual separation of its end gable from the main body of the building.
5. All of the BHF buildings are in a poor condition with uneven floors, voids in the construction fabric, water ingress and cracking, allowing vermin to enter freely, which is creating both hazards to human health from deposited faeces and to the deteriorating condition of the collection items remaining within.
6. The Blyth Street Museum building is earthquake prone and will require seismic strengthening to some degree in the future to keep it safe, particularly for continued public use.
7. The Blyth Street Museum building is ageing with an atypical concrete construction, was constructed for office purposes and lacks flexibility in its plan and form. It requires some considerable investment in terms of services upgrade to reach appropriate habitation and museum-level conditions.
8. The Blyth Street Ablution Block is in reasonable condition but with little maintenance and is under-used; the former Police Lock-up building is in reasonable condition having been renovated, but is under-used.

Accessibility/Fire Protection:

9. Neither the Blyth Street nor Briar Herb Factory Museum comply with the Building Act 2004's requirements for accessibility and protection from fire.
10. Both sites fail the Act in terms of their non-compliance with escape routes, access ways, signage, toilet facilities and fire provisions (escape, alarms, and detectors).
11. In particular there is no fire alarm system installed in any of the buildings. A Type 2 Alarm System or a Type 18 Alarm system is required to comply with NZBC C/AS Sec 2.2 (TBC by a Fire Engineer). Surface finishes to wall linings, ceiling linings & Floor coverings are not compliant in either sites.
12. Also the sites are non-compliant in terms of the visibility in escape routes with no existing emergency lighting present.

3.4 Spatial rationalisation

Embedded within the knowledge gathering stage of this study, has been a continuing analysis (or even dialogue) of the spatial values and issues of the museum sites in terms of their layout, connectedness, storage capacity, buildings-collections relationship and physical accessibility and engagement with the wider Clyde township and beyond. From this ongoing dialogue, the following points/issues have been raised for each site.

Blyth Street:

1. Size of site – 427 square metres; limited room for expansion/car parking/landscaping; close to the intersection (possible pedestrian risks).
2. On the margin of the residential area/periphery of the town centre – this is not a strong location for a museum (as demonstrated by the relatively low annual visitor numbers).
3. The site and planning constraints on the site may mean that its future development options (if not a museum) are limited, for example to residential development.
4. Rear of site is quite unattractive and awkward topographically with little effective use of the Ablution Block and Police lock-up; the rear land area has limited capacity for any new storage facilities without maximising the existing footprint.
5. New toilet facilities are needed raising questions concerning what is the existing drainage capacity (seemed to be a septic tank/cess pit at rear with issues of size and condition) and site capacity (as above).
6. No café/shop space which are increasingly critical to the resourcing and attractiveness of museums sites these days.
7. Refurbishment and upgrading costs to modernise the museum will require heating, insulation, technological upgrade, double-glazing, fire, access, interior fit-out and new staff/visitor amenities (e.g. toilets, kitchen, specific work rooms and research room). Therefore the site may be unviable in terms of its limited capacity for internal alterations and external expansion coupled with the cost of upgrading.
8. Collections storage issues centre on the lack of space for dedicated work/conservation areas, separation of displays and operational items, and future issues of storage capacity if the collection expands.

Briar Herb Factory site:

9. Away from roads for safer access, but also away from town centre; connection with railway station via the car park and amenity trail; limited connection with start/end of the main rail trail.
10. More parking area and more open areas around it providing a safer/better family location for visitors.
11. Size of the site/building area is approximately 775m² so a greater potential and flexibility for redevelopment within the site or viable sale.
12. Opportunity with the poor condition of the buildings to demolish a number of these on the northern half of the site and create a new purpose-built museum/archive & collections storage facility.
13. Alternatively, as the BHFm is a large site (including the northern portion) there is potential for construction of another compatible use building here that would help fund a new museum on the site or provide another tourist draw; examples such as the multi-function museums/arts/community models that are being increasingly embraced highlight the advantages of multi-tasking community spaces.
14. The identified issues with the Goods Shed, its rough and ready construction and scale suggest it would not be suitable for 'museum' building. If not re-used on site, it could be relocated back to or near its original site, with the potential to provide an income from another business close to the railway (akin to Shebikeshbikes).

3.5 Collection

The key issues identified from the Collection perspective are:

1. The need for rationalisation of the collection in terms of reducing the repetition of low significance items, reducing those items of little or no cultural heritage significance to Clyde and its immediate environs, and identifying those items which may not be able to be safely and securely curated by

the CHM in the long-term (for example, the Shepard Collection glass plates and possibly the 1855 French organ).

2. A policy for de-accessioning items has been stated within the wider CHM Collection Policy document, but it may be more desirable and more viable long-term, to consider depositing the Shepard Collection and other photographic items with a national agency such as Nga Taonga, Te Papa Tongarewa or the National Library (or possibly Archives New Zealand). The trade-off for this deposition would be the need for a digitised archive of the photographic collection to be returned to the CHM for public access.
3. There is some tension between the collections significance as identified by the CHM and the Museum Consultant regarding some of the larger items in the collection (e.g. the threshing machine, Argyll truck, carriages and other machinery). Larger items pose a real challenge in terms of housing, presentation and curation, but can provide a 'wow' factor for visitors (if cared for and displayed well) whilst providing the focus of stories from the district.
4. The majority of the collection items in the BHFMM are either already in a poor condition or are steadily deteriorating due to the closure and abandonment of the site in 2015. However the BHFMM contains some items/display groups of high significance to the Briar Herb Factory history (including the main Building F/G itself) and other stories (e.g. the truck, the organ, the wool and rabbit displays) relevant to Clyde itself. Therefore the fundamental decision to be agreed for the BHFMM site is its role/purpose in the CHM's future plan (i.e. to continue with a museum function or be reduced to a non-curated, factory display of some kind) and how this can be managed going forward.
5. The management of the collections register has varied and evolved since the 1960s and is still evolving towards a more comprehensive and accessible record via eHive or an equivalent public digital database platform. However, a good collections register still relies on a consistent and well-managed records/accession system, which the CHM are currently working towards. Future de-accessioning of collection items will require the register to be accurate and subsequently updated, in order to record and trace the movement of such items.
6. The new CHM Collections Policy is very broad and fairly generic document in scope, with the potential that the CHM desired, tighter Clyde-story focus of the future policy will not be addressed sufficiently, leading to the creation of similar issues that the Collection is currently challenged with (i.e. fairly indiscriminate acquisitions/donations).
7. The condition of the whole Collection has been identified as of concern (the BHFMM issues are already highlighted) with pest infestation, unsuitable environmental conditions and general display conditions being highlighted. Any future re-use of existing museum buildings will be required to address these issues, raising the critical question: to what standard of museum care and display is appropriate and/or viable in the Clyde Museum context? This issue sits in conjunction with the issues of the future collection policy and rationalisation of the current Collection items.
8. The capacity (i.e. shortage) of the Museum's storage has not been identified as a specific issue due to the Collection largely being on display. However specific issues within this have been identified, including the need to provide museum-level, controlled condition storage for the Shepard Collection and other highly significant, but vulnerable items; improved storage of the paper and general photographic archives; and significantly improved storage/display for the boat and possibly similar, larger items.
9. The shortfall of dedicated and well-equipped Collection conservation/working areas within the Blyth Street Museum will be having an effect on both the capacity of the CHM to adequately care for its curation, and on the comfort and enjoyment of the volunteer staff who undertake this essential work. Future proposals will need to address this issue as an important part of improving both conservation and working conditions for the CHM.
10. The Clyde Museum currently is not able to provide a dedicated, adequate research facility for researchers, which in turn is likely to have had an impact of the demand for such a facility, and consequently reducing a key role and opportunity for public engagement for the CHM.

3.6 Community & Demand

The key issues identified from the Museum support and demand perspective are:

1. The CHM has a lot of support and interest from the local Clyde community and its immediate environs (Alexandra and Cromwell areas) as shown through the dedicated group of volunteers that run the CHM and the interest in evidence during the I Love Clyde Heritage open day in July 2018. This is a very positive position; however, the scope of this support is naturally limited (due to the small resident population) in terms of its capacity to provide repeat visits the museum (adults and school visits), a source of regular income through admissions, and broader resourcing in terms of new volunteers and donations/bequests.
2. Maintaining local support is, and will continue to be, challenging for the CHM if what is offered by the museum is not refreshed and updated to a greater degree than at present. This is not to denigrate the significant efforts of past and current members of the CHM, but to acknowledge the fact that museum visitation and support/resourcing is increasingly competitive, as some local-level museums are upgraded, re-presented and made more community and tourism orientated. For example, in spite of its acknowledged location issues, Cromwell Museum has seen a 40% increase in its visitor figures in the last two years mainly due to the increased visitation to Cromwell in general.
3. Access to the Blyth Street Museum (with the BHFM closed) is constrained to a degree from a physical standpoint by the limitations inherent in the design and form of the former office building. For example, there is no wheelchair access to the front entrance, the rear ramped entrance is usually locked and the rear corridor inadequate for safe wheelchair access/exit; in addition, the toilets are not suitable for disabled access. As a result, sections of the local and wider community are restricted in access.
4. From an engagement perspective, the museum engages closely with the local community mainly through hosting school group visits and occasional visitors, but is limited in reaching wider communities of visitors by its volunteer capacity (their small number and availability), with consequently limited opening hours compared to other local museums. This is compounded by the highly seasonal nature of Clyde's resident population fluctuations and the current environmental conditions posed by the Blyth Street Museum in winter (i.e. it's freezing).
5. Engagement with domestic and international visitors (tourists) appears to be relatively low compared to other museums in the vicinity, based on the quoted visitor numbers to Clyde Museum and despite fairly good local promotion and networks. Therefore, the CHM is not able to take advantage of the current and predicted increase in visitor numbers to the Central Otago region, which would provide both a source of revenue through admission donations and potential sales (if made available), increase the CHM's museum profile, and extend its outreach and engagement goals to promote Clyde's heritage.

3.7 Governance & Resourcing

1. In short, the CHM are under-resourced and lack a regular and sufficient funding stream to operate Clyde Museum on anything but an avocational basis in spite of their long-term and exceptional efforts and investment. This is reflected in the identified lack of conservation monitoring and protection measures, limitations on its current display/exhibition capacity, conditions and resources, the closure of the BHFM in 2015, and the limited opening hours and outreach that the museum can currently provide.
2. In the past, the CHM (and its forerunner) expanded the Blyth Street Museum to incorporate the Briar Herb factory site and expanded on this, but this does not appear to have been realistically planned or undertaken, resulting in the present situation that the CHM now faces with the closure of the BHFM, a legacy of hazardous structures and displays in the BHFM, and the increasingly unsatisfactory conditions and constraints of the Blyth Street Museum. Having two dedicated museum sites is simply too much for one, small volunteer organisation to be responsible for, resource and manage, and this position is not considered to be tenable going forwards.
3. The closure of the BHFM was not just about earthquake issues, but also resourcing and staffing capacity issues, security, site conditions and safety, and issues with the model of having a subsidised caretaker in the tenanted cottage on the premises. The CHM have done a remarkable

job over the years in providing Clyde with a museum, in fact two museums (three if the Railway Station is counted), but the current position indicates that this is not/unlikely to be sustainable in the future.

4. The CHM has capacity issues inherent in many volunteer organisational models where reliance placed on often retired volunteers to undertake technical and skilled roles, but sometimes lacking the necessary expertise, training, support and resources to acquire and improve their skills and capacity. Increased resourcing, and long-term technical support from other museums (e.g. such as that offered recently by Otago Museum and Te Papa Tongarewa) and heritage organisations is required to change this in the future.
5. The current CHM structure has worked with success for a long time, but its history demonstrates some of the common issues faced by elected/volunteer committee structures, such as loss of institutional knowledge as members change, variations in record keeping (mainly focused on the collections), changes in strategy which accompany changes in committee members and key volunteers (e.g. curation approach), and natural fluctuations in the level of interest and member numbers.

3.8 Other Issues and Comments

A number of other issues, not specific to the main themes that have been investigated so far for the Clyde Museum study, are highlighted here to raise awareness and the likely need for further discussion on these issues beyond the feasibility study timeline.

- *Central Otago District Plan/RMA 1991* – the extent and nature of the resource consents that may be required for any future redevelopment of Clyde Museum, whether on an existing site or a new site, will require considerable scoping and resourcing.
- *Heritage New Zealand Pouhere Taonga Act 2014* – both the Briar Herb site and particularly Blyth Street site are likely to require an Archaeological Authority for any proposals to disturb the ground under and around the buildings; however, an Authority will not be required for the archaeological recording of any buildings proposed for demolition as all of the present buildings are post-1900 in construction date.
- *Building Act 2004* – again, the extent and nature of the consents that may be required for any future redevelopment or upgrading and strengthening of Clyde Museum, whether on an existing site or a new site, will require considerable scoping and resourcing.
- Wider consideration of Clyde's community needs in terms of the supply of community venues and multi-functional spaces requires further clarification, as a redeveloped Clyde Museum/community facility has the potential to provide more than a local museum amenity, which may in turn provide a viable resourcing model for the long-term.
- Wider consideration of the district's long-term museum and archive storage needs is required in view of the potential to make available a centrally located site at either the Briar Herb Museum or Blyth Street Museum, if some of the buildings are removed and the land redeveloped for that purposed. The incorporation of a central research facility is also part of this much broader discussion.

4. Outline of Options for Clyde Museum

4.1 Introduction and chapter outline

Having outlined the key issues identified from the knowledge gathering stage in Chapter 3, this chapter now outlines the various options that are considered to be available for the Clyde Museum feasibility study. From the outset, a range of options were discussed and contemplated in the knowledge that some would prove infeasible due to too many constraints, impracticalities, little community and/or Council support, and limitations on the economic viability of options. Furthermore, the knowledge gained from the range of technical appraisals that have been undertaken has also provided new information that has influenced the scope and scale of the options.

In all, four options were initially identified in addition to a 'status quo' option which provided a baseline context against which the option proposals could be assessed and discussed further on. It is fully acknowledged that the four options are a simplification of a myriad of options that have potential to be available to the museum project, but they provide a core direction and scope (the 'skeleton' if you will) for each option, capable of scrutiny and further development. The Stakeholders' meeting on 16 October 2018 then identified a sixth option; a further baseline option to be considered.

The chapter addresses the outline of the Clyde Museum redevelopment options through explaining the methods used to develop the options in the first instance, and then proceeds to outline and describe the basic scope for each option, its rationale and the key issues it will resolve and those it is unlikely to address. The chapter finishes with a general discussion of the range of options considered and provides comment on any new issues that may arise from the proposals not previously considered.

4.2 Options development method

The method for identifying and developing each of the six main option proposals has involved a reiterative process using the following approach:

- Information gathering to develop a past and present understanding of the museum;
- Discussions around preferences, ideas and possible directions with the CHM and CODC;
- Consultation with the Clyde community to gather ideas and opinions on their relationships with the museum;
- Discussion and technical insights from the Origin team consultants re: site options, the collection, current building issues, repair and EQ requirements, maintenance issues and other aspects such as planning and use constraints, risks and compliance issues.
- Using the above information and feedback to feed into a focused Origin team workshop to scope, analyse, discuss, critique, re-evaluate and then finally agree a range of potentially viable options and their detail, which can then be subject to an Order of Costs level assessment by the Quantity Surveyor, to take into the next stage of Options Analysis (addressed in Chapter 5).

The Order of Costs for each option, prepared by Tony Grimaldi of Chas E. George & Sons Ltd, has been prepared using simple square metre rates based upon the general principles outlined in each option. What this does is provide a relative measure of costs by which to compare the options. The physical concept design for the final chosen option won't be known until that option has been identified at the end of this process and more work has been done to develop a design brief and a quantifiable concept that includes matters such as dimension of buildings, materials, building systems and services. At that point a new preliminary cost estimate from a Quantity Surveyor will need to be sought to inform the project (with periodic reviews) from that point onwards.

Returning to the options, each is set out using a basic set of criteria that reflects the underlying questions of the study in terms of:

- Proposal description and rationale;
- Scope and the potential redevelopment work involved;
- The main issues that they address;
- The opportunities they are likely to provide;
- The constraints they are likely to be subject to;
- How they address the core CHM and CODC long-term strategies/goals; and
- What the key risks to CODC are likely to be.

As noted above, in addition to the initial four options, two further options – the ‘no working museum’ and ‘status quo’ options – are also outlined to provide a baseline against which to consider and assess the alternative options, and also to purposely demonstrate that a ‘do nothing’ or a ‘removal’ proposal is not a feasible option for the Clyde Museum, CHM Inc and CODC.

4.3 Outline of options for the Clyde Museum

The following section describes the options identified. As noted above, initially there were four ‘progressive’ options and a baseline option that simply envisaged maintaining the ‘status quo’. At the Stakeholders’ meeting on the 16 October 2018 a sixth option was proposed for discussion; that Clyde should have no ‘working’ museum in the future. What this would mean in practical terms would be the disposal of both existing museum sites for alternative uses leaving only the static and non-interactive display space in the Clyde Railway Station and the Clyde town centre itself as the only ‘museum pieces’ in the town.

All six options are presented in the following pages that conclude this chapter for ease of reference and understanding. Only Options 2 to 6 (then referred to as Options 1 to 5) were presented at the Stakeholders’ meeting, but the ‘no working museum in Clyde’ option was developed in time for the Public consultation meeting on 28 October and became part of the presentation there.

As the Quantity Surveyor’s rough order of costs was not available for the Stakeholders’ meeting it was decided to indicate the likely relative cost differences between the options using symbols. Similar was done for the likely time duration of the different options and the risks involved. These symbols were as follows:

Cost	low to high	\$ to \$ \$ \$
Time	short to long	🕒 to 🕒 🕒 🕒
Risk	low to high	! to ! ! !

Another change that occurred between the two meetings that arose from feedback from the first was that two additional symbols should be included in the options presented at the Public meeting; these should represent the effect of the option on the identified heritage value and the collections as follows:

Heritage benefit	low to high	🏰 to 🏰 🏰 🏰 🏰
Collections benefit	low to high	📖 to 📖 📖 📖 📖

A brief summary of each option and its assessment against these symbols were included on a single slide/sheet for each at the presentations. A copy of the Public consultation presentation Power Point is included in Appendix B at the rear of this feasibility study.

In addition to the slides, the description and explanation of each option was given to the stakeholders and this information made available to the public by way of guides stationed at each option stand during the public consultation.

4.3.1 Option 1: No working museum in Clyde

Option #:	1 – No working museum in Clyde
Proposal Outline	Both the Blyth St Museum and the Briar Herb Museum close and the sites are disposed of. This leaves the only museum display space as the room in the Clyde Railway Station. The Clyde Town Centre and Heritage Precinct are unaffected.
Rationale	There is insufficient support from the community and finance available to maintain a working museum and it is felt within the community that, despite its status as a heritage town, an active museum is no longer required in Clyde.
Scope of redevelopment work	<ul style="list-style-type: none"> • No redevelopment work is proposed. The museums are simply closed and the collections are dispersed to other museums or sold off. • The Goods Shed at the Briar Herb Museum would be relocated to the Railway Station and the historic police lock-up at the Blyth St site would be relocated there as well or to an alternative site in the town. • Once the sites are disposed of the new owners or lessees would determine what to do with all of the remaining buildings on the sites, although they could be encouraged to retain some of them, particularly the Briar Herb Factory buildings. Alternatively, at least some of the buildings could be demolished before sale or letting.
Key Issues addressed	None
Opportunities	None due to a lack of resourcing, support and community interest.
Constraints	<ul style="list-style-type: none"> • Loss of control over the Briar Herb Factory building which has strong local support for retention and re-use. • Breakup and dispersal of the collections and potential difficulties in re-homing even the most valued/significant items.
CHM/CODC Strategic goals addressed?	None
Risk potential?	High due to: <ul style="list-style-type: none"> • Damage and loss of significant collection material from the town and not all significant material may be found a new home elsewhere. • Loss of current community support and interest in Clyde as a museum location. • Loss of a visitor attraction and potential revenue for the town. This is considered to be the highest risk in the long term.
Support potential	Likely to be very low.
Presentation slide/sheet	See below

OPTION 1
“NO MAJOR MUSEUM IN CLYDE”

SCOPE OF WORKS:

- BOTH MAIN MUSEUMS TO BE CLOSED
- NO CHANGE TO RAILWAY STATION MUSEUM ROOM
- NO CHANGE TO HERITAGE PRECINCT OR TOWN CENTRE
- HERITAGE BENEFIT DEPENDS UPON FUTURE ADAPTIVE REUSE OF THE BUILDINGS
- COLLECTION DISPERSED

- COSTS:
 - TIME:
 - RISKS:
 - HERITAGE:
 - COLLECTION:



4.3.2 Option 2: Status Quo – do nothing

Option #:	2 – Status Quo Option
Proposal Outline	The Blyth St Museum remains open on its current seasonal basis with minimal maintenance, a range of compliancy issues, and little or no additional resourcing or capacity for the museum operations & development, collections curation and exhibition/display development; the BHFm remains closed and is left to deteriorate further.
Rationale	Inability to decide/fund/support change for the museum (this is the baseline position for the purposes of the Feasibility Study).
Scope of redevelopment work	<p>None proposed.</p> <p>Future works would have to plan for:</p> <ul style="list-style-type: none"> • the physical separation (e.g. fencing) of the BHFm buildings from the Public on safety grounds (seismic risk and poor condition); • future demolition of the BHFm buildings on the grounds that eventually they will begin to collapse or become fully unsafe and unsanitary (e.g. pest hazard escalates); • basic services and compliance upgrading of the Blyth Street Museum in order to allow the premises to continue to be used as a publicly accessible museum space and to provide for the CHM volunteers who staff the museum.
Key Issues addressed	None beyond a basic level of building upgrading for the purposes of the compliancy issues under the Building Act 2004 to enable the Blyth St museum to continue to be used as a museum. A compliance upgrade may be driven by visitor/staff need, but would not be required under the Building Act 2004 until triggered by a Building Consent.

	The current issues identified in Chapter remain essentially the same.
Opportunities	None due to a lack of resourcing, support and community interest that is likely to dwindle as time progresses.
Constraints	<ul style="list-style-type: none"> • Accumulating consequences/risks from not addressing the issues at hand, and therefore increasing constraints on the use of the Blyth St Museum site, volunteer and visitor safety, levels of museum visitation, future resourcing and volunteer/community interest. • Long-term deterioration of the present museum collection due to a lack of resourcing and deteriorating building conditions, which will compound the constraints already identified.
CHM/CODC Strategic goals addressed?	None
Risk potential?	<p>High due to:</p> <ul style="list-style-type: none"> • Public liability for CODC from dangerous buildings and identified earthquake prone susceptibility; • CHM liability for its members/volunteers and museum visitors from dangerous buildings and identified earthquake prone susceptibility; • CODC/CHM liability for insecure and potentially dangerous Collection displays even with the BHFm closed; • Damage and loss of significant Collection material with continued deterioration of the museum(s) buildings and fabric; • Loss of current community support and interest if the museum is forced to close completely that may not be recaptured in the future. • Building Act 2004 requirements will force certain non-compliance issues to be addressed on a “as near as reasonably practical basis” as part of any future Building Consent. This is likely to require significant financial input from CODC and may place them in a difficult position to apply for public/community funding (i.e. when the problem is something that CODC know about and should have already addressed as their responsibility).
Support potential	Likely to be very low in our opinion. The ‘do nothing’ option is not really an option for CODC/CHM as the liabilities and risks will continue to accumulate over time leaving the Clyde Museum in jeopardy and at risk of permanent closure.
Presentation slide/sheet	See below

**OPTION 2
"STATUS QUO"**

- COSTS: BUT INCREASING

- TIME:

- RISKS:

- HERITAGE:

- COLLECTION:

SCOPE OF WORKS:

- DO NOTHING OPTION
- NO BENEFICIAL INVESTMENT OR REPAIR OTHER THAN RISK MITIGATION
- FUTURE COMPLIANCE WORKS WILL BE REQUIRED BY BUILDING CONSENT OR NEED
- HERITAGE BENEFIT UNCHANGED
- COLLECTIONS AT RISK



4.3.3 Option 3: Blyth Street Museum and Briar Herb Factory Museum retention, repair and upgrading

Option #:	3 – BSM & BHFМ retention, repair and upgrading
Proposal Outline	<p>The Blyth Street Museum and Briar Herb Factory Museums are fully retained, repaired, strengthened and upgraded; this includes:</p> <ul style="list-style-type: none"> • Fabric and structural repair of the BHFМ buildings (Buildings B, F & G) and rebuilding, where necessary, of the Stables, Blacksmith and former drying shed (Buildings A, C, D); • seismic strengthening of all buildings on both museum sites; • BHFМ site drainage issues addressed; • full services upgrade to museum standards including insulation to buildings, proper environmental controls, pest control on both sites; • upgrading for public use compliancy issues on both sites (access, toilets, fire provision, signage); • cleaning, conservation and re-presentation of the Collection in the BHFМ. • conservation and re-presentation of the stamper battery, Drybread Dairy and Holden Cottage as part of the wider re-presentation of the BHFМ site experience.
Rationale	<p>This is basically the 'Do All' approach. Desire to keep both museum sites operational and to present as a two-part museum experience (a return to the 'Top' and 'Bottom' Museum concept). The BSM continues to focus on presenting the whole story of Clyde with an emphasis on rotating or regular new displays/exhibitions; providing a dedicated research space for visitors (e.g. in the Chambers); and providing a new facility to house the Shepard Collection glass plates and other sensitive photographic/film material. The Police Lock-up is re-presented and opened to visitors with access encouraged from the BSM building. The BSM provides the CHM's storage, conservation</p>

	<p>and operational focus.</p> <p>The BHFM (once fully repaired, etc) continues to focus on specific thematic displays (rabbits, wool, vehicles), but the Collection is rationalised (and made safe) for better management, interpretation and display, and to create internal space to accommodate a small retail outlet. The BHFM remains as a no storage facility and the displays are maintained and conserved as fixed exhibits with potential for supervised (?) visitor interaction (i.e. handling, movement, play).</p>
<p>Scope of redevelopment work</p>	<p>Significant.</p> <p>Works will have to include:</p> <ul style="list-style-type: none"> • Full repair (e.g. roofs, walls, framing, floors/foundations and rainwater provision) and structural strengthening of the BHFM buildings (A, B, F – J excluding E, the toilets); • Demolition and rebuilding of the BHFM Buildings A, C and D; • Seismic strengthening of both the BSM and BHFM buildings; • Insulation and full services upgrade of both the BSM and BHFM buildings; • Inspection and upgrading of the existing ground drainage provision at the BHFM to take water away from the buildings. • Internal services upgrade to both the BSM and main BHFM buildings to include fire, access, sanitary provisions, heating and electrical, and insulation; • Museum standard upgrade of conservation capacity, display, environmental conditions (in combination with general building upgrade). • New building to house the Shepard Collection on the site of the existing Ablution block at the BSM.
<p>Key Issues addressed</p>	<p>Heritage Significance: Heritage values of the both sites are largely retained, particularly the mid-20th century Briar Herb Factory buildings. Potentially some loss of heritage fabrics from upgrading and repairs.</p> <p>Buildings:</p> <ul style="list-style-type: none"> • Repair and strengthening condition issues resolved; seismic issues resolved; • Water and pest ingress issues resolved via the repairs; • Public safety issues resolved via the repairs and strengthening; • Compliancy issues resolved via services upgrading, fire and access upgrading. <p>Space: Some rationalisation of exhibits to free up space for additional facilities (e.g. retail); new build storage required for Shepard Collection. Site location issues not addressed so museums still on the margin of the town centre and main visitor focus.</p> <p>Collections:</p> <ul style="list-style-type: none"> • Some rationalisation of exhibits but limited to duplicate, non-significant items and non-collections items currently stored (e.g. the two BHFM cars); • repairs and upgrading of internal spaces will provide more museum-like conditions; • conservation of items in currently poor condition will still be required; • collections policy will require revising; • no increase in storage capacity going forward (Shepard Collection only provided with new storage). <p>Community & Demand:</p> <ul style="list-style-type: none"> • A restored and re-presented Clyde Museum with two museum locations will not automatically generate a higher level of visitation than at present, based on pre-2015 figures when the BHFM was still open. • The museum sites will continue to be on the periphery of visitor

	<p>focus to Clyde and maintaining the much larger, pre-2015 display capacity of the CHM is unlikely to create a greater draw than before.</p> <ul style="list-style-type: none"> • Changes not sufficient to generate new or additional income issues; • Changes not sufficient to generate new or additional community support or CHM capacity-building issues. <p>Governance & Resourcing: CHM staffing capacity, skills, and general governance structure not directly addressed through this option. Need for additional resourcing not addressed.</p> <p>Other:</p> <ul style="list-style-type: none"> • <i>Planning</i> – likely to be relatively straightforward as repairs and rebuilding involves existing structures; however consents are likely to still be required with a cost implication. • <i>Archaeology</i> – minimal issue. • <i>Building Act 2004</i> – any upgrading for accessibility and means of escape from fire will have to be thoroughly. • <i>Other</i> – wider community benefit issues not addressed.
Opportunities	<p>Not significantly enhanced compared to when both the Top and Bottom Museums were open together previously (i.e. the option is basically maintaining the pre-2015 status quo with some physical improvements).</p> <p>The museums will be enhanced in terms of safety, comfort, condition and compliance issues, but the basic presentation and content will not change dramatically.</p>
Constraints	<ul style="list-style-type: none"> • Economic – the repair, strengthening and rebuilding costs are extremely significant and will require a substantial amount of funding to achieve. • Upgrading costs – are a significant investment and once implemented, will need to be maintained into the future, requiring a regular income or financial support for the CHM. • Operational costs – are likely to be considerably greater than before due to increased power and housekeeping requirements (lighting, heat, and possibly fire systems and security), and collections conservation and storage requirements. • Time - the programme to undertake and complete this Option is likely to be significant as two separate groups of buildings have to be addressed with a considerable amount of infrastructure works, repairs, rebuilding, strengthening and services upgrades involved. • Disruption – some disruption to the operation and opening of the BSM is likely to be encountered from the repair, etc works. • Staff – greater capacity required to staff and manage two museums adequately; and need for expert-led museum skills in some areas (e.g. conservation and display). • Income – option 2 is unlikely to generate a significantly greater income than currently received at present, therefore the anticipated additional running costs are likely to exceed current or future income sources.
CHM/CODC Strategic goals addressed?	<p>A revitalised Clyde Museum in terms of building and collection conditions and safe public access.</p> <p>Governance, demand and resourcing goals are not directly addressed and therefore are likely to hamper the CHM goal of a long-term future for Clyde museum.</p>
Risk potential?	<ul style="list-style-type: none"> • Lack of Council and community buy-in for the costs and timescale of the option. • Sources of potential fundraisers likely to be limited.

	<ul style="list-style-type: none"> • Identified resourcing and capacity issues will place long-term sustainability of option in doubt. • Repair, etc without addressing the key issues of location, demand, wider offering and the need to engage more with the community and visitors to maximise benefits. • Building – the 50 year-old concrete construction of the BSM is ageing and large-scale and long-term investment in its structure is a risk. • BSM restricted building footprint and site area means there is limited scope to develop further infrastructure such as car parking, a café, retail space, a larger research room and to address future storage needs. • Rebuilding large elements of the BSM will simply maintain the current site constraints and issues in terms of space, storage and manageable display areas.
Support potential	Questionable due to massive capital investment required with little or no demonstrable beneficial return/improvement to either the CHM, community or Council.
Presentation slide/sheet	See below

OPTION 3
“BLYTH ST & BRIAR HERB FACTORY MUSEUM REDEVELOPMENT”

SCOPE OF WORKS:

- REPAIR, STRENGTHENING & UPGRADE OF BOTH SITES
- EXTENSIVE COMPLIANCE WORKS
- MUSEUM COLLECTION RETAINED & CONSERVED
- THIS OPTION MAINTAINS PRE-2015 STATUS QUO BUT WITH PHYSICAL IMPROVEMENTS

- COSTS: \$ \$ \$

- TIME: ⌚ ⌚ ⌚

- RISKS: ! ! !

- HERITAGE: 🏭 🏭 🏭

- COLLECTION: 📖 📖 📖



4.3.4 Option 4: Blyth Street Museum development with Briar Herb Factory site alternatives

Option #:	4 – BSM development with BHF site alternatives
<p>Proposal Outline</p>	<p>The Blyth Street Museum is retained, strengthened and upgraded as the primary Clyde Museum site. This includes upgrading for public use compliancy issues with regard to access, toilets, fire safety provisions, signage, as well as environmental services upgrading to include insulation, heating, and electrical services to provide appropriate level, museum conditions and comfortable staff conditions.</p> <p>The Ablution block is either refurbished into a museum-standard storage facility (e.g. to house the Shepard Collection and other sensitive museum items) or replaced with a new-build storage unit. The Police Lock-up is re-presented to tell its history and provided with visitor access, or re-purposed/relocated to a more accessible location, such as the Museum Reserve.</p> <ul style="list-style-type: none"> • The Briar Herb Factory Museum Buildings A, C and D (Drying shed, Blacksmith and Stable) are demolished and not rebuilt, and the land left as public reserve, a community garden or as a future land bank for the CODC. • The Goods Shed is dismantled, relocated to the Reserve land opposite the Clyde Railway Station and rebuilt securely, with the aim of attracting a sympathetic commercial use such as bike storage or possible community/cultural use. • The Briar Herb Factory Buildings F&G are retained, repaired, strengthened, have a basic level of services upgrading to include an economic heating system, power, water and drainage, and re-used. <p><u>In Alternative 3A</u> the Factory buildings F&G are re-presented to tell the story of the BHF in a more interactive and engaging way, but one requiring minimal volunteer input, low maintenance and a gold coin donation system with the goal of a 'cost-neutral operation' option. The Dairy, Battery and Holden Cottage are maintained and re-presented as part of a BHF 'heritage garden' destination, incorporating beds of thyme to reconnect the factory with its roots. The Caretaker's cottage is retained on site and continues to be rented to provide an income.</p> <p><u>In Alternative 3B</u> the Factory buildings F&G are re-purposed to provide a suitable cover building/outlet for a boutique commercial operation such as a local brewery, cheese, orchards or market co-operative, which incorporates some of the history of the Briar Herb Company in its interior. The outlet could welcome visitors to taste, sample and buy local produce whilst providing visitor linkage and signposting to/from the centre of Clyde for visitors. The Caretaker' cottage is sold for relocation to a new site to remove any potential conflicts with being adjacent to a commercial enterprise, and the funds put into a small investment fund to help maintain the BHF buildings.</p> <p><u>In Alternative 3C</u> the Factory buildings F&G are re-presented to tell the story of the BHF in a more interactive and engaging way, as in 3A. However, the footprint of the demolished buildings and relocated Goods Shed is occupied by a purpose-built, modern 'shed' type storage and archive facility that houses a district archive and office, research room, and museum-standard collection storage for items of high significance to the district. This could include the Clutha River tender (boat).</p>

Rationale	<p>The Blyth Street Museum is considered a viable option to keep as the Clyde Museum and investment made in its upgrading, strengthening, comfort and capacity for the long-term. The BHF site is respected for its core heritage and community value by the retention of the two factory buildings; removal of the high risk, museum-built structures and relocation of the Goods Shed to a new location nearby; and development of the surrounding areas into a thyme-related, community-heritage garden. With this approach the non-heritage, high risk buildings are removed economically and the at-risk Goods Shed is re-purposed and rebuilt to a better standard with some potential to raise a small income for its maintenance. The removal of the dangerous buildings also opens up the land area for alternative and potentially valuable purposes (e.g. public reserve, community garden, land available for construction of a Council storage facility or for liquidation (e.g. for residential purposes)).</p> <p>The proposed alternative re-uses of the factory buildings will enable the key heritage buildings relating to the Briar Herb Company to be retained, whether as a dedicated heritage destination site or re-purposed as a commercial outlet that actively maintains interpretive links to the site's history.</p>
Scope of redevelopment work	<p>For the BSM site: the same scope as in Option 2. For the BHF site (all alternatives):</p> <ul style="list-style-type: none"> • Full repair (e.g. roofs, walls, framing, floors/foundations, drainage and rainwater provision) and seismic/structural strengthening of the BHF buildings F & G; • Demolition of buildings A, C and D; • Relocation and rebuilding of the Goods Shed; • Insulation and basic services upgrade of buildings F & G for Option 3B; • Development of a themed heritage-community garden for options 3A and 3B; • Construction of a purpose-built, insulated, multi-function storage building for CODC in option 3C.
Key Issues addressed	<p>Heritage Significance: Heritage values of the both sites are largely retained, particularly the mid-20th century Briar Herb Factory buildings. Potentially some loss of heritage fabrics from upgrading and repairs.</p> <p>Buildings:</p> <ul style="list-style-type: none"> • Repair and strengthening condition issues resolved; seismic issues resolved in BSM & remaining BHF buildings; • water and pest ingress issues resolved via the repairs; • public safety issues resolved via the repairs, strengthening and demolitions; • compliancy issues resolved via services upgrading, fire and access upgrading. <p>Space: Major rationalisation of exhibits with effective demolition of the BHF museum buildings; new build storage required for Shepard Collection. Site location issues not addressed so BSM still on the margin of the town centre and main visitor focus.</p> <p>Collections:</p> <ul style="list-style-type: none"> • extensive rationalisation of exhibits; • BSM repairs and upgrading of internal spaces will provide more museum-like conditions; • conservation of items in currently poor condition will still be required in BSM; • collections policy will require revising; • no increase in storage capacity going forward (Shepard

	<p>Collection only provided with new storage), unless option 3B is chosen (large storage facility).</p> <p>Community & Demand:</p> <ul style="list-style-type: none"> • A restored and re-presented Clyde Museum at the BSM will not automatically generate a higher level of visitation than at present; • The Blyth Street Museum site will continue to be on the periphery of visitor focus to Clyde; • Changes may be sufficient to generate new or additional income from alternative uses of the BHF site and relocated Goods Shed; • Changes may be sufficient to generate new or additional community support or CHM capacity-building with creation of a community garden at the Briar Herb Factory site. <p>Governance & Resourcing: CHM staffing capacity partially addressed by huge reduction in scope and extent of the BHF site, thereby reducing the management and volunteer input currently required to operate it (when opened). Skills requirements and general governance structure not specifically addressed through this option. Need for additional resourcing partially addressed through option 3B and possibly by the revamp of the BSM.</p> <p>Other:</p> <ul style="list-style-type: none"> • <i>Planning</i> – likely to be relatively straightforward as repairs and rebuilding involves existing structures; however, consents are likely to still be required with a cost implication. • <i>Archaeology</i> – minimal issue. • <i>Building Act 2004</i> – any upgrading for access and fire and other compliancy issues will have to be thoroughly scoped as some works likely to trigger need for further upgrades (i.e. such as additional exits, toilet facilities, fire systems, emergency lighting). <p><i>Other</i> – wider community benefit issues partially addressed through maintaining access to the core Briar Herb Factory buildings and development of a community garden scheme.</p>
<p>Opportunities</p>	<ul style="list-style-type: none"> • Enhanced to a small degree with the revitalisation of the BSM site and re-focusing of the BHF site. • Opportunity to completely redevelop Clyde Museum with new facilities and greater community focus/engagement through a multiple-function venue. • Opportunity to gain capital from the sale of the northern portion of the BHF site and possibly Caretaker’s cottage. • Opportunity to attract a tourism and commercial orientated tenant for the remaining BHF buildings which could increase the visitor offering for Clyde and draw people (community and visitors) to a new community hub area focused at the top of Fraser Street. • A tenant for the remaining BHF buildings could provide sufficient regular income to balance the future maintenance costs of the building and site. • The Blyth Street Museum will be enhanced in terms of safety, comfort, condition and compliance issues, but the basic presentation and content will not change dramatically.
<p>Constraints</p>	<ul style="list-style-type: none"> • BSM limited to free up space for additional facilities, for example, car parking, retail, more display space, more operational space. • BSM and remaining BHF upgrading costs – are a significant investment and once implemented, will need to be maintained

	<p>into the future, requiring a regular income or financial support for the CHM.</p> <ul style="list-style-type: none"> • BSM is an ageing building and has a limited lifespan that may not be a viable long-term investment. • Remaining BHF buildings will still require long-term maintenance and are unlikely to generate any significant income as a heritage-exhibit type location (unless tenanted as in option 3B). • There may be planning constraints around the option 3C proposal to construct a storage facility for Council at the BHF site, as in a residential zoned area and not sympathetic to the heritage values of the BHF site.
CHM/CODC Strategic goals addressed?	<p>A revitalised Clyde Museum in terms of building and collection conditions and safe public access focused on the existing Blyth Street Museum.</p> <p>Governance, demand and resourcing goals are not directly addressed and therefore are likely to hamper the CHM goal of a long-term future for Clyde museum. However, reducing the scope of the site liabilities at the BHFM and potentially providing an income (whether from short-term sale income or longer-term rental income) would go some way to addressing these.</p> <p>The development of a heritage community garden may contribute to the wider community/Council goal of establishing a community hub in the area focused on the Memorial Hall in Fraser St.</p>
Risk potential?	<ul style="list-style-type: none"> • Possible lack of Council and community buy-in for the costs and timescale of the option. • Identified resourcing and capacity issues will place long-term sustainability of option in doubt. • Repair, etc without addressing the key issues of location, demand, wider offering and the need to engage more with the community and visitors to maximise benefits. • Building – the 50-year-old concrete construction of the BSM is ageing and large-scale and long-term investment in its structure is a risk. • BSM restricted building footprint and site area means there is limited scope to develop further infrastructure such as car parking, a café, retail space, a larger research room and to address future storage needs. • The museum remains on the periphery of visitor focus in Clyde (probably the biggest risk in the option).
Support potential	<p>Potentially good as site liabilities being addressed, focus placed on a manageable, single museum location enabling an equally focused funding plan and funding rationale, extending community and visitor benefits of the BHFM site through sensitive redevelopment and management, with potential for an income stream.</p> <p>Community, Council and potential funders buy-in more likely as a more rationalised and focused approach.</p>
Presentation slide/sheet	See below

OPTION 4 "BLYTH ST MUSEUM DEVELOPMENT & BRIAR HERB FACTORY MUSEUM ALTERNATIVES"

SCOPE OF WORKS:

- BLYTH ST MUSEUM FULLY UPGRADED + NEW STORAGE & COLLECTION REDEVELOPED
- BRIAR HERB FACTORY MUSEUM:
 - 50% DEMOLISHED + 50% RETAINED
 - NEW COMMERCIAL OUTLET AT BRIAR HERB FACTORY

ALTERNATIVES:

- BRIAR HERB FARM BUILDINGS & GARDENS
- BRIAR HERB FARM LEASED TO BOUTIQUE COMMERCIAL OPERATION & GARDENS
- NEW MODERN ARCHIVE/STORAGE FACILITY

- COSTS: \$ \$ \$

- TIME: ⌚ ⌚ ⌚

- RISKS: ! !

- HERITAGE: 🏠 🏠

- COLLECTION: 📖 📖

- GOODS SHED RELOCATED
- COLLECTION HALVED
- COMMUNITY GARDEN DEVELOPMENT



4.3.5 Option 5: Focus – Briar Herb Factory Museum redevelopment and Blyth Street Museum closed

Option #:	5 – BHFm redevelopment and BSM closed
Proposal Outline	<p>The Briar Herb Factory Museum Buildings A, C and D are demolished; the Goods Shed either rebuilt on site or relocated to a new location (as per Option 3), and the toilet block F demolished and rebuilt nearby (if required). Factory buildings F & G are retained, repaired, strengthened, have a basic level of services upgrading to include an economic heating system, power, water and drainage, and re-used (potential for display purposes, a boutique commercial outlet or ancillary space for a proposed new museum building).</p> <p>The cleared BHFm land will provide the location for a new, purpose-built, economically-designed, museum facility that will incorporate a multi-purpose, museum, arts and possibly community/visitor space, on a construction scale sympathetic to the remaining heritage buildings. If feasible, the new building could incorporate the rebuilt Goods Shed at its centre.</p> <p>The Blyth Street Museum will close, the collection and exhibits relocated to the new museum facility and the building sold/let either for possible commercial use as office or similar space; for demolition and residential rebuild (potential for two lots); or for future land banking for the Council. The Police Lock-up will be relocated to a more suitable site (e.g. the redeveloped BHFm site or somewhere in the CBD).</p>
Rationale	<p>The Blyth Street Museum is not considered a viable option to retain in the long-term due to the extensive upgrading and strengthening requirements needed, and the potential for issues to arise in its ageing concrete fabric. The BHFm site is respected for its core heritage and community values by the retention of the two factory buildings; removal of the high risk, museum-built structures and either re-use or relocation</p>

	<p>of the Goods Shed. With this approach the non-heritage, high risk buildings are removed economically and the at-risk Goods Shed is re-purposed and rebuilt to a better standard.</p> <p>The construction of a new, purpose-built multi-purpose museum facility within the BHF site will be a significant investment, but one that could be used as a multi-functional community space, provide much-needed archival storage, as well as dedicated museum space and conservation facilities.</p>
<p>Scope of redevelopment work</p>	<ul style="list-style-type: none"> • Demolition of the BHF buildings (A, C and D), rebuilding and/or relocation of the Goods Shed; repair and strengthening of Buildings F&G for presentation of the BHF story. • Construction of a new purpose-built museum/community facility within the BHF site. • Relocation of the Caretaker's cottage to a new site (or sold off and funds added to museum fund). • BSM closed permanently and site sold/let for commercial/residential purposes. • Collections content from both the BSM and BHF reduced and relocated to the new facility.
<p>Key Issues addressed</p>	<p>Heritage Significance: Heritage values of the BHF site largely retained, particularly the mid-20th century Briar Herb Factory buildings. Loss of heritage values with the disposal and likely demolition of the Blyth Street Museum building (although main heritage values are archaeological and historical, which will not be directly impacted).</p> <p>Buildings:</p> <ul style="list-style-type: none"> • Repair and strengthening condition issues resolved and seismic issues resolved in remaining BHF buildings; • water and pest ingress issues resolved via the repairs; • public safety issues resolved via the repairs, strengthening and demolitions; • compliance issues resolved via services upgrading, fire and access upgrading or BHF. • Public liabilities with BSM building removed through disposal. <p>Space: Major rationalisation of exhibits with effective demolition of the BHF museum buildings and BSM disposal. New museum building will address all collections condition, storage and display issues; public research room and operational space also provided. Site location issues not addressed as BHF still on the margin of the town centre and main visitor focus.</p> <p>Collections:</p> <ul style="list-style-type: none"> • extensive rationalisation of exhibits. • collections policy will require revising <p>Community & Demand:</p> <ul style="list-style-type: none"> • Changes likely to be sufficient to generate new or additional income from increased visitation and multiple uses, and sale of BSM site; • Changes may be sufficient to generate new or additional community support or CHM capacity-building with creation of a new museum and community venue at the Briar Herb Factory site. <p>Governance & Resourcing: CHM staffing capacity partially addressed by huge reduction in scope and extent of the BHF site and sale of the BSM. New museum facility may not require increase in CHM capacity as efficiencies from new build and some part-time professional staffing may be available if co-funded by CODC. Skills requirements and general governance structure not specifically addressed through this option; however, a change in governance will be required to balance the investment in a new-build museum that may</p>

	<p>require some part-time staffing.</p> <p>Other:</p> <ul style="list-style-type: none"> • <i>Planning</i> – likely to be complex as demolitions, new construction and title changes involved (and possible future sale/demolition of BSM in a heritage precinct); consents will be required with a cost/time implication. • <i>Archaeology</i> – minimal issues. • <i>Building Act 2004</i> – any upgrading for access and fire and other compliancy issues will have to be thoroughly scoped for the remaining BHFMM to determine acceptable level and requirements. <p><i>Other</i> – wider community benefit issues partially addressed through maintaining access to the core Briar Herb Factory buildings and development of a new museum/community facility.</p>
<p>Opportunities</p>	<ul style="list-style-type: none"> • Mitigation of current liabilities for the BHFMM and BSM sites through demolitions, repairs, limited upgrading and sale of property to fund new museum facility and redevelopment scheme. • Opportunity to completely redevelop Clyde Museum with new facilities and greater community focus/engagement through a multiple-function venue.
<p>Constraints</p>	<ul style="list-style-type: none"> • Economic – the new construction costs along with some repair, strengthening and rebuilding costs are extremely significant and will require a substantial amount of funding to achieve. • Operational costs – are likely to be considerably greater than before due to increased costs associated with operating a modern museum and community facility. • Time - the programme to undertake and complete this Option is likely to be significant with a considerable amount of infrastructure works, repairs, construction, strengthening and services upgrades involved. • Disruption – some disruption to the operation of the BSM is likely to be encountered as its disposal may be required to secure public funding prior to commencement of the BHFMM redevelopment scheme. Also, consequent impacts on collections storage as temporary store likely to be required in the interim during museum construction. • Staff – greater capacity likely to be required to staff and manage a new museum adequately; and need for expert-led museum skills in some areas (e.g. conservation and display). Therefore, operational funding is a major constraint on this option.
<p>CHM/CODC Strategic goals addressed?</p>	<p>A revitalised Clyde Museum in terms of building and collection conditions and safe public access focused on the Briar Herb Factory Museum site.</p> <ul style="list-style-type: none"> • Demand goals may be addressed through the revitalisation of the museum and being able to offer a wider range of resources, facilities and attractions than currently. • Governance and resourcing goals are not directly addressed and therefore are likely to hamper the CHM goal of a long-term future for Clyde museum. However, reducing the scope of the site liabilities at the BSM and BHFMM sites and potentially providing an income (whether from short-term sale income or longer-term visitor income) would go some way to addressing these. • The development of a focal heritage-community place may contribute to the wider community/Council goal of establishing a community hub in the area focused on the Memorial Hall in Fraser St.

Risk potential?	<ul style="list-style-type: none"> • The BHFM location is on the periphery of the current visitor circulation routes and therefore it would have to provide a sufficient draw for visitors to include this in their itinerary. The emphasis on being in the right location (i.e. the main centre) cannot be over-estimated and is probably the biggest risk of the option. • The option will require a huge quantity of community, Council and funders buy-in to achieve and a high level of resources invested to prepare and deliver the scheme successfully.
Support potential	<ul style="list-style-type: none"> • Potentially good as site liabilities being addressed, focus placed on a manageable, single museum location enabling an equally focused funding plan and funding rationale, extending community and visitor benefits of the BHFM site through sensitive redevelopment and management, with potential for an income stream. • Community, Council and potential funders buy-in more likely as a more rationalised and focused approach.
Presentation slide/sheet	See below

OPTION 5

"HERB FACTORY MUSEUM DEVELOPMENT & BLYTH ST MUSEUM DISPOSAL"



SCOPE OF WORKS:

- HERB FACTORY MUSEUM PARTIALLY DEMOLISHED + NEW BUILD MUSEUM BUILDING/COMMUNITY BUILDING ON THE SITE WITH GOODS SHED RELOCATED
- BRYAR HERB FACTORY REPAIRED & REUSED/RE-DISPLAYED. COLLECTION HALVED
- BLYTH ST MUSEUM SITE DISPOSED OF FOR SALE OR LEASE & POLICE LOCK-UP RELOCATED
- HERITAGE BENEFIT DEPENDS UPON ADAPTIVE REUSES FOUND

- COSTS: \$ \$ \$
- TIME: ⌚ ⌚
- RISKS: ! !
- HERITAGE: 🏠 🏠
- COLLECTION: 📖 📖



4.3.6 Option 6: Alternative Site option

Option #:	6 – Alternative Site option
<p>Proposal Outline</p>	<p>To completely relocate the Clyde Museum to a new, town centre located site where it can access the current and future visitor and community flows.</p> <p>The Blyth Street Museum is closed, the collection and exhibits relocated to the new museum facility and the building sold either for possible commercial use as office or similar space; for demolition and residential rebuild (potential for two lots); or for future land banking for the Council. The Police Lock-up will be relocated to a more suitable site (e.g. the redeveloped BHFM site or somewhere in the CBD).</p> <p>The BHFM is permanently closed, the collection and exhibits relocated to the new museum facility and Buildings A-D demolished and/or relocated (Goods Shed). The remaining Buildings F&G and Dairy, Holden Cottage and Stamper Battery are addressed through proposed Alternative options 3A and/or 3B.</p>
<p>Rationale</p>	<p>Both of the current CHM museum sites are in poor locations which strongly constrain opportunities for increasing future visitor and community engagement for the sites. A central Clyde location for the museum would benefit from:</p> <ul style="list-style-type: none"> • Increased visibility and mainstream presence in Clyde; • Easy to find and access for casual visitors; • Increased walk-in visitation and opportunity for increasing visitor revenue through providing new retail opportunities and connections with neighbouring cafes and other heritage venues • Increased community visibility and potential for increasing local interest, engagement and community benefits. <p>The sale of the BSM site would help with funding for a new location and repairs to the remaining BHFM buildings; and reduction of the BHFM buildings will reduce the current liabilities associated with the site.</p>
<p>Scope of redevelopment work</p>	<ul style="list-style-type: none"> • New museum site at the north end of Sunderland Street; possible new building or purchase/lease of an existing, suitable museum building with option to modify and expand as necessary to accommodate the collection and exhibits. • Disposal of BSM site for sale, lease, sub-division. • Demolition of later BHFM buildings and repair of the Briar Herb Factory buildings for display/commercial re-use/community garden/retention/disposal of Caretaker's cottage.
<p>Key Issues addressed</p>	<p>Without a proposed site/building, it is not possible to assess which, if any, of the key issues would be addressed by this option:</p> <ul style="list-style-type: none"> • From a heritage perspective, this option would not address the identified values of the existing buildings; • The seismic issues of the present museum buildings would not be addressed and there might be new issues to resolve with another building/site; • The effect on the collections is unknown at present; • Community support would depend upon the exact location and any issues a museum there would raise for the town centre (parking, traffic flows, etc); and • Governance & resourcing issues may remain the same as for the existing museum sites.
<p>Opportunities</p>	<p>Refer to Rationale section.</p>

Constraints	<ul style="list-style-type: none"> • Availability of a suitable town centre site with potential for purchase or lease; • CHM Inc buy-in to a new location; • Complicated programme to manage and fund; • Timeframe unknown.
CHM/CODC Strategic goals addressed?	Unquantifiable at present.
Risk potential?	Again, this would depend upon the actual site/building found. At present, all that can be surmised is that the risks would be moderate as a minimum and, possibly, high.
Support potential	Whilst the potential location for this option is unknown, the town centre location proposed for it is likely to raise some concerns with the local community. The town centre is already very busy and has issues with parking and traffic movement. The relocation of the museum to the centre is likely to exasperate these issues
Presentation slide/sheet	See below

OPTION 6
"ALTERNATIVE SITE"

SCOPE OF WORKS:

- NEW LOCATION (PURCHASE OR LEASE) FOR A NEW CLYDE MUSEUM DEVELOPMENT (NEW OR EXISTING BUILDING)
- BLYTH ST MUSEUM DISPOSED OF BY SALE OR LEASE
- HERB FACTORY MUSEUM RATIONALISED & RE-DISPLAYED IN A HERITAGE-COMMUNITY SETTING.
- "AT RISK" BUILDINGS DEMOLISHED. GOODS SHED RELOCATED. POTENTIAL FOR BOUTIQUE COMMERCIAL OPERATION
- HERITAGE BENEFIT DEPENDS UPON ADAPTIVE REUSES BEING FOUND

Origin
CONSULTANTS

4.4 Rough order of costs

Since the Stakeholders' meeting and Public consultation meeting, Chas. E. George has provided the 'rough order of costs' for the options, which are summarised below (refer to Appendix C for the more detailed breakdown).

Chas. E. George advises "The 'rough order of cost' has been prepared to indicate the scope of work as it relates across the Options. The dollar values are an indication only and are not to be read as actual costs to complete various tasks. There has been no design input from consultants such as Architects, Structural or Services Engineers."

Option	Description	Exclusions	Rough order of cost
1	<p><u>Blyth Street</u></p> <ul style="list-style-type: none"> Relocate police lockup to new site <p><u>Briar Herb Factory</u></p> <ul style="list-style-type: none"> Remove and relocate and rebuild building B Demolish building C Demolish building D 	<ul style="list-style-type: none"> Asbestos investigation and removal Professional fees GST Land /Development costs etc 	\$379,550
2	<p><u>Blyth Street</u></p> <ul style="list-style-type: none"> Basic services and compliance upgrading <p><u>Briar Herb Factory</u></p> <ul style="list-style-type: none"> Fencing Demolish buildings Remove and relocate and rebuild building B 	Ditto	\$517,900
3	<p><u>Blyth Street</u></p> <ul style="list-style-type: none"> Full repair of building Access Toilets/ staff upgrade inside Seismic upgrade Signage Insulation Replace windows with double glazed <p><u>Full service upgrade:</u></p> <ul style="list-style-type: none"> Fire Heating/ Air conditioning Electrical Demolish ablutions block New block for Shepard Collection storage <p><u>Briar Herb Factory</u></p> <ul style="list-style-type: none"> Demolish building A Demolish building C Demolish building D Rebuild buildings A, C & D Repair buildings B, F, G, H & J (including structural/seismic strengthening, insulation and services upgrades) Upgrade ground drainage 	Ditto	\$2,897,474

<p>4</p>	<p><u>Blyth Street</u></p> <ul style="list-style-type: none"> • Full repair of building • Access • Toilets/ staff upgrade inside • Seismic upgrade • Signage • Insulation • Replace windows with double glazed <p><u>Full service upgrade:</u></p> <ul style="list-style-type: none"> • Fire • Heating/ Air conditioning • Electrical • Refurbish ablutions block for Shepard Collection storage <p><u>Briar Herb Factory</u></p> <ul style="list-style-type: none"> • Demolish building A • Demolish building C • Demolish building D • Remove and relocate and rebuild building B • Full repair of building F • Full repair of building G • Structural/Seismic strengthening of building F • Structural/Seismic strengthening of building G • Insulation of building F • Insulation of building G • Services basic upgrade to building F • Services basic upgrade to building G <p><u>Alternative 4A</u></p> <ul style="list-style-type: none"> • Development of a themed heritage/community garden <p><u>Alternative 4B</u> (Insulation and services covered above)</p> <ul style="list-style-type: none"> • Development of a themed heritage/community garden <p><u>Alternative 4C</u></p> <ul style="list-style-type: none"> • Purpose built modern multi-function storage building 	<p>Ditto</p>	<p>\$3,502,111</p>
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5	<u>Blyth Street</u> <ul style="list-style-type: none"> Relocate police lockup to new site <u>Briar Herb Factory</u> <ul style="list-style-type: none"> Demolish building A Demolish building C Demolish building D Demolish & rebuild building E Remove and relocate and rebuild building B Full repair of building F Full repair of building G Structural/Seismic strengthening of building F Structural/Seismic strengthening of building G Insulation of building F Insulation of building G Services basic upgrade to building F Services basic upgrade to building G Purpose built modern museum/arts/community/visitors building of 800m² Relocate Caretakers cottage to new site 	Ditto	\$4,717,458
6	<u>Blyth Street</u> <ul style="list-style-type: none"> Relocate police lockup <u>Briar Herb Factory</u> <ul style="list-style-type: none"> Demolish building A Remove and relocate and rebuild building B Demolish building C Demolish building D Building F as detailed Option 3 Building G as detailed Option 3 Purpose built modern museum/arts/community/visitors building of 800m² 	Ditto	\$4,440,770

For ease of reference the relative rough order of costs are summarised as follows:

Revised Option no.	Brief Option description	Rough order of cost based on assumed square meter rates
1	No working museum	\$379,550
2	Status quo	\$517,900
3	Retention, repair and upgrading of both sites – based upon existing buildings	\$2,897,474
4	Development of Blyth Street building and alternatives options for the Briar Herb Factory site, but retaining the heritage factory buildings as follows: A. Represented heritage factory buildings and heritage garden on the north part of the site	\$3,502,111

	B. Re-purposed heritage factory buildings and heritage garden as above C. Represented heritage factory buildings and new modern 'shed' storage facility building covering the footprint of the demolished buildings on the north part of the site	
5	Redevelopment of Briar Herb Factory site (retain heritage factory buildings and construct a new 800m ² building on the rest of the site) and disposal of Blyth Street site	\$4,717,458
6	Alternative site (based upon a new 800m ² building)	\$4,440,770

4.5 Capital values

Information received from CODC confirms that for both the existing museums sites the land is held Freehold by Council with no Reserve status (only the Railway Station is located on Reserve land).

Options 4, 5 & 6 all have the potential, therefore, to see one or both of the existing museum sites disposed of and the funds raised put towards the financing the preferred of these three options.

Whilst market sale value would need to be considered at the relevant time, some consideration should be given to capital values of the sites as part of this feasibility process. The only publicly available information by which to do this is by comparison of the rating valuations (as at 01 September 2016) given on the QV database as follows:

1-3 Blyth Street site	Land value: \$56,000 Capital value: \$390,000	Improvements: \$334,000
12 Fraser Street	Land value: \$112,000 Capital value: \$390,000	Improvements: \$278,000
20-22 Fache Street	Land value: \$155,000 Capital value: \$385,000	Improvements: \$230,000

Accordingly, from a rateable value point of view, the Briar Herb Factory land value is \$267,000 as opposed to \$56,000 for Blyth Street and the capital value is \$775,000 as opposed to \$390,000 for Blyth Street.

4.6 Brief summary of Origin Consultants' views on the options prior to consultation

To avoid introducing bias in to the process, Origin Consultants made no comment on its preferred option before the consultation period began and declined to make its views known at the Stakeholders' meeting. Following completion of this period and in drawing this chapter to a close, Origin's views developed up to the consultation stage can be briefly summarised as follows:

Revised Option no.	Level of support:	Reasoning (in brief):
1	No merit	The 21st century growth and development of the town, and its status as a significant cultural heritage centre in the region determines that, in our view, there should be a 'working museum' in Clyde.
2	No merit	The issues facing the existing museum sites and their current stagnation mean that maintaining the 'status quo' is not a viable option on many fronts.

3	No merit	This option maintains the pre-2015 'status quo', but with the physical forms of the museums substantially upgraded. The cost of this option without solving the pre-2015 situation and looking to the future needs of the town makes this an unviable option.
4	Some merit	From a heritage perspective, there is some merit to developing the Blyth Street building as Clyde's only working museum. However, the location of this building and the constraints of both the building and site (e.g. c.50-year old building and small site) mean this is not, in our view, a viable option.
5	Considerable merit	From a heritage perspective, there is some merit to developing the Briar Herb Factory site as Clyde's only working museum. The location of this site, its potential for heritage-sensitive redevelopment and its potential for meeting the future needs of the town give this option considerable merit and viability.
6	Some merit	Placing the museum in the town centre has considerable merit in terms of visitor and local passers-by (similar to Lakes District Museum in Arrowtown). However, the difficulties of securing a suitable site/building and the existing traffic/parking pressures on the town centre reduce this option's merit overall.

5. Options Feasibility Analysis

5.1 Introduction and chapter outline

This Chapter summarises the analysis and consultation process that occurred during October and November 2018. Whilst analysis by the project team is an important element of the feasibility study, stakeholder and public consultation along with support for the chosen option is key to the successful development of it in the future.

5.2 Consultation methodology

The Stakeholders' meeting was held in the Council Chamber in Alexandra on 16 October 2018. The groups represented at the meeting were:

- Vincent Community Board (VCB) – Sharleen Stirling-Lindsay, James Armstrong, Brian Fitzgerald, Russell Garbutt, Victoria Bonham.
- Central Otago District Council – Tim Cadogan, Louise van Der Voort, Mike Kerr, Christina Martin, Paula Penno, Maria De Cort, Bernard Murphy.
- Clyde Museum – Clair Higginson, Carol Haig, Carole Randall, Christine Cockroft, John Hanning
- CO Heritage Trust – David Ritchie

Apologies were received from Claire Goudie (VCB), Matt Begg and Vicci Lawrence (CLT), Rachel Thomas (Lotteries).

The format of the meeting comprised a PowerPoint presentation by Robin Miller of Origin Consultants and the issuing of an information sheet giving more detail about each option. After that there was the opportunity for questions before the stakeholders walked around the room to look at a stand for each option that comprised:

- a) A printed copy of the relevant option PowerPoint slide;
- b) A whiteboard to which the stakeholders could stick their handwritten notes about the option; and
- c) A jar in to which the stakeholders could drop a single marble as a means of voting for their preferred option.

The meeting concluded with a discussion about the public consultation format, and a call for VCB members to be present for that event.

This methodology continued for the Public consultation meeting held at the Clyde Hall on 28 October 2018 between 11 am and 1 pm with a couple of variations to reflect the slightly different needs identified for that meeting as follows:

- As the public consultation meeting was a drop-in event, it was not possible to do one single presentation of the options that everyone would see. Accordingly, the presentation was recorded and left to continuously run in the reception area with a voice-over explaining the slides and the options.
- It was felt that the voting jars into which people would drop their marble should be blacked out to help remove bias from the voting process.

On the day just under 40 people attended the public consultation event. After the event the public meeting was recorded in the Dunstan Times with a link to the Council's website where readers could watch the video presentation and cast their vote in the survey. The consultation process was also advertised in the Central Otago news on the 8th of November, 2018. There was a link to the project on the Council's website as with the Dunstan Times article.

The final step of the consultation process was for it to be advertised on the CODC Facebook page with a link to the public consultation presentation and voice-over, and a public survey questionnaire by Survey Monkey, which ran until 26 November 2018.

5.3 Infrastructure consultation

Feedback during the Stakeholders' meeting led to a discussion with the CODC Infrastructure team about the likely infrastructure development of Clyde over the next 10 years. This included consideration of:

- a) The concept design for the town centre (250m radius) with plans for enhancing the east-west Greenway (to which the northern part of the Briar Herb Factory site adjoins), creating a River Park to the south of the town centre with parking and pedestrian links into the town centre and a link (Miners Lane) to the War Memorial (in the vicinity of the Blyth Street Museum), and investigating car parking options away from the main street so as to avoid congestion and retain the heritage feel of the area; and
- b) The 10 year plan for wastewater reticulation, in which both existing museum sites are included in CBD – Stage1.

Another infrastructure aspect explored within these proposals and planned as part of the early stages of the 10 year plan is road improvements and the re-organisation of parking in the 250m town centre radius. In addition to the River Park parking, Fache Street will become a slow-speed zone (30 km) with new angled car parking bays along it.

The potential benefits for the two existing museum sites (and their future uses) are:

Blyth Street

- Proximity to the new Miners Lane access point close to the War Memorial and possible increased pedestrian flows arising from the River Park; and
- Wastewater reticulation.

Briar Herb Factory

- Proximity to angled parking and town centre access via Fache Street;
- Adjacent to the enhanced Greenway; and
- Wastewater reticulation.

5.4 Analysis of the consultation results

5.4.1 Stakeholders' meeting

The votes received for the 5 options were cast as follows:

Option (original)	no.	Option (revised)	no.	Option title (in brief)	No. of votes
None		1		'No working museum'	n/a
1		2		'Status quo'	0
2		3		Redevelopment of both existing museum sites	0
3		4		Blyth Street museum redevelopment	1
4		5		Briar Herb Factory museum redevelopment	15
5		6		'Alternative site'	0
Total number of votes cast					16

Accordingly, revised Option 5 received 15 out of 16 votes (approx. 94%).

Comments made about the different options are recorded in Appendix D.

5.4.2 Public consultation meeting

The votes received for the revised 6 options (see 5.3.1 above) were cast as follows:

Option no. (revised)	Option title (in brief)	No. of votes
1	'No working museum'	1
2	'Status quo'	2
3	Redevelopment of both existing museum sites	1
4	Blyth Street museum redevelopment	3
5	Briar Herb Factory museum redevelopment	30
6	'Alternative site'	0
Total number of votes cast		37

Accordingly, revised Option 5 received 30 out of 37 votes (approx. 81%).

Comments made about the different options are recorded in Appendix D.

5.4.3 Clyde Historical Museum

At the museum's monthly meeting on 19 November 2018, it was decided to canvas the committee members' views about their preferred option out of the 6 options identified.

After the meeting, the CHM Secretary advised CODC that it was moved unanimously by the Clyde Historical Museum committee members present that **Option 5** [revised] (the development of the Briar Herb Museum site and the disposal of the Blyth St site) was their preferred option.

5.4.4 Survey Monkey

The votes received for the revised 6 options (see 5.3.1 above) were cast as follows:

Option no. (revised)	Option title (in brief)	No. of votes
1	'No working museum'	1
2	'Status quo'	1
3	Redevelopment of both existing museum sites	6
4	Blyth Street museum redevelopment	4
5	Briar Herb Factory museum redevelopment	19
6	'Alternative site'	0
Total number of votes cast		31

Q7 Which is your preferred option for the future of Clyde Museums?

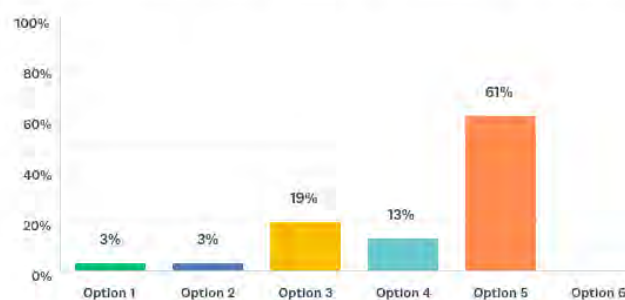


Figure 51: Pictorial image of the votes cast for the revised 6 options in the public survey (Survey Monkey).

Accordingly, revised Option 5 received 19 out of 31 votes (approx. 61%).

Comments made about the different options are recorded in Appendix D.

5.5 Discussion of analysis results and feasible options

Before analysing the votes and merits of the options, some important considerations and views have come out of the Stakeholders and public consultations meetings. Giving particular views prominence in this section is a concern as it could suggest popularity or consensus in these views and, therefore, it is essential that the Stakeholders and public comments in Appendix D are read in their entirety to maintain balance. However, the following (paraphrased) items are noted as being of interest:

Option 1

- i. Generally perceived not to be an option – this is the consensus;
- ii. A view that, from a rate payer's point of view, the existing museums should be scrapped and invested in Central Stories in Alexandra instead.
- iii. An opposing view that Central Stories should be closed and invested into new museums in Clyde.

Option 2

- i. Generally perceived not to be an option – this is the consensus;
- ii. Comments that something must be done/look to the future/need to create value.

Option 3

- i. Blyth Street building is constrained and needs an alternative use;
- ii. The preservation of the Blyth Street Council Chamber is important;
- iii. Relocate the Lock-up at Blyth Street;
- iv. Too expensive/lack of resources to develop both;
- v. Briar Herb Factory buildings should be preserved;
- vi. Preference for the Briar Herb Factory buildings over Blyth Street;
- vii. The ideal if the money is available, but money being stretched too far.

Option 4

- i. All collections should be in one place – sell Blyth Street and invest in the Briar Herb Factory site;
- ii. Retain the Blyth Street building, reduce the collection in Briar Herb Factory and use/relocate the Goods Shed;
- iii. What happens with the herb factory collection? Very important..... story needs to be told;
- iv. Blyth Street has less character and potential.

Option 5

- i. Most practical solution; reduce the collection; more parking;
- ii. Greater use of the park;
- iii. Connection to Rail Trail;
- iv. More commercial opportunities;
- v. Develop storage/shrink displays;
- vi. Use Council Chambers from Blyth Street as part of the research centre;
- vii. Create community hub;
- viii. Reduces main street overcrowding;
- ix. Blyth Street is the better option – Briar Herb Factory site is probably too costly;
- x. Don't sell BSM. Refurnish and lease to appropriate businesses. Don't let a developer come in and take over the site;
- xi. Would only support this option if Council Chambers retained / leased out for professional use. Part of history of Clyde - while still modern it tells a story & once gone it is another part of wonder and history destroyed;

- xii. If BSM buildings demolished why not retain land and extend the gardens already on site, incorporating a small community garden. (Creating something similar to what is in Pioneer Park in Alexandra);
- xiii. BHF site has the potential for a nice marriage between old and new;
- xiv. Need to enhance the BHF site’s appeal to visitors and locals by expanding activities;
- xv. Higher operational costs and consider the costs to ratepayers.

Option 6

- i. What are the chances of getting this location;
- ii. Delay and uncertainty;
- iii. Spread the Clyde attractions out;
- iv. Concern over main street issues;
- v. Potentially a great option, but hard to visualise;
- vi. A ridiculous option – where is this mythical site;
- vii. Already have suitable buildings – why look for another;
- viii. Perfect, but unrealistic.

From the above, it can be seen that there are many varied and conflicting views. It is interesting to note that revised Option 5 seems to have sparked the most interest.

The following table records the popularity of the different options against their relative heritage/time/risks/cost/collections merits using a very simplistic ‘traffic light’ scenario: red = stop; yellow = caution; green = go; and black is unknown.

This is a very simplistic analysis of merits but attempts to reconcile the results of the feasibility study. The ‘score’ is an equally simplistic indicator based upon red = 1, yellow = 2, and green =3. Black has no score as it is unknown.

Revised Option no.	Popularity	Heritage benefit	Collection benefit	Cost	Time	Risk	Score
1	Red	Red	Red	Green	Green	Red	10
2	Red	Red	Red	Yellow	Green	Red	9
3	Red	Yellow	Green	Yellow	Red	Red	11.5
4	Red	Yellow	Yellow	Yellow	Red	Yellow	10.5
5	Green	Yellow	Yellow	Red	Yellow	Yellow	12
6	Red	Yellow	Green	Red	Black	Yellow	9 (unkn)

It is stressed that this is not a statistical analysis, but merely an indicator of merits.

The outcome of the above table is that revised Option 3 and revised Option 5 have the most overall merit, but in terms of preference during the study and consultation process revised Option 5 is substantially more favoured and supported by both the Stakeholders and the public – as well as being the preferred option considered by Origin Consultants.

5.6 Recommended option

The outcome of the feasibility study and consultation process is an overwhelming preference for **revised Option 5 - Briar Herb Factory Museum redevelopment and Blyth Street Museum closed**. It is recommended that this option be adopted and progressed to the next stage (see below). The outline of this option is:

“The Briar Herb Factory Museum Buildings A, C and D are demolished; the Goods Shed either rebuilt on site or relocated to a new location (as per Option 3), and the toilet block F demolished and rebuilt nearby (if

required). Factory buildings F & G are retained, repaired, strengthened, have a basic level of services upgrading to include an economic heating system, power, water and drainage, and re-used (potential for display purposes, a boutique commercial outlet or ancillary space for a proposed new museum building).

The cleared BHFm land will provide the location for a new, purpose-built, economically-designed, museum facility that will incorporate a multi-purpose, museum, arts and possibly community/visitor space, on a construction scale sympathetic to the remaining heritage buildings. If feasible, the new building could incorporate the rebuilt Goods Shed at its centre.

The Blyth Street Museum will close, the collection and exhibits relocated to the new museum facility and the building sold/let either for possible commercial use as office or similar space; for demolition and residential rebuild (potential for two lots); or for future land banking for the Council. The Police Lock-up will be relocated to a more suitable site (e.g. the redeveloped BHFm site or somewhere in the CBD)."

Aspects of the option that have come to the fore during the feasibility and consultation process and which result in further recommendations for adoption are as follows:

- 1) It is recommended that the Good Shed should be repaired and relocated. The preferred new location for it is close to the Railway Station. An adaptive reuse should be found for it that, preferably, links it back to the Station and the start of the Rail Trail. The adaptive use and the building's repair and strengthening should be in accordance with recognised heritage conservation guidelines and best-practice, including the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value 2010 (or as amended).

The option raises the possibility of the Goods Shed being incorporated in to the centre of the new museum, arts and community centre. However, the results of the Collections and Condition Assessment reports have highlighted the limitations of the building for these sorts of uses without significant alteration and, hence, its relocation and adaptive reuse in connection with the Station is recommended.

- 2) The community support for the retention of the F & G factory buildings has become apparent during the study process. It is recommended that the buildings should be strengthened and repaired in accordance with recognised heritage conservation guidelines and best-practice, including the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value 2010 (or as amended).
- 3) The community support for the retention of the former VCC building on the Blyth Street site has also become clear. It is recognised as an element of the town's history and heritage and there is support for it to remain within the control of the town/CODC rather than being disposed of to a developer where its future retention may be uncertain. It is recommended that the means of achieving its future retention and adaptive reuse are explored.
- 4) The Council Chamber and its furniture in the Blyth Street building are held in esteem by many in the local community. It is recommended that the potential for it to remain in the building or its fittings/furniture to be incorporated in to the new Briar Herb Factory building are explored.
- 5) It is recommended that the Police Lock-up at the Blyth Street building be relocated to a more prominent site in the town. This could be to the Briar Herb Factory or the reserve at Blyth Street as recommended in the Exhibition Design Build & Consultancy Ltd report.
- 6) The study has recognised the split of the museum collection between the two existing sites; essentially, a social collection at Blyth Street and a local industry collection at the Briar Herb Factory site. Some parts of the collections have been revealed as not being significant to the town or of lesser cultural value. It is recommended that the findings of this study be used and developed to redefine the future Clyde Museum collection. Furthermore, a district-wide study should identify the components and significance of all of the museum collections within the District to ensure that the future Clyde collection is unique and that each collection reflects history and distinctiveness of its own area.

- 7) It is recommended that the recommendations of Exhibition Design Build & Consultancy Ltd with regard to the future protection and care of the retained collection be followed.
- 8) It is recommended that, if adopted, the scope of revised Option 5 be discussed immediately with all the relevant CODC departments and other relevant organisations to ensure that the 10-year plan for the town and infrastructure improvements align with the proposals in the option. For example, the development of the Greenway and the traffic and parking improvements along Fache Street should ensure local and visitor flows are encouraged between the Briar Herb Factory site and the town centre and infrastructure services are designed to meet the future requirements of the site.

Finally, following these recommendations it must be recognised that the rough order of costs for this option is a simplistic figure based upon assumptions about the elements of the option and per square meter construction costs. There are any number of variables which have yet to be determined which can significantly affect the overall cost and timeframes. For example, it is based upon the Blyth Street site being disposed of (with, hence, no costs allowed for this building), but should the building be upgraded to, say, improve its let-ability to a new tenant, there would be improvement costs to add. What these costs might be is indeterminable at this stage as different tenants will have different requirements (e.g. an office tenant will have different needs to a medical tenant) and the terms of any letting will also have an impact (e.g. some tenants may undertake their own fitout and, accordingly, seek a lesser rent).

5.7 Next steps

This feasibility study has assessed the options for the future of the Blyth Street and Briar Herb Factory museums and has identified a preferred option. The next step is to develop a concept design for that option. The brief for the concept will need to be defined by CODC and its partners in the stakeholder group and it is assumed tenders will be sought from architects/architectural designers and associated professionals. To help the group understand the extent of the scope of the concept brief, the following examples are given of some of the matters which will need to be examined by the concept:

- The form, materials and size of the new building at the Briar Herb Factory site;
- The division of this building between the proposed multi-uses (museum, storage, research room, arts centre, community centre, etc);
- The form, materials and building services required for each of these uses;
- The future form and elements of the museums' collections and their conceptual presentation, care and storage;
- The form and methods of seismic strengthening of the Herb Factory buildings and a conceptual design for their adaptive reuse;
- The future interaction of the buildings on the Briar Herb Factory site, the presentation and landscaping of the site, and how the local community and visitors will use and enjoy the site (including parking, deliveries and pedestrian flows);
- A masterplan for this site and its integration with the town centre, railway station site, Greenway and the proposed Clyde infrastructure improvements;
- The relocation and adaptive reuse of the Goods Shed;
- The retention and future adaptive reuse of the Blyth Street building and its site;
- The relocation of the Police Lock-up; and
- A revised cost estimate for the concept with the input of design professionals.

In addition to developing a concept design, the museum committee and volunteers should:

- follow up on the purchase of, and training with, eHive; and
- Act on the urgent recommendations from the collections' reports, including de-accession of unwanted, duplicated and insignificant items.

Finally, there should be a review of the role of the museums across the district (understood to be currently underway) and, in the interim whilst planning for concept design progresses, the 'at risk' buildings at the Briar Herb Factory site should be removed or made safe.

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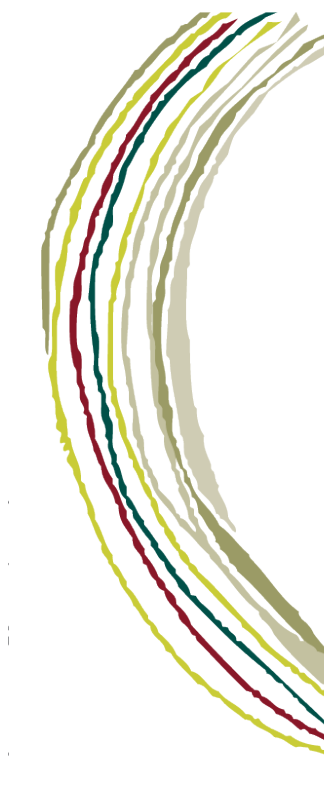
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Appendix A – Exhibition Design Build & Consultancy Ltd Reports

BLYTH STREET MUSEUM, CLYDE:

COLLECTION CONDITION ISSUES & FUTURE OPTIONS



Prepared by Sally Papps, *Dip. 3D Design, BVA, Cert NZMP*
Exhibition Design Build Consultancy Ltd, August 2018

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INTRODUCTION

The purpose of this appraisal is to ascertain the condition of the collections held at the Blyth Street Museum, highlight any issues, and make recommendations of options for future improvements. This information will feed into the feasibility study to help form an understanding of the needs and priorities the museum requires when considering its future direction.

Appraising the status of the collections held in the Blyth Street Museum is reflected in Clyde Historical Museums Inc collection policy as follows:

- 1) *“The museum will borrow objects germane to the collections policy provided that there are written and accepted terms and conditions of the loan including condition reports at the beginning and end of the loan and providing that the museum can safely house the items, including providing for the necessary environmental/conservation conditions as specified by the donor institution”.*¹
- 2) *“Central to the operation of the museum is the establishment and active maintenance of a record of all items within the collection.”*²
- 3) *“All items, objects or collections should be appropriately stored or displayed so that such items do not deteriorate through preventable environmental conditions. Any items requiring conservation will follow appropriate and adequate conservation procedures in accordance with contemporary best practice”.*

CHM Inc³ have a duty to care to protect and maintain the objects held on display in the buildings they are housed in. Primarily, this is effected through keeping well-maintained displays in well-maintained buildings.

SUMMARY OVERVIEW

Collections on display need the same care and handling as collections in storage. Conditions and issues relating to the collections currently in storage at Blyth St have been covered in the *Blyth Street Museum Storage Appraisal* document. This appraisal focusses on the collection objects currently on display in the main building.

The key factors in preserving museum collections while on display are: proper environmental conditions, adequate security, and the use of appropriate materials to support objects while being exhibited.

The most damaging environmental effect to collections on display are fluctuating temperatures and humidity⁴. This is because these fluctuations can cause mould and

¹ - Garbutt: *Collection Policy, Clyde Historic Museums Inc, 2017. p 3*

² - Garbutt: *Collection Policy, Clyde Historic Museums Inc, 2017. p 5*

³ Clyde Historical Museums Inc

⁴The relative humidity set point for most collections lies between 45 – 55 %. Ideally, fluctuations should not exceed $\pm 5\%$ from the set point. Do not allow the RH to go as high as 65% as mould might develop. Below 35%, certain material may become brittle, crack, and spall.

corrosion at one end of the scale, and irreversible desiccation and cracking at the other end of the scale.

Display areas should be kept clean and well ventilated. Temperature and humidity levels should be monitored at regular intervals. The building they are housed in should have any maintenance issues addressed immediately, have appropriate fire protection, and be well secured. When these conditions are in place and maintained, the museum collections have the best chance to be preserved and kept in good condition.

COLLECTION CONDITIONS, ISSUES AND REQUIREMENTS

When approaching the museum entrance there is a sign defining the museum as portraying ‘ A town and its people”, which sets up the theming as focussing on the region’s social history.

The building itself is intrinsic to the heritage of the street’s **precinct**, and should be considered as part of the collection. The block that the museum is sited on was always a government block with council, law and hospital functions. **A new museum built here will never reflect that historical value.**

The collection objects, all with social history focus, are generally in well worn but good condition. It is estimated that 80% of the collection is currently out on display. Of this, 35% are predominantly objects made of wood and metals, 25% of glass and porcelain, 10% of textiles, 30% paper-based and organic material.

Many of the smaller and fragile objects are housed in display cases, which assists in retaining a stable environment.

There was no evidence of mould or insect infestation, but the building needs to be maintained and monitored to ensure that the environment remains stable and insect free.

One of the main concerns regarding the collections on display at the Blyth Street Museum site relates to the security of the objects. In the scenario of the museum being open, each display area has a number of unsecured objects that can easily be uplifted or damaged by the public, or become a danger in the event of an earthquake.

There were several rooms that have large north and west facing windows that throw a high level of UV light into each room and across the collections that are on display. The blinds installed appear to be opened during visiting hours, and shut when the museum is closed. There was no evidence of fire or security alarms installed on site.

Image following: Light raking across display case, as surveyed.



GENERAL COMMENTS

The following are comments and recommendations regarding conditions for specific collections:

COLLECTION RECORDS

Donations made after 2009 do have receipt forms, but are not catalogued. Donor and provenance recorded on notes are currently kept with objects, and/or in receipt books. Items are put into the vault with notes attached.

RESEARCHERS

Not easy for volunteers to access information for enquirers. Photograph files are available for viewing and ordering, but this area not clearly signposted. Reference books are in the cupboard behind the front desk but also not 'advertised' as being available for use. If the genealogy files are in the vault, volunteers can't access these either.

LOCK-UP

This building should be regarded as part of the collection. It needs to be retained in the current precinct due to its historical provenance, but moved on to the museum reserve, to the west of the main museum building. This relocation would **strengthen the heritage street value of the area**, presenting in a line, the police station, courthouse, government building, and lock-up -across the road from the original town post office.

SUMMARY RECOMMENDATIONS

As outlined on page 4, the main issues facing the collection housed on this site are:

- Ensuring the environments have steady temperature and humidity
- Ensuring the objects are secure by use of mounting or encased displays
- Ensuring the collection is free from pollutants (such as dust and dirt), insect and pest damage
- Ensuring the collection records are updated, new donations are processed correctly, and any inward and outward loan objects are fully documented and signed by both parties.

It is recommended that the following measures be initiated:

A regular cleaning and monitoring schedule needs to be maintained to ensure the collection is maintained in good condition. Monitor other objects such as wood and metal for corrosion, decay, and desiccation - remove, treat, and store if the objects are deteriorating.

Invest in *Hobo*⁵ data loggers and regular monitor the environment of each area.

Consult a museum technician for an object mounting plan and invest in securing the collection.

Work on updating all records and adding the information into Past Perfect/ Ehive system, as well as in hard copy using existing records books. Use loan template forms and update loan items known to be on (both) site(s), or off site.

Consider establishing a dedicated research area where reference material, genealogy files and photographs can be accessed. Researchers can add value to the museum both financially and socially, through sharing and publications of findings. In addition, having a strategy in place to orchestrate fund raising from collections is vital for the museum to in turn add value to its display and collections.

Invest in improving the building's environmental conditions, as recommended:

MAINTAIN THE BUILDING ENVELOPE

Minimising the impact of fluctuating environmental conditions should be achieved through either non-mechanical measures, or the **reinstatement of the radiator systems to a degree**, rather than the introduction of an HVAC system.

Non-mechanical methods will greatly contribute to stabilising the collections climate. A well sealed and maintained building envelope excludes and/or minimises the impact of climate events and temperature and RH extremes. Invest in a maintenance programme

⁵ www.instrumentchoice.com.au

that examines the structure and the spaces housing collections to identify possible sources of moisture and air seepage, and work to correct these problems.

- To prevent fluctuating RH⁶ levels maintain the building's infrastructure to ensure that it is weather tight and there are no water sources seeping into the building's core.
- Cover the windows permanently by using a frosted vinyl film, and light each room with LED fittings (instead of relying on UV daylight).
- Install triple glazed windows, or window enclosures, to buffer against temperature and RH extremes and fluctuations, which will also aid to minimise / block UV levels.
- Create micro-environments within displays to house sensitive objects (such as some metals, textiles, paper, pyritic minerals, and fossil specimens) that require a specialised RH level.

RE-INSTATING THE FORMER RADIATOR SYSTEM

Some consideration should be given around re-instating the former radiator system into the building, with the intention of focussing on heating the workspaces - **However** the radiators in the exhibition areas would need to be kept to an ambient and constant low heat in order to protect the objects. This would also mean insuring that no objects are placed near the radiators, which could impinge on viable display space.

TO HVAC OR NOT TO HVAC?

It is **not recommended** to install an HVAC system into the main buildings. These units would have to be continuously monitored to prevent any malfunction that can damage collections and the infrastructure itself would draw exorbitant costs⁷ to run and maintain, given the size and number of rooms in the building, when compared with volume of visitor numbers, limited funding and site management and seasonal operation hours.

⁶ Relative humidity

⁷ To control climate using air conditioning across a single 400 sq.m building has an annual cost of around \$5-7,000. according to recent museum client's advice.

ADDITIONAL INFORMATION: COMMENTS ON SIGNIFICANCE AND KEY OBJECTS

In the CHM Inc's collection policy⁸, several themes have been identified to guide what is collected for both the Blyth Street site and the Briar Herb Factory Museum site. These are;

- Natural History
- Cultural History
- Social History
- Industry

The type of collections held and displayed at the Blyth Street Museum site mostly focus on the social history of the region.

Blyth Street Museum
Collection links

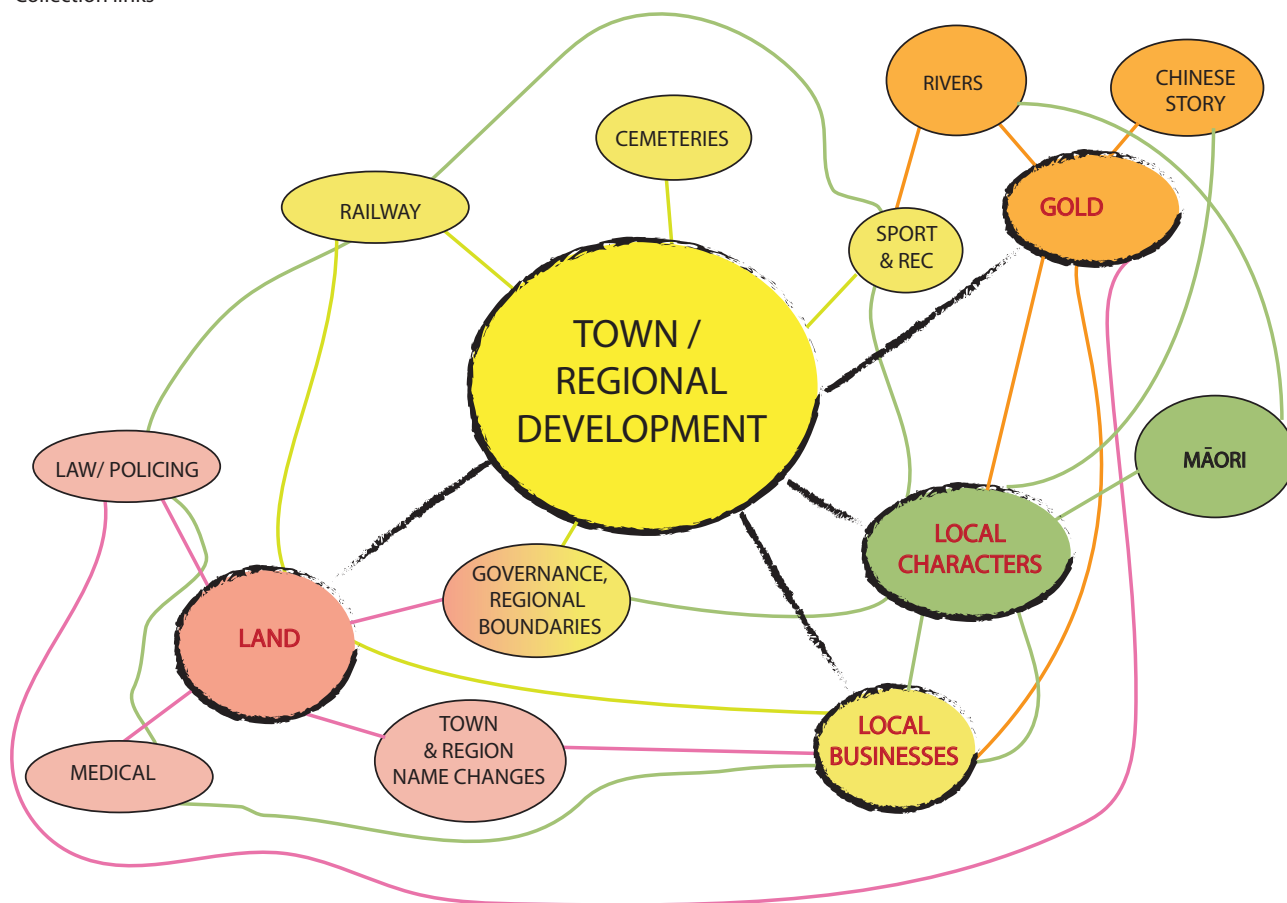


Image: Blyth Street Museum Collection themes and links

In the generic family rooms there are several objects with local family names identified. These can be linked up to objects and stories in other parts of the museum, through use of

⁸ Collection Policy, Clyde Historical Museums Inc. Garbutt, April 2017, section 2

local anecdotes, as has been developed most proficiently in other areas of display in the museum.

The list of comments below that focus on some specific areas of the site are listed as 'SIG:' and 'Curiosity':⁹ They are to be read and considered in conjunction with the significance statements produced by CHM Inc.

WW1 / TEMPORARY DISPLAY AREA

Retaining a temporary display space is critical for cycling the collection, attracting new and returning visitors, involving members of the local community through inward object loans and anecdotal contributions, group and school visits, and adding value to the collection via research conducted during the forming of the displays.

SIG: Rugs / war therapy

STONES BONES ROOM

SIG: Geology story - focus on local geological specimens and remove non-local or irrelevant items. Some of the Geology collection is on loan from a lender who has stated that his collection would be wanted at a Marlborough area museum if not wanted in Clyde. To bolster the display, it is suggested that local material is found for display, (including schist) and incorporated with the mud brick storyline at the BHFM¹⁰ site (linking land and river). Consider some specimens for a hands on / education collection.

SIG: Pre-historic highway panel / storyline may be more sensible to shift this storyline to the Briar Herb Factory Museum site and connect with Dam and River stories.

SIG: Pyke's original museum collection.

SIG: Moa bones storyline and collection (additional bones perhaps for education / hands on are in storage)

SIG: Delicate framed feather arrangement, although the original should now be rotated with a digital reproduction to protect it from fading further.

CLYDE DAM

Suggest in the long term repatriation of these objects with the collection at BHFM site, to connect to larger items such as concrete hopper, control panels, models etc; river storyline, dredge bellows and boat.

SIG: Cable section

SIG: Hard hats and overalls

⁹[SIGNIFICANT object, and an object being a Curiosity [significant, as in, an item that might engage visitors, but without local provenance].

¹⁰ Briar Herb Factory Museum site

GOLD ROOM

SIG: Oil painting

SIG: The Chinese story line and artefacts. (local focus) Connect Sarah (and son) Asquith's story here, as her husband was a warden and interpreter for the Chinese miners.

SIG: Fraser River sample

Note: Remove James W Noble's drawing set and put on display with Dredge story at BHFM in a longer term plan.

SIG: Gold Story and how it developed the town.

If a Gold display remains at Blyth street, then reference the gold machinery garden trail (and other displays as relevant), up the road at BHFM site.

SIG: Gold fields map (currently in a tenuous storage position for something so rare). Great that it has been copied for display.

DUNSTAN TIMES / SOCIAL HISTORY ROOM

SIG: Ditty box

SIG: Coach drivers presentation watch

SIG: Scotch [*sic*] earrings

SIG: Annan jubilee ribbon

SIG: Town bell

SIG: Turquoise box given to Mr Jeffrey by V Pyke

SIG: Nevis goldfields music box (!) interesting to focus on odd things brought to the gold fields - but this could go into the gold display room as an interesting foil to the tools and equipment on display.

SIG: Kerosene pump for town lights

SIG: School bag made in Clyde

Curiosity: Chinese headache cure - western crossover with Chinese population

SIG: Bouquet holder (Allan daughters all got one)

SIG: List of local names associated with objects in the collection is strong, (eg Annan, Bodkin etc..)

SIG: Dunstan Hotel sugar scuttle and salver

Curiosity: Glass rolling pin

SIG: General town plans, survey equipment, maps etc

HOSPITAL ROOM

The main connection for the museum is that the Doctor's house exists and is a short walk up the road to view in situ. Could devise a kind of walking trail (although something along this line exists, make a museum production with museum images (if they exist), and storylines etc..

Objects appear minimal in terms of local connection, but of interest are:

Curiosity: Bone saw

Curiosity: Artificial arm

SIG: (If proved): Influenza epidemic certificate (Mrs Smart)

SIG: (Could also include the ww1 rag rugs, and the felted tea cosy and coaster 'made by a soldier' here.)

SIG: Side story / profile on Emily Siedeberg

Perhaps the hospital room could frame the remnants of the WW1 exhibition - rest and recuperation; as well as the goldfields frost bite conditions, stories of Morice / McArten's time.

FAMILY LIFE 1

The room has a general educational purpose, but has potential for framing some local stories.

SIG: Felted tea cosy and coaster 'made by a soldier' (although could be moved to hospital display). **Must remove pin that holds them together, and replace with a cotton X stitch.**

Curiosity: hand painted screen (does it have any provenance?)

SIG: Mrs John Smart (link with Influenza cert?, plus town room items?)

SIG / Curiosity: Tea tin (handwritten note says 'used in Dr's kitchen' (?))

FAMILY LIFE 2

SIG: Naylor's inlaid workbox 1843

SIG: Lovell sampler (check provenance though)

SIG: McKay / Ericson wedding dress, photo and story

SIG: Presentation clock

SIG: Rozenkratz piano

SIG: Portrait photographs, framed, numerous (locals)

HALLWAY

SIG: Oil painting 1879

Below, link these objects to courthouse building next door, and police lock up outside - but the museum may end up telling this story /theme in the actual lock up(?):

SIG: Dock

SIG: Shackles

SIG: Jail door and associated material (link these objects to courthouse building next door, and police lock up outside...although CHM Inc may end up telling this story /theme in the actual lock up?)

SIG: Gold robber story

Curiosity: children's interpretation of the story

OUTDOOR STORE ROOM (CLOSEST TO MUSEUM)

SIG: Stencils

SIG: Moa bones

OUTDOOR STORE ROOM (CLOSEST TO LOCK-UP)

SIG?: Suitcase of items relating to the Dunstan Times (uncat.)¹¹

SIG: VCC doormat.

SIG?: Sewing machines (provenance unclear). Suggest that at least one model should be used as part of a costume display - perhaps keep another for hands on / education purposes.

¹¹ uncatalogued



BLYTH STREET MUSEUM SITE, CLYDE: STORAGE APPRAISAL

Prepared by Sally Papps, *Dip. 3D Design, BVA, Cert NZMP*
Exhibition Design Build Consultancy Ltd, August 2018

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INTRODUCTION

The purpose of this appraisal is to ascertain the conditions and volume of storage that the museum currently has on site, and make recommendations for improvements and development. This information will feed into the feasibility study to help form an understanding of the needs and priorities of the museum requires when it considers its future direction.

SUMMARY OVERVIEW

At the Blyth Street Museum site a survey of the current storage configuration shows that the collection not currently on display is kept in ten areas about the site, and all of these storage areas are mixed - containing both collection and operational items.

While the Archive and Object Vaults both serve their purpose well, some of the current risks to the collection in Blyth Street's storage conditions include: fluctuating temperatures, insect infestation, overcrowding on shelves, poor accessibility, precarious housing, and on or near harmful materials. These risks apply mostly to the objects stored in external areas, but are valid inside the main building as well.

Generally, there are no security or fire systems in place, nor environmental monitoring, climatic controls, or insect abatement. Collection care is under-resourced in terms of work space conditions and lack conservation materials for use in storing and protecting the collection.

As a reference point, Clyde Historic Museums Inc aspires to maintain their collections as follows:

"The written object files should be stored in a safe, secure, fireproof enclosure and should never leave the museum.

All items, objects or collections should be appropriately stored or displayed so that such items do not deteriorate through preventable environmental conditions.

*Any items requiring conservation will receive appropriate and adequate conservation procedures in accordance with contemporary best practice."*¹

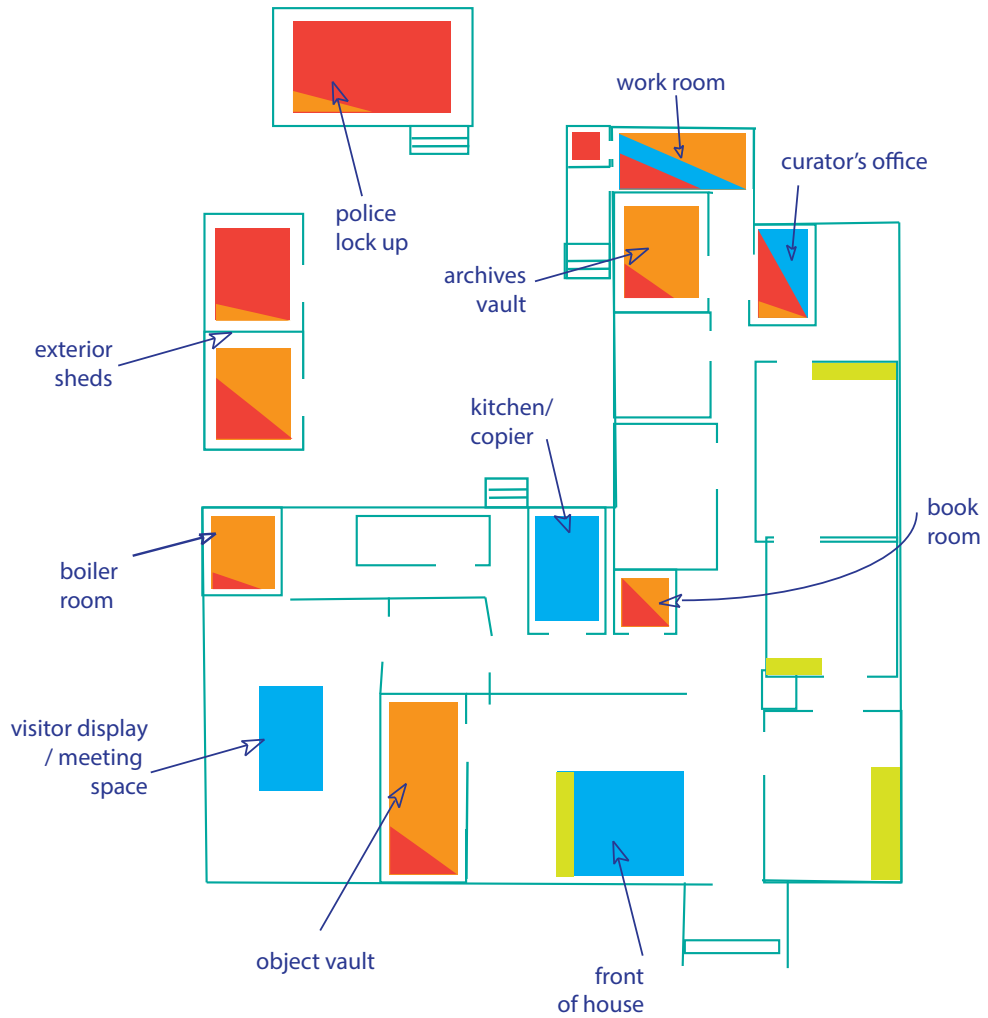
In accepting donations, the museum has a duty of care to maintain, protect and preserve the object in question. Primarily, this is effected through quality of storage it is housed in.





Image following: Blyth Street Museum Storage Allocations

¹ Garbutt: *3 How to house, care for collection*. Page 5, *Collection Policy*, Clyde Historic Museums Inc, 2017.

Blyth Street Museum Site

STORAGE USAGE - CURRENT



-  = Areas used for collection storage
-  = Areas used as work space
-  = Areas used for general storage
-  = Additional storage cupboards

* Indicative proportioning only

WHAT MAKES A GOOD STORAGE ENVIRONMENT?

Proper storage for museum collections needs to provide easy access to the collections while protecting the objects in a safe and secure manner. The key factors in preserving museum collections while in storage are: adequate security, proper environmental conditions, and the use of appropriate materials to house and support objects while in storage.

Storage areas should be clean and well ventilated. Temperature and humidity levels should be monitored at regular intervals. The storage area should also have appropriate fire protection and be well secured, with limited staff access. When not in use, the storage areas should have no light.

When these conditions are in place correctly, the museum collections have the best chance to be preserved and kept in good condition.

Some basics of proper storage:

- > Small objects are best stored in acid free boxes or plastic lidded storage containers that are BPA and Phthalate free.
- > Powder coated steel shelving or drawers should be used to store collections. Wooden shelving is not recommended because of chemicals and acids that can give off gas that potentially harms the collection objects that are housed on them.
- > Shelving should be lined with 4mm *cellair foam*² to protect the objects.
- > Open shelving units should be covered to exclude dust and light. Washed calico lined with black cotton fabric makes an ideal dust and light cover.
- > Non-Collection items such as exhibition furniture and props, office equipment and records and publications should be kept in a separate storage area.
- > Maps, plans and outsized documents should be kept flat in shallow (metal) drawers, with layers of acid free paper or tissue in between items.
- > Printed photographs and documents should be stored in acid free folders or envelopes. These in turn can be stored within well-indexed acid free boxes. Do not place too many pieces within a folder, as this may cause damage.
- > Photographic negatives should be stored individually enclosed in Mylar (polyester) sleeves within acid free boxes, or on Mylar hanger enclosures in filing cabinets - all well indexed.
- > Clothing in good condition is best stored on padded hangers on covered racks, or if fragile, individually in shallow, acid-free boxes.

² Also known as *Poly Foam*, available at packaging and office supplies stores, also: www.packcentre.co.nz

> If storage space allows, use steel framed reinforcing wire (powder coated) to hang each framed object from. Failing this, framed objects should be stored upright within vertical panels (or sheets of A/F³ foam core board], each housing only 1-2 framed objects. The interior floor of each slot should be padded or lined with cushioning such as an acrylic carpet or a dense foam.

> Ensure that no objects or boxes are stored on the floor. All collections items should be at least 150mm above the storage floor.to protect them from insects, moisture and damage incurred during cleaning sessions.

WHAT ARE THE CURRENT STORAGE CONDITIONS AT BLYTH STREET?

Generally the main building appears to provide good environmental conditions - no mould or dampness evident, and little insect infestation. This is due in part to its construction. The outbuildings, although well constructed, provide less protection against deteriorative conditions. All areas need some conservation standards adopted, but the overall storage configurations in all areas need addressing.

ARCHIVE VAULT

In terms of being an appropriate storage facility this area was found to have many appropriate elements in place, with some adjustments required to ensure the collection remains in good stead:

- Much of the collection is stored in standard cardboard file boxes, or stacked on open shelves. There were some flat book stacks that were too high - overweight, meaning some of these collection items could potentially be damaged by crushing.
- Access appeared good, with the outside of many boxes being labelled. However there were collection items on the highest shelves that should be re-ordered and prioritised in terms of how often these may be accessed, against other items less often accessed. A step ladder was in the room to enable access to these top areas, however query whether it would be high /safe enough when lifting down archival boxes.
- Some material stored in this room were non-collection, but of operational value, such as committee records.
- There was no protection in place to stop boxes falling off shelves in the event of an earthquake.
- The shelves are powder coated steel. They are raised off the floor, although through use of a platform made of unsealed timber. No collection items appeared to sit on the floor.
- The shelves are unlined, and uncovered. However as this room has no natural light, collection items are generally boxed, and it is generally dust free when sealed, it appears unnecessary to apply covering.
- This room has no natural light sources - it is lit only when in use.

³ acid free

- Although there is no fire or security system in place, the vault provides good protection when properly locked.
- Although there was no evidence of insect infestation, there were no controls in place such as silverfish traps. I noted some items were being moved into this room from other parts of the museum, and could inadvertently carry insects into this area.
- The nature of this room provides a stable environment.

RECOMMENDATIONS

Invest in silverfish traps, and monitor.⁴

Boxes should be well labelled and swapped out for A/F boxes and enclosures. Suggest National Services Te Paerangi Helping Hands grant, or a Community Trust grant.

Rearrange content of shelves and where possible add additional shelves, (e.g. in end unit), to alleviate the weight of books stacked on top of each other.

Ideal practice is to store books upright wherever possible, unless they are outsized or of considerable weight..

Relocate old museum committee archives to the top area of shelving units to free up more accessible shelving to accommodate archival items of public interest.

Affix lengths of net curtain wire across the front of each shelf unit to inhibit falling objects.

Recommend indexing content of boxes, (perhaps a FOH⁵ vol project) and put online to a archival research database⁶ to attract researchers etc.



Images:
Left:
Archive
Vault, as
surveyed.

Right:
Archives on
top shelf,
above
Society
records.



⁴ www.conservationsupplies.co.nz

⁵ Front of House

⁶ communityarchive.org.nz



Images above:

Left: Potential shelf space

Right: These books would benefit from vertical storage, or shelves in between to relieve the weight.

OBJECT VAULT

While this area was found to have many appropriate elements in place, there are several adjustments required to ensure the collection remains in good stead:

- Some of the collection is stored in standard cardboard boxes, or stacked on open shelves. Framed objects stacked on top of each other, including a rare oval domed glass frame, could potentially be damaged by crushing.
- Security of collection items, especially guns stored near the floor / vault entrance needs to be addressed - especially as when the vault door is open, the collection is directly exposed and accessible to the public / gallery space.
- Access appeared good, with the outside of some boxes being labelled. However there were a number of collection items that were awaiting processing (accessioning) and had loose notes sitting with them.
- Less often used collection items appeared to be stored on the highest shelves.
- On some shelves there were items that should be stored in the Archives Vault. In addition, several non-collection items were also stored in the Object Vault and should be removed.
- There was no protection in place to stop boxes falling off shelves in the event of an earthquake.

- The shelves are powder coated steel. They are not raised off the floor. Some collection items were stored on the floor, and some appeared damaged.
- The shelves are unlined, and uncovered. However as this room has no natural light, shelf 'curtains' appear not necessary to apply a lining.
- This room has no natural light sources - it is lit only when in use.
- Although there is no fire or security system in place, the vault provides good protection when properly locked.
- Although there was no evidence of insect infestation, there were no controls in place such as silverfish traps. There are new objects coming in here sporadically as donations, and these have no controls in place to prevent insect infestation.
- The room had some dust and debris accruing on the floor and needs cleaning.
- Collection objects on some shelves were poorly located, and require re-organising to maximise storage space.
- Poor storage practice has resulted in some object damage (broken glass).
- The nature of this room provides a stable environment.

RECOMMENDATIONS

Some specific recommendations to consider include:

Line collection shelves with *cellair foam*.

Remove paper ephemera, record books etc to Archive Vault. Unique published material, such as rare or provenanced books could be retained here as objects, but consider moving standard publications that are general reference to the Book Store room.

Remove non-collection items such as mannequin torso etc, out (e.g to storage sheds..).

Guns require secure storage. These should be stored collectively away from exit door, in boxes, (labelled) or on a gun rack / gun cabinet.

Initiate a regular cleaning programme and invest in silverfish traps and environmental monitoring equipment

Affix lengths of net curtain wire across the front of each shelf unit to inhibit falling objects.

Framed items are best stored in a vertical system, at least with layers of A/F foam board in between to protect. Fixings on the back can damage / scratch / dent other frames, (the frames need to be considered as part of the object). Avoid stacking on top of each other. Also avoid storing on floor or near items that can cause damage if other objects were to fall down on top of them while moving things about.

Need facility for outsized items such as the (rare) gold fields map.

Oval glass in frames is very rare, and near-impossible to replace. Box up and protect!

A vertical frame storage system can be installed by removing some shelving [eg where the framed items are currently stored, and creating walls with core flute, or A/F foam board, or sealed and painted low emission MDF [like book ends]. Lay carpet on base.

Consider Helping Hands grant or other for A/F [acid free] materials to re-pack and protect objects. Can also use off the shelf plastic bins with clip lids to store items. These offer good protection and help aid pest control.

Generally, items should be re-arranged systematically with an eye to utilising space.

A re-evaluation of the donation of modern cars in boxes needs to be done, as they take up a significant amount of storage space, yet hold no relevance against the collection policy.

Comment: Great to see 'cat' and 'non-cat' on boxes, denoting processing is in progress.



Images:

Left: Outsized and rare item such as this original map require safe storage

Right: Framed works on the floor becoming damaged for lack of adequate available systems in place

BOOK ROOM

This storage area appeared to house a cross-over between collection, office and shop items. Although it appears to be a functional storage space rather than being a collection storeroom, there are a few points that need to be addressed:

- Wooden shelving is being used to house the majority of items which appear to be publications (books).
- The shelving is lifted off the floor, however boxes of items are stored on the floor.
- There was no protection in place to stop books and boxes falling off shelves in the event of an earthquake.
- Shelf lining and dust covers are not necessary in this space, **but these areas must be included in a cleaning schedule.**
- Collection items such as the bullock(?) hoof, and archival record books were found amongst publications. Noted that during my visit, some archival record books were being moved into the Archives Vault.
- There were no insect infestation controls in place.
- This room is secure when not in use, and has no natural light sources - it is lit only when in use.
- This room may have a fluctuating environment, as it is located within public areas and has a wooden door.

Comment: Consideration needs to be given as to the primary function of this space - whether it is a collection / publication storage, or a shop / office supplies storage etc.

RECOMMENDATIONS

Remove rubbish and non-collection items.

Relocate collection items to their appropriate Vault (object, archive).

Add silverfish traps and *Hobo*⁷ data logger to monitor.

Affix lengths of net curtain wire across the front of each shelf unit to inhibit falling objects.

Have a sale / trade me, www.abebooks.com of the '100 years of Vincent County Council' book stock. Check that regional libraries, schools etc have enough copies, and donate, if not.

Comment: Are the statutes books of the museum's collecting era? I guess they're relevant in terms of the county council building, up until 1989.

⁷⁷ <https://www.instrumentchoice.com.au>



Images:

Left: Book Room as surveyed

Right: Storage areas for fluorescent light tubes and shop stock.

CURATOR'S OFFICE

Primarily a workspace, the room also housed museum catalogue and receipt books, copies of photograph collection, and some possible collection material in the form of old leather-bound letter and record books.

- There were no insect infestation controls in place.
- It wasn't clear that this room was secure while the museum was open.
- The room appears to be weathertight, but would likely be subject to fluctuating temperatures and humidity readings due to the west-facing windows.
- There was a selection of potential archival collection books on shelves alongside museum accession records and receipt books stored loosely on wooden shelves, below windows which are uncovered - potentially causing damage from natural light.

Comment: Consideration needs to be given as to the status of the original museum receipt and accession books - are they important enough to be stored in the Archival Vault, where it is more fire-proof and has better environmental conditions?

RECOMMENDATIONS

Relocate other collection items to their appropriate Vault (object, archive).

Add silverfish traps and *Hobo* to monitor.

Comment: Consider the original museum accession and receipt books as archives, and rehouse in the vault.



Images:

Left: Curator's office, as surveyed

Right: Collection items, original registers

WORKROOM

The workroom functions both as a collection space and a workspace. The room houses a number of outsized storage units - map and plan drawers, and a set of inherited office drawers housing textiles. The units are low and large enough to provide a working surface, alongside a desk at one end of the room, and a former toilet being used as a supply cupboard at the other end. It also houses exhibition props such as mannequins.

- Although there is one set of powder coated metal map drawers, wooden drawer units are being used to house the majority of collection items.
- There are outsized archival bound records being stored loosely on top of the units, below windows which are uncovered - potentially causing damage from natural light.
- There were no insect infestation controls in place.

- The textile collection remains 'as found' (inherited) by the committee, in the large wooden drawers in the workroom. It has not yet been accessioned.
- Although the textile collection was folded neatly, with some evidence of tissue paper (A/F status unclear), there seemingly was no location / ID system in place, making it difficult to locate specific items without unpacking each drawer.
- It wasn't clear that this room was secure while the museum was open - whether it remains locked when not in use.
- The room appears to be weathertight, but would likely be subject to fluctuating temperatures and humidity readings due to the west-facing windows.
- Many tools and supplies did not appear to have a dedicated storage area, and were stored in boxes on top of some of the potential workspace surfaces.

Comment: Consideration needs to be given as to the primary function of this space - whether it is a collection storage area, or a much-needed workspace - or can it function as both, with some improvements?

RECOMMENDATIONS

Textiles and paper collections in this room need regular monitoring for environmental changes, deterioration caused by current storage methods, potential light infiltration, and insect damage.

Additional storage, or a reorganisation of workspace surfaces, appears necessary to reduce clutter of tools, non-collection items and supplies

Sort out the textile collection and make decisions around what to accession and what to dispose of, following guidelines in the museum's collection policy.

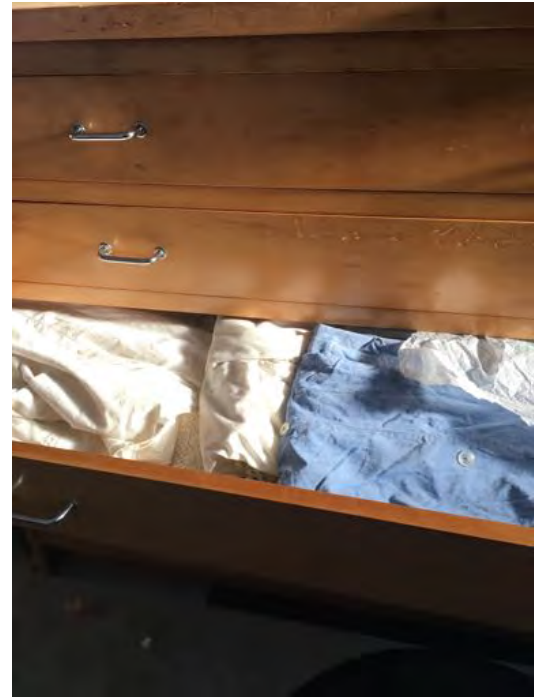
Upgrade wooden plan drawers to powder coated metal.

Upgrade textile storage unit to powder coated metal shelving with acid free tissue and A/F storage boxes.

Invest in a rolling table trolley⁸:

Comment: Consider relocating the maps / plan drawers to another area of the museum, so the work benches and shelving units can be installed to create a dedicated workspace. (ref *Plan: storage usage reconfigured*, page 25).

⁸ <https://www.specialistcleaningsupplies.co.nz/view/cleaning-equipment/carts-and-trolleys/utility-workshop-cart-trolley-large.php>



Images:

Left: Workroom, as surveyed

Right: Textile collection in storage, as inherited

EXTERIOR STORAGE SHEDS (ABLUTION BLOCK)

Both these storage areas appeared to house a cross-over between collection, office, and operational items. One shed appears to be a functional storage space, with some collection objects, the other shed a collection storeroom, with several operational / office items.

- Wooden shelving is being used to house the majority of items which appear to be a mixture of some archival material, publications (books), collection objects, and redundant office items.
- The shelving, where present, is lifted off the floor, however boxes of items are stored on the floor.
- There was no protection in place to stop books and boxes falling off shelves in the event of an earthquake.
- Shelf lining and dust covers are not found in this space, and windows are uncovered - potentially causing damage from natural light.
- Collection items are jumbled in with operational items and props no longer relevant.
- There were no insect infestation controls in place.
- These rooms are secure when not in use. Currently there is no public access to this courtyard area. But also, there are also no security cameras in place.

- These rooms appear to be weathertight, but would likely be subject to fluctuating temperatures and humidity readings.

Comment: Consideration needs to be given as to the primary function of this space - whether it is a collection storage area, or an operational storage etc.

RECOMMENDATIONS

Purchase a *Hobo* data logger and monitor the environment of these buildings to assess suitability for long term object storage.

Inventory remaining objects and check against records for provenance - if worthy /relevant against collection policy, consider then as 'SIG⁹'.

Recommend moving out / move on irrelevant items. This should create shelf space to accommodate items currently stored on the floor.

Affix lengths of net curtain wire across the front of each shelf unit to inhibit falling objects.

Re-pack 'keepers'. Retain one shed [closest to main building], as additional collection storage. Other shed [former tea room] as props, non collection store.

Replace timber shelves with metal powder coated shelving.

Maintain regular checks for deterioration, vermin and pests, leaks and issues. Act immediately as required.

Remove paper-based collection / potential collection items and any textiles to appropriate vaults.

Affix clear light-blocking curtains to the front shelves [dust curtains].

Block out window to prevent light damage, particularly in the shed closest to the museum.

In particular, the outdoor store room (closest to Police Lock-Up) appears mostly to house redundant display and office items. However, there is a suitcase of items relating to the Dunstan Times [uncat., possibly SIG.]; an organ [?] and a few other objects that need to have their status considered.

Comment: There is no point keeping any glass sheeting that is currently stored about the site, as it is not up to a legal safety standard any more.

⁹ Significant objects



Images:
Left: Exterior Storage sheds (Ablution block)
Right: Right side storage shed, as surveyed



Images:
Left: Left side storage shed, as surveyed, mainly collection objects
Right: These shelves hold a mixture of archives, and redundant (?) office equipment

BOILER ROOM

This room, accessed from outside courtyard only, was until recently a utility room. There is no shelving in this room, however larger objects are stored in here and appear mostly to be collection items.

- There were no insect infestation controls in place. There was evidence of fresh insect infestation (borer) on one of the objects.
- Collection items are stored poorly, on the floor, with some objects on top of other items
- This room is secure when not in use. Currently there is no public access to this courtyard area. But also there are no security cameras in place.
- The room is not weathertight, having a large vent hole in the side wall, and a poorly closing louvre window above the door. It is subject to fluctuating temperatures and humidity readings.
- The floor and surfaces in this area needed cleaning.

Comment: Consideration needs to be given as to the primary function of this space - whether it is a collection storage area, or an operational storage, or a potential display space.

RECOMMENDATIONS

Hole in wall for venting needs to be patched over.

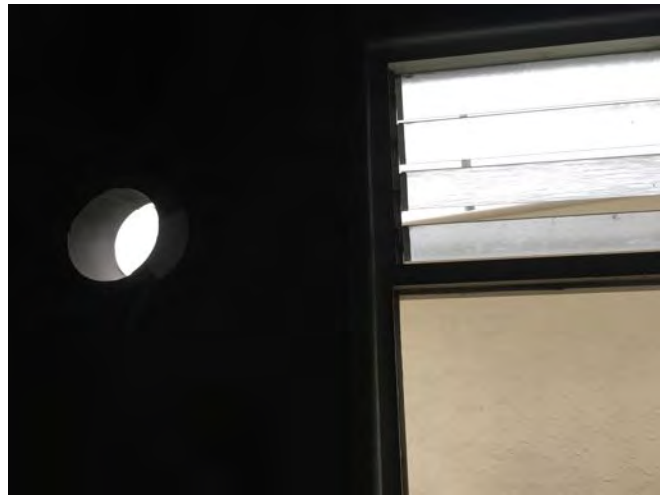
Assess items in this space as to whether they are to be kept, and rearrange storage, ensuring items are not stacked on top of each other without protective cushioning, and have protection from environment [e.g dust sheets] put into place.

Louvre windows to be replaced with solid panel to assist in creating a stable environment.

Currently storing sewing machines. Here are signs of fresh borer [first / only sighted]. Requires sealing and fumigation. The room, if it can be sealed from louvre windows and round vent hole, would be fine to use. Utilise Borer bombs. Pull out the objects so they have space around them and ensure the bombs will cover all sides. Alternatively, place plastic on the ground, then object on top, then wrap upwards, with a top section of plastic wrapping it downwards. Then drape heavy plastic sheeting overtop, wrap / seal and fumigate by inserting a bomb in a pull up flap.

Initiate a regular schedule of cleaning and making environmental observations using a *Hobo* data logger.

Comment: Could potentially be used for museum storage of superfluous items, if room is sealed permanently from weather.



Images:

Left: Boiler room, as surveyed.

Right: Building elements that need attention, if to be continued to be used for storage

POLICE LOCK-UP

This space currently appears to be an operational storage area, with a lot of the items in here appearing redundant. However some of the fabric and built-in elements of this space need to be considered as collection-relevant.

- There were no insect infestation controls in place.
- The windows were uncovered - potentially causing damage from natural light.
- This room is secure when not in use. Currently there is no public access to this courtyard area. But also there are no security cameras in place.
- The area appears weathertight, and has been recently repainted.
- Due to its structural fabric, it is subject to fluctuating temperatures and humidity readings.
- The floor and surfaces in this area needed cleaning.

Comment: Consideration needs to be given as to the primary function of this space - whether it is an operational storage, or a potential display space.

RECOMMENDATIONS

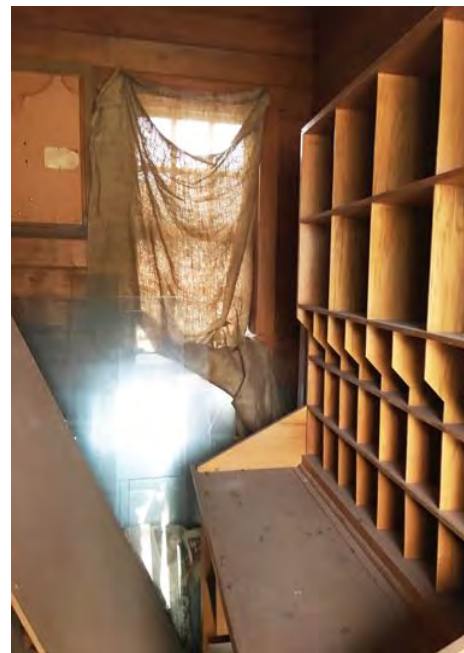
Clear out all superfluous materials and prepare the building for potential display.

The interior should be fumigated twice a year, once in November and once in February.

Initiate a regular schedule of cleaning.

Make regular environmental observations using a *Hobo*¹⁰ data logger if the building continues to be used to store any collection items.

Comment: The building itself, and its original fixtures, should be considered as being part of the collection. Its future role should be considered as a display space. **Locate the police lock up to the reserve on the west side of the museum. This will add street value, and enhance the heritage factor in this historically government-orientated precinct.**



Images:

Top left: Police Lock-up

Top right: Intrinsic heritage fixtures, as surveyed.

Left: Superfluous items in storage, as surveyed.

¹⁰ *Hobo* data loggers are small and portable. The museum would only need to commit to purchasing 2-3 units across the site, if used on a weekly rotation.

RECEPTION / DISPLAY AREAS CUPBOARD UNITS

There are several areas that have a set of wooden lockable cupboard units that house reference material, operational supplies and items, and possibly some collection objects.

- The cupboards are secure and weathertight
- They are made of wood
- There is no evidence of insect infestation, with no controls in place.
- They are located in public areas.
- In some areas they appear under-utilised.

RECOMMENDATIONS

Comment: Where space allows, consider these cupboard units as areas to store hands on / education collection and resource items for (supervised) public use.



Images:

Left: Reception cupboards - currently used for shop stock and reference material

Right: Cupboards in Stone / Bone room, as surveyed.

NOTES ON ADDITIONAL STAFF WORK SPACES:

STAFF OFFICE / TEA ROOM

This room houses a photocopier and also is a kitchen area for food, associated supplies and additional operational items. Although not particularly focussed on storage, it does highlight the functional requirements the museum needs to retain to enable it to perform.

Recommendation: Maintain regular insect and pest infestation control inspections

COUNCIL CHAMBER

Although an exhibition space, this room is also used by the committee for meetings. Although not particularly focussed on storage, it does highlight what functional requirements the museum needs to enable it to perform.

Recommendation: Monitor wear and tear of main chamber table, (it is an artefact), and introduce a protective surface as required.

SUMMARY RECOMMENDATIONS FOR FUTURE REQUIREMENTS

A general re-ordering and reorganising of spaces is required to clarify collection versus operational storage. Upon inspection there does not appear to be a lack of storage space, rather that a rationalisation of operational items at hand needs to occur. There is an advantage in that most of the museum's objects are already out on display, but the prospect of future expansion of collections needs to be taken into account.

My recommendation is to approach addressing the storage issues across two stages. The first stage, a reorganisation, is a remedial necessity, and should be undertaken directly.

The second stage, a reconfiguration with a 'new build' element, involves some planning and fundraising, but its results will address the standard and functionality of storage and collection care. **Ultimately Blyth Street would house CHM¹¹ Inc's main storage facility across both museum sites.**

BASIC NEEDS

Initiatives that can be put into place fairly achievably:

- Investment into collection care and conservation supplies, including acid free storage materials, insect traps, environmental monitoring units, (as outlined).
- A schedule of regular cleaning and monitoring of storage spaces be initiated, including minimising the accrual of non-collection items, and objects not put away in the correct storage areas.
- Wooden shelving units be replaced by powder coated steel units.
- Clearly defined storage areas be created - objects, archives, publications, operations - achieved through working bee sessions of sorting and moving.
- Earthquake proofing of storage shelving

FUTURE-PROOFING

- A dedicated workspace available for staff to work on collections and prepare for exhibitions
- Specialised storage space for framed works, outsized items, hanging costume / textile collection - not currently catered for
- A purpose-built climatically controlled storage building for object collections
- Dedicated storage for operational (non-collection) items only
- Security / fire alarm system

¹¹ Clyde Historical Museums Inc.

- Clearly defined, functional operational spaces: kitchen/ staff room, curatorial office (these are currently existing, but need to define and retain); meeting space, public research area.

CREATING FUNCTIONAL STORAGE SPACES:

STAGE ONE: REORGANISATION

(ref Stage One Plan: storage usage reorganised, p25).

This stage is based on the current governance, buildings and resources, with the museum being run on a volunteer basis. The current spaces need to be simplified so they are really functional for what time the volunteers do have to change out displays, answer research queries, and care for their collections. It comes down to the museum being more particular about what to collect, what to retain, and what they can do without. With the investment of time, some minor building work, additional shelving and storage units, the ease of systems required to run the site by a volunteer group will improve.

These comments are based on the fact that the collection storage vaults are sound and appropriate to current needs, however some consideration needs to be given to the kind of items stored in the exterior buildings. In this plan:

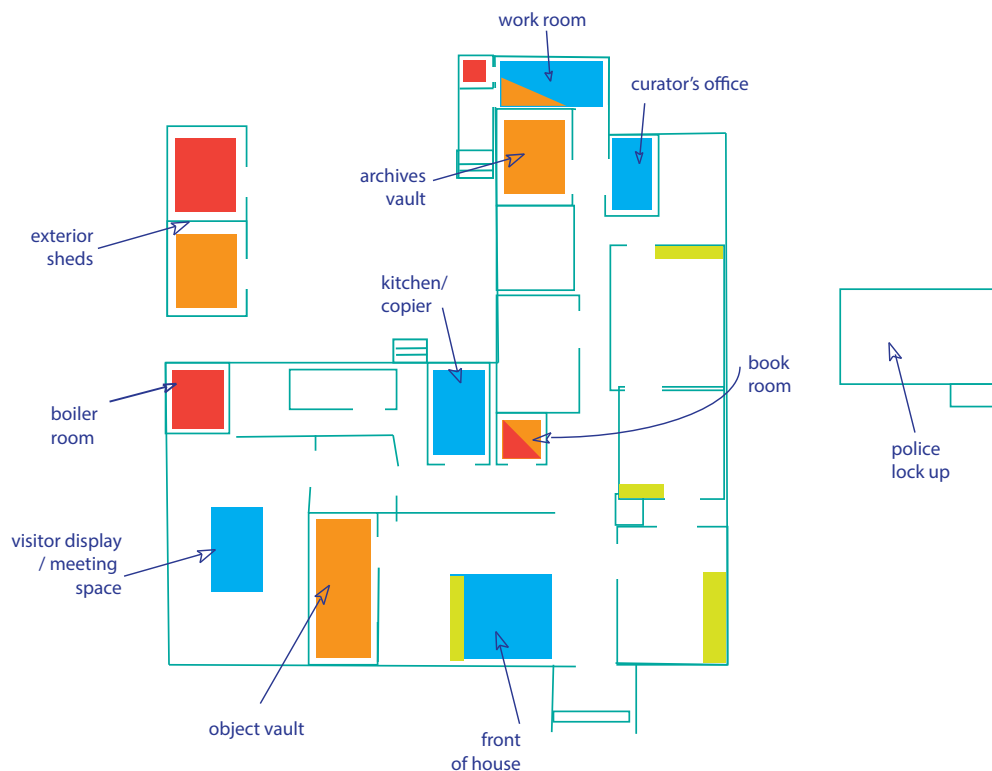
- The Boiler Room is now just operational storage, as is the 'smoko room', second of the two exterior sheds (ablution block).
- The Police Lock-up is emptied out, with a view for removal for display options.
- The Workroom is retained as a workspace, although still housing maps/ plans and textiles (in new storage units, as outlined above). The former toilet/supply cupboard is reorganised to house workspace tools and equipment.
- The Archives Vault focuses on the collection archives, including collection registers and records, museum minutes etc formerly stored in the Curator's office.
- The Curator's Office is a dedicated workspace.
- The Book Room focuses on publications.
- The Object Vault focuses on collection objects only. This room is rationalised to fit the framed works into vertical storage.
- The exterior sheds are rationalised and can perform as a temporary dedicated storage area (metals, glass and wooden objects, under monitored conditions).

The key factor here is that a lot of extraneous material currently in general storage is removed. For instance, glass sheets are not worth keeping as they are not of public safety standard any more. Old drawers, doors, computers, boxes etc can be sold or handed on, so that the general storage areas purely house those items that relate to enhancing the collection or displays.

Comment: **It is NOT recommended to bring over the Sheppard collection of glass plate photographic negatives until a dedicated storage unit can be devised.** This would need to have a controlled climatic environment, metal shelving, protection from quake interference, and a rehousing of each negative from paper to mylar sleeving.

Blyth Street Museum Site

STORAGE USAGE:
OPTION ONE - REORGANISATION



- = Areas used for collection storage
- = Areas used as work space
- = Areas used for general storage
- = Additional storage cupboards

* Indicative proportioning only

Image: Blyth Street Museum Stage One - Reorganisation

STAGE TWO: A RECONFIGURATION

(ref Stage Two Plan: storage usage reconfigured, p27)

The second stage is an investment into the museum with the assumption that it may grow both in collections and staffing in the future. It involves a **NEW BUILD** that doesn't affect the original 1960s character of the site and ensures retention of the site's street value.

- Demolish the exterior sheds (ablution block) and construct a purpose-built, climate-controlled collection storage building, (note that there is already power and water to the site). This will house wood, metal, glass objects, photographic negatives (including the **Sheppard glass plate negative collection** brought over from the BH site), and potentially textiles¹². Building considerations should include: security and fire systems, inert shelving systems, an increase in electricity loading, weather dependent access [unless a covered in walkway is built], accessibility for moving collections to and from museum without peril.
- The Police Lock-up is relocated to the west side of the museum on reserve land.
- The Boiler Room would have its open air areas sealed and become a general storage room for exhibition furniture and props.
- The Archives Vault will stay the same, but also house the original museum records.
- The Book Room will focus on publications and research material for the public.
- The (now former) Object Vault would house the framed works, maps and plans formerly located in the work room.

Comment: The proposed centralisation of the archives and publications, along with shifting the maps / plans etc to the former object vault, will ultimately provide accessible reach for both museum staff and public use.

- The workroom would become a workspace at the back of the building to enable focus on caring for collections and preparing exhibitions. To aid access when moving collections from the new storage building, the former toilet/supply cupboard would be removed and integrated into the workroom area as one.
- The Dunstan times room would be reconfigured to have an exit point to the left, with a reconfigured entry point into the domestic display areas.
- The current hospital display could be utilised as donations processing temporary storage, or a second work room, as required.

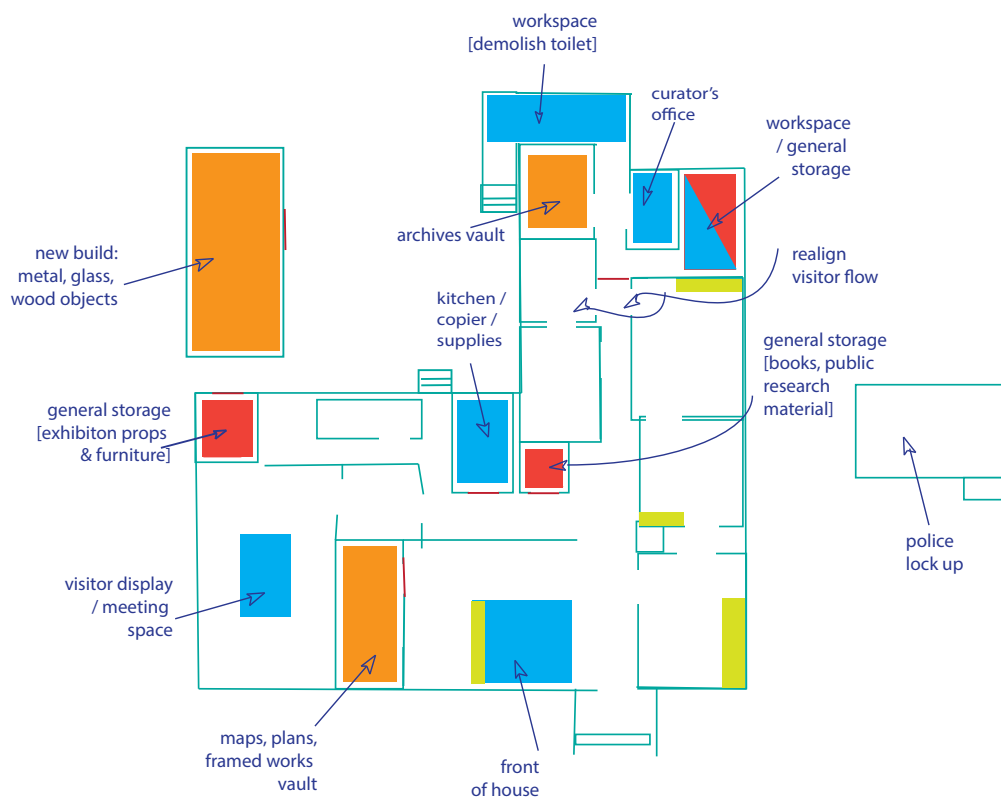
Comment: This reconfiguration would enable a staff only zone to be created, encompassing the vault, new workspace areas, the curator's office and access to the new outer storage facility.

¹² The acceptable RH level for collection storage is between 20% and 50%, but preferably below 40%. RH should never exceed 60%. Fluctuating RH must be avoided. The recommended temperature is between 15°C and 25°C, but preferably below 20°C.

Image: Blyth Street Museum Stage Two - Reconfiguration

Blyth Street Museum Site

STORAGE USAGE :
OPTION TWO - RECONFIGURED



- = Areas used for collection storage
- = Areas used as work space
- = Areas used for general storage
- = Additional storage cupboards [hands on / educational objects / materials]
- = Staff only areas

* Indicative proportioning only

ADDITIONAL NOTES: HOW STORAGE AREAS INTERACT WITH MUSEUM FUNCTION - A BRIEF OVERVIEW

When looking at the bigger picture of how storage interacts with museum function, there are six main areas to consider. Each of these areas feed into each other (ref to p29 for illustration):

ENVIRONMENTAL CONDITIONS

Different conditions and storage needs are required for different objects. Paper and textiles require different care from metal, glass, and wood objects. Photographic negatives and films also require specialist environments and housing. These issues require staff attention, knowledge, and care.

MUSEUM STAFF

Staff are a necessity to manage the storage of collections - the updating and documentation of locations, cleaning and maintenance, environmental monitoring, and peer training, packing, handling and rearranging storage areas, all need regular attention. Facilitating object access for primary users is another aspect of maintaining a good storage environment.

VISITOR ACCESS

Visitor access to storage areas should be restricted to, primarily, visiting specialists such as conservators or museum peers, project volunteers and interns. Although not common, there may be instances where dignitaries or small groups are shown through the storage areas in a 'behind the scenes' event. Security of the collections and safety of objects and ease of access to objects in the storage areas are factors to be taken into account.

USERS

Users can be people who want to access collections for research etc, but also people who want to donate objects, or find out about items that were donated in previous years. Some donors adopt a sense of partnership with the museum, which, in accepting a donation, become the primary carer / kaitiaki of what may be regarded as a precious family heirloom.

EXHIBITIONS AND DISPLAYS

Having clean, clear workspaces allows the preparation of exhibitions and displays to go smoothly. The collection objects are at less risk of being damaged during the process. Knowing where objects are housed, on clear labelled shelving systems, makes the work less time consuming.

INCOME STREAMS

Having a solidly organised collection, digitised, and having an online presence on such sites as nz museums.co.nz and thecommunityarchive.org.nz has the potential to attract researchers, writers, genealogists, artists looking for links and information to topics, people, places, to the museum, and to the region.

Well documented collections, objects in good condition and easy to find through accessible storage, provide potential opportunities for exhibitions, marketing and commercial production, loans to other institutions, groups - these in turn have the potential to promote the museum and the region, raise funds, and build networking opportunities.

STORAGE AREAS

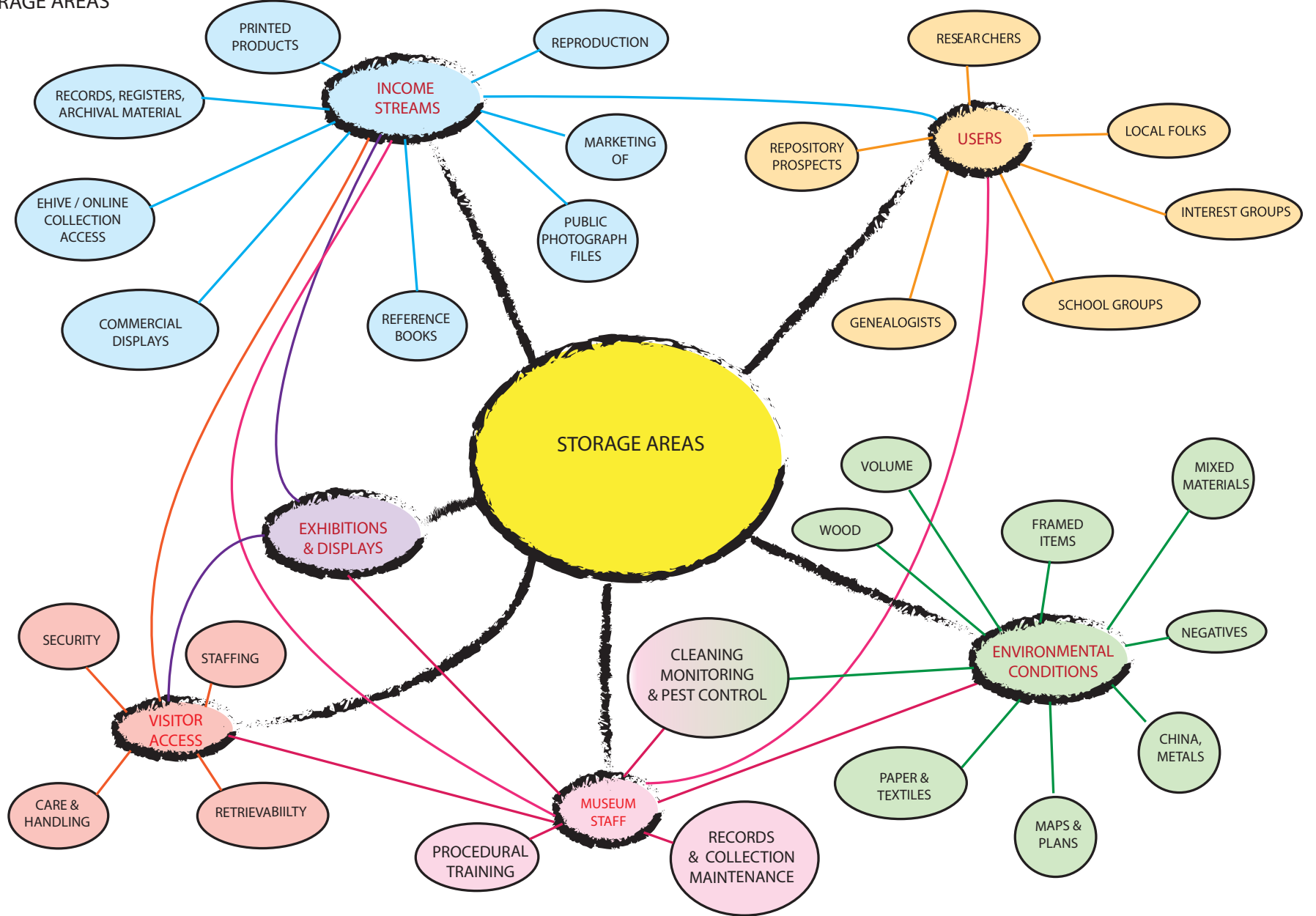


Image: Diagram showing how storage areas interact with museum function

BRIAR HERB FACTORY MUSEUM COMPLEX, CLYDE:

COLLECTION CONDITION ISSUES & FUTURE OPTIONS



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INTRODUCTION

The purpose of this appraisal is to ascertain the condition of the collections held at the Briar Herb Factory Museum complex, highlight any issues, and make recommendations of options for future improvements. This information will feed into the feasibility study to help form an understanding of the needs and priorities the museum requires when considering its future direction.

Appraising the status of the collections held in the Briar Herb Factory Museum complex is reflected in Clyde Historical Museums Inc collection policy as follows:

“All items, objects or collections should be appropriately stored or displayed so that such items do not deteriorate through preventable environmental conditions.

*Any items requiring conservation will follow appropriate and adequate conservation procedures in accordance with contemporary best practice”.*¹

CHM Inc² have a duty to care to protect and maintain the objects held on display in the buildings they are housed in. Primarily, this is effected through keeping well-maintained displays in well-maintained buildings.

SUMMARY OVERVIEW

Collections on display need the same care and handling as collections in storage.

The key factors in preserving museum collections while on display are: proper environmental conditions, adequate security, and the use of appropriate materials to support objects while being exhibited.

The most damaging environmental effect to collections on display are fluctuating temperatures and humidity³. This is because these fluctuations can cause mould and corrosion at one end of the scale, and irreversible desiccation and cracking at the other end of the scale.

Display areas should be kept clean and well ventilated. Temperature and humidity levels should be monitored at regular intervals. The buildings they are housed in should have any maintenance issues addressed immediately, have appropriate fire protection, and be well secured.

When these conditions are in place and correct, the museum collections have the best chance to be preserved and kept in good condition.

¹ - Garbutt: *Collection Policy, Clyde Historic Museums Inc, 2017. p 5*

² Clyde Historical Museums Inc

³The relative humidity set point for most collections lies between 45 – 55 %. Ideally, fluctuations should not exceed $\pm 5\%$ from the set point. Do not allow the Relative Humidity to go as high as 65% as mould might develop. Below 35%, certain material may become brittle, crack, and spall.

COLLECTION CONDITIONS, ISSUES AND REQUIREMENTS

In the Briar Herb Factory Museum complex it is estimated that 90% of the collection on display are predominantly made of wood and metals. 7% of glass and porcelain, and 3% of textiles, organic material and paper. The nature of these materials benefit from being kept in cool, stable conditions.

The Briar Herb Factory Museum complex site has been closed for three years. During this time none of the collections on display have been covered over, or removed to storage.

The collection objects are generally in well worn but good condition - however have accrued dust and dirt from three years of being closed without any covers for protection. All paper, organic, and textile items need to be packed up, sealed and stored while the museum is closed. I suggest using lidded plastic bin boxes, with silverfish traps⁴ inside, then sealed with duct tape. These items can be kept on site / in situ within these bins.

Throughout museum main building (A) and the Goods Shed (B) there was a large amount of possum or rat excrement present. These rodents can cause electrical / wiring issues so the problem needs to be addressed as soon as possible.

Borer damage was present, but inactive on some items, particularly the laundry washboards. I query whether this was previous to their coming into the museum. However there was active silverfish damage, and rodent damage on edible items such as fat and starch-based products like paper and card labels and boxes, soaps.

There was no evidence of mould, but buildings need to be maintained and monitored to ensure this doesn't occur as time progresses. A regular cleaning and monitoring schedule needs to be adopted to ensure the collection and its environment are maintained in good condition.

Many items are unsecured, meaning they can be damaged by, or cause damage to, visitors, or be stolen. The security alarm system has been turned off due to its sensitivity to cobwebs. There are no fire alarm systems in place.

The buildings B,F, and G are intrinsic to the heritage of the site and should be considered as part of the collection. Building A should be made good through either adaption or rebuild, using its original materials wherever possible.

Minimalising the impact of fluctuating environmental conditions should be achieved through non-mechanical measures, rather than the introduction of an HVAC type system.

There is no room at the site for storage of additional collection objects.

The following are comments and recommendations regarding conditions for specific display areas on site:

⁴ Available from www.conservationssupplies.co.nz

DRYING SHED (A)

ENTRYWAY INTERIOR

- The wide entry door in the Drying Shed [A] necessitates additional daily cleaning and creates opportunities for a poor environment. **A redesign of the visitor entry point should incorporate some kind of lobby / buffer to aid facilitation of maintaining a clean, insect free and dust free display environment.**
- If the two motor vehicles, understood to be on loan or in storage on behalf, are without any loan documentation that has a signed insurance clause agreed upon by both parties, they remain a great liability for CHM Inc and should be returned to their owners.
- The Otautau Butcher's cart is an example of an object having less local provenance that could be rehomed more appropriately elsewhere. This would in turn free up some display space. CHM Inc would need to check the cart's provenance and donation conditions before forwarding it on.
- The french organ, c.1855, has an interesting story with local connections attached. Its presence is not appropriate for the theme or storage conditions of the Briar Herb site, and it needs to be relocated to Blyth Street Museum and stored carefully. In the interim, it would be prudent to encapsulate the organ completely in a dust and insect proof wrap.



Images: Top: Museum entry direct into display space: Stored vehicle.



Image: French organ, as surveyed.

TOBACCO DISPLAY CABINET

- Good example of object preservation (presented in an enclosed cabinet).

KITCHEN

- All objects appear unsecured and are in danger of being damaged or stolen, or injuring visitors in the event of an earthquake or mischievous interaction.
-
- This space has general hands on / education value, in terms of connecting it with local stories. Some objects can be integrated into the sheep and orchard displays, to enhance interpretation of women's roles. Remaining items can be selected to become part of a hands on/education collection, while some poorer condition items can be considered for deaccession.

Image: Unsecured collection items in kitchen display



LAUNDRY

- The Laundry in particular shows signs of silverfish and rat damage - on paper labels, boxes, and soap.
- Borer holes on washboards are not necessarily proven to have occurred on site, but may be previous due to the nature of the material - no evidence is present [after three years of not being attended to]. Needs monitoring.

Image below left: Rodent damage on soap, as surveyed



POST OFFICE / COMMUNICATIONS

- The telephone exchange is in poor condition and needs to be cleaned and covered. It could be seriously considered for deaccession due to its provenance and condition.

Image above right: telephone exchange, as surveyed.



SHEEP / WOOL

- Textiles are hard to keep in this environment on open display. These should be displayed in purpose-built cases. Consider sourcing prop woollen blankets and fleece samples for visitor interaction / touching, if deemed necessary.
- The provenanced blanket needs to be removed and stored in a sealed container in the interim to protect it from further insect and dust damage.
- Wool samples do. or wrapped in plastic and sealed.
- The Float Sheep also needs to be covered, as above.

Images above: Blanket, Float sheep, Fleece specimens, as surveyed.

RABBITING

- The main concern in this area is the build up of dust and detritus due to items not been covered over, particularly the stuffed rabbit and organic material. The rabbit should be temporarily removed and kept in a plastic lidded container to protect it from insect and dust damage.
- Open display is an engaging way to present a story, and there is definite between public and display by using the raised tussock/earth areas, however many of the objects still need to be discreetly secured with wire mounts.



Image: Rabbiting display, as surveyed

R E BELL SHOE SHOP

- Good example of an open display with a discreet barrier in the form of a shop counter along the front, and a closed cabinet with more fragile items enclosed. However the most significant item, the frost shoe, is exposed and unsecured on the shop counter. This needs to be cleaned and relocated into the cabinet.
- Cardboard objects in this area require monitoring for insect infestation. Monitor closely, set silverfish traps as necessary, or temporarily remove from display into protective containers.
- Some discussion as to the suitability/relevance to the museum site's theme is needed.

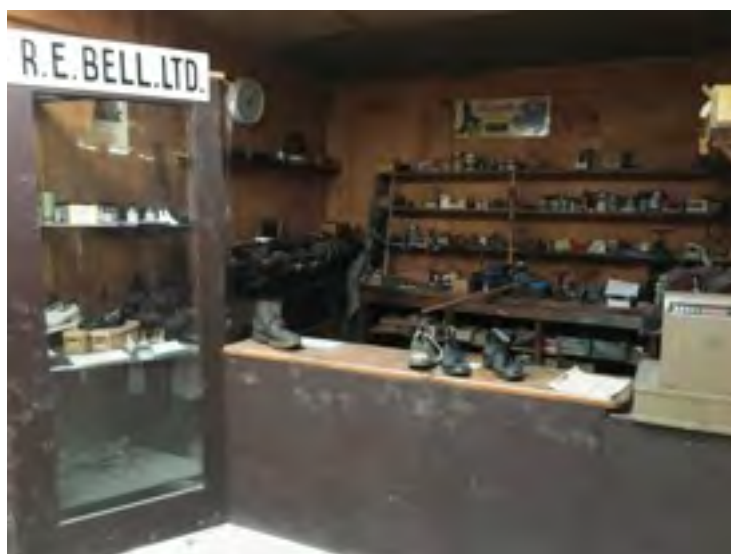


Image: Back wall of display and sealed cabinet, as surveyed.

MUD BRICK DISPLAY

- In the vicinity of the mud brick display are some original elements of the Briar Herb Factory - ducting and venting systems. These need to be regarded as heritage fabric - original collection objects that should be retained in situ, (or restored to this position if the building is demolished and reconstructed).⁵

Image below right: Original Briar Herb venting system, as surveyed.

CLYDE DAM

- The crane seat needs conservation. Consider installation of a sympathetic barrier to ensure longevity of this collection item.

Image: Original crane seat, as surveyed.



⁵ Ref page 12, Where an object is related to the building a synergy develops allowing the building's interpretation to be enhanced by the object's presence and the collection's context interpreted through the building. Its presence signals its genuine connection to other areas of the site.

DUNSTAN TIMES

- Much of this display has been dismantled and set up at Blyth Street, which seems a more appropriate theme setting than the Briar Herb site. There has been some negotiation with a local business person to lend some of the larger printing equipment to go into the original Dunstan Times building in Sunderland street. A loan agreement should be drawn up and properly documented and signed by both parties, with clause for right of review each year by CHM Inc.

BRIAR HERB FACTORY [F, G]

All elements, including actual buildings, and interior details such as pot belly, chicken wire, notes pasted on the walls etc. should be regarded as part of the collection

The factory buildings should become part of the collection and CHM Inc's aim should focus on telling the story of the building, its purpose, and the people who worked in it. The factory buildings contain in situ 'closed' collections of material, which are related to the site's original use.

One of the challenges for this area of the museum revolves around how to move people through the site and provide the infrastructure to run the museum without damaging its integrity.

The site would require monitoring of visitor movements and numbers, and excellent security to ensure that vulnerable spaces are secured if there is no-one available to supervise them.

A solution to these issues could be to build a low boardwalk that runs on a flow path within the buildings F and G creating a directed visitor pathway - enhancing the reality of the building being part of the collection. The boardwalk turns right through the defunct hospital display area, thus avoiding the low ceiling beams, and creating an adjacent 'sealed' display area. Ref Briar Herb Factory Museum Potential P&D options doc. for further detail.

SHEPPARD FILM NEGATIVE ROOM (F)

- Nitrate films are the vinegar smell. Could transfer to Nga Taonga⁶ on condition that the relevant films be digitised and provided for unconditional use by Clyde Museums Inc.
- **It is NOT recommended to bring over the Sheppard collection of glass plate photographic negatives until a dedicated storage unit can be devised.**⁷ This would need to have a controlled climatic environment, metal shelving, protection from quake interference, and a rehousing of each negative from paper to mylar sleeving.

⁶ <https://www.ngataonga.org.nz>

⁷ Temperature and RH fluctuations, or "cycling", result in chemical and mechanical changes that are especially damaging to photographs. Cycling promotes the movement of moisture in and out of a photograph, speeds up the rate of chemical deterioration of primary and secondary supports, and promotes the breakdown of the binder that holds the final image material to the support. When both humidity and temperature are high, or when materials undergo temperature and RH cycling, structural damage and the rate of chemical deterioration are greatest.

In its current storage conditions, the collection appears stable. However it should be digitised, then repacked in A/F enclosures and boxes as part of a focused project. Refer to page 26, *Additional information: glass plate handling procedures* for a basic understanding of the process. It is recommended though that expert advice is undertaken before commencing with the project.

HERB FACTORY MACHINERY ROOM (F)

- Although this building is in need of significant repair it is recommended that it be conserved and reinstated - housing the original machinery etc, as is now, also including the office area with its original wall linings etc. remaining intact.



Images: Left, Machinery room; Right: Silverfish damage, as surveyed

HERB OPERATIONS DISPLAY (G)

- This area has active insect damage (silverfish damage) apparent. Insect controls and monitoring need to be installed.
- The amount of natural light needs to be reduced - this could be through the application of frost vinyl printed window interpretive panels, UV film, or UV blocking (triple) glazing.

HOSPITAL DISPLAY (G)

- Deficit - no value - remnants in this area are oversized and not local. The story is told elsewhere (at Blyth Street site). This was the original storage area for processed herbs. It would be good/ important to reinstate this storyline.

STABLE COURTYARD

This is the area to the north of the Drying Shed (A) and west of the Stables (D).

- Two vineyard barrels and an old unidentified portable unit on wheels sit unprotected from the elements. These should be wrapped under tarpaulins, ([including undersides), to protect from weather.
- The shade cloth around the dredge boat needs to be tidied up to ensure the boat is getting the best protection possible from all directions while being kept outside.

Images: Left: portable unit; Right Dredge boat , as surveyed



STABLES

This building to be demolished.

- Consolidate and amalgamate the collection, along with gigs, to be incorporated into the Drying shed (A) where the environmental conditions will be much improved.
- Retain the selection of harnesses, saddles, bridles, especially if local provenance, showing difference between station work gear and transport.
- Leather items all very dusty and drying out. Treat them with leather dressing⁸ , and wrap to protect for temporary storage

⁸ <https://www.conservationssupplies.co.nz/product/leather-dressing-coa04/>

GOODS SHED

- Retain the building as part of the collection, but it would need upgrading to some extent in terms of 'maintaining the building envelope', as outlined on page 18. This may involve upgrading the corrugated skylights to a polycarbonate sheet that provide UV protection, and insulating and relining the interior walls with replicated iron and framing aesthetic. Adding a simple entry porch on the side to protect the interior from travelling moisture during wet weather.
- There is evidence of prevalent pest and rodent infestation. Recommend building maintenance and regular cleaning of this area, along with covering the fruit grader to avoid further staining and pest damage.
- The woodworking display is not really relevant and should be disestablished.
- Query on what grounds the Argyll truck is here - is it a loan or a donation? If loan, did the owner give permission to restore, and how to progress this? And if a loan, is a liability cover clause included in its loan documentation? Note: this would be moved to Rabbiting display in a reconfiguration scenario.
- Of lesser display value are the sundry metal items, cultivators etc and parts on the back shelf. CHM Inc needs to be wary of provenance, and ensuring identification of what the object is from, or a part of, before disposing.
- **It is recommended to retain the large agricultural equipment for its scale, wow factor, and rarity.**



Images: Left: Argyll truck; Right: fruit grader, as surveyed

FORGE

This building to be demolished.

- Consolidate and amalgamate the collection, along with gigs, to be incorporated into the Drying Shed (A) where the environmental conditions will be much improved.
- Retain selection of tools and equipment, especially if local provenance, (e.g. wheelwright items and horse shoes referencing gigs/transport, and station/cattle), as appropriate.
- Rehome the lathe and associated collection to another museum or heritage site. (e.g. Hayes Engineering, Cromwell Museum)



Images: top left: forge area; top right, Lathe and associated collection
Lower left, Wheelwright equipment

DAIRY

- Recommend that this display be removed from the site to aid restoration of the site's heritage from the street view, the original Herb Factory. The dairy is a generic display. Its objects could be set up at Blyth Street if deemed an important story in Clyde at a later date, or a selection could be integrated into a hands on / education collection.

HOLDEN COTTAGE

- Recommend that this display becomes integrated with the gold trail theme, and it is interpreted along the theme of a local gold mining character's story.
- In this scenario, if the objects inside can't be secured, then the public should not gain access to its interior, rather viewing from outside or through a half-gate door during opening hours only.
- Its location on the corner site buffers the view of the modern day tenants cottage.

SUMMARY RECOMMENDATIONS

As outlined on page 4, the main condition issues facing the collection housed on this site are:

- Ensuring the environments have a steady temperature and humidity
- Ensuring the objects are secure by use of mounting or encased displays, and:
- Ensuring the collection is free from pollutants (such as dust and dirt), insect and pest damage.

It is recommended that the following measures be initiated:

Clean and store away fragile objects - paper, textile and organic material. Monitor other objects such as wood and metal for corrosion, decay, and dessication - remove, treat, and store if the objects are deteriorating.

A schedule of cleaning, maintenance and pest eradication needs to be put into place.

Invest in *Hobo*⁹ data loggers and regularly monitor the environment of each area.

Consult a museum technician for an object mounting plan and invest in securing the collection.

Consider maintaining the operation of this complex as a closed collection. This would require accepting no additional donations, or facilitating the storage of collection items at the site, apart from adjustments to the display themes using collection material from Blyth Street Museum.

Invest in improving each building's environmental conditions, as recommended:

TO HVAC OR NOT TO HVAC?

It is not recommended to install an HVAC system into any of the buildings. These units would have to be continuously monitored to prevent any malfunction that can damage collections and the infrastructure itself would draw exorbitant costs¹⁰ to run and maintain given the size and number of buildings in the complex, when compared with volume of visitor numbers, limited funding and site management, and seasonal operation hours.

MAINTAIN THE BUILDING ENVELOPE

In Buildings A, (whether or not it is rebuilt), B,F,G, it is recommended to implement **non-mechanical measures** to control climate, while retaining the heritage features of each. Non-mechanical methods will greatly contribute to stabilising the collections' climate.

These controls do not require installation of fixed mechanical systems and can aid in reducing energy costs.

⁹ www.instrumentchoice.com.au

¹⁰ To control climate using air conditioning across a single 400 sq.m building has an annual cost of around \$5-7,000. according to recent museum client's advice.

A well sealed and maintained building envelope excludes and/or minimises the impact of climate events, and temperature and RH¹¹ extremes. Invest in a maintenance programme that examines the structure and the spaces housing collections to identify possible sources of moisture and air seepage, and work to correct these problems.

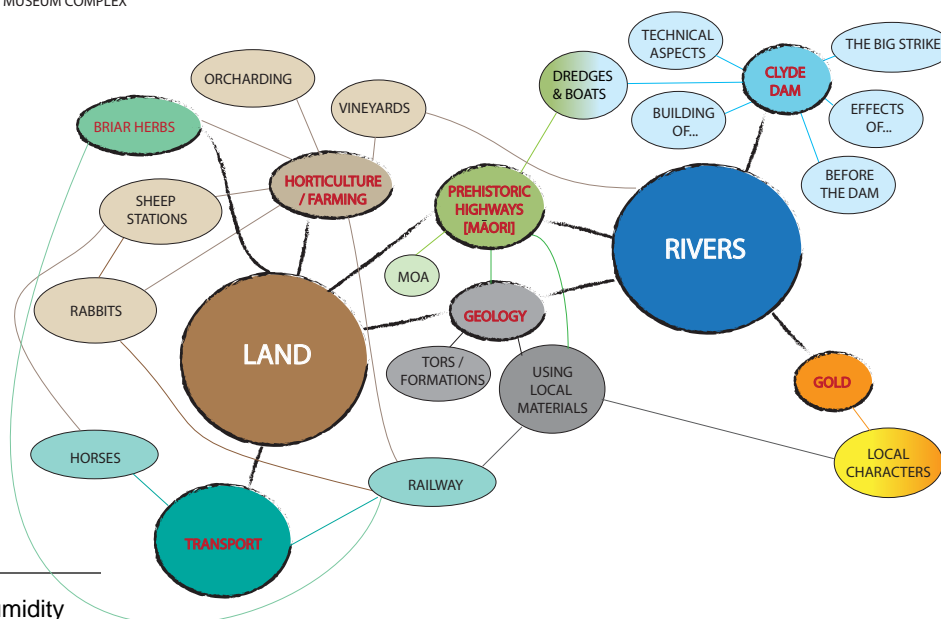
- Eliminate water sources such as leaking roof, ceiling, or windows; gaps in walls, windows and floors; leaking plumbing or damaged gutters and downpipes to prevent high RH levels.
- Install triple glazed windows, or window enclosures, to buffer against temperature and RH extremes and fluctuations. This will also aid to minimise / block UV levels.
- Use LED lighting where possible to avoid heat build up and exposure to UV.
- Create micro-environments within displays to house sensitive objects (such as some metals, textiles, paper, pyritic minerals, and fossil specimens) that require a specialised RH level.

ADDITIONAL INFORMATION: COMMENTS ON SIGNIFICANCE AND KEY OBJECTS

In the CHM Inc's collection policy¹², a set of themes have been identified to guide what is collected for both the Blyth Street site and the Briar Herb site. These are listed as Natural History, Cultural History, Social History and Industry, with sub themes included under each.

The collections on site at the Briar Herb Factory Museum complex should focus on industries of the region. Collection objects under generic themes such as kitchen and laundry should be reorganised to fit within these themes¹³, wherever possible.

Collection links
BRIAR HERB FACTORY
MUSEUM COMPLEX



¹¹ Relative humidity

¹² *Collection Policy, Clyde Historical Museums Inc.* Garbutt, April 2017, section 2

¹³ As outlined in the Briar Herb Factory Museum site P&D options doc, page 10.

Image previous: Proposed Briar Herb Factory Museum complex themes and links

The list of comments below focus on some specific areas of the site and are listed as 'SIG:' and 'Curiosity.'¹⁴ They are to be read and considered in conjunction with the significance statements produced by CHM Inc.

DRYING SHED (A)

ENTRYWAY INTERIOR

SIG: Gigs especially if local, but also in the context that the original intention of this site was to be a transport museum. Fast forward to present day, and the new focus might end up being industrial/ commercial, and these would still fit within the parameters.

TOBACCO DISPLAY CABINET

Contents could be integrated into another industry theme where smoking was prevalent, (e.g Rabbiting, Railways etc..).

CURIOSITY: Foil paper ball

CINEMA

SIG: Has potential - and is a proven popular exhibit, (ref Featherston, Akaroa Museums - cited by Trip Advisor as being one of the most popular exhibits). Also the museum has a choice for at least 15 videos [can be digitised]; plus other items potentially, such as the Crunchie Bar advert [a bit of fun with a gold rush link], Hunters Gold film [although filmed over toward Queenstown more, but content is relevant]; Sam Neil's 10 minute film clips about what happens on a winery etc... and ties in with the earliest days of vineyards at Monte Christo c.1864.¹⁵

This space also provides the 'busy' visitors a valid opportunity to rest up for a few minutes while they view the film. Existing video topics include:

Illustrious Energy

Chinese Miners

Briar Herb Factory

¹⁴[SIGNIFICANT object, and an object being a Curiosity [significant, as in, an item that might engage visitors, but without local provenance].

¹⁵ Crunchie bar advert:

<https://www.nzonscreen.com/title/great-crunchie-train-robbery-cadbury-commercial-1975>

Hunters Gold, first episode:

<https://www.nzonscreen.com/title/hunters-gold-1976>

Vineyard film 2017: Example: [but there are others...]

<https://www.twopaddocks.com/top-10-tunes/show/vintage-2015-by-jeremie-sery/97>

The Jack Shepherd Collection needs investigating to ascertain if there is any material of interest to convert. If so, some of these could be incorporated into specific displays in other parts of the museum site.

KITCHEN

SIG: Rocklands Station oven range [could go into the Sheep storyline area, along with some flat irons and cooking equipment. Note although Rocklands Station is located in West Taieri, quite out of collecting parameters, it could be considered for its value in telling the domestic storyline on sheep station, versus dispatching it to Middlemarch Museum. It will be indicative of/generic to what many had in their farm kitchens.

SIG: Plaster fridge/ cooler box [query function]

Curiosity: Old wooden door - although possibly has not provenance [query] its still a good item for use in setting a scene within a display.

SIG: Kitchen dresser - although possibly does not have local provenance [query] it is still a good item for use in setting a scene within a display.

Appropriate cooking equipment could also go into orcharding area.

Consider having some items available for hands on interaction, for visitors and school groups etc.

LAUNDRY

*"Domestic social history, but not really any focus on Clyde".*¹⁶

A given that the room has a general education purpose.

Wringers - Suggest that at least one be used as part of a costume display -so likely could be useful to keep one of the nest, perhaps keep another for hands on/education.

The same for washboards, flat irons, carpet sweepers, washing machines etc. Do they have exhibition value? (CHM Inc should consider our recent discussion around an upcoming costume display, and how they would add value to content. I suggest that one or two are kept for hands on / education, then move on the rest? There are storage considerations here too, if only used occasionally, (although these objects would fit into a new purpose built storage unit at Blyth Street site).

When contemplating rationalisation CHM Inc shouldn't limit the potential of future temporary displays, yet there needs to be realistic consideration about what can be retained in storage..

Curiosity: Bottle cutting display [move to orchard area?] Valid interest given today's recycle climate..

Curiosity: Knife cleaning board - move to sheep area [?]

¹⁶ John Hanning, CHM Inc

SIG: Preserving jars - move to Orchardring display

SIG: Corers - move to Orchardring display

Some flat irons could go with oven range if its kept [eg in sheep area]

POST OFFICE / COMMUNICATION

This display theme could be dispersed to other areas on site. The Post Office/ communication storyline display in this building really belongs in Blyth St - with the heritage building right across the road to reference! Alternatively CHM Inc could approach the Post Office cafe to incorporate a bit more of the storyline in a display. The cafe has done some work towards this, but also they need to credit the museum for images (assuming on one hand that their images came from the museum, but if not, still try and negotiate some connection).

The telephone exchange needs to be deaccessioned to a museum linked to Rai Valley. It's not relevant in terms of provenance, and the Post Office Cafe in Clyde has one already.

Some of the older telephones could be incorporated into the sheep station display [as an example] to tell about how communications worked [or didn't work] there. Others may go into Blyth Street Museum site.

SHEEP STATIONS

SIG: General storyline. could also incorporate sheep numbers / stats, then and now

SIG: Fleece samples

SIG: Blanket

SIG: Wool press, shearing machine, equipment etc - as a visual story aid

SIG: Wool bale stencils

SIG: Loom and spinning wheel [visual aid re process]

Could use some elements for a hands on section. Objects formerly in forge, stables, kitchen, and laundry areas could be included to reference the operational and domestic life endured.

RABBITING

Rabbit's hut - good interactive element but perhaps could contain an audio of rabbits sharing their stories?

SIG: All aspects, all objects - volume / repetition merely underlines the extent of the problem.

R E BELL SHOE SHOP

Is this is a Blyth St story in terms of local business?

Although this is a shop that was located in Alexandra, local folk can recount stories / memories to share about going on outings to visit the shop.

SIG: Frost shoes (although these could possibly be incorporated into the orcharding display), or keep it in the shoe shop as it links back to Clyde).

Curiosity: Queen mother's visit and use of the shoes - This comes down to the regional boundaries of story lines, although there's bound to be locals who interacted with this event - also check Shepherd's photo collection.

MUD BRICK DISPLAY

This display could be part of a geology theme area telling about using local materials to build with [incl. schist etc..].

SIG: Mould frames

SIG: Brick samples

Curiosity: Storyline [or SIG?]

Provide interpretation about the original Briar Herb Factory venting system that's situated here, so visitors understand the significance of the building and its connection to the site.

CLYDE DAM

Amalgamate all original items to BH site.

Create an exterior courtyard access-way and shift concrete hopper to courtyard so that it interconnects with other water / river items, (eg. boat, dredge bellows etc). Also consult an engineer so the hopper can be displayed in its correct position.

Rephotograph the graphics in the display so that digital files can be utilised in a more visual manner

Could the control panel be rewired so visitors can press buttons and see gauges move?

Need to source first person / human stories - e.g. about the strike etc...

There was a suggestion that Contact Energy could contribute to this display redevelopment

SIG: Light up model, great interactive

SIG: Crane seat - needs conservation

SIG: Hard hat sign [and couple this with related items currently on display in Blyth St]

SIG: Concrete hopper

SIG: Photographs

SIG: Control panel

SIG: All original items across both museums, but amalgamated to this one display area.

DUNSTAN TIMES

Amalgamate with items up at Blyth Street, perhaps into the old boiler room? Or consider its relocation to its original building in town, as discussed with current building owner, ensuring that the museum is credited and promoted, and vice versa! If the objects stay at the original town site then the Dunstan Times news clippings could be featured where appropriate through all displays, and advertise the site as a place to visit.

SIG: Type tray drawer

SIG: Guillotine

SIG: Portable engine

SIG: Printing press

SIG: Storyline

BRIAR HERB FACTORY [F, G]

SIG: All elements, including actual buildings, and interior details such as the pot belly stove, chicken wire, notes pasted on the walls etc. . [consider buildings as part of the collection. Although agree that drying shed might need to be reconstructed [faithfully] to suit museum needs.

SIG: Photographs and potential reproduction of packaging etc, smells and samples to develop here.

Suggest remove the brickwork in the processing room as not part of the original fabric

Could use herb storage room [adjacent to where hospital display was] for screening the Briar Herb factory film. Introduce smells of herbs etc. But be careful if introducing actual plants as bugs can be brought in. These would need fumigating or seal in 'sniff containers' first.

It would also be great to tie in the factory with a re-established herb garden outside.

HERB FACTORY MACHINERY ROOM

SIG: Although this building is in need of significant repair, it should be conserved and reinstated housing the original machinery etc, as it is now.

HOSPITAL AREA

Deficit - no value - remnants in this area are oversized and not local. Story told elsewhere [at the Blyth Street site]. This was the original storage area for processed herbs. It would be valuable to reinstate this storyline in this area.

SHEPPARD FILM NEGATIVE ROOM [F]

This entire collection should be a **high priority** to conserve and retain. The collection adds significant value to the genealogical archives, and has potential to bring in visitors, funds, etc.

Once the collection is rehoused appropriately, return this room as the Briar Herb Office display.

Films and/or collated images could be digitised and shown in the cinema.

STABLE COURTYARD

SIG: River boat

SIG: Cart -[needs more research] maybe an orchard spraying cart?

SIG: Barrel [potential - needs conserving - for vineyard storyline].

Could propagate a grapevine here [river connection]
<https://vinepair.com/wine-blog/why-rivers-make-great-wine-regions/>

The main idea is to open up access from the Clyde Dam lean-to area to create an outdoor space that has the geological, river, waterways stories.

Special / fragile items [eg Maori Taonga, geological specimens, boat, dredge bellows], would have a dedicated sheltered /secure display room.

GOODS SHED (B)

SIG: The building as an object in its own right, and the story of its original location and subsequent move.

SIG. [as wow objects] XL sized Chaff cutter, winnower, thresher and binder, although not from Clyde, but are from Central Otago - within the Vincent CC district.

SIG: VCC tractor

SIG: VCC sign

SIG: Orchard fruit grader

SIG: Hornsby & Sons portable traction engine

SIG: Argyll truck (but finish restoration and move to Rabbiting area)...

SIG: Nailing case (orcharding)

Of lesser use are the sundry metal items, cultivators etc and parts on the back shelf. Also the woodworking display has little local value. Need to be wary of provenance, and ensuring identification of what the object is, before disposing.

STABLE COURTYARD

SIG: River boat

Curiosity: Cart -[needs more research]

SIG: Barrel[s] potential - needs conserving - for vineyard storyline.

Amalgamate these items with other areas, ref *Briar Herb Potential P&D options doc*

STABLES

SIG: Gigs [local ones, with provenance, and donated]

SIG: Clyde hessian sign

Curiosity: Selection of harnesses, saddles, bridles, especially if of local provenance.

Amalgamate these items with other areas, ref *Briar Herb Potential P&D options doc*

FORGE

SIG: Dredge bellows [shift to river display]

SIG: Flat plate for wheelwright repairs

SIG: Upright Rim Repair, [wheelwright's]

SIG: Snow horseshoe [make reference to sheep station]

SIG: Clydesdale sized horse shoe [reference sheep station]

Curiosity: Branding irons

Curiosity: Handmade tin candle stick holder

Amalgamate these items with other areas, ref *Briar Herb Potential P&D options doc*

ADDITIONAL INFORMATION: GLASS PLATE HANDLING PROCEDURES

- Ensure that you are working on a clean, flat, dry surface, free of any debris.
- Wear non-vinyl plastic gloves when handling the plates: Latex or Nitrile, for example. Cotton can be slippery when handling glass and may catch on to flaking surface emulsion.
- Handle plates by two opposite edges. Never hold them by one edge or by the corner.
- When you lay glass plates flat on a surface, place them with the emulsion side up.
- Never place any pressure on the plate: do not press, lean, or write on top of it.
- Never stack the plates while you are working with them. Only work with one at a time
- Label the sleeves before placing the plates into them.
- Duplicate high use glass plates¹⁷. The emulsion is fragile, and even plates in good condition will be damaged from regular use.

¹⁷ This refers to use in a darkroom situation, for clients who are ordering copies.



BRIAR HERB FACTORY MUSEUM SITE, CLYDE: STORAGE APPRAISAL

Prepared by Sally Papps, *Dip. 3D Design, BVA, Cert NZMP*
Exhibition Design Build Consultancy Ltd, August 2018

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INTRODUCTION

The purpose of this appraisal is to ascertain the conditions and volume of storage that the museum currently has on site, and make recommendations for improvements and development. This information will feed into the feasibility study to help form an understanding of the needs and priorities the museum requires when considering its future direction.

SUMMARY OVERVIEW

At the Briar Herb Factory Museum site a survey reveals that the current functioning storage space being used is minimal. The key storage area is the former office inside the original herb factory, which now houses a significant glass plate negative collection and a small number of acetate film reels.

In the Goods Shed (B), there are a set of shelves along the west wall that house miscellaneous parts and items, predominantly metal. Also in the Goods Shed are two utility rooms, (workspaces), and an area being used for storage above one of these. In the main building, (A), there is a reception area, [workspace], that has general storage for shop and files etc.

Other than this, the rest of the museum is display- orientated.

As a reference point, Clyde Historic Museums Inc aspires to maintain their collections as follows:

“The written object files should be stored in a safe, secure fireproof enclosure and should never leave the museum.

All items, objects or collections should be appropriately stored or displayed so that such items do not deteriorate through preventable environmental conditions.

Any items requiring conservation will follow appropriate and adequate conservation procedures in accordance with contemporary best practice.”¹

In accepting donations, CHM Inc² has a duty of care to maintain, protect and preserve the object in question. Primarily, this is effected through quality of storage it is housed in.

¹ Garbutt: 3 *How to house, care for collection*. Page 5, *Collection Policy*, Clyde Historic Museums Inc, 2017.

² Clyde Historic Museums Inc

Image: Briar Herb Factory Museum Storage Allocations

BRIAR HERB MUSEUM COMPLEX
CURRENT STORAGE AREAS



WHAT MAKES A GOOD STORAGE ENVIRONMENT?

Proper storage for museum collections needs to provide easy access to the collections while protecting the objects in a safe and secure manner. The key factors in preserving museum collections while in storage are: adequate security, proper environmental conditions, and the use of appropriate materials to house and support objects while in storage.

Storage areas should be clean and well ventilated. Temperature and humidity levels should be monitored at regular intervals. The storage area should also have appropriate fire protection and be well secured, with limited staff access. When not in use, the storage areas should have no light.

When these conditions are in place and correct, the museum collections have the best chance to be preserved and kept in good condition.

Some basics of proper storage as relates to what objects are kept in the Briar Herb Factory Museum site are:

> Photographic negatives should be stored individually enclosed in Mylar (polyester) sleeves within acid free boxes - all well indexed.

> Small objects are best stored in acid free boxes or plastic lidded storage containers that are BPA and Phthalate free.

> Powder coated steel shelving or drawers should be used to house collections on. Wooden shelving is not recommended because of chemicals and acids that can off-gas and potentially harm the collection objects that are housed on them.

> Shelving should be lined with *cell foam* where objects are on open storage³.

> Dust and light covers should cover open shelving units. Washed calico lined with black cotton fabric makes an ideal dust and light cover.

> Non-Collection items such as exhibition furniture and props, office equipment and records and publications should be kept in a separate storage area.

> Printed photographs and documents should be stored in acid free folders or envelopes. These in turn can be stored within well-indexed acid free boxes. Do not place too many pieces within a folder, as this may cause damage.

> Ensure that no objects or boxes are stored on the floor. All collections items should be at least 150mm above the storage floor to protect them from insects, moisture and damage incurred during cleaning sessions.

³not contained

WHAT ARE THE CURRENT STORAGE CONDITIONS AT BRIAR HERB FACTORY MUSEUM?

The former office inside the Briar Herb Factory building (F) houses a glass plate negative collection in boxes on wooden shelving. There are some other miscellaneous items stored along the opposite wall, under a window.

In the Goods Shed (B), there are a set of shelves along the west wall that house miscellaneous parts and items, predominantly metal. Also in the Goods Shed are two utility rooms/workspaces. In the main building, (A), there is a reception area, [workspace], with general storage for shop and files etc.

It could be argued that at present, as the site has been closed for some time, the entire site is a storage facility. A condition appraisal of the collection for the site's display areas are covered off in the Briar Herb Collection Appraisal document.

BRIAR HERB FACTORY OFFICE (F):

In terms of being an appropriate storage facility this room appears to be a stable environment, but has some issues to address:

- A number of the film canisters were stacked vertically - these should be stored horizontally to minimise long term pressure on one area [dead spot].
- Upon entry, a strong smell from the acetate films (vinegar) indicated that the films may be deteriorating.
- Access appeared good, with the outside of many boxes being labelled. However there were collection items on the high shelves that potentially put them in peril when being accessed / moved around.
- Some of the items stored in this room were possibly associated with the donor, but not stored correctly, and were amongst non-collection items.
- There was no protection in place to stop boxes falling off shelves in the event of an earthquake.
- The shelves are unsealed chipboard and are bending under the weight of the collection.
- This room has natural light, and larger negatives sit exposed in open cardboard boxes.
- The room requires a good thorough clean, especially to lessen the effects of dust and insect damage.
- There is no fire or security system in place, however the solid door was only accessible via a staff key.

- There was evidence of insect infestation, and there were no controls in place such as silverfish traps.
- The environment has not been monitored or assessed as appropriate for the specific purpose of storing glass plate negatives.

RECOMMENDATIONS

Invest in silverfish traps⁴, and monitor these and the environment with a *Hobo*⁵ data logger.

Though well labelled, boxes should be swapped out for A/F⁶ boxes and enclosures. Suggest National Services Te Paerangi Helping Hands grant, or a Community Trust grant. Follow specific guidelines on handling glass plate negatives for this project.⁷

Remove old wooden shelving and replace with powder coated steel units - consider reducing the height of these.

Block out the window so that UV light doesn't enter the room, and ensure that interior lighting is good.

Relocate the films into boxed horizontal storage. Consider donating them to the NZ film archive, with negotiations to have digital copies where relevant to the museum's displays.

Relocate old museum committee archives to the top area of shelving units to free up shelving to accommodate archival items of public interest.

Affix lengths of net curtain wire across the front of each shelf unit to inhibit falling objects.

Lift items currently being stored on the floor of this room.

Initiate a regular cleaning schedule, and hang dust curtains across the shelving units.

Repackage the larger glass plate negatives that are currently housed in open-topped boxes into Mylar or A/F sleeves **vertically in lidded boxes**, following conservation handling procedures as referenced above.

⁴ available from www.conservationssupplies.co.nz

⁵www.instrumentchoice.com.au

⁶ acid free

⁷ <https://www.archives.gov/preservation/holdings-maintenance/moving-glass-plate.html>
and: <https://www.archives.gov/preservation/storage/glass-plate-negatives.html>



Images:

Top left: View of Factory Office as surveyed.

Top right: Film cans in open storage as surveyed.

Lower left: Inadequate shelving unit.

Lower right: Glass plate negatives in open storage as surveyed.

GOODS SHED (B)

BACK WALL

These notes specifically refer to the area of shelving units at the back of the room (the west end).

- Safety for visitors, and security of collection items, especially smaller items, needs to be considered.
- There was no protection in place to stop objects falling off shelves in the event of an earthquake.
- The shelves are painted wood. They are not raised off the floor. Some collection items were stored on the floor..
- There was significant evidence of insect infestation, with no controls in place.
- The room had dust and debris accruing on the floor and needs cleaning.
- Collection objects on some shelves were poorly located, lying exposed, and require re-organising to maximise storage space.
- The building is lit by skylights, and is unlined.

RECOMMENDATIONS

Some specific recommendations to consider include:

Check that the original shelving does not have signs of insect infestation [old, or fresh]. If it is in good condition, the consider sealing it with a satin clear coat - This shelving unit ultimately will become part of the display, and is perfectly valid in situ as a crossover between open storage and display - as long as the objects are secure.

If rationalising objects ensure they are not parts of other items held in the collection. If the object is initially unidentifiable (as to what it is), find someone to identify what the object is before moving it on.

Put controls in place to minimise, and if possible eradicate, possum and rat problems.

Ensure areas are kept clean and maintained.

If stacking large heavy objects up high, ensure they are well secured and not liable to fall.

Box up or cover collection items to protect them while in storage, using dust sheets or curtaining.



Image: West wall storage shelving, as surveyed.

ABOVE THE SMOKO ROOM:

An area on top of the Smoko Room has been used to store old signs (presumably part of the collection), and other sundry items.

- The objects are stacked haphazardly and may cause damage to, or become damaged, easily.
- An attempt to protect this area with sheets of ply has failed, and sheets have become loose and some have fallen down onto the objects.
- The objects are stored amongst non-collection objects, and are unprotected from dust and potential building leakage (if weather-tightness fails).

RECOMMENDATIONS

Some specific recommendations to consider include:

Remove all items in this area, sort out collection items and re-house these temporarily in another area, (suggest unused workshop room).



Image: Storage area above the smoko room, as surveyed.

SMOKO ROOM:

The Smoko Room has been used to store a mixture of collection items, operational items, and redundant display signage.

- Collection objects are stacked on the floor and may become damaged.
- Collection objects are stored in amongst a food and drink area, with running water facility.
- The objects are stored amongst non-collection objects, and are unprotected from dust, pests, and dirt.

RECOMMENDATIONS

Some specific recommendations to consider include:

Remove all collection objects from this room, and rehouse.

Consider whether the redundant signs and other non- collection items stored here need to be retained.

Comment: In a redevelopment scenario the operational function of this room would be incorporated into an area closer to reception.



Image: Smoko Room, as surveyed.

WORKSHOP ROOM:

This room appears to be used as functional operations space. There are a few figures that may be original to the Goods Shed, such as the railway filing box affixed to the wall above the work bench. There appears to be a few items that may be part of the collection, mixed in amongst tools etc.

- Once tidied, this room has been suggested as temporary housing for some collection items, but should not be considered as a permanent storage area.
- Objects in the room are stacked haphazardly and may become damaged.
- It is not easy to clearly define whether items here are donated collection objects or operational tools and equipment.
- Collection objects are unprotected from dust and insect damage.

RECOMMENDATIONS

Some specific recommendations to consider include:

Remove empty containers and rubbish, and generally clean up the space.

Separate operational items from collection items and store correctly, clearly defining an area for each (operational / collection)..

Box up, or cover collection items to protect them while in storage.

Comment: Consideration needs to be given as to whether a workshop facility should be retained.



Images:

Left: Workshop room, as surveyed. Right: Railways filing box

NOTES ON ADDITIONAL STAFF WORK SPACES

Reception area (A)

The Reception room needs a degree of operational storage. Although not to collection storage standards, it should attain the following attributes:

- Secure cupboard systems, with well sealed shelving units. Wood-based materials are acceptable here, (e.g melamine joinery standard).

- Clean and insect-free monitored environment
- Climate-controlled, (including heating), well insulated, with good ambient working light.

SUMMARY RECOMMENDATIONS FOR FUTURE REQUIREMENTS

My recommendation is to approach addressing the storage issues across two stages. The first stage, a reorganisation, is a remedial necessity, and should be undertaken directly.

With the main focus being the glass plate negative collection, it is recommended that **it remains on site in this room, with some remedial conservation and rehousing**, until such time as an appropriate cool store unit can be attained at Blyth Street - however it's longer term destination should be down at Blyth street along with the bulk of CHM Inc's⁸ archival collections.

In the longer term, (toward a reopening), **it is recommended to adopt a bold principle not to include any collection storage space at this site**, but rather retain it as primarily a display area with existing contents, with functional operational work/storage spaces as required. This will assist CHM Inc in ensuring that future donations that are offered to them for this area will be well considered before accepting - (generally this site is focused on larger more industry-focussed objects).

In the Goods Shed, it is recommended to reconsider the current operational spaces as future display spaces, incorporating the smoko room within a new reception area elsewhere on site, and deleting the workshop room, (unless CHM Inc deems it a necessity).

This involves a reconfiguration of spaces with a 'new build' element, outlined on the illustration on pages 17-18. There is some scope in the new Building (A) to provide an opportunity to consider a functional workshop space, or a storage area, if CHM Inc feels it to be a necessity.

Finally included is a plan for a lesser scaled option should CHM Inc determine that the retention of the tenant's house is critical to their needs, (e.g if it provides income or security).

BASIC NEEDS - REMEDIAL

Initiatives to be actioned:

- Invest in collection care and conservation supplies, including acid free storage materials, insect traps, environmental monitoring units, (as outlined).
- Initiate a schedule of regular cleaning and monitoring of storage spaces, including decaying accrual of non-collection items, objects not put away in the correct storage areas, etc.

⁸ Clyde Historical Museums Incorporated

- Separate collection objects from non-collection items and rehouse as outlined.
- Replace wooden shelving units to powder coated steel units
- Install dust curtains and covers, block out light specifically in the factory office where the glass plate negatives are being stored.
- Earthquake proofing of storage shelving
- Repack the glass plate negative collection as outlined on page 5 of this document.
- **It is NOT recommended to relocate the Sheppard collection of glass plate negatives until a dedicated storage unit can be devised. This collection would need to have a controlled climatic environment, metal shelving, and protection from quake interference.**

FUTURE-PROOFING:

- Pest and vermin free site, with regular monitoring and environmental controls in place.
- A purpose-built climatically controlled storage building for the negative collection located at Blyth Street - refer to Blyth Street storage appraisal, future developments doc, page 23 <.
- Installation of a security / fire alarm system

CREATING FUNCTIONAL STORAGE SPACES:

STAGE ONE: REMEDIAL:

This configuration is based on current governance, buildings and resources, with the museum being run on a volunteer basis. It assumes that the site will remain closed.

- The current storage space in the Briar Herb Factory Office should be retained on a temporary basis to house the Sheppard collection of glass plate negatives, with the issues outlined on page 7 addressed.
- The workshop space in the Goods Shed should be turned into a temporary storage room for loose collection items [found above the smoko room, in the smoko room...]

BRIAR HERB MUSEUM COMPLEX REMEDIAL STORAGE AREAS



Image: Briar Herb Factory Museum Complex Stage One - Remedial storage areas

STAGE TWO: RECONFIGURATION:

This reconfiguration involves removing all storage areas and workspaces from the buildings and relocating operational services into the tenant's house.

Further detail and justification for this can be found in the Briar Herb Factory Museum P&D options document.

As outlined on page 14, **there would be no collection storage space at this site**, but rather retain it as primarily a display area with existing contents, with functional operations kept minimised.

- The former Smoko Room, Workshop room in the Goods Shed (B) , and the Reception area in Building (A) that were used for storage / workspace are absorbed into display space

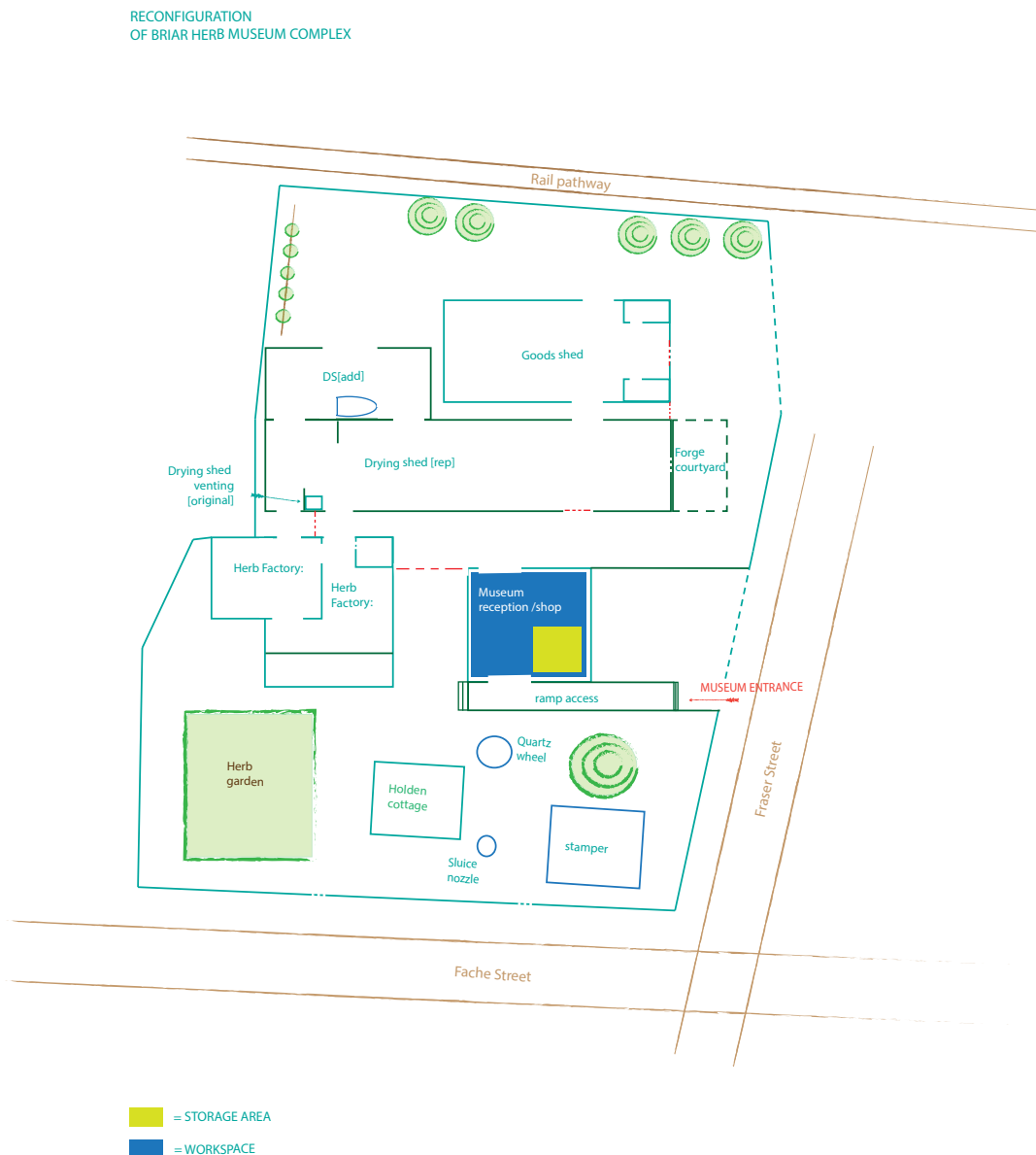


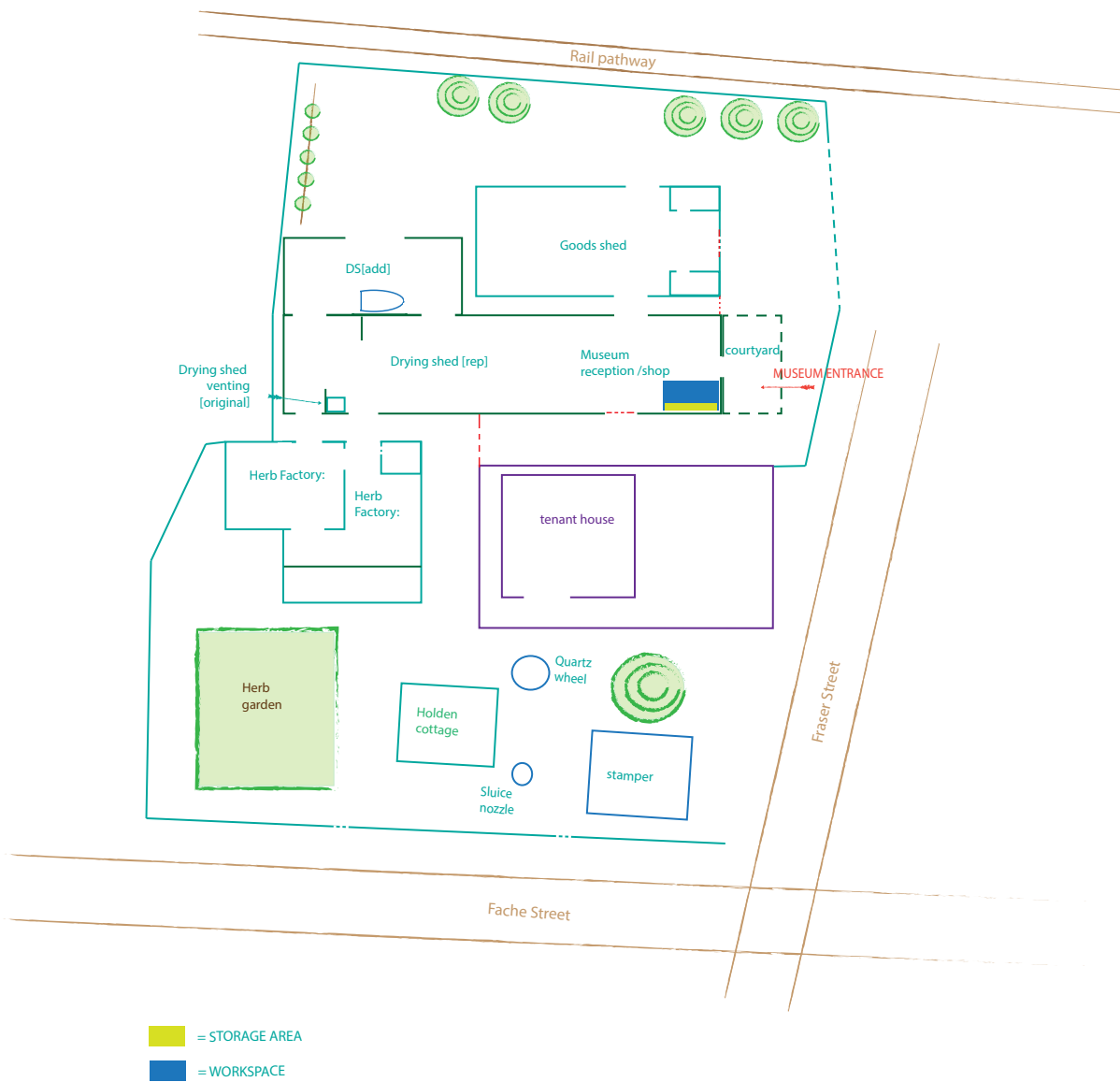
Image: Recommended reconfiguration option.

OPTION: MINOR RECONFIGURATION:

This reconfiguration involves retaining the tenant's house, (with some site improvements)⁹, and retains reception workspace with operational storage only, in Building (A).

Image: Minor reconfiguration option.

RECONFIGURATION WITH
RETENTION OF TENANTS HOUSE
- BRIAR HERB MUSEUM COMPLEX



⁹ Refer to: Briar Herb Factory Museum P&D Options document.

BRIAR HERB FACTORY MUSEUM SITE, CLYDE:

POTENTIAL PRESENTATION & DISPLAY OPTIONS



TABLE OF CONTENTS

Introduction	3
Proposed site changes	3
General reconfigured elements	5
Option one: Reconfiguration retaining the tenant's cottage	5
Option two: Reconfiguration utilising the tenant's cottage	7
Potential theming arrangements	10

INTRODUCTION

Proposed are two options for creating a more functional and cohesive display experience for visitors to the Briar Herb Factory Museum complex.

The first, less dramatic option involves retaining the tenant's house on site, but making it less intrusive to the purpose of the complex - to be a welcoming public space.

The second option is to reconfigure the complex to become a purely public space, focussing on its displays, utilising its current collection objects in a more cohesive flow. The areas outside would also be developed into garden spaces that support and enhance the industry-focussed stories that are told.

The vision would be to allow visitors to explore and discover things about Clyde and its environs as they wander through the various buildings.

PROPOSED SITE CHANGES

(ref: plan of existing layout of Briar Herb Factory Museum Complex, p 4)

To establish a more authentic heritage site, it is proposed paring back the buildings by removing the following:

- (C) Forge
- (D) Stables
- (H) Dairy
- Meat safe
- Covered area between the Factory Drying Shed (A) and the Goods Shed (B)
- Boat shelter (to be relocated)
- Lean-to additions at the back and south sides of the Factory Drying Shed (A)
- Public toilet block (to be relocated)

Image following: plan of existing layout of Briar Herb Factory Museum Complex

EXISTING LAYOUT OF
BRIAR HERB FACTORY MUSEUM COMPLEX



- EXISTING/RETAINED ELEMENTS
- PROPOSED DELETED ELEMENTS
- PROPOSED REBUILT ELEMENTS
- PROPOSED RECONFIGURED ELEMENTS
- PROPOSED RELOCATED ELEMENTS
- EMERGENCY EXITS
- PLANTINGS

GENERAL RECONFIGURED ELEMENTS

- A rebuild of the existing Factory Drying Shed (A) to make it fit for purpose (public use) using the same materials and detailing as currently exists, including the retention of the original venting machinery. Upgrade to ensure the building is insulated and pest / rodent free, with good, appropriately styled lighting systems. Note that it is important to retain the look, feel and heritage-integrity of the original building.
- A sympathetic addition to the north west side of the Drying Shed (A) to house the boat and other large objects that relate to the river / dam, including the concrete hopper.
- The relocation of the battery stamper to the opposite (south east) corner of the site (next to Fraser Street), and the sluice nozzle and quartz wheel to be also moved, this would form a gold garden trail around Holden Cottage. Comments passed on by an adjacent motelier indicated that many of his visitors are fascinated by the battery stamper, and this is what motivates them to go and visit the site. If the stamper was viewable from where Sunderland Street intersects with Fraser Street it would make the museum complex more definable to passing potential visitors.
- The development and landscaping of the exterior spaces to reflect local industries - herbs, gold, vineyards and orcharding.¹
- In the factory building (G) the interior is altered so that visitors walk from the former office display area and through the former hospital area [avoiding the low ceiling beam], thus creating a walled off display area for AV, hologram or other interpretive elements, while retaining accessibility.²
- Retain the Goods shed as is, and make good to ensure it becomes pest and rodent free. Replace PVC corrugated roofing 'skylights' for Polycarbonate UV protection sheets.

RECONFIGURATION RETAINING THE TENANT'S COTTAGE

The tenant's cottage being situated in the middle of the approach to the site creates confusion as to whether this corner section is part of the museum or a private property. This is exacerbated by the non-delineal boundary around the property (a lack of fencing) and the use of 'private property' signs visible from several directions on the lawn. At present there is 'tenant's creep' - where the tenant's belongings are encroaching onto pathways and other public areas, which confuses the issue more. (Although it is understood to be a temporary measure, it still potentially impacts visually on visitors who call in to view the museum and find it closed).

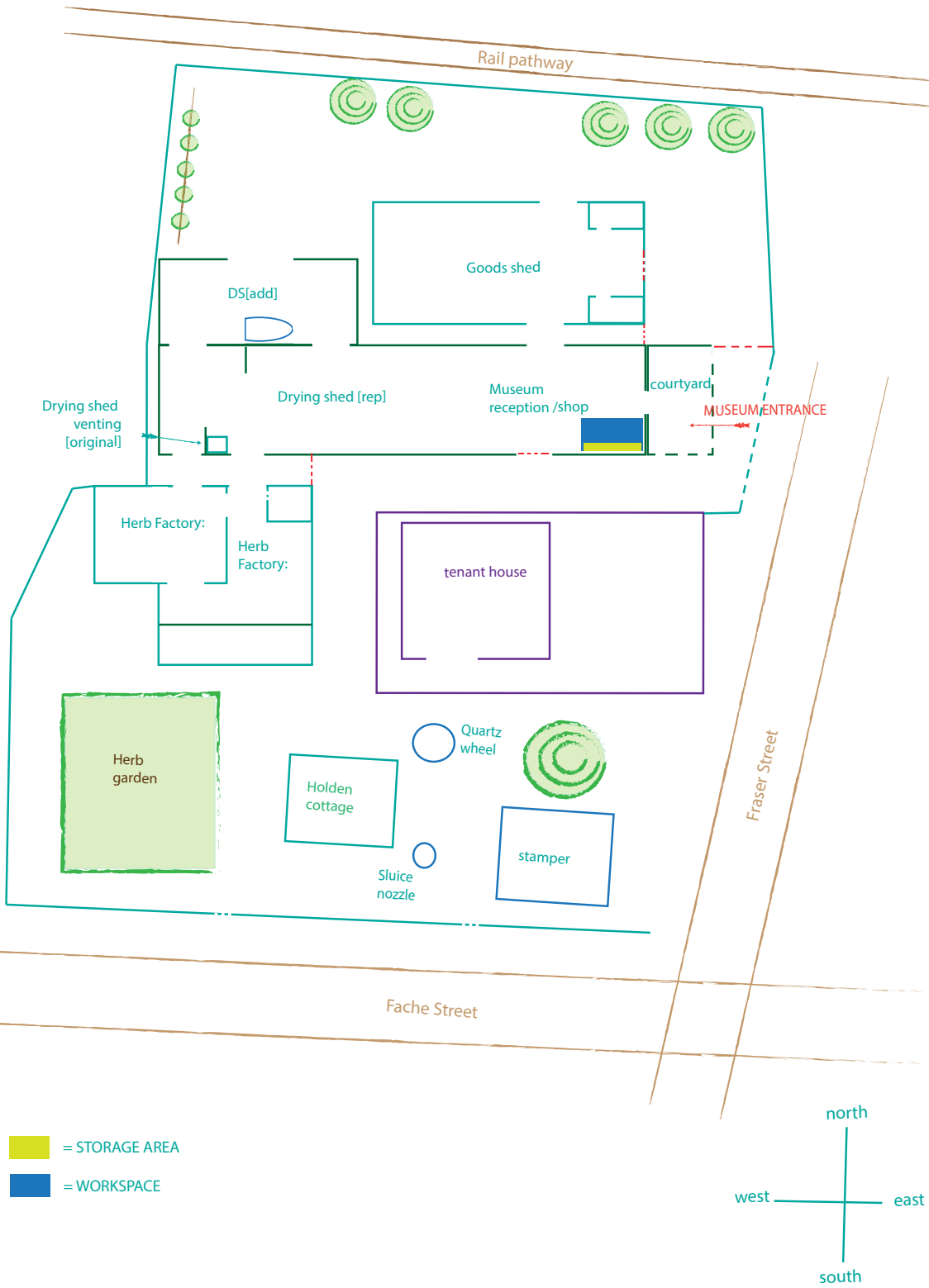
If the option of retaining the property as tenanted is favoured, then it would be prudent to clearly define the boundary between house and museum, by fencing around the property. The fencing should be aesthetically sympathetic to the theme of the museum, and clearly define and enhance the remaining garden areas as a public destination.

Image following: Reconfiguration plan with retention of tenants cottage

¹ Refer to illustration: Reconfiguration plan with retention of tenants cottage, page 6

² do.

RECONFIGURATION WITH
RETENTION OF TENANTS HOUSE
- BRIAR HERB MUSEUM COMPLEX



OPTION TWO: RECONFIGURATION UTILISING THE TENANT'S COTTAGE

In this option the tenant's cottage is reformed into the museum reception with shop area, public toilet, smoko space and operational storage included. This would allow the volunteers to greet and inform visitors on a professional level, while remaining in comfortable and proximal conditions.

The main entry from the street would be via a ramp, and the buildings would be fenced to create a self-guided flow around the site. Out front, the interpreted gold trail and herb garden would remain accessible from the street in an 'open-all hours' format.

RECONFIGURATION UTILISING THE TENANT'S COTTAGE OF BRIAR HERB MUSEUM COMPLEX

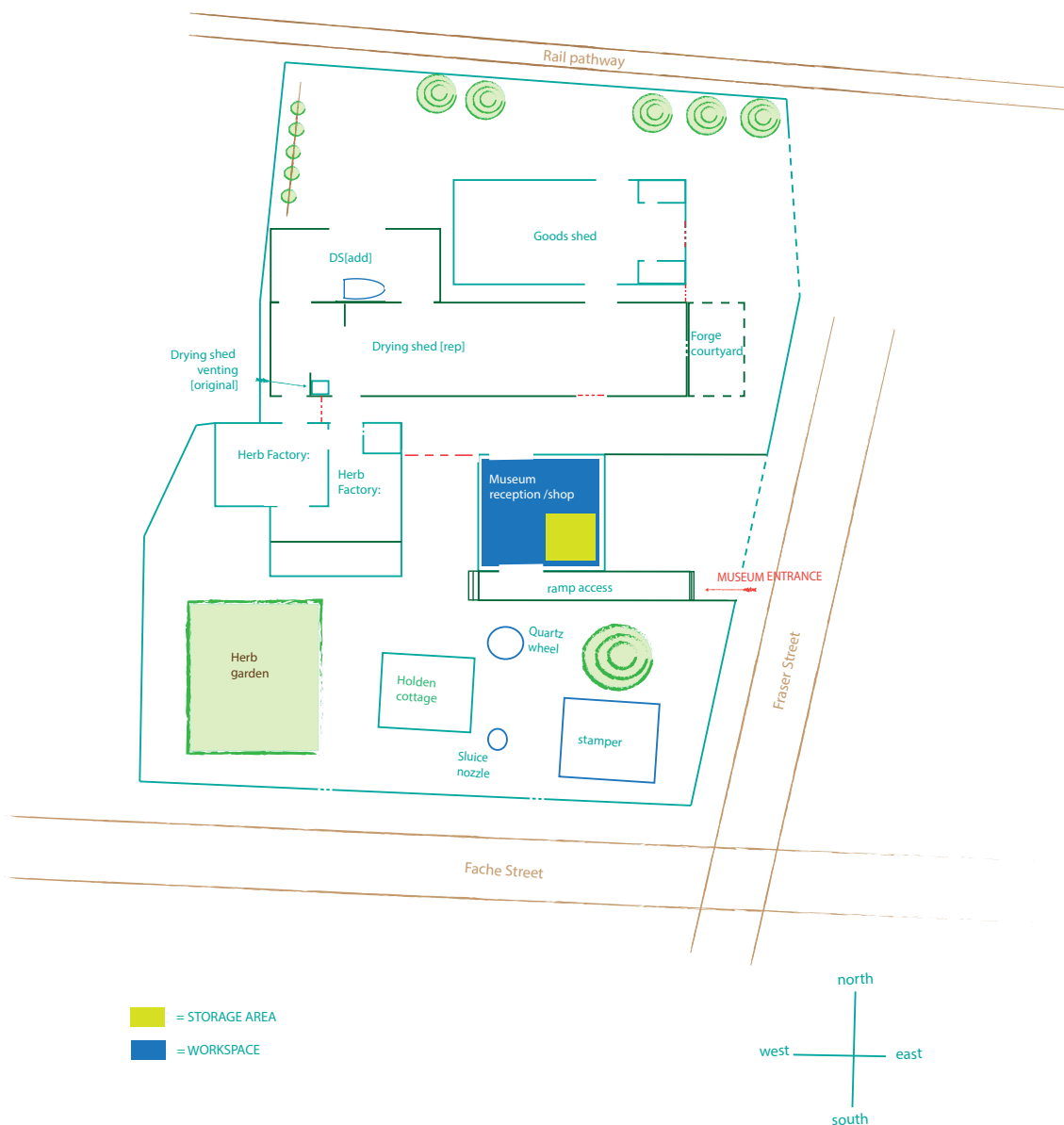


Image: Reconfiguration utilising the tenant's cottage

INTENDED FLOW OF RECONFIGURED
BRIAR HERB MUSEUM COMPLEX
- DRY WEATHER

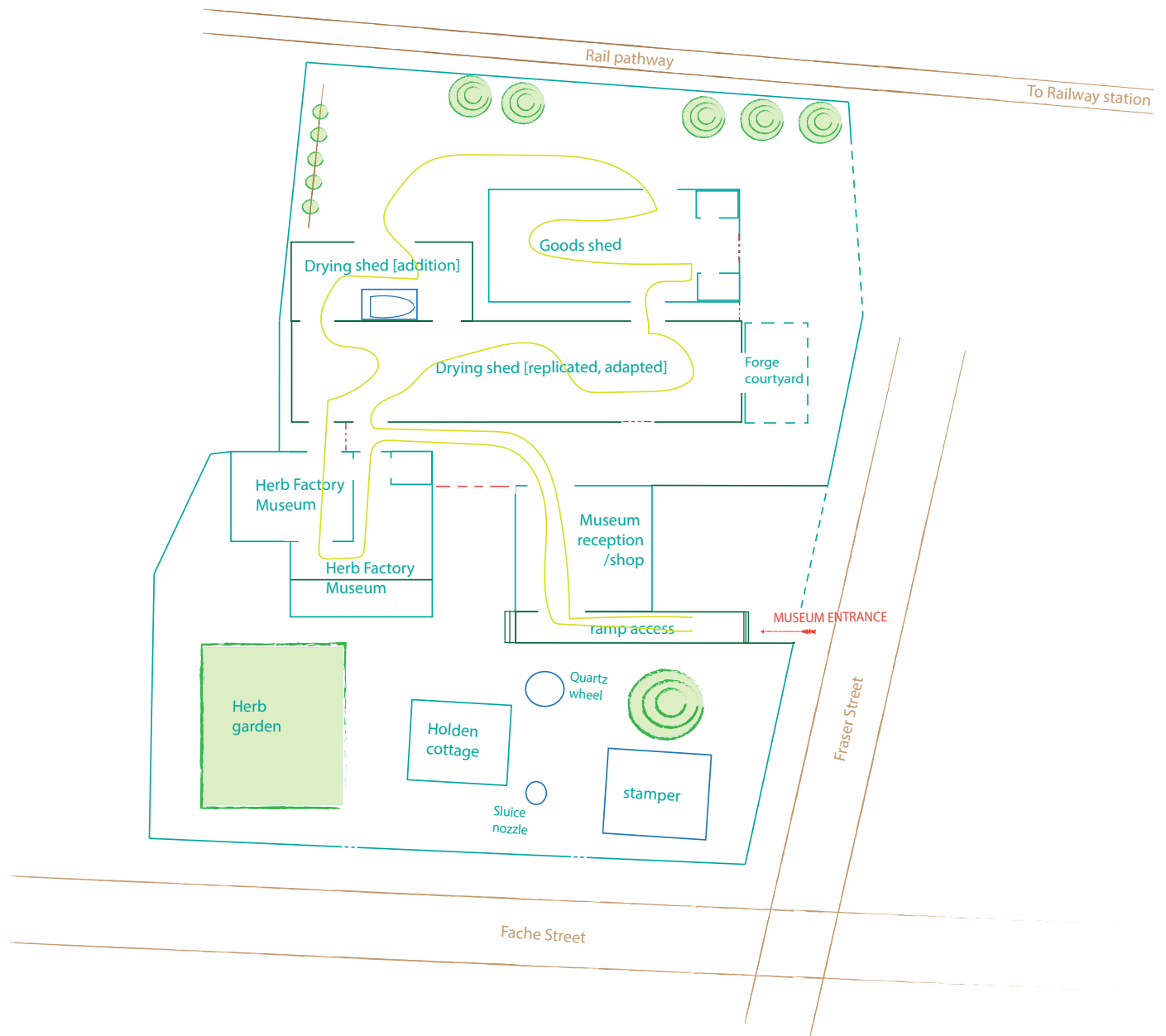


Image: Intended flow of visitors, dry weather

INTENDED FLOW OF RECONFIGURED
BRIAR HERB MUSEUM COMPLEX
- WET WEATHER

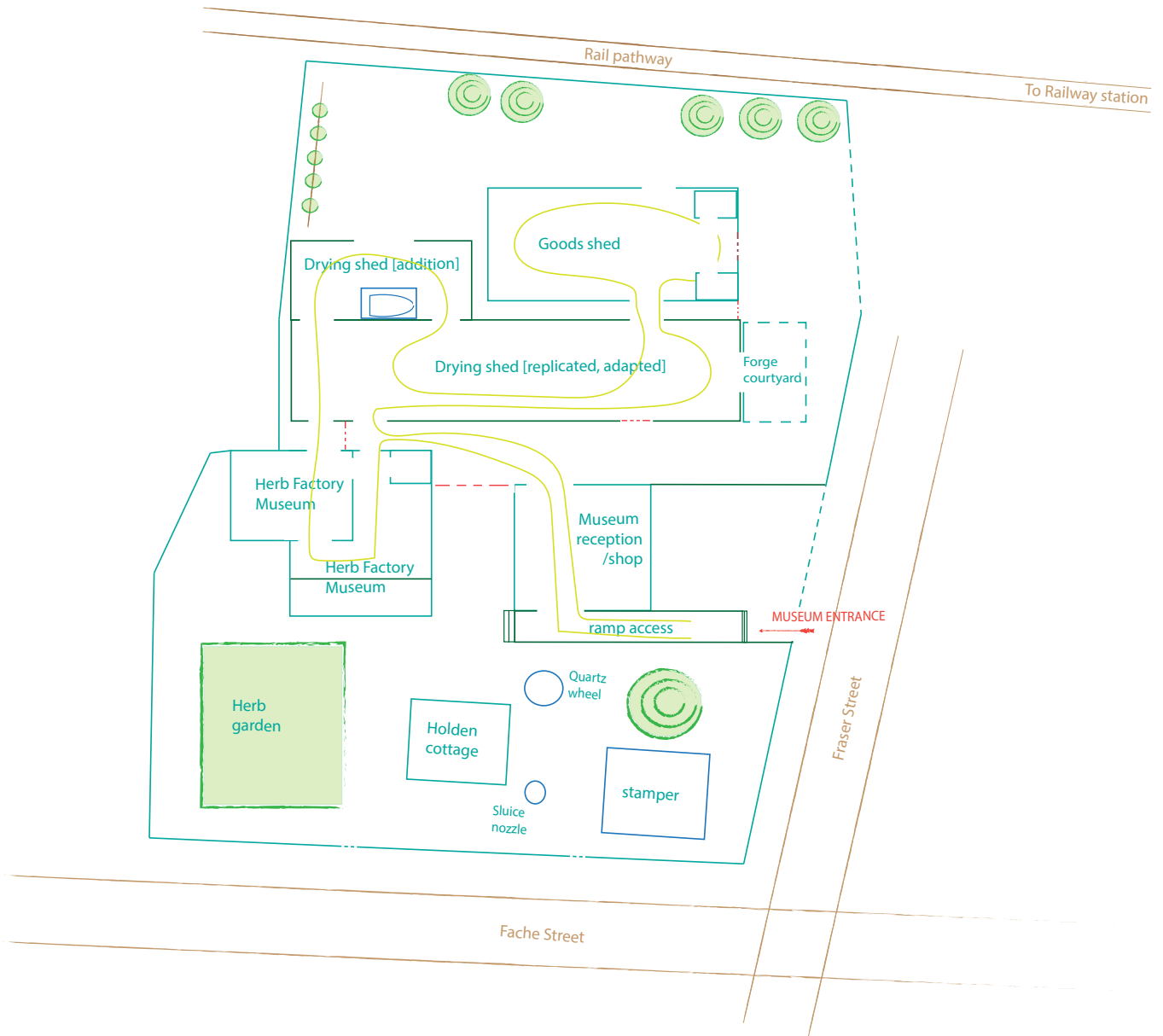


Image: Intended flow of visitors, wet weather

POTENTIAL THEMING ARRANGEMENTS

Understanding the volume of the collection that is on display per area and theme is critical when calculating the layout and reorganisation of spaces and buildings.

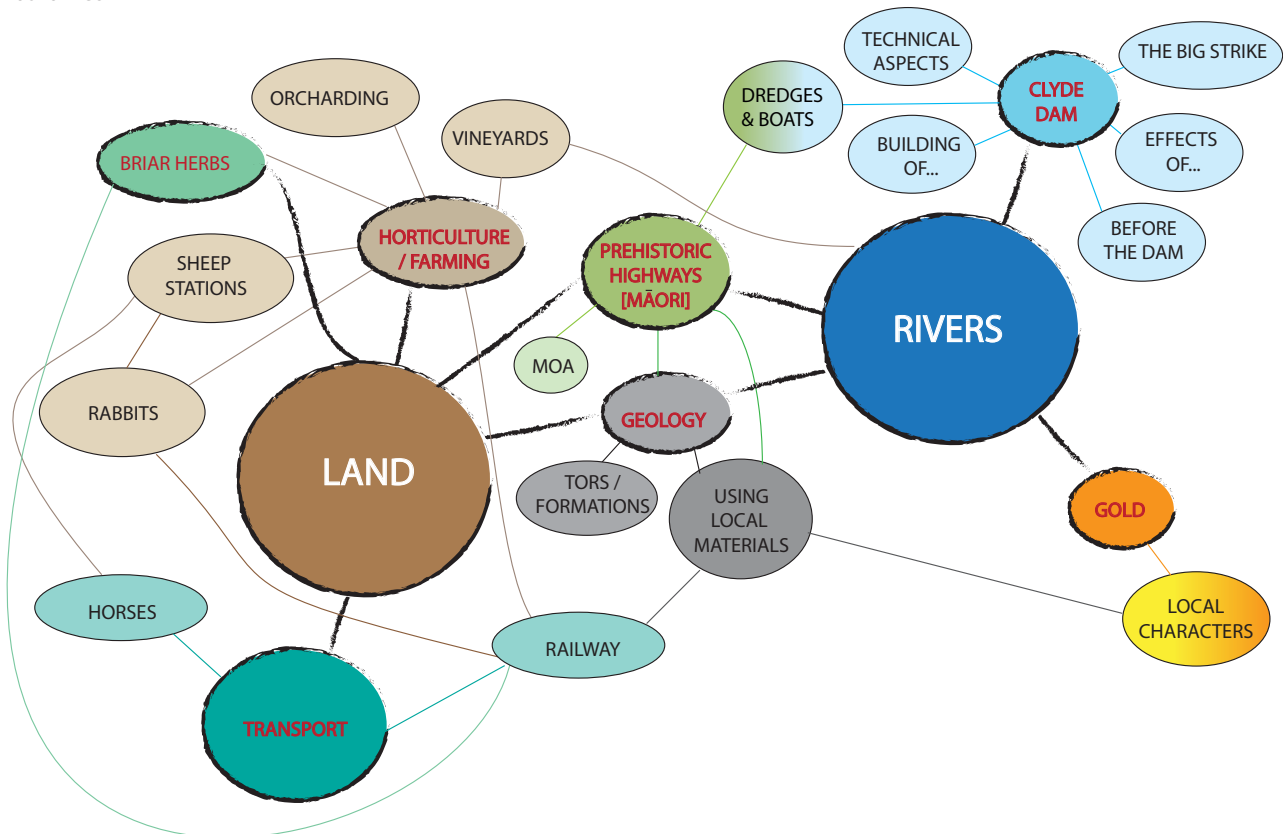
Amongst CHM Inc's collections are some significant large objects that sit on the exterior perimeter of the museum, such as the concrete hopper, that are pivotal in conveying the stories of the Clyde area. These should be incorporated into their respective areas.

Currently the region's stories are fractured between the two sites, with part elements in each area. The museum would benefit directly by presenting a more cohesive approach to each site - Briar Herb site to focus on local industries, and Blyth Street to focus on the social history aspects of the region.

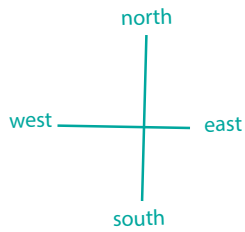
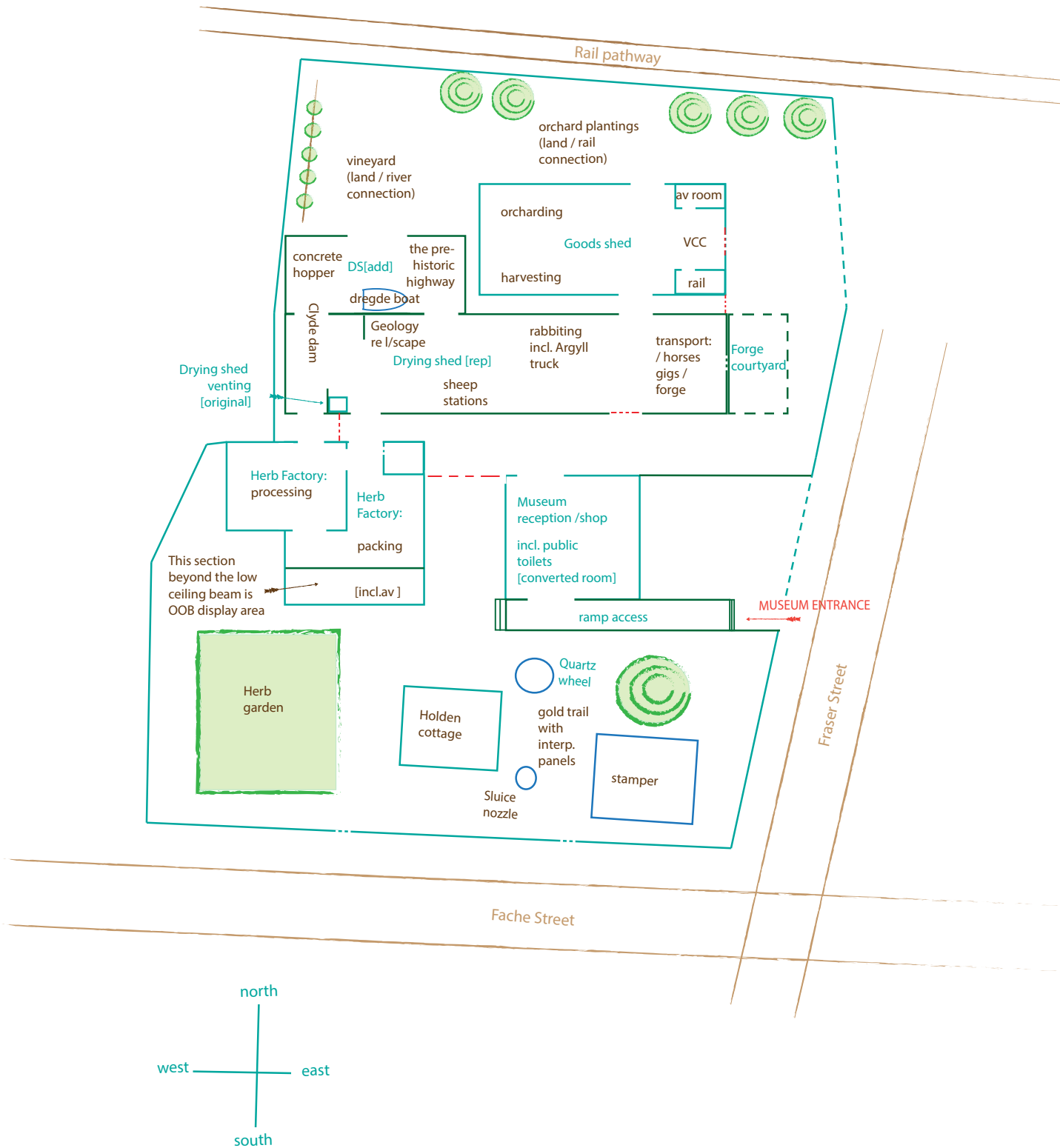
On page 11 is a plan showing potential layout of themed areas - a more cohesive approach, linking inside to out, land and river activities.

Image: Proposed Briar Herb Factory Museum complex themes and links

Collection links
BRIAR HERB FACTORY
MUSEUM COMPLEX



POTENTIAL THEMING ARRANGEMENT
OF BRIAR HERB MUSEUM COMPLEX



Appendix B – Public Consultation Presentation

OUTLINE OF OPTIONS FOR CLYDE MUSEUM

October 2018



MAP OF CENTRAL CLYDE SHOWING THE LOCATION OF THE CURRENT MUSEUM SITES:



Briar Herb Museum

Clyde Railway Station

Blyth Street Museum

BRIAR HERB FACTORY MUSEUM:



THE DAIRY



HOLDEN COTTAGE



Figure 5: The buildings of the Briar Herb Factory Museum site.



THE GOODS SHED



THE BRIAR HERB FACTORY (FRONT)



THE BRIAR HERB FACTORY (REAR)

BLYTH ST MUSEUM:



Figure 14: The former VCC council chamber room used as a meeting room and display area. Image: www.clyde.co.nz

THE COUNCIL CHAMBER



THE POLICE LOCK-UP



THE ABLUTION BLOCK

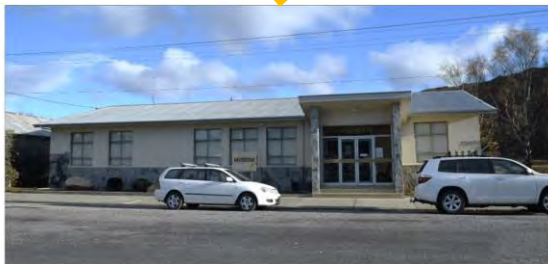


Figure 4: The Blyth Street Museum (north-east entrance elevation) with the former Courthouse just in view to the left.

THE FRONT OF THE MUSEUM



Figure 12: Pre-European display room (left) museum staff workroom (right).



Figure 13: Family Life display (left) and Clyde Dam construction corridor display (right).

INTERIOR OF THE MUSEUM

LEGEND:



BRIAR HERB FACTORY MUSEUM



BLYTH ST MUSEUM



COSTS



TIME



RISKS



HERITAGE



COLLECTION



GO. BUILDING STAYS OPENED



AMBER. MINOR ALTERATIONS



STOP. EXTENSIVE ALTERATIONS

OPTION 1 "MUSEUM CLOSURE"



- COSTS: 

- TIME: 

- RISKS: 

- HERITAGE: 

- COLLECTION: 

SCOPE OF WORKS: • BOTH MUSEUM TO BE CLOSED

OPTION 2 "STATUS QUO"



- COSTS: 
- TIME: 
- RISKS: 
- HERITAGE: 
- COLLECTION: 

- SCOPE OF WORKS:
- DO NOTHING OPTION
 - NO BENEFICIAL INVESTMENT OR REPAIR OTHER THAN RISK MITIGATION
 - FUTURE COMPLIANCE WORKS WILL BE REQUIRED BY BUILDING CONSENT OR NEED

OPTION 3

“BLYTH ST & BRIAR HERB FACTORY MUSEUM REDEVELOPMENT”



- COSTS: 

- TIME: 

- RISKS: 

- HERITAGE: 

- COLLECTION: 

SCOPE OF WORKS:

- REPAIR, STRENGTHENING & UPGRADE OF BOTH SITES
- EXTENSIVE COMPLIANCE WORKS
- MUSEUM COLLECTION RETAINED & CONSERVED
- THIS OPTION MAINTAINS PRE-2015 STATUS QUO BUT WITH PHYSICAL IMPROVEMENTS

OPTION 4

“BLYTH ST MUSEUM DEVELOPMENT & BRIAR HERB FACTORY MUSEUM ALTERNATIVES”



ALTERNATIVES:

- BRIAR HERB FARM BUILDINGS & GARDENS
- BRIAR HERB FARM LEASED TO BOUTIQUE COMMERCIAL OPERATION & GARDENS
- NEW MODERN ARCHIVE/STORAGE FACILITY



SCOPE OF WORKS: • BLYTH ST MUSEUM FULLY UPGRADED + NEW STORAGE & COLLECTION REDEVELOPED

• BRIAR HERB FACTORY MUSEUM:

- 50% DEMOLISHED + 50% RETAINED

- NEW COMMERCIAL OUTLET AT BRIAR HERB FACTORY

- GOODS SHED RELOCATED

- COLLECTION HALVED

- COMMUNITY GARDEN DEVELOPMENT

- COSTS:

- TIME:

- RISKS:

- HERITAGE:

- COLLECTION:

OPTION 5

“HERB FACTORY MUSEUM DEVELOPMENT & BLYTH ST MUSEUM DISPOSAL”



- COSTS:

- TIME:

- RISKS:

- HERITAGE:

- COLLECTION:

SCOPE OF WORKS:

- HERB FACTORY MUSEUM PARTIALLY DEMOLISHED + NEW BUILD MUSEUM BUILDING/COMMUNITY BUILDING ON THE SITE WITH GOODS SHED RELOCATED
- BRYAR HERB FACTORY REPAIRED & REUSED/RE-DISPLAYED. COLLECTION HALVED
- BLYTH ST MUSEUM SITE DISPOSED OF FOR SALE OR LEASE & POLICE LOCK-UP RELOCATED

OPTION 6

“ALTERNATIVE SITE”



- COSTS:

- TIME:

- RISKS:

- HERITAGE:

- COLLECTION:

- SCOPE OF WORKS:
- NEW LOCATION (PURCHASE OR LEASE) FOR A NEW CLYDE MUSEUM DEVELOPMENT (NEW OR EXISTING BUILDING)
 - BLYTH ST MUSEUM DISPOSED OF BY SALE OR LEASE
 - HERB FACTORY MUSEUM RATIONALISED & RE-DISPLAYED IN A HERITAGE-COMMUNITY SETTING.
- “AT RISK” BUILDINGS DEMOLISHED. GOODS SHED RELOCATED. POTENTIAL FOR BOUTIQUE COMMERCIAL OPERATION.

Appendix C – Rough Order of Costs

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
NOTE:				
Please note this rough order of cost has been prepared to indicate the scope of work as it relates across the Options. The dollar values are an indication only and are not to be read as actual costs to complete various tasks. There has been no design input from consultants such as Architects, Structural or Services Engineers.				
<u>OPTION 1</u>				
<u>Blyth Street</u>				
Relocate police lockup to new site				23,120
<u>Briar Herb Factory</u>				
Remove and relocate and rebuild building B				302,750
Demolish building C				28,160
Demolish building D				25,520
				379,550
Excludes:				
Asbestos investigation and removal				
Professional fees				
GST				
Land /Development costs etc				

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
NOTE:				
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<u>OPTION 2</u>				
<u>Blyth Street</u>				
Basic services and compliance upgrading				40,250
<u>Briar Herb Factory</u>				
Fencing				17,600
Demolish buildings				157,300
Remove and relocate and rebuild building B				302,750
				517,900
Excludes:				
Asbestos investigation and removal				
Professional fees				
GST				
Land /Development costs etc				

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
NOTE:				
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<u>OPTION 3</u>				
<u>Blyth Street</u>				
Full repair of building				111,250
Access				15,000
Toilets/ staff upgrade inside				15,000
Seismic upgrade				178,000
Signage				15,000
Insulation				44,008
Replace windows with double glazed				98,940
Full service upgrade:				
Fire				12,460
Heating/ Air conditioning				155,750
Electrical				53,400
Demolish ablutions block				3,960
New block for Shepard Collection storage				23,400
<u>Briar Herb Factory</u>				
Demolish building A				65,340
Demolish building C				28,160
Demolish building D				25,520

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
Rebuild building A				891,000
Rebuild building C				384,000
Rebuild building D				348,000
Full repair of building B				200,528
Full repair of building F				117,426
Full repair of building G				42,647
Full repair of building H				38,875
Full repair of building J				9,810
Structural/Seismic strengthening of building B				Incl
Structural/Seismic strengthening of building F				Incl
Structural/Seismic strengthening of building G				Incl
Structural/Seismic strengthening of building H				Incl
Structural/Seismic strengthening of building J				Incl
Insulation of building B				Incl
Insulation of building F				Incl
Insulation of building G				Incl
Insulation of building H				Incl
Insulation of building J				Incl
Services upgrade to building B				Incl
Services upgrade to building F				Incl
Services upgrade to building G				Incl
Services upgrade to building H				Incl

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	RATE	AMOUNT
				\$
Services upgrade to building J				Incl
Upgrade ground drainage to take water away from buildings				20,000
				2,897,474
Excludes: Asbestos investigation and removal Professional fees GST				

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
NOTE:				
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<u>OPTION 4</u>				
<u>Blyth Street</u>				
Full repair of building	m2	445	250.00	111,250
Access	sum	1	15000.00	15,000
Toilets/ staff upgrade inside	sum	1	15000.00	15,000
Seismic upgrade	m2	445	400.00	178,000
Signage	sum	1	15000.00	15,000
Insulation	sum	1	49468.00	49,468
Replace windows with double glazed	m2	116.4	850.00	98,940
Full service upgrade:				
Fire	m2	445	28.00	12,460
Heating/ Air conditioning	m2	445	350.00	155,750
Electrical	m2	445	120.00	53,400
Refurbish ablutions block for Shepard Collection storage	m2	18	1000.00	18,000
<u>Briar Herb Factory</u>				
Demolish building A	m2	297	220.00	65,340
Demolish building C	m2	128	220.00	28,160
Demolish building D	m2	116	220.00	25,520
Remove and relocate and rebuild building B	m2	185	1636.49	302,750

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
Full repair of building F	m2	106		117,426
Full repair of building G	m2	37		42,647
Structural/Seismic strengthening of building F	m2	106		incl
Structural/Seismic strengthening of building G	m2	37		incl
Insulation of building F	m2	106		incl
Insulation of building G	m2	37		incl
Services basic upgrade to building F	m2	106		incl
Services basic upgrade to building G	m2	37		incl
<u>Alternative 4A</u>				
Development of a themed heritage/community garden	sum	1	10000.00	10,000
<u>Alternative 4B (Insulation and services covered above)</u>				
Development of a themed heritage/community garden	sum	1	10000.00	10,000
<u>Alternative 4C</u>				
Purpose built modern multi function storage building	m2	726	3000.00	2,178,000
				3,502,111
Excludes:				
Asbestos investigation and removal				
Professional fees				
GST				
Land /Development costs etc				

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
NOTE:				
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<u>OPTION 5</u>				
Relocate police lockup to new site	sum	1	23120.00	23,120
<u>Briar Herb Factory</u>				
Demolish building A	m2	297	220.00	65,340
Demolish building C	m2	128	220.00	28,160
Demolish building D	m2	116	220.00	25,520
Demolish building E	m2	26	220.00	5,720
Rebuild building E	m2	26	3000.00	78,000
Remove and relocate and rebuild building B	m2	185	1636.49	302,750
Full repair of building F	m2	106		117,426
Full repair of building G	m2	37		42,647
Structural/Seismic strengthening of building F	m2	106		incl
Structural/Seismic strengthening of building G	m2	37		incl
Insulation of building F	m2	106		incl
Insulation of building G	m2	37		incl
Services basic upgrade to building F	m2	106		incl
Services basic upgrade to building G	m2	37		incl

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
Purpose built modern museum/arts/community/visitors building, 800m2	m2	800	5000.00	4,000,000
Relocate Cartakers cottage to new site	sum	1	28775.00	28,775
				4,717,458
Excludes: Asbestos investigation and removal Professional fees GST Land /Development costs etc				

CHAS. E. GEORGE & SONS LTD

CYLDE MUSEUM ROUGH ORDER OF COST

2 November 2018

Job No. 8673

DESCRIPTION	UNIT	QTY	AMOUNT	
			RATE	\$
NOTE:				
Please note this rough order of cost has been prepared to indicate the scope of work as it relates across the Options. The dollar values are an indication only and are not to be read as actual costs to complete various tasks. There has been no design input from consultants such as Architects, Structural or Services Engineers.				
<u>OPTION 6</u>				
<u>Blyth Street</u>				
Relocate police lockup				19,000
<u>Briar Herb Factory</u>				
Demolish building A				65,340
Remove and relocate and rebuild building B				302,750
Demolish building C				28,160
Demolish building D				25,520
Building F as detailed Option 3				Nil
Building G as detailed Option 3				Nil
Purpose built modern museum/arts/community/visitors building, 800m2				4,000,000
				4,440,770
Excludes:				
Asbestos investigation and removal				
Professional fees				
GST				
Land /Development costs etc				

Appendix D – Public Comments: Options

	OPTION 1: "Status Quo"	OPTION 2: "Blyth St & Briar Herb Factory Museum Redevelopment"
Marble pole		
	1) Not really an option. We didn't do all this work to not do anything (or very little). 2) Risk of doing 'ALL' and not doing it well. Need to think about succession planning for volunteers and how to 'staff' multiple facilities.	NOT AN OPTION
	NOT AN OPTION	Splitting up - Not an option.
	Does not make the most of either site.	Nice to do but a lot of money.
	Option 1, NO	Monies being spread too wide.
	We can't just leave the BHM to become derelict. All the research shows we need to do something. More cost in the long run.	Blyth St = possible commercial development? Could house library / family research centre?
	No value created - will only go one way (backwards). Any change (needed) will energize the community.	
	Status Quo - No! We have to move with the times.	
	Had it's day! Location doesn't attract visitor interest like it should.	
	Significant building earthquake costs. But still not fit for purpose museum building.	
	NOT AN OPTION! We need to be thinking about the future.	
	Keeping Status Quo is unsustainable for our future.	

	OPTION 3: "Blyth St Museum Development & Briar Herb Factory Museum Alternatives"	
	1	
	Is this option realistic? Q? - hard to decide until quality + quantity of collection is understood.	
	Not an option	
	A lot of work for little progress.	
	Not as ideal a location or character filled building. Vallance Cottage has failed to attract commercial interest so could be hard for BH?	
	Goods shed to south end of station. De-accession first.	
	Blyth St building needs brought back to life. By giving it a different use.	
	Size of Blyth St site will restrict what can be displayed - ie large items.	
	Old Council Chamber makes a neat meeting room. Would be good to retain a meeting space such as this in Clyde. Maybe it could be incorporated into a research / geology space?	
	Great idea to relocate the lock-up.	
	Blyth St - would be great to see this being used for other uses.	

OPTION 4: "Herb Factory Museum Development & Blyth St Museum Disposal"	
15	
Need to understand quality + quantity of collection.	
Love the community garden idea!	
Favour Option 4 as the most practical. Focus on the BHFM site with goods shed relocated. Good parking area. Reduce collection of certain non-relevant items.	
I love this location and would love to see the park used more by local community. Location on rail trail great and good parking.	
Consolidation would create destination.	
Herb factory site is a wonderful spot: walkway, railway, parking, green space. If we add a functionary museum it will be a great spot.	
Would like to see both premises preserved, but that would not address the problem of them being too far from each other. Nor would it alter the opportunities presented by redeveloping the factory site and adding facilities like the research room.	
Role of museum. Grow more interest in natural heritage.	
The relocation of a railway house would be advantageous to house Blyth St artifacts.	
BHFM is best used as new Museum sight. Good 'parking', 'rail trail'. Does not need good shed shifted + new purposed museum on this sight is best option.	
Could commercial opportunities on the same site still be encouraged in this option?	
Site: favour BHFM site, fully redeveloped = combination of Herb, good shed, new purpose built museum.	
One site much preferred to create a hub of interest to draw people to it.	
Good to utilise Blyth St building + offices.	

Develop storage. Shrink displays.	
Old council table / chairs become part of a research room. Recreate room in ned built museum.	
Develop community hub idea to include other aspects.	
Sell one site would help fund other.	
Would be good to have a meeting space included on-site (research / geneology)	
Favour this option but would like to explore option 5 more fully. Spreads the load of tourists of a growing community.	
Love the idea of a community hub here.	
Blyth St has good commercial opportunity. Maybe leave chambers as is as a museum room. Point of interest from commercial tenant.	
Include library and Clyde mini iSite. Paid staff members to allow longer opening hours.	
Excellent site - space for parking and rebuilding. Community events on large green area which may lead to museum visitation. Proximity to railway station. Reduces possible main street overcrowding of traffic. Allows for rebuild and strengthening of Briar Herb to be purpose built and therefore proofed.	
If Blyth St is closed, ensure the council chambers room contents (large desk, chairs) be reinstalled in rebuilt museum. This could be used as a meeting room or research room.	

OPTION 5: "Alternative Site"

What are the chances of getting this location?

Not in favour of, mainly due to park constraints that Central Precinct development is trying to solve.

Site purchase and investigation negotiation will create delay and uncertainty.

If the right location was found ___ be an option.

Maybe too ambitious? Nice to keep ties to history of location(s).
Think people will walk if we all do our bit to promote.

Would be good to see the main St option.

Great option - hard to visualise it.

Like more information on what the possibilities, logistics and costs are. But great to be thinking outside the box.

Clyde will benefit from activities being spread out - don't try and consolidate all the heritage precinct.

I am excited about the possibilities of bring a museum unto the town centre to tell the stories.

	OPTION 1: "No Major Museum in Clyde"	OPTION 2: "Status Quo"	OPTION 3: "Blyth St & Briar Herb Factory Museum Redevelopment"
Marble Pole	1	2	1
		Why spend more money when we have a good building on Blyth Street?	Move the jail house.
			Would be perfect, but costly. Who would pay for it?
			Forget new Cycle track at lake - Museum instead!

OPTION 4: "Blyth St Museum Development & Briar Herb Factory Museum Alternatives"	OPTION 5: "Herb Factory Museum Development & Blyth Street Museum Redevelopment"	OPTION 6: "Alternative Site"
3	30	0
1. Location. / 2. Historic nature of building.	Likely to return more & for the Blyth St property to help with project. Herb factory has significant historical value in stables of more room to easily develop. Great to have the community facilities in one location.	Perfect but unrealistic.
Briar Herb Museum: What happens with the herb factory collection? Very important - early entire renewal activity - story needs to be told. If this was reinstalled elsewhere, I would support this option.	Don't sell BSM. Refurnish and lease to appropriate businesses. Don't let a developer come in and take over site.	
Keep the listed buildings, eg F, G, H. Move the goods shed to near the railhead area. Do it up for commercial purposes. Dispose of the other non listed buildings / land. Use the money from the land sale to finance moving B and doing it up. The relocate all the rest of the museum collection in the Blyth Street building.	If BSM buildings demolished why not retain land and extend the gardens already on site, incorporating a small community garden. (Creating something similar to what is in Pioneer park in Alex)	
	Great to have the Herb factory site close to the railway station with option to improve and expand. Adding interactive learning opportunities, etc.. Using money from sale of Blyth Street would be fabulous.	
	Would only support this option if Council Chambers retained / leased out for professional use. Part of history of Clyde - while still modern it tells a story & once gone it is another part of wonder and history destroyed.	

Vincent Community Board
13 February 2019

Report for Decision

Tarbert Street Urgent Building Maintenance (PRO 61-2043-B1 – B5)

Purpose of Report

To consider funding the urgent repair of the Tarbert Street Building roof. Project costs to be provided at the meeting.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
 - B. **Approve** an overspend to proceed with the urgent repair or replacement of the Butynol areas of the Tarbert Street building roof to be funded from the Tarbert Street Building cost centre investment account.
-

Background

Council owns the commercial building located at 37 – 41 Tarbert Street, Alexandra and known as the “Tarbert Street Building”. This building was the location of the Alexandra Borough and subsequently the Central Otago District Council.

The building is currently occupied by the Alexandra Library, with commercial office tenants upstairs and two retail shops downstairs. One is tenanted to Thrive produce shop, and the other is currently untenanted and occupied by Council staff temporarily while the William Fraser Building Council offices are being refurbished.

In December 2018, a Council contractor who was working on unrelated maintenance notified Council staff of concerns regarding the condition of the roof of the building. The flat Butynol roof area showed signs of significant deterioration and the roof substrate “felt soft”. In the contractor’s opinion, if the roof wasn’t leaking now it would be in the near future. The contractor recommended further investigation.

Two roof leaks have since developed into the Thrive shop.

Discussion

The Council’s Buildings Management Officer made an initial inspection and agreed with the contractor’s findings and recommendations. A meeting of the required trades has been organised for late January to inspect and quote on the repairs or replacement of the roof.

A project outline and budget will be provided to the Board at their meeting on 13 February 2019.

The potential scope of the work required is:

- Installation of scaffolding
- Removal of air-conditioning units and signage from the roof
- Lifting of the Butynol
- Repair/replacement of damaged substrate
- Installation of new roofing membrane
- Reinstatement of heat pumps (reinstatement of signage not recommended)

Financial Implications

The Tarbert Street Building cost centre investment account balance is currently in credit by \$169,000. Much of this is accumulated depreciation which is for the purpose of building component renewal.

Risk Analysis

Over the Christmas break roof leaks were reported in the library and the retail area. These leaks will become worse if not repaired.

It is suspected that a significant repair to the structural substrate of the roof will be required. The extent of the structural repair will not be known until the Butynol is removed. If the repair or replacement of the roof is not carried out, the roof will continue to deteriorate and further structural repairs will be required.

Under the terms and conditions of the commercial leases, it is the landlord's responsibility to keep and maintain the building so that it is waterproof. If the Council does not meet this obligation, there is a risk that tenants may claim damages and/or terminate their lease(s).

Options Considered

Option 1

To agree to proceed with the urgent repair or replacement of the Butynol areas of the Tarbert Street building roof, to be funded from the Tarbert Street Building cost centre investment account.

Advantages:

- The building will be made watertight

Disadvantages:

- None.

Option 2

Not agree to proceed with the urgent repair or replacement of the roof.

Advantages:

- None

Disadvantages:

- The building will not be watertight
- More leaks will occur and the roof will deteriorate resulting in more structural repairs required
- Council will not be meeting its lessor's obligations

Local Government Act 2002 Purpose Provisions

Section 11 includes providing libraries, museums, reserves, and other recreational facilities, and community amenities as a core service.

The current building use includes the Alexandra Library.

Council Policies / Plans / Procedures

- Annual Plan 2018/19

Proposal

To agree to proceed with the urgent repair or replacement of the Butynol areas of the Tarbert Street building roof to be funded from the Tarbert Street Building cost centre investment account.

Implementation Plan

13 February 2019: Decision of the Community Board
Contractors are organised.

Consultation and Engagement

None of the criteria and thresholds in the Significance and Engagement Policy have been met or exceeded.

Maintenance of the building and replacement of components is an operational decision and public consultation is not considered necessary.

Communication

Media statement is not required.

Attachments

None

Report author:

Reviewed and authorised by:



Christina Martin
Property and Facilities Officer
Vincent and Teviot Valley
18/01/2019

Louise Van der Voort
Executive Manager - Planning and Environment
24/01/2019

Vincent Community Board
12 February 2018

Report for Decision

Proposed Retirement Village – The Pines Alexandra Extension Request
(PRO-61-2078-00, PRJ 04-2016-06)

Purpose of Report

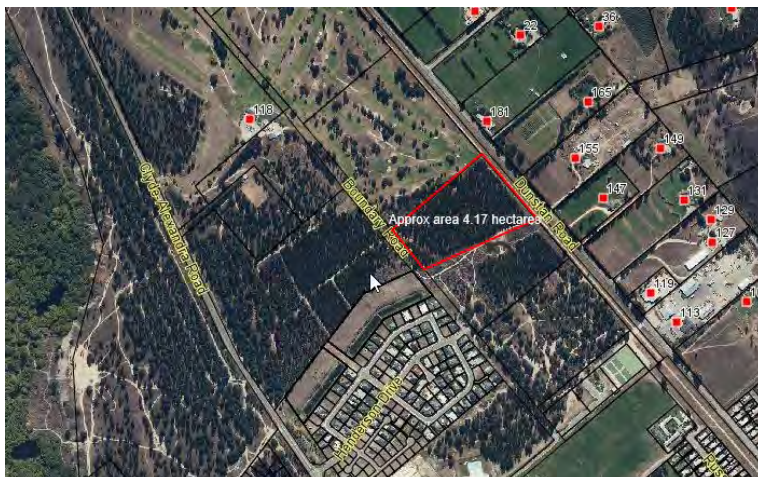
To consider a request for an extension of time to not proceed with any development interests of approximately 4.2 hectares of Council Land at the end of Alexandra described as Part of Lot 25 DP 3194 and known as “The Pines”.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
 - B. **Agree** to grant an extension of the period in resolution 15.4.4 A, not to consider any interest before 30 May 2019, for approximately 4.2 hectares of Council’s freehold land north of the pylons and adjacent to Dunstan Road described as Part of Lot 25 DP 3194.
-

Background

On 15 September 2014 by resolution 15.4.4A the Vincent Community Board (the Board) agreed not to consider any interest for 12 months for the land shown on the aerial photograph below:



The purpose was to give Leaning Rock Village Inc. Ltd (“LRVIL”) time to purchase the adjoining Crown land for development of a retirement village, and then be in a position to consider purchase of the Council adjoining land, as part of the development.

LRVIL have applied to the Board and have received approval for extensions since the original request.

The reason for the extensions is the length of time it is taking to complete the statutory process for release of the adjacent Crown land and disposal.

The Board agreed in resolution 15.4.4 A to extend the period so as not to consider any interest until 1 December 2018.

A further 12 month extension, until 1 December 2019, has now been requested by LRVIL, again due to delay in the statutory process of the release of the adjacent Crown land. Letter attached as **Appendix 1**.

Discussion

LRVIL has made the request for an extension to optimise the likelihood of both the Crown land and Council freehold land being available for purchase at the same time. LRVIL considers this essential to be able to progress the retirement village proposal.

A further extension with regard to Council's land will mean the freehold land will not be available for other development opportunities. There is currently limited land available for development in Alexandra and it may be perceived that the lack of supply of land may contribute to a lack of affordable options for housing.

The Board has given approval for the development of land on the south side of the pylons. The development agreement has been signed and it is expected that these lots will be on the market mid 2019. Approving the extension will mean that the block will not be available for sale or residential development until after the extension date.

The LINZ Accredited Supplier who is managing the statutory disposal process for LINZ has advised he estimates that the Crown land will be offered to Ngai Tahu by LINZ at the end of March 2019. Such an offer is open to Ngai Tahu for one month; therefore, an extension until 30 May 2019 would allow sufficient time for LRVIL to have the opportunity to negotiate with Ngai Tahu and/or purchase the land.

Options

Option 1

Grant a further extension of the period in resolution 15.4.4.A as requested by LRVIL to not consider any interest before 1 December 2019, for approximately 4.2 hectares of Council's freehold land north of the pylons and adjacent to Dunstan Road described as part of Lot 25 DP 3194.

Advantages:

- This will give LRVIL further time to secure rights to the Crown Land and investment funding
- It will potentially enable development of the Council land and the Crown land together in an integrated way

Disadvantages:

- The land will not be available for residential development until after 1 December 2019

Option 2

Decline to grant a further extension.

Advantages:

- This does not restrict the Council considering other interest/development of its freehold land.

Disadvantages:

- LRVIL's proposal may, in part, rely on securing Council's freehold land to make the development viable.

Option 3

Grant a further extension for a shorter period than requested being until 30 May 2019. *This is the preferred option.*

Advantages:

- Does not restrict the Council considering other interest/development of its freehold land

Disadvantages:

- LRVIL's proposal may, in part, rely on securing Council's freehold land to make the development viable however as the statutory process for disposal of the Crown land is nearing completion it is considered that an extension until 30 May will allow sufficient time for LRVIL to purchase the land if feasible

Risk Analysis

Given the lack of residential land in Alexandra, Council may come under criticism for not releasing the land to the market, or facilitating a residential development.

Financial Implications

None.

Local Government Act 2002 Purpose Provisions

Section 10 of the Local Government Act 2002 sets out:

“The purpose of local government is—

- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and*
- (b) to 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.*

Section 11A of the Act sets out in performing its role, a local authority must have particular regard to the contribution that the following core services make to its communities:

- (a) Network infrastructure:*
- (b) Public transport services:*

- (c) *Solid waste collection and disposal:*
- (d) *The avoidance or mitigation of natural hazards:*
- (e) *Libraries, museums, reserves, and other recreational facilities and community amenities.”*

The Council freehold land is held as endowment land for “Municipal Purposes” but is not currently being used for that purpose. However, it or its proceeds of sale are available for that purpose in the future. The proposal does not impact on that potential.

Council Policies / Plans / Procedures

None.

Proposal

The Board grant an extension of the period in resolution 15.4.4.A to not consider any interest before 30 May 2019, for approximately 4.2 hectares of Council’s freehold land north of the pylons and adjacent to Dunstan Road described as part of Lot 25 DP.

Implementation Plan

Advise applicant of decision.

Consultation and Engagement

Of the matters Council will consider when deciding whether an issue, asset or other matter is of significance under the Significance and Engagement Policy, the following are relevant in this case:

- The extent of the consequences or impact on the ratepayers and residents within the District
- The degree to which the decision or proposal is reversible

The above thresholds/criteria are not considered to be exceeded/met by the proposal and so the proposal is not considered significant.

Communication

No media release is considered necessary at this time.

Attachments

Appendix 1 – Letter from Leaning Rock Village Incorporated Ltd, 27 November 2018

Report Author:



Tara Bates
Property Officer

17/01/2018

Reviewed and Authorised by:



Louise Van der Voort
Executive Manager - Planning and Environment

21/1/2018



27 November 2018

The Secretary
Vincent Community Board
C/- Central Otago District Council
PO Box 122
ALEXANDRA

Dear Sir/Madam

LEANING ROCK VILLAGE INCORPORATED

As you will be aware the Society has been granted an extension of the original resolution 15.4.4A whereby Vincent Community Board agreed not to consider any interest in Council's freehold land north of the pylons and adjacent to Dunstan Road until 1 December 2018.

The Society now seeks a further extension on the basis there has been a number of further bureaucratic delays which have meant a final survey has not yet been completed.

The Board will be aware that the Society's development is predicated on the 3 lots (Council freehold land, Planation and Recreation Reserve) being available to the Society.

We seek the extension so that the Crown land disposal process can be progressed to such a stage where the Society can then ensure they have sufficient land for their development.

Despite being told it is likely issues with the titles to the Reserve Land will be resolved by 31 March 2019, we seek a further extension to 1 December 2019 on the basis that none of the proposed time lines have been achieved to date.

We await your advice.

Yours faithfully
Checketts McKay Law Limited

Russell Checketts, LLB
Solicitor

DDI (03) 440 0182
russell@cmlaw.co.nz
#23121/1



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Vincent Community Board
13 February 2019

Report for Decision

Application for Road Name Approval – Pines Alexandra Ltd RC110031 Stage 3/4 (INF 03-05-06)

Purpose of Report

To consider a request to name a new road in the Pines subdivision in Alexandra.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
B. **Recommended** that the new road in the Pines Subdivision be named **Sequoia Close**.
-

Background

A new cul-de-sac in the Pines subdivision requires naming. The developer has proposed the name Sequoia Close. This continues the theme of using conifer species names for roads in this development. Existing roads are named Pines Road, Larch Crescent, Spruce Close, Fir Close and Juniper Close. The road runs off Larch Crescent and is highlighted in green on the attached plan. The developer has supplied only one option for naming the road which is:

- **Sequoia Close**

Options Considered

Option 1

Approve the name **Sequoia Close**

Advantages

- This road is the developer's preference, as it follows the existing naming theme.
- This road name complies with Council Road Naming Policy.

Disadvantages

- None identified.

Option 2

Decline the preferred name and choose an alternative name from the attached list of approved Street names by Vincent Community Board.

Advantages

- None identified.

Disadvantages

- This is not the preferred option for the developer.

Risk Analysis

Approval of this road name presents no discernible risk.

Financial Implications

There will be no cost to the Council as the cost of supply and installation of the signs will be met by the applicant.

Local Government Act 1974 Purpose Provisions

The Local Government Act 1974 (Amendment Act 2004) Section 319A, Initial Naming of Roads will be complied with. It states:

“If the council names any road for the first time or alters the name of a road, the council must as soon as practicable send a copy of the relevant resolution to the Registrar-General of Land and the Surveyor-General”

Council Policies / Plans / Procedures

The Road Naming Policy contained in the Council’s Roading Policies 2015 governs the naming of new or unnamed roads in the district.

Developers are required to suggest a preferred name to the appropriate Community Board for its consideration and approval. Two alternative names must also be provided by the developer.

This proposed road name shall:

- Only consist of a surname or one word
- Not be offensive
- Be easily pronounced, spelt and understood

In addition, within the Central Otago District Council boundaries, the road name shall not be:

- The same as an existing road name
- Similar in spelling to and existing road name
- Similar in sound to an existing road name

This proposal complies with all of the requirements.

Proposal

Support Option 1 and name the road **Sequoia Close**.

Implementation Plan

Council will be responsible for advising the appropriate authorities of the new street name. The applicant will be responsible for arranging the supply and installation of the sign.

Consultation and Engagement

Consultation with the public is not required when naming a new road. Approving road names is the responsibility of the relevant Community Boards.

Communication

Following resolution by the Community Board the applicant will be notified of the Community Board's decision and Council will notify Land Information New Zealand of the new road name and its location.

Attachments

1. Map indicating section of road to be named in the Pines subdivision in Alexandra.
2. List of Road Names acceptable to Vincent Community Board.

Report author:

Reviewed and authorised by:



Faye Somerville
Roading Assistant
15/01/2019



Julie Muir
Executive Manager - Infrastructure Services
15/01/2019

NOTE:
Areas (A) - (K) subject to consent notice
& land covenant preventing removal of
existing trees.

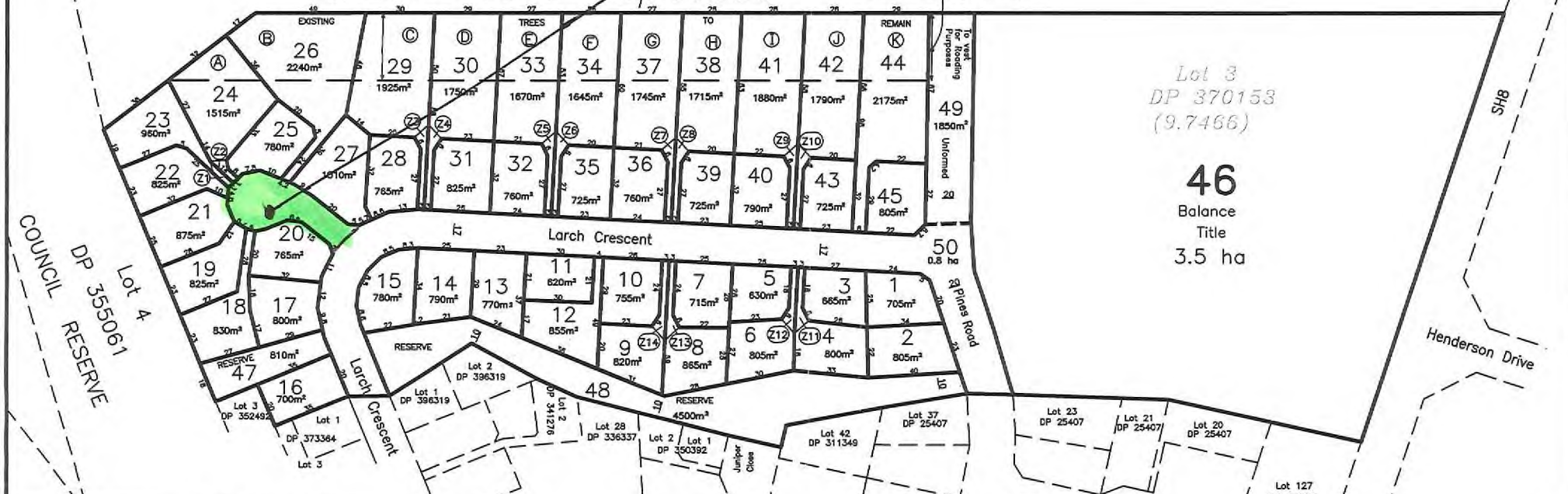
1
DP 355061

"Sequoia
Close"

Pt Sec 88
Blk VII
Leaning Rock SD



30m wide pylon buffer. P Y L O N C O R R I D O R 30m wide pylon buffer.



Lot 3
DP 370153
(9.7466)

46
Balance
Title
3.5 ha

SCHEDULE OF EASEMENTS			
PURPOSE	SERV. TENE.	SHOWN	DOM. TENE.
Right of way.	Lot 23	Z1	Lot 24
	Lot 24	Z2	Lot 23
	Lot 29	Z3	Lot 30
	Lot 30	Z4	Lot 29
	Lot 33	Z5	Lot 34
	Lot 34	Z6	Lot 33
	Lot 37	Z7	Lot 38
	Lot 38	Z8	Lot 37
	Lot 41	Z9	Lot 42
	Lot 42	Z10	Lot 41
	Lot 4	Z11	Lot 6
	Lot 6	Z12	Lot 4
	Lot 8	Z13	Lot 9
	Lot 9	Z14	Lot 8

Note:
All lots subject to additional service easements.
Areas and Dimensions subject to resource consent
and legal survey.

PATERSON PITTS PARTNERS LTD
Survey Consultants
PO Box 84, Cromwell
ph(03)445-1826 fax(03)445-1812

LOTS 1 - 50 BEING A PROPOSED
SUBDIVISION OF LOT 3 DP 370153

ISSUE	AMENDMENTS	
A	Original	LP 2000 50'01'01"
B	Area correction	Drawn: KWG
C		Date: 07 MAR 2011
D		
E		

SCALE © A3:
1:1750
JOB REF: A.4208.1.1B

Z:\JOBS\A4208\CAD\A4208_SCM_1B

PART 1 – WAR MEMORIAL NAMES

Location	Surname	Locations of same name	First names	Rank last held	War
Alexandra	Backholm		Walter Herbert	Private	World War 1, 1914-1918
Alexandra	Carline		William	Private	World War 1, 1914-1918
Alexandra	Gartly		Roger	Gunner	World War 1, 1914-1918
Alexandra	Keeble		Frederick	Private	World War 1, 1914-1918
Alexandra	Kinnaird	Earnsclough	James	Private	World War 1, 1914-1918
Alexandra	Kitto	Roxburgh	Russell Francis	Private	World War 1, 1914-1918
Alexandra	Magnus	Chatto Creek	Albert	Private	World War 1, 1914-1918
Alexandra	Maskell		John Alexander	Private	World War 1, 1914-1918
Alexandra	McGinnis		Joseph Augustine	Private	World War 1, 1914-1918
Alexandra	McNamara		Robert William	Corporal	World War 1, 1914-1918
Alexandra	McNaught		Alexander Labourer	Private	World War 1, 1914-1918
Alexandra	Nind		Horace Wise	Private	World War 1, 1914-1918
Alexandra	Parker		James	Private	World War 1, 1914-1918
Alexandra	Pender		Francis James	Lance Corporal	World War 1, 1914-1918
Alexandra	Ramsay		Murray Herbert	Private	World War 1, 1914-1918
Alexandra	Simonsen		Bertzow Franklin	Private	World War 1, 1914-1918
Alexandra	Spencer		Lewis Harcourt	Private	World War 1, 1914-1918
Alexandra	Tohill	Galloway	Daniel	Private	World War 1, 1914-1918
Alexandra	Westhead		Arthur Ernest	Trooper	World War 1, 1914-1918
Clyde	Appleton		Ralph Bruce	Private	World War 1, 1914-1918
Clyde	Barker		Benjamin Stanley	Private	World War 1, 1914-1918
Clyde	Cassidy		John Joseph	Quartermaster Sergeant/Trooper	World War 1, 1914-1918
Clyde	Colyer		Alan Vaughan	Trooper	World War 1, 1914-1918
Clyde	Conner	Roxburgh	George Christopher Harvey	Lance Corporal	World War 1, 1914-1918
Clyde	Dickie		George Edward	Trooper	World War 1, 1914-1918
Clyde	Ericson		John Frederick	Private	World War 1, 1914-1918
Clyde	Gault		William	Trooper	World War 1, 1914-1918
Clyde	Gilbert		Harry	Private	World War 1, 1914-1918
Clyde	Keane		Edmond Patrick	Private	World War 1, 1914-1918
Clyde	Keith		Alexander William	Rifleman	World War 1, 1914-1918
Clyde	McDougall		Donald William	Private	World War 1, 1914-1918
Clyde	McElroy		Andrew Coleman	Lance Corporal	World War 1, 1914-1918
Clyde	McKay	Cromwell, Wedderburn	John	Rifleman	World War 1, 1914-1918
Clyde	McNeil		Alexander	Private	World War 1, 1914-1918
Clyde	Patterson		George	Rifleman	World War 1, 1914-1918
Clyde	Pickett		George Henry	Private	World War 1, 1914-1918
Clyde	Porter		John	Private	World War 1, 1914-1918
Clyde	Prout		Reginald Wilfred	Trooper	World War 1, 1914-1918
Clyde	Ramage		Andrew	Private	World War 1, 1914-1918
Clyde	Ridgway		William Kemp	Private	World War 1, 1914-1918
Clyde	Smart		John Sutherland	Private	World War 1, 1914-1918
Clyde	Spain		Cass Joseph	Lance Corporal	World War 1, 1914-1918
Clyde	Tracey		Joseph	Trooper	World War 1, 1914-1918
Clyde	Uren		George Thomas	Private	World War 1, 1914-1918
Clyde	Vercoe		Robert Stanley	Quartermaster Sergeant	World War 1, 1914-1918

Clyde	Waddell		Frederick Alfred	Private	World War 1, 1914-1918
Clyde	Weaver	Earnsclough	Charles Leslie	Trooper	World War 1, 1914-1918
Clyde	Weaver	Earnsclough	John	Trooper	World War 1, 1914-1918
Clyde	Williams	Roxburgh	Frederick Tudor	Rifleman	World War 1, 1914-1918
Clyde	Williams	Roxburgh	James Francis	Trooper	World War 1, 1914-1918
Clyde	Williams	Roxburgh	Leo Ryan	Rifleman	World War 1, 1914-1918
Clyde	Williams	Roxburgh	Septimus	Private	World War 1, 1914-1918
Clyde	Williams	Roxburgh	Warren	Private	World War 1, 1914-1918
Clyde	Winter		David Walker	Private	World War 1, 1914-1918
Clyde	Winter		Guy	Private	World War 1, 1914-1918
Drybread	Gordon-Glassford		Henry William	Lance Corporal	World War 1, 1914-1918
Earnsclough	Adie		Daniel	Rifleman	World War 1, 1914-1918
Earnsclough	Forrest		John Herbert	Private	World War 1, 1914-1918
Earnsclough	Kinnaird	Alexandra	James	Private	World War 1, 1914-1918
Earnsclough	McTaggart		Joseph	Private	World War 1, 1914-1918
Earnsclough	Nairn		George	Rifleman	World War 1, 1914-1918
Earnsclough	Weaver	Clyde	Charles Leslie	Trooper	World War 1, 1914-1918
Galloway	Fyfe		James	Trooper	World War 1, 1914-1918
Galloway	Hay		John Edward	Private	World War 1, 1914-1918
Galloway	Julian		Thaddeus	Captain	World War 1, 1914-1918
Galloway	Kinraid		Cecil	Corporal	World War 1, 1914-1918
Galloway	Love		James Hayward	Private	World War 1, 1914-1918
Galloway	Symonds		Lewis Vivian	Lance Corporal	World War 1, 1914-1918
Galloway	Tohill	Alexandra	Edmund	Trooper	World War 1, 1914-1918
Lauder	Coffey		William	Private	World War 1, 1914-1918
Lauder	Haig		John	Corporal	World War 1, 1914-1918
Lauder	Haigh		Walther	Quartermaster Sergeant	World War 1, 1914-1918
Lauder	Moran	Matakanui	George	Private	World War 1, 1914-1918
Lauder	Morton		Henry	Trooper	World War 1, 1914-1918
Moa Creek	Cornwell		Henry	Lance Corporal	World War 1, 1914-1918
Moa Creek	Davidson	Poolburn	Richard Henry	Rifleman	World War 1, 1914-1918
Moa Creek	Fahey		Michael	Private	World War 1, 1914-1918
Moa Creek	Graves		William James	Private	World War 1, 1914-1918
Moa Creek	Gunn		Norman McLeod	Trooper	World War 1, 1914-1918
Moa Creek	McBreen		Andrew	Private	World War 1, 1914-1918
Moa Creek	O'Brien	Roxburgh	Charles	Corporal	World War 1, 1914-1918
Moa Creek	Quigley		Alfred	Sapper	World War 1, 1914-1918
Moa Creek	Schofield		Sydney	Private	World War 1, 1914-1918
Omakau	Drake		Arthur Ernest	Private	World War 1, 1914-1918
Omakau	Gallagher		John	Trooper	World War 1, 1914-1918
Omakau	Keats		Clarence	Rifleman	World War 1, 1914-1918
Omakau	Keats		Vivian	Private	World War 1, 1914-1918
Omakau	McIntyre		Hugh	Second Lieutenant	World War 1, 1914-1918
Omakau	O'Keefe		Edward William	Private	World War 1, 1914-1918
Omakau	Paul		George	Rifleman	World War 1, 1914-1918
Omakau	Paul		Henry	Private	World War 1, 1914-1918
Omakau	Richardson		Ernest Norman	Private	World War 1, 1914-1918
Omakau	Richardson		Herbert Arthur	Private	World War 1, 1914-1918
Ophir	Desmond		Francis William	Private	World War 1, 1914-1918

Ophir	McKenzie	Poolburn, Waipiata	Malcolm	Lance Corporal	World War 1, 1914-1918
Ophir	Padgett		John	Private	World War 1, 1914-1918
Ophir	Rose		Otto Frederick	Rifleman	World War 1, 1914-1918
Saint Bathans	Cormick		John Charles	Private	World War 1, 1914-1918
Saint Bathans	Cormick		Martin Joseph	Private	World War 1, 1914-1918
Saint Bathans	Dillon		James John	Private	World War 1, 1914-1918
Saint Bathans	Enright		John	Private	World War 1, 1914-1918
Saint Bathans	Enright		Thomas Esmond	Trooper	World War 1, 1914-1918
Saint Bathans	Excell		Alfred	Rifleman	World War 1, 1914-1918
Saint Bathans	Irvinc		Robert Duff	Trooper	World War 1, 1914-1918
Saint Bathans	Pyle		Cyril Cuthbert	Private	World War 1, 1914-1918
Saint Bathans	Pyle		Frank Mortimer	Trooper	World War 1, 1914-1918
Saint Bathans	Pyle		William Graham	Rifleman	World War 1, 1914-1918
Saint Bathans	Pyle		William Rupert	Trooper	World War 1, 1914-1918
Saint Bathans	Redmile		Sydney	Lance Corporal	World War 1, 1914-1918
Saint Bathans	Shaw	Wedderburn	George Herbert	Trooper	World War 1, 1914-1918
Saint Bathans	Wilkinson		Carroll John	Trooper	World War 1, 1914-1918

PART 2 – SUGGESTED NAMES RECEIVED FROM THE PUBLIC

Suggested Names	Context	
STEBBING	Henry Stebbing Government Prospector found gold at the confluence of the Clutha and Manuherikia River	Vincent Ward
GARDS	Louis Gards (1840-1908) prominent personality involved in the local gold dredging industry	
HEWITT	The Hewitt Family retailers in Alexandra. Hewitts Drapery was an iconic business on cnr of Tarbert Street and Limerick Street in business for 90 years	Alexandra
DAVIDSON	Jl Davidson (1988-1952) Prominent member of many Public Organisations in the Clyde District.	Clyde area
SPAIN	Stephen Spain owned Earnscleugh Station 1902 – 1948. Spain built the original Earnscleugh Station Homestead	Earnscleugh,
SMITH (Graeme)	Graeme Smith was the last County Clerk at Vincent County Council and a long standing elected Council Member	Clyde

Vincent Community Board
13 February 2019

Report for Decision

Draft Annual Plan 2019/20 (GAD 05-09-032)

Purpose of Report

For the Vincent Community Board to approve the draft budgets for inclusion in Council's Annual Plan 2019/20 process. The documentation will provide supporting information to the Consultation Document, if required.

Recommendations

- A. **Recommended** that the report be received and the level of significance accepted.
 - B. **Recommended** that Vincent draft budgets be accepted by the Vincent Community Board.
-

Background

The 2019/20 Draft Budgets have been prepared on the assumption that there is no inflationary increase on the current budgets. These draft figures result in a rate increase for the community board rates of \$290k (10.2%). The main reason for the increase is due to the higher staff costs, costs to upgrade the Alexandra Memorial Theatre and engineering fees for the Clyde Museums.

Vincent Community Board

Annual Plan 2019/20 Comparisons

	ANNUAL			LTP		
	Plan	Year 2	Variance	Plan	Year 1	Variance
	2019/20	2019/20		2019/20	2018/19	
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Income:						
Rates	3,138	2,849	290	3,138	2,572	566
User fees & Other	1,030	1,053	(24)	1,030	1,042	(13)
External Interest & Dividends	0	0	0	0	0	0
Internal Interest Revenue	183	277	(94)	183	205	(23)
Reserves Contributions	0	0	0	0	0	0
Development Contributions	986	986	0	986	630	356
Other Capital Contributions	72	72	0	72	135	(63)
Profit on Sale of Assets	0	1,435	(1,435)	0	1,435	(1,435)
Total Income	5,409	6,672	(1,263)	5,409	6,020	(611)
Expenditure						
Building Repairs and Mtce	159	165	6	159	165	6
Fuel & Energy	235	231	(4)	235	227	(8)
Grants	198	198	0	198	198	0
Internal Interest Expense	380	235	(145)	380	154	(225)
Members Remuneration	45	44	(1)	45	44	(1)
Contracts	608	677	68	608	503	(105)
Other Costs	785	585	(200)	785	612	(173)
Rates expense	61	61	0	61	61	0
Staff	857	765	(93)	857	753	(104)
Cost Allocations	660	652	(7)	660	649	(11)
Loss on Sale of Assets	0	0	0	0	0	0
Depreciation	819	770	(49)	819	734	(86)
Total Expenses	4,808	4,384	(423)	4,808	4,100	(707)
Operating Surplus / (Deficit)	601	2,288	(1,686)	601	1,919	(1,318)
Vested assets	0	0	0	0	0	0
NET SURPLUS / (DEFICIT)	601	2,288	(1,686)	601	1,919	(1,318)

KEY: ● Favourable
● Unfavourable
● Neutral

Options Considered

Option 1

Consider and amend, if required, the proposed budgets presented in this report for consultation as part of the Annual Plan 2019/20.

Advantages:

- Allows for the budget to feed into Council's Annual Plan 2019/20
- Meets statutory requirements

Disadvantages:

- None

Option 2

Decline the draft budgets.

Advantages:

- Allows more time to review the proposed budget

Disadvantages:

- Will affect the adoption process for the Annual Plan 2019/20 which has statutory time frames.

Discussion

The attached rates analysis shows the cost centres that are funded by Vincent Community Board Rates and outlines the changes made. Cost centre managers have indicated that these changes are required.

Risk Analysis

If the final Annual Plan 2019/20 is not adopted by 30 June 2019 Council will lose its ability to set rates on 1 July 2019. Additionally, if the process is not fully compliant, Council may be exposed to legal challenges.

Financial Implications

The Annual Plan 2019/20 will be used as the basis for financial management for 2019/20.

Local Government Act 2002 Purpose Provisions

The proposed Annual Plan 2019/20 and associated consultation document will be produced in order to comply with the provisions of the Local Government Act 2002.

Council Policies / Plans / Procedures

The Annual Plan 2019/20 will form the basis for financial and non-financial management and performance measurement for 2019/20.

Proposal

It is recommended that the Community Board adopt Option 1

Implementation Plan

The Annual Plan 2019/20 will be adopted and used for management funding and measurement for 2019/20.

Consultation and Engagement

These budgets are proposed to the Community Board. Once agreed, they will form part of the supporting documentation for the Annual Plan 2019/20. Items of significance in the Annual Plan will be included in the Consultation Document as part of the Consultative Process.

Communication

A communication plan will form part of the Consultative Process.

Attachments

1. Vincent Rates Comparison
2. Capital Expenditure 2019/20

Report Author: Executive Manager – Corporate Services

Report Author:



Bernard Murphy
Executive Manager – Corporate Services
1/02/2019

Vincent Community Board

Rates for 2019-20

Comparison to Annual Plan 2018-19

Sundry		AP 2019/20	LTP Year 2 2019/20	LTP 19/20 vs AP 19/20 \$ Change	LTP 19/20 vs AP 19/20 % Change	AP 2018/19	AP 19/20 vs AP 18/19 \$ Change
2033	Alexandra Promotions	62,504	62,504	0	0.0%	62,504	0
2111	General Development Alexandra	(16,625)	(16,625)	(0)	0.0%	(17,031)	(407)
2211	Elected Members Vincent	129,816	120,534	(9,282)	7.2%	120,105	(9,711)
2431	Vincent grants	119,420	119,420	0	0.0%	119,420	0
2434	Blossom Festival	30,737	30,876	139	-0.5%	30,855	118
4111	General Revenues & Development f	(122)	(122)	0	0.0%	(366)	(245)
4463	Clyde - Alexandra Walkway	23,049	23,040	(10)	0.0%	23,241	192
		348,780	339,627	(9,153)	2.6%	338,727	(10,053)

Elected Members Vincent

Increase in staff costs.

Property and Facilities		AP 2019/20	LTP Year 2 2019/20	LTP 19/20 vs AP 19/20 \$ Change	LTP 19/20 vs AP 19/20 % Change	AP 2018/19	AP 19/20 vs AP 18/19 \$ Change
2341	Joint afforestation (QLDC)	841	0	(841)	100.0%	0	(841)
2351	Property general Vincent	159,533	107,649	(51,884)	32.5%	105,296	(54,237)
2352	National Bank Alexandra	(37,696)	(36,562)	1,134	3.0%	(36,451)	1,245
2353	Tarbert Street Building	(2,335)	(22,515)	(20,179)	-864.1%	(3,457)	(1,121)
2354	Central Stories	48,742	170,744	122,002	-250.3%	(55,068)	(103,810)
2411	Alexandra Community Centre	219,075	189,858	(29,217)	13.3%	71,505	(147,570)
2412	Molyneux Stadium Alexandra	112,770	104,899	(7,871)	7.0%	120,318	7,548
4410	Becks Hall	(1,610)	(388)	1,222	75.9%	12,794	14,404
4411	Clyde Community Centre	3,671	23,234	19,563	-532.9%	24,607	20,936
4412	Omakau Community Centre	21,047	17,723	(3,324)	15.8%	9,167	(11,880)
4413	Ophir Community Centre	13,958	10,675	(3,283)	23.5%	17,527	3,569
4414	Moa Creek/Poolburn Community	12,525	12,978	453	-3.6%	15,671	3,146
4415	Clyde Museums	133,879	8,523	(125,356)	93.6%	22,175	(111,705)
		684,400	586,820	(97,580)	14.3%	304,085	(380,315)

Property General Vincent

Higher staff costs and minor equipment.

Central Stories

Lower repair contract costs compared to Year 2 of the LTP 2019/20.

Alexandra Community Centre

Capital donation to upgrade the Alexandra Memorial Theatre stage not included in the 2019/20 financial year and higher maintenance costs.

Tarbert Street Building

Lower rental income based on new estimate and higher contract costs.

Clyde Community Centre

Capital donation to upgrade kitchen and minor equipment.

Clyde Museums

Higher engineer fees (design brief, concept design, QS, and asbestos report).

Parks and Reserves		AP 2019/20	LTP Year 2 2019/20	LTP 19/20 vs AP 19/20 \$ Change	LTP 19/20 vs AP 19/20 % Change	AP 2018/19	AP 19/20 vs AP 18/19 \$ Change
2451	Manorburn Recreation Reserve Committee	2,531	2,859	328	-13.0%	2,868	337
2461	Molyneux Park	341,747	331,195	(10,552)	3.1%	343,566	1,819
2462	Other reserves Alexandra	288,986	207,034	(81,952)	28.4%	236,724	(52,262)
2463	Pioneer Park	215,189	202,084	(13,105)	6.1%	202,479	(12,710)
2492	Molyneux Pool	940,117	890,765	(49,351)	5.2%	865,326	(74,790)
2757	Town Centre	72,533	67,449	(5,084)	7.0%	61,329	(11,204)
2831	Alexandra Cemetery	49,825	44,051	(5,774)	11.6%	41,723	(8,102)
4461	Clyde & Fraser domains	166,453	156,184	(10,268)	6.2%	155,171	(11,282)
4831	Clyde Cemetery	11,483	10,001	(1,483)	12.9%	9,862	(1,621)
4832	Omakau Cemetery	16,150	10,596	(5,554)	34.4%	10,001	(6,149)
		2,105,013	1,922,218	(182,795)	8.7%	1,929,049	(175,964)

Other reserves Alexandra

Additional funding required to meet proactive tree maintenance.

Pioneer Park

Higher maintenance costs.

Molyneux Pool

Lower rental income based on previous year income, higher depreciation, staff costs and electricity costs.

Clyde & Fraser domains

Higher contract costs.

Town Centre

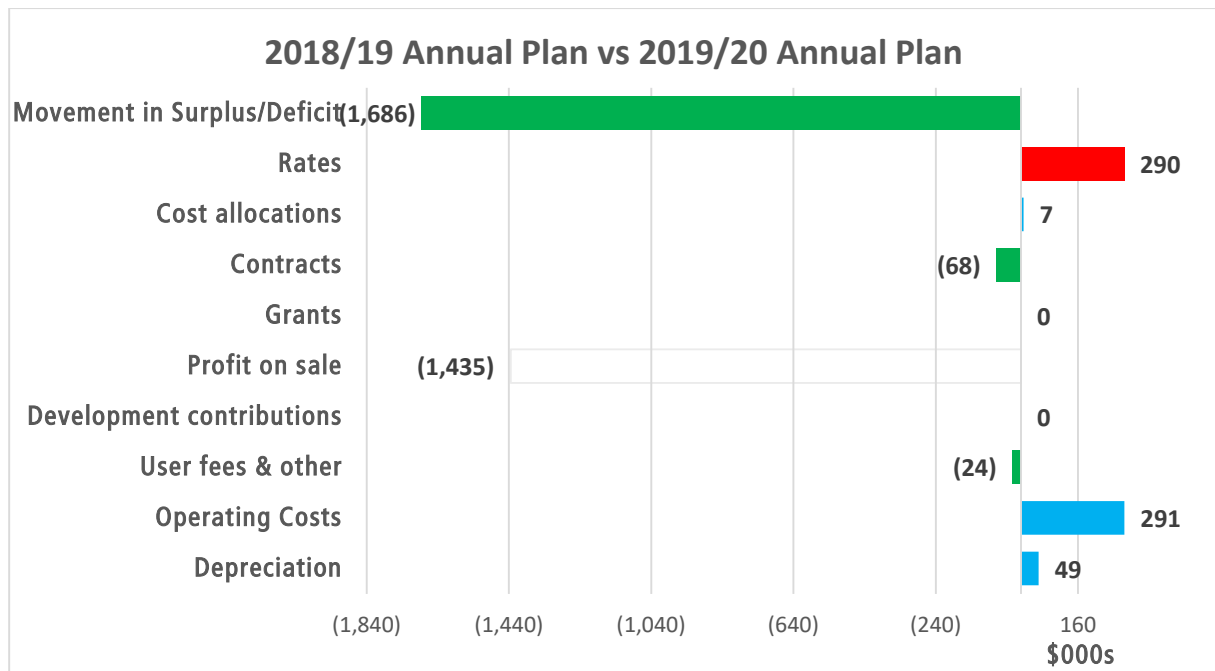
Higher contract work and maintenance costs.

	AP 2019/20	LTP Year 2 2019/20	AP 19/20 vs LTP 19/20 \$ Change	AP 19/20 vs LTP 19/20 % Change
Planned LTP Rate Movement	3,138,194	2,848,665	(289,529)	10.2%

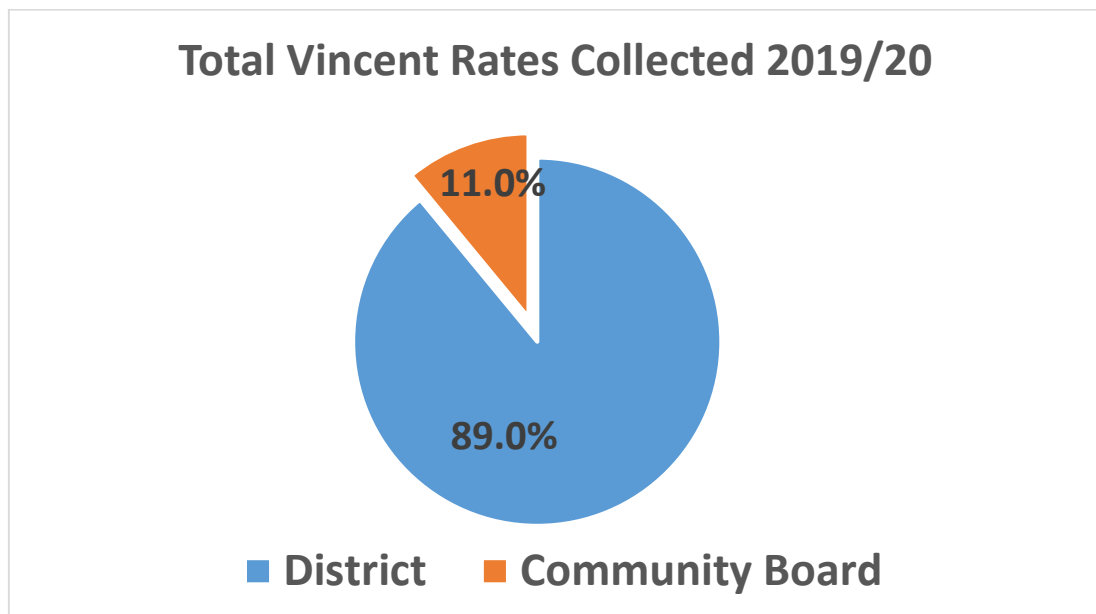
	AP 2019/20	LTP Year 1 2018/19	AP 19/20 vs LTP 18/19 \$ Change	AP 19/20 vs LTP 18/19 % Change
Total Rates	3,138,194	2,571,861	(566,333)	22.0%

Effect on the Rates for 2019-20

These draft figures result in a rate increase for the community board rates of \$290k. There are no significant cost increases that result in rates changes and the main increase is due to the Alexandra Community Centre as explained above.



This Graph shows the total rates increase in red and the major contributors to the increase. Lines in Green have an effect of reducing the rates required while the blue lines will increase the rate requirement.



Vincent Rates Collected 2019/20

This graph shows the makeup of rates collected in the Vincent Ward in terms of the Community Board rates and Districtwide rates. The Community Board rates make up 11% of the rates collected in the Vincent area. The main driver of the rate movements comes from the Districtwide rates.

VINCENT CAPITAL EXPENDITURE:

	AP 2019/20	LTP 2019/20	Variance
Council Property and Facilities			
Commercial & Other Property			
Alexandra Lions Club building: New power connection	4,500	0	4,500
QLDC/CODC JV Forestry	14,000	14,000	0
Tarbert Street Building - 1st Floor Office: Internal Finish	15,000	15,000	0
	33,500	29,000	4,500
Community Buildings			
Alexandra Memorial Theatre - Senior Citizen Rooms: Plant & Machinery	2,500	2,500	0
Ophir Swimming Pool - Changing Rooms: Internal Finish	12,000	12,000	0
Earthquake Strengthening	50,000	0	50,000
Clyde Community Centre: Internal Finish	58,000	58,000	0
Becks Hall: Grounds Paths and Fences	75,136	75,136	0
	197,636	147,636	50,000
Parks and Recreation			
Cemeteries			
Construct memorial pillars	4,025	4,025	
Clearing of Poplars & levelling out Cemetery land towards Fulton Hogan to make way for future beams	5,750	5,750	0
Beam construction	11,500	11,500	0
Relocation of existing cemetery fence line and installation of irrigation for blocks O & P.	20,000	20,000	0
	41,275	41,275	0
Parks and Reserves			
Replacement Signs and Structures	3,600	3,600	0
Replace sinks partitions toilets on gradual basis	5,000	5,000	0
Wicket covers	0	10,000	-10,000
New Tractor Clyde Rec Reserve	0	39,000	-39,000
Fencing contributions	8,060	8,060	0
New ovens	2,500	2,500	0
Park signs bins and structures Molyneux Park	2,500	2,500	0
Signs and structures	6,690	6,690	0
Park Signs and Structures Pioneer Park	3,000	3,000	0
Soft fall bark for Fache Street playground	4,000	4,000	0
Part Molyneux Park - Toilets at BMX Track: Gutters & Spouting & Fences	5,000	5,000	0
Fencing contributions Molyneux Park	5,600	5,600	0
Drinking fountain	6,000	6,000	0
Picnic tables Blackmore Park	7,000	7,000	0
Replace Irrigation Controllers	9,500	0	9,500
Irrigation - Richards Park extension	10,000	0	10,000
Landscaping of NZMCA area including tree planting	15,000	15,000	0
New tractor for Omakau Rec Reserve	15,000	15,000	0
Little Valley Road reserve irrigation	19,152	19,152	0
Shade Sails Fache Street playground	20,000	20,000	0
Omakau Recreation Reserve - Squash Courts: External Cladding	22,000	22,000	0
Construct asphalt scooter track	23,000	23,000	0
Rubber matting Table Park	33,000	33,000	0
Resurface learn to ride bike track with asphalt	125,000	125,000	0
	350,602	380,102	-29,500

VINCENT CAPITAL EXPENDITURE:

	AP 2019/20	LTP 2019/20	Variance
Swimming Pools			
Entrance sign	1,800	0	1,800
LED lights	4,000	4,000	0
Main doors	19,500	0	19,500
Shower partitions	24,000	0	24,000
Pool covers	0	11,900	-11,900
Recreation Equipment Molyneux Pool	2,500	2,500	0
Washing machines	3,000	700	2,300
Lane ropes replacement Molyneux Pool	5,500	5,500	0
Pool Lux	7,100	7,100	0
Changing room floors	11,900	11,900	0
Machinery & Plant Molyneux Pool	28,003	28,003	0
	107,303	71,603	35,700
Grand Total	730,316	669,616	60,700

Vincent Community Board
13 February 2019

Report for Decision

Budget Carryovers (GAD 05-10-01)

Purpose of Report

For the Board to consider the carryover of certain budgets, mainly relating to incomplete capital projects, into the 2018/19 financial year.

Recommendations

- A. **Recommend** that the report be received and the level of significance accepted.
- B. The Board to **recommend** to Council the additional carryover of capital expenditure totalling \$215,764.

Background

Each year “carryovers” have been required when planned projects have not been completed within the budgeted year.

During the Annual Plan process budgets are prepared and expenditure is planned. Many factors can influence projects being delayed or incomplete. This carryover process is a chance for budget holders to carry the unspent portion into the new financial year.

Once the June 2018 accounts have been finalised the budget managers can determine the exact amount of unspent budgets available for carryover.

Assumptions

- Funding sources are to be the same as the original budgeted intention.
- Account managers have not applied for items already re-budgeted in a future year.
- Approved over expenditures are carried over for the project for which the approval was given and the said project was not completed in the previous financial year.

Options Considered

Option 1

Option 1 is to approve these carryover requests.

Attached is a full list of the carryovers for the Vincent area that have been requested for approval.

In summary, the carryovers total \$216k as shown below:

Capital Expenditure Carry Overs - 2018/19						
Department	Reason	Carry Forward 2017/18	2017/18 Actuals	2017/18 Budget	Remaining Amount	Carry Forward 2018/19
		\$	\$	\$	\$	\$
Property	Replace Skylight glass Tarbert St	5,150	-	-	5,150	5,150
Property	Earthquake Strengthening - Alex Community Centre	6,614	-	60,000	66,614	66,614
Property	Entranceway/Kitchenette Becks Hall	26,000	108	-	25,892	26,000
Property	Upgrade Molyneux Stadium Changing Rooms	-	-	-	-	22,000
Property	Earthquake Strengthening	-	2,331	81,000	78,669	81,000
Property	Replace Theatre Curtains	-	-	15,000	15,000	15,000
Total Carry Over						215,764

Advantages:

- All projects have been funded in the 2017/18 year.
- The capital expenditure has been committed, with the majority of projects having contracts in place to undertake the work.

Disadvantages:

- No disadvantages

Option 2

Do not agree to approving the carryovers. If the Board decides not to recommend the carryovers, the project would need to be reprogrammed for undertaking in the future. However, this would not be realistic given many of the contracts are now in place.

Advantages

- Cash surplus remains.

Disadvantages

- The expenditure for contracts in place will show in the 2018/19 accounts as unbudgeted.
- Approved works from the 2017/18 Annual Plan are not carried out.

Discussion

The projects listed for carryover have not been completed in 2017/18 for various reasons. Many of the projects have been deferred due to unavailability of resources (both internal and external), the need to undertake re-design work, delays in awarding tenders and the weather.

Risk Analysis

No risk has been identified in the expenditure carrying over into the 2018/19 period.

Report author: Finance Manager

Financial Implications

Funding for the carryover projects was received in the 2017/18 rating year. As a result of the delay in undertaking the work, the Council has earned interest on cash investments.

Implementation Plan

If the carryovers are approved, the works will be programmed to be undertaken and the reporting budget amended as necessary.

Consultation and Engagement

Public consultation relative to the proposed works was undertaken as part of the 2018-2028 Long Term Plan.

Communication

No media statement or public communication is required.

Attachments

1. Capital Expenditure Carryovers by project

Report author:



Jotham Kasibante
Finance Manager
18/01/2019

Reviewed and authorised by:



Bernard Murphy
Executive Manager – Corporate Services
24/01/2019

Vincent Community - CAPEX

Department	Project Component	Reason for delay/update on progress	Carry Forward to 2017/18 Total	2017/18 FY Actuals	2017/18 Annual Budget	Carry Forward to 2018/19 Total
Commercial & Other Pr	PJ11707 - Replace broken skylight glass Tarbert St	Alexandra Library - replacement of glass in verandah. Awaiting Breens investigation.	5,150	-	-	5,150
Community Buildings	PJ11710 - Earthquake Strengthening Alex Community Centre	Earthquake Strengthening - Awaiting decision on whether strengthening is to be to 34% or 67%.	6,614	-	60,000	66,614
Community Buildings	PJ11713 - Entranceway / Kitchenette Becks Hall	Kitchenette and Foyers upgrade. External funding secured. Construction contract with Breens. Construction to start end July.	26,000	108	-	26,000
Community Buildings	PJ17014 - ChangingRoom Upgrade re NZ Merino Shearing	The Vincent Community Board agreed to fund the minor redevelopment of the Molyneux Stadium changing rooms as per your submission on behalf of the New Zealand Merino Shearing Society up to the value of up to \$22,000 from the Recreation and Culture rate.	-	-	-	22,000
Community Buildings	PJ17015 - Earthquake Strengthening	Earthquake Strengthening - Awaiting decision on whether strengthening is to be to 34% or 67%.	-	2,331	81,000	81,000
Community Buildings	PJ17024 - Replace Theatre Curtains	Replace Theatre Curtain. Larger project to upgrade the theatre stage rigging now underway. Curtain will be replaced as apart of this project.	-	-	15,000	15,000
Totals						215,764

Capital Expenditure Carry Overs - 2018/19

Department	Reason	Carry Forward	2017/18	2017/18	Remaining	Carry Forward
		2017/18	Actuals	Budget	Amount	2018/19
		\$	\$	\$	\$	\$
Property	Replace Skylight glass Tarbert St	5,150	-	-	5,150	5,150
Property	Earthquake Strengthening - Alex Community Centre	6,614	-	60,000	66,614	66,614
Property	Entranceway/Kitchenette Becks Hall	26,000	108	-	25,892	26,000
Property	Upgrade Molyneux Stadium Changing Rooms	-	-	-	-	22,000
Property	Earthquake Strengthening	-	2,331	81,000	78,669	81,000
Property	Replace Theatre Curtains	-	-	15,000	15,000	15,000
Total Carry Over						215,764

**Vincent Community Board
13 February 2019**

Report for Decision

**Local Government New Zealand Community Board Conference 2019
(GAD 04-64-60)**

Purpose of Report

To determine whether the Vincent Community Board would like to send a representative to the Local Government New Zealand Community Board conference in New Plymouth, 11 to 13 April 2019.

Recommendations

- A. **Recommended** that the report be received and its significance accepted.
 - B. **Approve** one Vincent Community Board member's attendance at the Local Government New Zealand Community Board conference in New Plymouth, 11 to 13 April 2019.
 - C. **Name** the Vincent Community Board member.
-

Background

The New Zealand Community Board Conference takes place every two years. The biennial conference was introduced in 1997 to bring together the Community Boards of New Zealand to share practice and to help improve the understanding and work of community boards.

The budget for 2018/19 includes money for one member from each Community Board to attend. Partners are welcome to attend at their own expense.

The dates of the New Plymouth Community Board Conference are Thursday, 11 April to Saturday, 13 April 2019 inclusive.

The previous conference was in Methven on 12 to 13 May 2017.

Anna Harrison of Cromwell Community Board, John Pritchard of Teviot Valley Community Board and Russell Garbutt of Vincent Community Board attended.

Anna Harrison reported on her blog (referred to in the minutes of the 26 May 2017 Cromwell Community Board meeting) that it was “interesting, informative and inspiring. The calibre of speakers in attendance was very high and I have come home with a renewed enthusiasm for my role in our community.”

John Pritchard reported in the minutes of the 25 May 2017 Vincent Community Board meeting that it was a “very good conference”.

Russell Garbutt reported in the minutes of the 24 May 2017 Vincent Community Board meeting that it was a “great opportunity to exchange ideas with other community-minded people and to establish contacts”.

Options Considered

Option 1

Send a community board member to the conference.

Advantages:

- An opportunity to learn more about the challenges facing community boards now and in the near future
- An opportunity to meet community board members from other parts of New Zealand and share ideas

Disadvantages:

- None

Option 2

Decline to send a community board member to the conference

Advantages

- None

Disadvantages

- The opportunities to learn and to network would be lost

Discussion

It is for the Board to decide whether they wish to send a delegate and if so, who should go.

Risk Analysis

There are no significant risks associated with choosing to send a member to the conference.

Financial Implications

The cost of sending a member to this conference is already budgeted for.

Local Government Act 2002 Purpose Provisions

The LGA purpose provisions (s10) states, “The purpose of local government is to enable democratic local decision-making and action by, and on behalf of, communities”. If attendance at the conference is a useful learning experience, then it will strengthen the ability to perform that role of the community board member who attends. If that member then shares what they

learned with the rest of the board, then it will enhance the whole board's ability to support their communities.

Council Policies / Plans / Procedures

No Council Policies, plans or procedures relate directly to this topic.

Proposal

That the Board choose Option 1.

Implementation Plan

If the Board choose to send a member to the conference, the Governance Support Officer will make all the necessary booking and travel arrangements.

Consultation and Engagement

It is not necessary to consult with the public on this matter. In terms of the Council's Significance And Engagement Policy, the expense incurred will be less than \$1,200,000 of budgeted expenditure and is, therefore, not significant.

Communication

No media statement or public communication will be required.

Attachments

Appendix 1 - Information and a schedule from LGNZ's newsletter and website.

Report author:



Pam Singleton
Governance Support Officer
24/01/2019

Reviewed and authorised by:



Sanchia Jacobs
Chief Executive Officer
24/01/2019

Information taken from LGNZ newsletter and website



New Zealand Community Boards Conference 2019

This newsletter provides the community board network updates on the New Zealand Community Boards Conference 2019 and the Best Practice Awards.

NZCBC 2019, 11 - 13 April 2019

The CBEC Executive and the Conference organising committee have been working hard to put together a really worthwhile program for you all at the upcoming conference in New Plymouth.

**Register
now!**

The theme of the Conference is “**Community Boards in a time of change**”.

This theme was chosen because it enabled us to have a broad scope for both our speakers and our workshops during the conference as our boards look ahead and try to come to grips with the immense challenges ahead. From youth to the ageing population, from where we are with rural connectivity to the rural areas which are currently blackspots for fast broadband to community emergency planning. These are just examples of what you can expect to inspire you post conference. A full programme can be seen by clicking on [this link](#). [Below]

Community Boards in a Time of Change
11 – 13 April 2019, The Devon Hotel, New Plymouth

11 - 13 APRIL 2019, THE DEVON HOTEL, NEW PLYMOUTH

Programme

Subject to change. Updated 17 December

- Thursday 11 April
- Friday 12 April
- Saturday 13 April

Thursday 11 April

- 1.00pm - Optional tour / activity
- 4.00pm
- 5.00pm Registration open
- 5.45pm Coaches depart The Devon Hotel
- Welcome Function at Len Lye Centre
- 6.00pm *(Coach transfers, canapes and beverages included in full and partner registration fee)*
- 7.30pm Coaches return to The Devon Hotel
Free evening

Friday 12 April

- 8.00am Registration desk open | tea and coffee available
- 8.30am Conference Opening
- 9.00am **New Plymouth Mayor**
Neil Holdom
- 9.15am **Looking Forward, encouraging Youth and Talent**
Darren Pratley
- 10.00am **Engaging with the Maori Community**
Puna Wano-Bryant and Wharehoka Wano
- 10.45am Morning tea
- 11.15am **Taranaki Mounga Project - eradicating all predators off the Mount**
Sean Zeiltjes
- 12.00pm **Youth Engagement**
Sarah Colcord
- 12.45pm Lunch
- 1.45pm **Address by Minister for Local Government**
Nanaia Mahuta
- 2.30pm Award participant presentations
- 3.15pm Afternoon tea
- 3.45pm Concurrent Workshops:
- | | | | |
|--|---|---|---|
| Are we People Friendly enough?
Lance Girling-Butcher | Building strong Te Ao Maori relationships
Puna Wano-Bryant & Wharehoka Wano | Towards Predator-Free Taranaki
Toby Shanley | Age Friendly Communities
Diane Turner |
|--|---|---|---|
- 5.15pm Close
- 7.00pm **Conference Dinner and Best Practice Awards** at The Devon Hotel
(Dinner, beverages, entertainment included in full and partner registration fee.)

Saturday 13 April

- 8.00am Registration desk open | tea and coffee available
- 8.30am **Chair of NZ Community Boards**
Mick Lester
- 8.45am **LGNZ Update**
Dave Cull, President of Local Government NZ
- 9.15am **LGNZ Localism Project**
Malcolm Alexander, CEO of Local Government NZ
- 9.45am **Topic TBC**
Shay Wright
- 10.30am Morning tea
- 11.00am Concurrent workshops
- | | | |
|---|---|---|
| The important role of Youth Voice Groups locally and regionally
Shay Wright and Sarah Colcord | Rural Connectivity Group – RB12 and Mobile Black Spots Programme
Caitlin Metz | Community Emergency Planning
Ben Ingram |
|---|---|---|
- 12.30pm Lunch
- 1.30pm **Active Aging**
Natalie Jackson
- 2.15pm **Thinking about Education to Employment**
Warwick Foy
- 3.00pm Conference wind up
- 5.30pm Post conference BBQ at The Devon Hotel
(Dinner included in full and partner registration fee. Cash bar.)

**Vincent Community Board
13 February 2019**

Notice of Motion – Aurora Energy

A Notice of Motion has been received from Vincent Community Board Member Mr Russell Garbutt by the Chief Executive Officer that complies with section 26 of the Vincent Community Board Standing Orders.

In accordance with Standing Order 26.1 the Notice of Motion has been received in writing for inclusion in the agenda for the Vincent Community Board meeting being held on Wednesday, 13 February 2019.

As per Standing Order 26.1 members are now given at least two clear working days' notice of the motion.

A. **Recommended** that the Notice of Motion be received.

If moved and seconded, and carried then discussion on the Notice of Motion may proceed.

B. **Recommend** to Council that it considers Vincent Community Board's concerns:

- 1 at the continuing failure of power poles and other infrastructure belonging to Aurora Energy within the Central Otago District
 - 2 of the failed infrastructure including a failed pole outside a school continue to occur despite assurances from Aurora Energy that they provide a safe network
 - 3 that these failed poles and other infrastructure have had the potential to seriously endanger our community
 - 4 that some of these failures have occurred at times of calm and settled weather
 - 5 about a lack of confidence in Aurora Energy to ensure that their testing regime and maintenance on the network in this area can deliver a safe and reliable electricity network
 - 6 that the costs imposed upon Central Otago subscribers to the Aurora Energy network are disproportionate and unfair
 - 7 their desire to meet Aurora Board and management to discuss these concerns.
-

Information as provided by Mr Garbutt

See Appendix 2 for information that accompanied the Notice of Motion as provided by Mr Garbutt.

Attachments

Appendix 1 - Signed Notice of Motion from Mr Garbutt

Appendix 2 – Information that accompanied the Notice of Motion as provided by Mr Garbutt.

Report Author:

A handwritten signature in cursive script that reads "Sanchia Jacobs". The signature is written in dark ink on a light background.


Sanchia Jacobs
Chief Executive Officer

05/02/2019

Notice of Motion.

That the Vincent Community Board at its meeting on Wednesday, 13 February 2019 request that the CODC consider at their next meeting the concerns of the Vincent Community Board in respect of Aurora Energy including:

- 1 their deep concern at the continuing failure of power poles and other infrastructure belonging to Aurora Energy within the CODC district,
- 2 their deep concern that failed infrastructure including a failed pole outside a school continue to occur despite assurances from Aurora Energy that they provide a safe network
- 3 that these failed poles and other infrastructure have had the potential to seriously endanger our community
- 4 that some of these failures have occurred at times of calm and settled weather
- 5 their lack of confidence in Aurora Energy to ensure that their testing regime and maintenance on the network in this area can deliver a safe and reliable electricity network
- 6 that the costs imposed upon Central Otago subscribers to the Aurora Energy network are disproportionate and unfair
- 7 their desire to meet Aurora Board and management to discuss these concerns.



.....
Russell Garbutt
4 February 2019

Background

Aurora Energy is owned by the Dunedin City Council through Dunedin City Holdings Ltd. Prior to the decision to build a new stadium in Dunedin, the DCC decided to determine the level of dividend payable to the DCC by the DCHL suite of Council companies. Aurora Energy were required to borrow to pay the dividend. As a result of this political decision Aurora Energy drastically reduced maintenance on their electrical network leading to deterioration of the network and increased risk to the community over an extended period of time.

Large numbers of poles in our district were subsequently assessed by Aurora to be unsafe and were red-tagged.

Aurora have announced significant increases in spending on their network, but at the same time, it is important to note that the Commerce Commission have determined that Aurora have failed in a number of years to provide a safe and reliable network and have issued notice that they intend fining Aurora for these breaches.

Testing

Any system of pole testing must be reliable and repeatable.

For a century poles have been tested by a combination of skilled linesmen and some basic procedures such as push/dig/probe/hammer/drill. The pole is pushed, the ground round the base of the pole is dug out and the pole examined, the pole is probed and “sounded” by hitting it with a hammer much as the wheels on a locomotive were “sounded” and if there are any doubts then sample corings are extracted by drilling.

Aurora introduced two pole testing regimes in an attempt to assist with their back-log of maintenance. Xivic which enabled less experienced personnel to assess the pole was supplemented by Deuar MPT40.

On the 28th October, 2017, the Chair of Aurora stated that “the public could be confident in the integrity of the methods being used for pole testing and identification. Both had been reviewed and approved by independent engineering experts and were verified as being robust, consistent and meeting the required regulatory standard”.

Shortly afterwards there were three pole failures in Eureka, Ventry and Chicago Streets in Alexandra and Xivic was abandoned. The Chair of Aurora stated that “there was an issue with the inspection technology that didn’t take into account pole top loading”. An assurance that the testing regimes were “verified by experts”, and then seven weeks later after three significant failures the system was fundamentally flawed does not lead to confidence.

Aurora was then left with the Deuar MPT40 testing system. This system, developed in Australia, has been the subject of much discussion in several countries. In the USA it was introduced by one company who had been concerned that traditional testing may have been leading to poles being replaced earlier than they should. Through inconsistencies however the use of Deuar was discontinued.

There have been a number of reports into the use of Deuar. One, issued by the Government of Western Australia Department of Commerce, Energy Safety in response to Western Power's failures to provide a safe network stated that "both systems (Deuar and AVS which is an electronic "sounding" system) have been reviewed and tried over long periods by Australian network operators but none has resolved to replace the sound/dig/drill inspection practice with any alternative pole strength assessment practice. Neither Deuar nor AVS has established, by testing, the connection between the parameters they measure and pole strength at the time of testing".

The DCC commissioned a report by Deloitte in 2016 and it made a recommendation on the use of Deuar which stated that "whilst this method does appear to be less subjective than the traditional testing it is important that Delta satisfies itself that it is being used consistently and the results are robust and reliable". Aurora, in their Asset Management Plan in 2017 stated that they would "undertake forensic testing of a number of end-of-life poles later this year. Prior to break-testing the poles we will test them with Deuar MPT, the traditional method and other selected tools. This may result in further changes to our testing regime". Aurora has not reported that this every occurred.

Clyde failures

On December 20th, 2018, pole #62960 located at the corner of Blyth and Whitby Streets snapped off at ground level and fell to the ground bringing live lines onto the ground. There was no wind and no other weather conditions that would have led to this collapse. The pole was exactly where the children from the Clyde school gather to cross the road under supervision and is directly opposite the entrance to the Clyde camping ground.

It is pertinent to remember the comments made by then CEO of Aurora Energy, Grady Cameron two years previously as reported in the ODT.

<https://www.odt.co.nz/regions/central-otago/central-otago-council-tackles-aurora-over-poles>

Mr Cameron said in that report that:

"it would prioritise the replacement of compromised poles near schools and in high-density areas", and

"That will ensure poles near schools and high-density public areas, including Alexandra, Cromwell, Roxburgh and Clyde townships, are replaced first."

This pole collapsed after being TWICE inspected within seven weeks of failure by both the Deuar MPT40 pole testing regime and by Aurora staff. The collapse of this pole is clear evidence that the testing procedure being used by Aurora Energy is not working.

Aurora Energy have reportedly sent the failed pole for testing to the North Island to confirm an initial determination that "carrot rot" was the cause of the failure. It is irrelevant in that the testing regime asserted that the pole was fit for purpose as it clearly was not.

The failure of this pole could have caused multiple deaths of children if it had fallen hours earlier or later.

On the 15th January, 2019 a pole failed and fell within the grounds of Dunstan Hospital. Aurora Energy immediately claimed that the pole did not belong to them, but to the SDHB. The reality is that this issue is covered under Part 1, Subsection 3 of the Electricity Act 1992. Unless the infrastructure is bought up to current code and the network operator formally tells the occupier of the land that the infrastructure sits on that the infrastructure is being handed over, then the infrastructure remains the property of the network owner. Poles on private property were simply removed from the Aurora GIS system and this has led to previously reported confusion and danger to both private property owners and the public.

Nailing

An immediate response to the poor state of the network and the large numbers of red-tagged poles was a decision to embark on a concentrated programme of nailing.

Nailing is viewed by network providers as a temporary way of reinforcing a pole until its replacement can be programmed. Throughout our district the number of poles that have been nailed is truly significant. It is not at all clear whether Aurora view nailing as a temporary measure of reinforcing a pole or a longer solution, but a hint can be taken as once a pole is nailed the red tag is removed which indicates that the pole can be viewed as “new” and fit for purpose. Clearly a pole that has significant defects including splitting or rot and is reinforced by a steel nail that only extends round part of the pole cannot be viewed as “new”.

Costs to our Community

During this entire period when Aurora failed to spend money on maintaining their network because of the political decisions made by the DCC, consumers in our region continued to pay line charges. The expectation was that by paying line charges that their network was being maintained but the cash derived from the line charges was going to help build the new Dunedin stadium.

Aurora has given notice that it intends applying for permission to increase line charges to help pay for their costs in starting to maintain their network. These costs have been publicly stated to be in excess of one billion dollars.

Aurora does not charge users of the network uniform charges but applies differentials depending on where you live.

Their Use of System Pricing Methodology is available at <http://www.auroraenergy.co.nz/assets/publication-articles/20180401-AE-S015-Pricing-Methodology-Final.pdf>

Because users in our area already pay greater charges than a user in Dunedin, any increase in fees (which already make up more than half of a power bill) will be unfair on our community.



QUARTERLY REPORT

Jul-Sep 2018



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Our Activities

This section provides a detailed overview of our activities from the last quarter and looks ahead to planned work for the next three months.

The groups of activities incorporate the core services we deliver. We give consideration to how these services contribute to community well-being in our decision-making process.

Governance and Corporate Services provides the internal processes and support required for the organisation to carry out its activities.





THREE WATERS

Water, Wastewater,
Stormwater

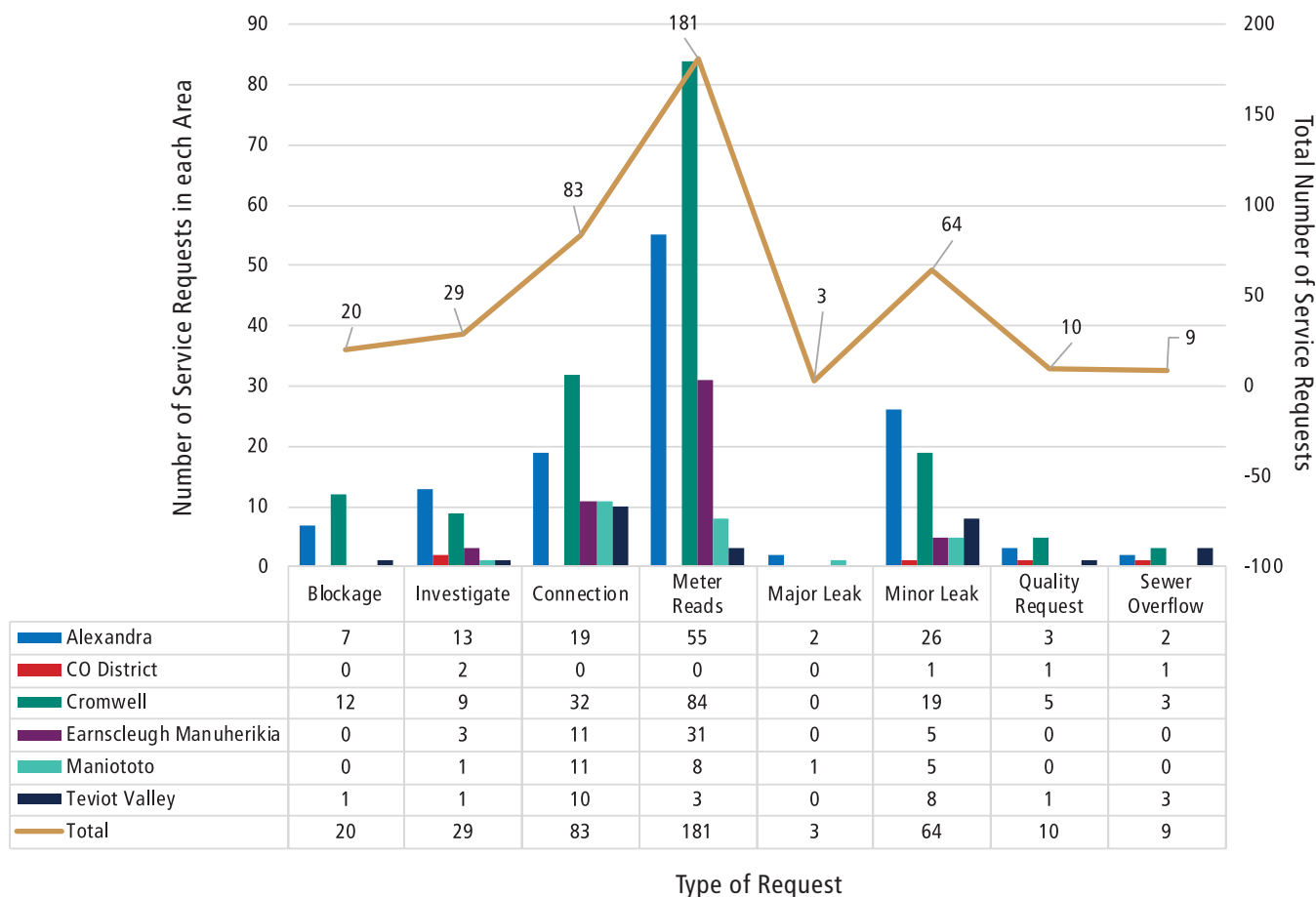


Three Waters

Customer Services

Analysis of customer service requests for water, wastewater and stormwater over this quarter shows the majority of service requests relate to water meters and minor leak related calls. This is a continued trend. Typically water meter requests that relate to final meter reads are for property settlements, with the majority of these being in Cromwell and Alexandra. Connection issues generally relate to minor leaks around the water meter box.

Customer Service Requests - Jul-Aug-Sep 2018



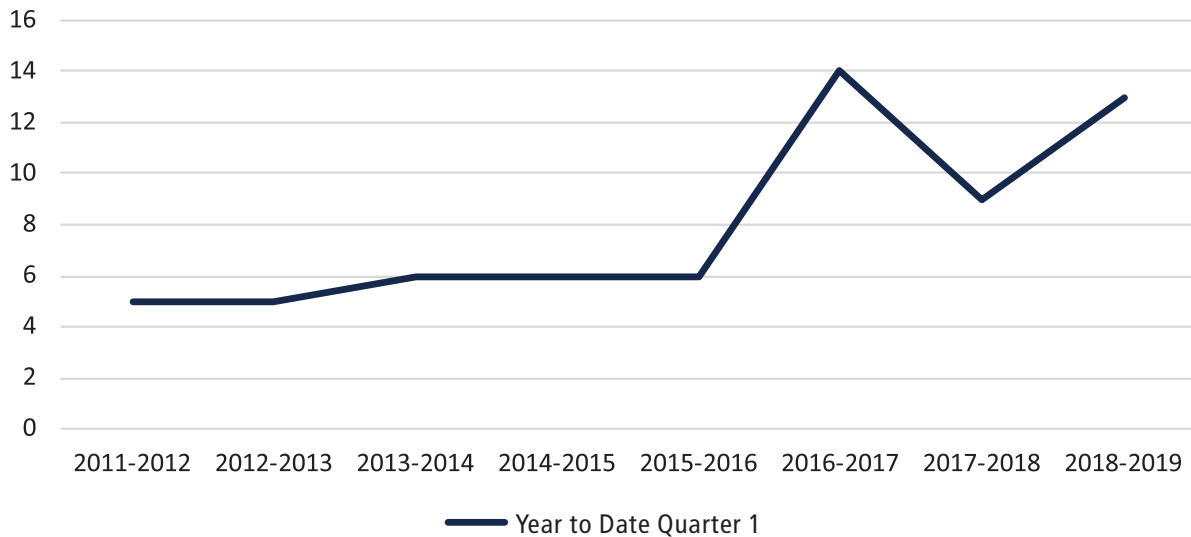
NB: Duplicate, incorrect and internal maintenance data has been removed. The service requests shown in the graph are the external customer requests relating to water services.

The high number of meter reads is a result of continued growth within the district where residents are requesting final meter reads prior to transfer of property ownership.

Consents/Activity Levels

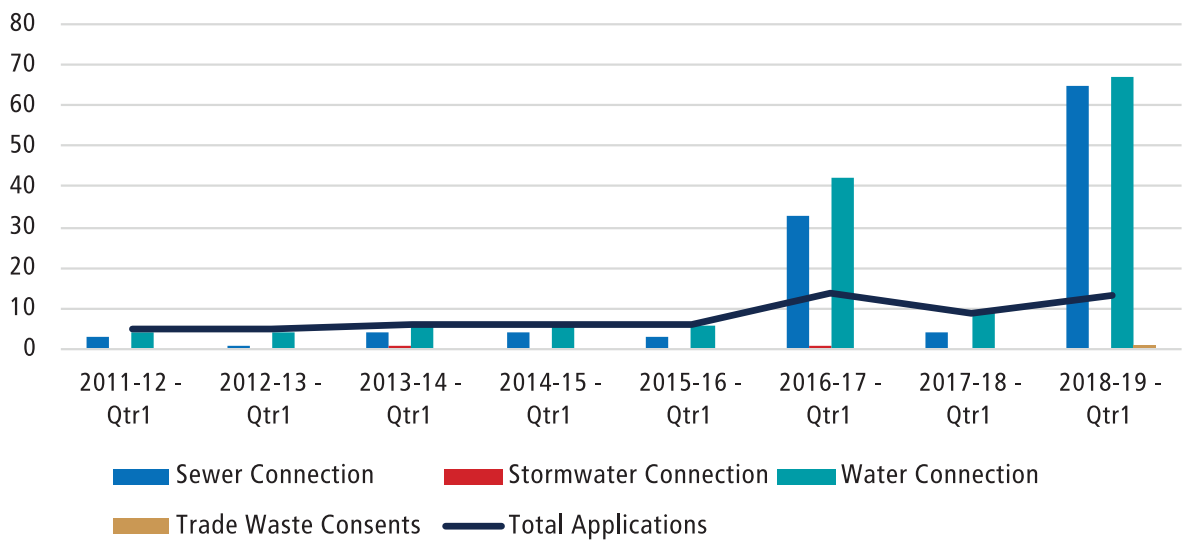
Three waters receive and process applications for connection to the water, stormwater and wastewater reticulated networks. We also manage applications for consent to discharge tradewaste to the wastewater network.

3 Water Applications Received



The applications received for this quarter shows an increase on the last two quarters and is similar to that of 2016/17.

Historic 3-Water Applications for First Quarter



Connection applications can include a number of water, wastewater and stormwater connections on a single application. The total applications received in this quarter show an increase in water and wastewater connections. The total number of applications is similar to quarter one in 2016/17, however the total number of connections is more than any first quarter in the last several years.

Water

Central Otago's vision for water services is to deliver safe and wholesome water supplies which support a healthy community and environment.

Council provides water to properties within nine water schemes, servicing approximately 15,000 residents and 4000 visitors on an average day.

Each scheme operates under the same basic process. Water is drawn from a lake, river or bore before being treated. Treated water is then pumped to elevated storage reservoirs for distribution. The reservoirs ensure sufficient quantities are available for consumption and firefighting while the elevation produces the required pressure.

This activity contributes to the following community outcomes:

**THRIVING
ECONOMY**

**SUSTAINABLE
ENVIRONMENT**

**SAFE & HEALTHY
COMMUNITY**

OVERVIEW OF WORK

Roxburgh Water Supply

The Roxburgh community is the last council-owned water supply to move to the district wide water rate and user pays system. This was due to a number of issues related to properties being interconnected by one toby tap and access agreements to work inside private property being required.

The separation of water tobies to provide these individual meters to each property is progressing well with only a handful of sites remaining. A programme and meter read route is being developed with an initial meter read round to be completed by the end of the year.



Meter separations being undertaken on Hermitage Street



The Backwash pump removed from the reservoir

Ranfurly Water Supply

The Ranfurly water treatment plant underwent a minor alterations to improve the sand filter backwash process and reduce contamination risk in the main reservoir. The final piece of work involved removing the old backwash pump from inside the main reservoir. This has taken a lot of planning to ensure there would be no issues or water disruption to the town and also involved a team of divers inside the main reservoir to assist with the removal of the pump. This exercise went very well and the pump was removed without a hitch.

Clyde Water Supply

The water supply bore pump feeding Clyde reservoirs failed recently resulting in council issuing water conservation notices. Our contractor arranged for the replacement pump to be installed very quickly and the system was back up and running within 24 hours.



Connecting the spare pump

District wide Pipe Renewals

The district wide pipe renewals programme for this financial year is progressing with a water main renewal in Arnott Street, Alexandra and Syndic Street, Cromwell. Work in Arnott Street has started and work in Syndic Street will start in September with both sites continuing through to mid-October. The water main renewal for Fraser Avenue in Ranfurly is scheduled to start in October and will continue to early December.

The water pipe in Tay Street in Naseby has also been renewed due to several water clarity complaints related to discoloured water. Investigations found an old galvanised water main to be at its end of life.

There are also two wastewater pipe renewals currently being planned, one in Wolter Crescent, Cromwell and the other in Tamblyn Drive, Roxburgh. Both of these are expected to start early 2019.



New pipes being prepared for installation on Arnott St



Excavation on Tay St, Naseby

MAJOR PROJECTS

Lake Dunstan Water Supply

Stantec is continuing with the Lake Dunstan Water Supply detailed design, focusing on the pipeline design.

Fulton Hogan has completed the new bore head installations and has begun the pump tests and filter trials. These trials will provide the data needed to decide which filtration system is required. The trials had been delayed as too much air was entering the bores but they are now underway again.



The application to re-designate council land where the water treatment plant and the balance tank will be placed has been lodged. A hearing for the designation change will be heard before an independent commissioner in October 2018.

The overall programme for the Lake Dunstan Water Supply project will need to be revised to accommodate the delayed filter trial and the addition of part of the Clyde Wastewater project.

The Clyde wastewater transfer pipeline construction will be included in the Lake Dunstan pipeline contract. This combination is being done for economy and to minimise disruption to the Otago Central Rail Trail.

The current programme for the Lake Dunstan Water Supply project is:

- Late September 2018: construction tender documents for pipelines to be finalised
- Filter trials at the new bore heads are underway and will continue at least until the end of October. A decision will need to be made on running the trial for a longer period to minimise risks associated with treatment plant selection.
- March/April 2019: construction tender documents for water treatment plant and bores finalised.

Tender periods and the construction programme will be confirmed once the timeline for resource consent for treating Clyde wastewater at the Alexandra wastewater treatment plant is known.

Performance Measures: Water

Measure	Target	Q1	Comments
Time with water per customer per annum (planned and unplanned)	To maintain supply to customers for $\geq 99\%$ of the time	99.9%	
Average time to process a request to connect to the Council's water supply	≤ 5 working days	1	
Fault response time to urgent call-outs Attendance: Resolution:	Target median time to get to site ≤ 1 hours Target median time to resolve ≤ 4 hours	12 24	Issues with recording of time to be addressed with the contractor. Generally response and resolution times are significantly better than the times recorded for these calls.
Fault response time to non-urgent call-outs Attendance: Resolution:	Target median time to get to site ≤ 8 hours Target median time to resolve ≤ 24 hours	46 48	Issues with recording of time to be addressed with the contractor, however response times are not meeting the target and this needs to be addressed.
Total number of customer complaints for: • Water clarity • Water taste • Water odour • Water pressure and flow • Continuity of water supply • Responses to water service requests	≤ 13 per 1000 connections	1	
Compliance with the NZ Drinking Water Standards Part 4: Bacterial	Part 4: Bacterial Compliance All treatment plants to comply All distribution zones to comply	Part 4: All = Yes	All treatment plants and distribution zones comply with Part 4 Bacterial Compliance.
Compliance with the NZ Drinking Water Standards Part 5: Protozoal	Compliance with Part 5: Protozoal All schemes to comply = No apart from Roxburgh	Part 5: All = No	The Roxburgh plant does not comply because the filter there is a 5 micron filter installed. The filter needs to be 1 micron to filter for Protozoa. Fulton Hogan has been asked to reinstate 1 micron filters.

Wastewater

Central Otago's vision for wastewater services is to deliver safe and compliant wastewater networks that support a healthy community and environment.

Council's wastewater service enables the collection, conveyance, treatment and disposal of wastewater within seven schemes across the district. These provide service to approximately 13,500 residents and approximately 4000 visitors.

Each scheme pumps, reticulates and treats the wastewater generated by households businesses and industrial processes. Wastewater is then treated and discharged into a nearby water body or onto land.

Townships and rural areas without reticulated schemes generally use septic tanks that are privately owned and maintained.

This activity contributes to the following community outcomes:

**THRIVING
ECONOMY**

**SUSTAINABLE
ENVIRONMENT**

**SAFE & HEALTHY
COMMUNITY**

OVERVIEW OF WORK

Cromwell, Alexandra and Ranfurly Wastewater

New rotary inlet screens to replace the old screens have now been commissioned and are in operation. The inlet screens collect solids and debris like wet wipes, sanitary products, clothing, stones and lots of other items that should not be flushed. The material collected is removed from the treatment process and disposed to landfill. This helps improve the rest of the treatment process and provides a higher quality treated effluent discharge.

The old screen in Ranfurly collected approximately one wheelie bin full of material every two weeks. The new screen is filling a bin every two days.

The upgrades to the Cromwell and Alexandra screens have required a different trailer to the existing trailer that was being used to transport inlet screenings to landfill. The new trailers, which have been specially made, are stainless steel to prevent corrosion and fully sealed to eliminate odours and stop any leakage during transport.



One of the new screenings trailers



New screen being commissioned in Ranfurly by the supplier

MAJOR PROJECTS

Cromwell Wastewater Upgrade

The Bannockburn wastewater transfer project is in the contractual defects liability period. The Final Completion Certificate is expected to be issued in October 2018.

In September, the ponds at the Cromwell wastewater treatment plant were badly affected by a suspected pollution

incident, which changed the biodynamics of the ponds. The source of the pollution is unknown and the ponds will take some time to recover.

The septage receival site is struggling with some of the content that is being deposited from septic tanks. The material is not just human waste and sanitary products but has included t-shirts, blocks of wood and even a shoe. Material such as this has caused constant blocking of the macerator at the septage receival site. Downer NZ and the designers, Harrison Grierson, are looking at options to resolve the issue but until resolved, septage will have to be dumped directly into the main sewer.

The downside of this is the problems caused at the inlet screen. The tank waste has to be manually handled by the operators, which is not a pleasant task.

For the operations staff, this is the worst aspect of the job as they work to unblock clumps of matter coming through the pipes in 'slugs'.

The slugs happen when a tanker load of wastewater is deposited very quickly and doesn't get the opportunity to mix with additional liquid waste.

This process needs to be refined and made safer for operators. Downer NZ is reviewing the options with Council operations staff.

Performance Measures: Wastewater

Measure	Target	Q1	Comments
Total number of customer complaints for: • Odour • Faults • Blockages • Responses to wastewater service requests	Total number of customer complaints ≤ 10 per 1000 connections	5	
Compliance with discharge consents	Number of abatement notices = 0 Number of infringement notices = 0 Number of enforcement orders = 0 Number of convictions = 0	Nil	
Fault response times Attendance: Resolution:	Target median time to get to site ≤ 1 hours Target median time to resolve the problem ≤ 4 hours	1 7	Recording of attendance and resolution times improving. Continued work required to address these issues.
Number of dry weather sewerage overflows from sewerage scheme	Number of dry weather sewerage overflows ≤ 1 per 1000 connections	1	

Stormwater

Central Otago's vision for stormwater services is to deliver safe and compliant stormwater networks that support a healthy community and environment.

The stormwater activity enables the collection, conveyance, and disposal of stormwater within the following towns across the district: Cromwell, Alexandra, Roxburgh, Omakau and Ranfurly.

These towns have reticulated stormwater systems to manage drainage and prevent flooding. Stormwater in these towns is conveyed directly to waterways using piped infrastructure, natural water courses and open channels.

The remaining towns have mudtanks connected to soakpits, or open channels, with culverts across roads. This infrastructure is maintained as part of the roading activities.

Flood risks from rivers and large catchments, like the Clutha and Taieri rivers, are managed by the Otago Regional Council.

This activity contributes to the following community outcomes:

**SUSTAINABLE
ENVIRONMENT**

**SAFE & HEALTHY
COMMUNITY**

OVERVIEW OF WORK

Ranfurly Stormwater

Recently the stormwater system in the Ranfurly Stadium has been getting blocked with debris causing the stormwater to back up and flood the paddocks. A scruffy dome (this is an actual term) has been installed onto a stormwater inlet to reduce the occurrence of blockages.

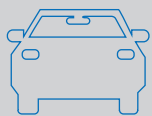
The scruffy dome allows stormwater to enter while blocking larger debris. Due to its shape it performs much better than a flat grill.



Scruffy dome on stormwater inlet

Performance Measures: Stormwater

Measure	Target	Q1	Comments
Compliance with discharge consents	Number of abatement notices = 0 Number of infringement notices = 0 Number of enforcement orders = 0 Number of successful prosecutions = 0	Nil	
Number of flooding events that occurred	Target number of habitable floors affected ≤ 1 per 1000 properties	Nil	
Number habitable floors affected in flooding events	Target number of habitable floors affected ≤ 1 per 1000 properties per flood event	Nil	
Response time to attend flood events	Target median time to get to site ≤ 1 hours	N/A	
Number of complaints received about stormwater performance	Total number of customer complaints ≤ 2 per 1000 properties	0	



ROADING



Roading

Central Otago’s vision for roads and footpaths is to ensure an efficient, fully accessible, safe network.

Our roading activity enables the movement of goods, people and services across our district. We have 1913km of roads within the district. We have 514km of sealed roads, and 1399km of unsealed roads. We have 177 bridges, 167km of footpaths and close to 12,000 hectares of road reserve.

This activity contributes to the following community outcomes:



Customer Service Requests

Customer service calls received by the Roding team have decreased from last year’s high levels, but remain at an above-average total for the first quarter of 2018-19.

Year	2014/15	2015/16	2016/17	2017/18	2018/19
Number of calls for first quarter	144	104	85	184	144

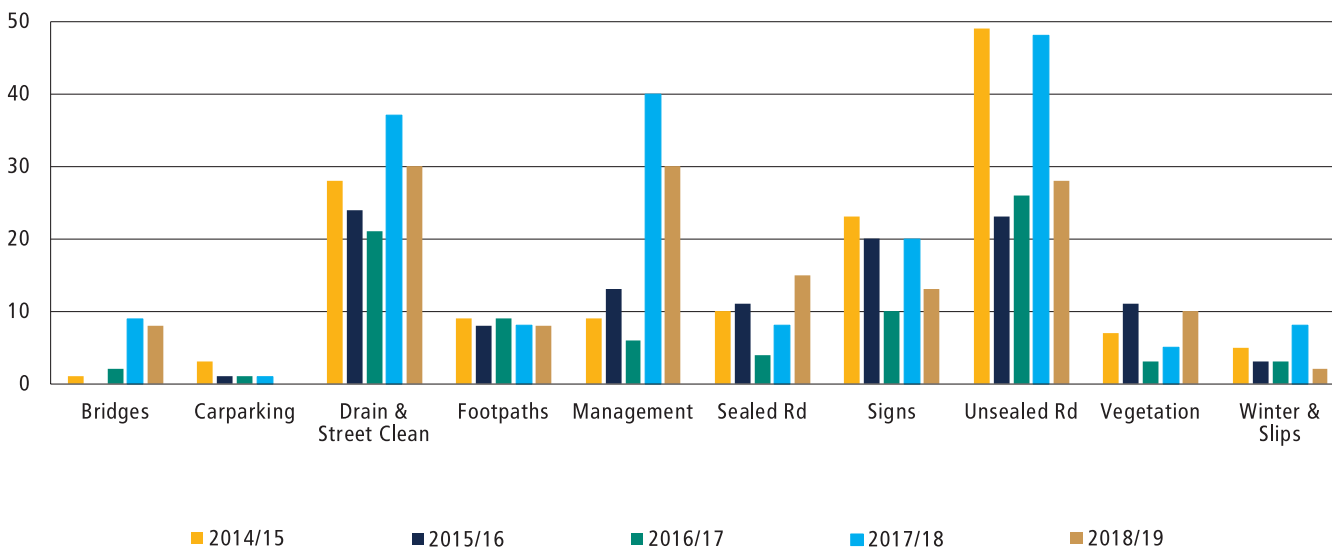
Compared with last year significant reductions in customer calls have been recorded in most call types.

The biggest reduction has been for calls regarding unsealed roads. Improvement in the delivery of the metalling programme is likely to have contributed to this decrease.

Calls identifying issues with sealed roads and vegetation in the road reserve have both increased. Currently the Roding team is in the process of completing an ‘all faults’ inspection of the sealed road network. This will result in a prioritised programme of maintenance work.

We are also beginning to receive calls regarding dusty roads. This is earlier in the year than usual. Roding staff have prepared the ECO-seal list for the 2018-19 programme. We will be confirming the sites for oiling in the second quarter.

Calls by Type - 1st Quarter





Freeze thaw conditions – Auripo Road – August 2018



Ventry Street soakpit installation – September 2018

Quick Response

Type of Consent	Number of Applications Received (first quarter)				
	2014/15	2015/16	2016/17	2017/18	2018/19
Number of serious crashes on local roads	5	5	11	9	7
Number of fatal crashes on local roads	1	0	0	2	2
Total number of death and serious injury crashes (DSi) on local roads	6	5	11	11	9
Number of people seriously injured on local roads	5	5	12	9	9
Number of fatalities on local roads	1	0	0	2	2
Total number of deaths and serious injuries (DSi) on local roads	6	5	12	11	11

* Corridor access requests (CAR's) were previously called Road Opening Notices

The huge upward trend in the number of consent applications received has continued. Numbers have more than doubled in the first quarter of this year when compared to the same period in 2017-18. Unprecedented growth levels across the district account for the increased activity in many of the consent areas.

The average length of time taken to issue a consent during the quarter was 1.4 days. This compares with an average of 1.7 days to issue consents during the 2017-18 financial year. These response times meet the performance target of two days.

The increase in Corridor Access Requests is partly due to changes in when these permits are required and how they are applied for. Council adopted the 'CAR Manager' system last year to anticipate these changes. Most Corridor Access Request applications and their supporting Traffic Management Plans arrive through the national permitting systems 'Submitica' and 'BeforeUDig', which are then reviewed and approved in 'CAR Manager'.

Safety Outcomes

Comparison of Crash Statistics on Local Roads from 1 July to 30 June each year (Financial Year)	2013/14	2014/15	2015/16	2016/17	2017/18
Number of serious crashes on local roads	5	5	11	9	7
Number of fatal crashes on local roads	1	0	0	2	2
Total number of death and serious injury crashes (DSi) on local roads	6	5	11	11	9
Number of people seriously injured on local roads	5	5	12	9	9
Number of fatalities on local roads	1	0	0	2	2
Total number of deaths and serious injuries (DSi) on local roads	6	5	12	11	11

Crash information is provided by New Zealand Transport Agency (NZTA), via access to the Crash Analysis System. As with past reports, this information covers crashes occurring up to the end of the previous quarter.

One person was seriously injured in a single crash on Central Otago District Council managed roads during the fourth quarter of the 2017-18 financial year. This crash occurred on Ida Valley Omakau Road.

The nine fatal and serious injury crashes on Central Otago District Council managed roads for the full 2017-18 year compares with 11 crashes in the previous year. The recorded number of serious injuries and fatalities were the same in both 2016-17 and 2017-18.

The number of crashes reported in 2017-18 does represent part of an upward trend measured over the last five years. Our most recent data indicates that the rate of serious injuries and fatalities on local roads is starting to fall again.

Serious crashes involving motorcycles, which were at an above-average level, have decreased in 2017/18. Three serious motorcycle crashes represents 27% of the total (with motorcycles representing around 6% of registered vehicles in New Zealand). Crashes where alcohol is suspected as a factor have risen slightly.

A review of the detailed nature of crashes on our local road network does not enable any credible trend in the causes to be identified.

2018/19 Renewals Programme

Reseal Programme

The strategy to maximise the life of the sealed surfacing on our roads has continued. Regular monitoring of the seal condition confirms that the risk of resealing too late has not increased beyond what is acceptable, with no seals having failed. We are also checking sites in response to the rise in customer calls regarding our sealed roads.

Reseal construction is programmed during the warmer second and third quarters of the year. Repairs to pavements in preparation for their reseal is underway. Testing on each reseal site to determine the best type of treatment to be applied is also underway.

Residents adjoining sections of road to be resealed are advised in writing well before the reseal. A further reminder – including advice – is then provided two days before sealing. Good communication of our plans minimises inconvenience to local residents and ensures the contractor can complete work efficiently during construction.

Resealing Programme 2018/19

Road	Area	Length (m)
Boulton Road	Earnsclough	757
Earnsclough Road	Earnsclough	2,895
Eureka Road	Earnsclough	460
Fraser Road	Earnsclough	1,155
Hanning Road	Earnsclough	712
Laing Road	Earnsclough	956
Mcintosh Road (Earnsclough)	Earnsclough	1,545
Mcperson Road	Earnsclough	2,040
Strode Road	Earnsclough	1,548
Charlemont Street East	Maniototo	616
Danseys Pass Road	Maniototo	922
Derwent Street	Maniototo	1,321
Dungannon Street	Maniototo	1,342
Earne Street	Maniototo	114
Ennel Street	Maniototo	131
Larch Ave	Maniototo	100
Mitchell Street	Maniototo	426
Ness Street	Maniototo	271
Ranfurly-Naseby Road	Maniototo	360
Stafford Street	Maniototo	431
Swimming Dam Road	Maniototo	582
Tay Street	Maniototo	200
Becks School Road	Manuherikia	50
Deaker Street (Omakau)	Manuherikia	120
Harvey Street (Omakau)	Manuherikia	235
Ida Valley Omakau Road	Manuherikia	1,373
McNally Road	Manuherikia	118
Mee Road	Manuherikia	50
St Bathans Loop Road	Manuherikia	3,966
Swindon Street	Manuherikia	737
Unnamed Street (Off Swindon Street)	Manuherikia	54
Selkirk Place	Roxburgh	386
TOTAL		25,973

Metalling Programme

The metalling programme focusses on the Cromwell and Earnsclough/Manuherikia areas this year.

Drainage improvements have commenced in preparation for re-metalling at some of the sites. Gravel production will commence at the pits we use for this year's programme in the upcoming quarter.

The gravel to be used in the Earnsclough area is still to be confirmed. There have been issues with the clay content during freeze/thaw events with the current source.

Re-metalling List 2018/19

Road Name	Area	Pit	Start RP	End RP	Length (m)
Alpha St Pump Station Access Road	Cromwell	AP20 Parkburn	100	240	140
Bendigo Loop Road	Cromwell	Phillips	0	6888	6,888
Blue Mines Road	Cromwell	Phillips	0	3700	3,700
Jolly Road (Tarras)	Cromwell	Phillips	0	5910	5,910
Long Gully Road	Cromwell	Phillips	0	250	250
Maori Point Road	Cromwell	AP32+Kellihers clay	0	5910	5,910
Richards Beach Road	Cromwell	Bannockburn	425	1115	690
Richards Beach Road - River Access	Cromwell	Bannockburn	0	336	336
Sandflat Road	Cromwell	Bannockburn	560	1770	1,210
Thomson Gorge Road	Cromwell	Phillips	0	1200	1,200
Strode Road	Earnsclough	Kellihers	1548	3090	1,542
Crawford Hills Road	Earnsclough	Rutherfords	1150	10966	9,816
Hawksburn Road (Lookout)	Earnsclough	TBC	40	336	296
Hawksburn Road	Earnsclough	Bulldozer & Ripping	0	23320	23,320
TOTAL					61,208

Eco-seal Programme

Eco-seal is a low cost seal used primarily for dust suppression. These seals reduce the need to use waste oil on our gravel roads. In addition to dust suppression these seals keep the road surface in good condition.

Council eco-seals sections of gravel road that are within 100m of a residence. Generally, a 100m long section of eco-seal is constructed. In some circumstances, a greater length may be sealed. In these cases a reason is provided in the notes column below.

Eco-sealing is normally carried out during the summer following re-metalling of the road. This ensures the road surface is in the best possible condition when eco-seal is applied.

Eco-seal List 2018-19

Road Name	Sections	Length (m)	Notes
Agnew Road	1	290	Rapid Numbers 3260 & 3450 are sufficiently close to be advantageous to seal between standard eco-seal lengths for ease of maintenance.
Auripo Road	1	100	
Booth Road	2	773	Rapid Numbers 1430, 1717 & 1913 are sufficiently close to be advantageous to seal between standard eco-seal lengths for ease of maintenance.
Clunie Road	1	100	
Dunstan Creek Road	1	200	Rapid Numbers 100 & 300 are sufficiently close to be advantageous to seal between standard eco-seal lengths for ease of maintenance.
Ferris Road	1	280	Sealing from the end of seal back to 330m, which would remove dust issues from 9 properties.
Hills Creek Road	2	237	Rapid Number 63 starts sufficiently close to the start of the road that we will extend the eco-seal to the beginning of the road.
Ida Valley Oturehua Road	1	227	Rapid Numbers 335 & 462 are sufficiently close to be advantageous to seal between standard eco-seal lengths for ease of maintenance.

Ida Valley Station Road	1	100	
Mundell Road	1	100	
Noones Road	1	100	
Reef Road	3	300	
Ridge Road	1	133	Ties eco-seal into an existing end of seal at the end of the road.
Shepherds Flat Road	1	310	Rapid Numbers 1470 & 1680 are sufficiently close to be advantageous to seal between standard eco-seal lengths for ease of maintenance.
Swinburn Back Road	1	100	

Eco-seal Provisional Sites 2018-19

Road Name	Sections	Length (m)	Notes
Cambrian Road	1	1180	Very large site due to the number of houses affected (12 Properties) but will be dependent on Budget

Bridges

Work has been completed at Bridge 102 on Ida Valley-Omakau Road to renew scour protection at one of the abutments. Works included removing trees and gravel within the waterway, which will reduce the scouring risk to the bridge in future.

Work has started on the Jedburgh Street Bridge and will take approximately four months to complete. This will cause some traffic disruptions, but Council and Fulton Hogan will work to minimise the journey impacts that could affect commercial orchard operations, residents and through-traffic. Traffic management will be continually monitored to ensure delays are kept to a minimum at the work site. We will be ensuring signs and communications regarding the anticipated two weeks' closure of Roxburgh East Road, Teviot Road and Jedburgh Street at the bridge will keep the community informed.

The replacement of Bridge 94 on St Bathans Loop Road, which was damaged in the July 2017 storm, is also due for completion this financial year. We are receiving an increased subsidy of 71% to complete this work from the New Zealand Transport Agency. The design is currently being finalised and site investigation for foundations will be completed before Christmas. A temporary bypass road around the bridge site will be available for all vehicles during demolition and construction of the new bridge.

Roading staff have also compiled a list of maintenance tasks for bridges on the network during the last six months. This work is currently being prioritised. Once priced, maintenance work will be completed within budget constraints in the third and fourth quarters.



Delta replacing LED light on Station Road, Alexandra – September 2018

Street Lighting

We are still making progress with the installation of LED lights, which are replacing the existing street lights on council-maintained roads across the district. We are receiving an increased subsidy of 85% to complete this work from New Zealand Transport Agency.

70% of the Council's lights (1406) have now been replaced, out of a total of 2008. This quarter, 200 lights have been replaced in Alexandra. There are approximately 400 more lights to replace on standard steel columns and power poles. These will be replaced prior to Christmas.

Throughout the district there are still a number of non-standard columns and lights, which are harder to convert to LEDs. We are in the process of deciding on the best way to proceed with the upgrade of these street lights to LED, including checking the financial viability.

Roading Minor Improvement Programme

The process for deciding on the programme of low-cost/low-risk improvements has changed, with Council adopting the new prioritisation policy in February 2018. Work to identify and estimate costs for the next three years' programme was completed as part of the Long-Term Plan process. New Zealand Transport Agency processes for approving co-funding have also changed throughout the development of the 2018-21 Long-Term Plan. Funding is now available for a greater range of roading improvement works, and the most recent changes include the potential of increased financial assistance rates for qualifying projects.

A report on the implications of these changes, and to seek Council's approval to the proposed 2018-21 programme for roading improvements, will go to the Roothing Committee for consideration on 12 December.

Performance Measures: Roothing

Measure	Target	Q1	Comments
Average length of time to issue a consent for access to a road	≤ 2 days	1.4	Initial Vehicle Crossing agreements processed by Buildings department from 1 September 2017.
Number of service requests	< 600	144	Figures are cumulative and include all Road Management category calls.
Number of service requests from customers responded to within 10 days	≥ 90%	87%	Cumulative 19/144 calls outside of response time target.
Change from previous year in total number of death and serious injury crashes (DSi) on local roading network	Stable or decreasing trend	1 serious crash	2017-18 Q4 compared with 2016-17 Q4 Official records are 3 months behind
		4 Serious crashes	
Number of journeys impacted by unplanned events (Resilience)	< 16,423	156	Figures are cumulative and measure road closures as a result of resilience issues on the network.
Customer satisfaction with condition of unsealed roads	To maintain customer satisfaction at or above 70%	75% (78%)	Data from 2018 Residents' Opinion Survey summary report. (2017 satisfaction results in brackets).
Customer satisfaction with condition of sealed roads	To maintain customer satisfaction at or above 70%	88% (92%)	Data from 2018 Residents' Opinion Survey summary report. (2017 satisfaction results in brackets).
Customer satisfaction with condition of footpaths	To maintain customer satisfaction at or above 70%	79% (83%)	Data from 2018 Residents' Opinion Survey summary report. (2017 satisfaction results in brackets).
Customer satisfaction with car parking	To maintain customer satisfaction at or above 70%	83% (80%)	Data from 2018 Residents' Opinion Survey summary report. (2017 satisfaction results in brackets).



ENVIRONMENTAL SERVICES



Environmental Services

Central Otago’s vision for waste is “towards zero waste and a sustainable Central Otago”.

Through our waste activities we collect and dispose of your rubbish and recycled material and provide access to transfer stations, green waste sites and recycling drop-off facilities. We also provide education initiatives in the community to increase sustainability and minimise waste.

Council has also developed a sustainability vision “a great place to live, work and play, now and into the future”.

Our goals:

- Being customer friendly, having enabling policies and enabling infrastructure.
- Support improvement and diversification of skills, industries and experiences.
- Providing Council services while managing the associated environmental impacts.
- Enabling development while managing the associated environmental effects.
- Affordable and equitable provision of services to promote wellbeing.
- Managing change while protecting and enhancing our culture, heritage and landscape.

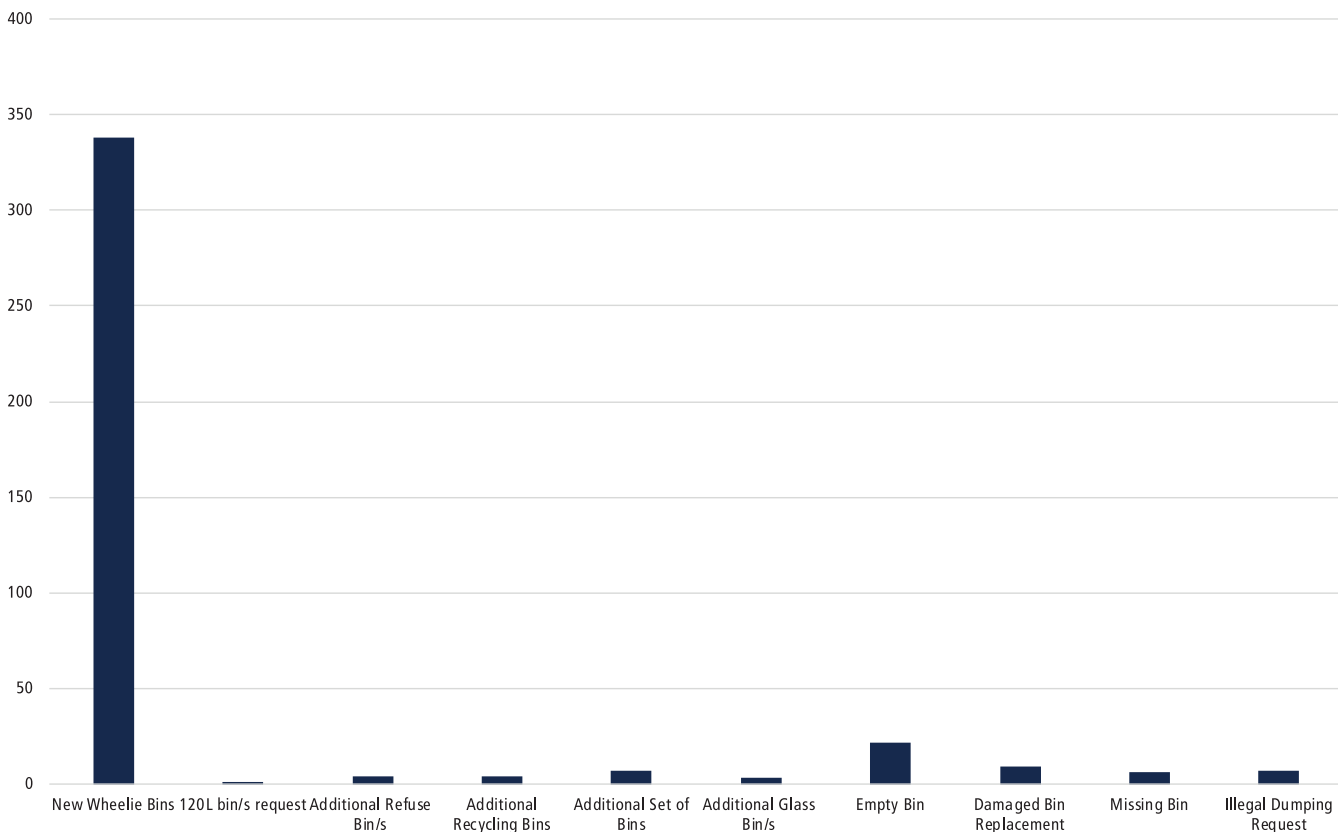
This activity contributes to the following community outcomes:



Customer Service Requests

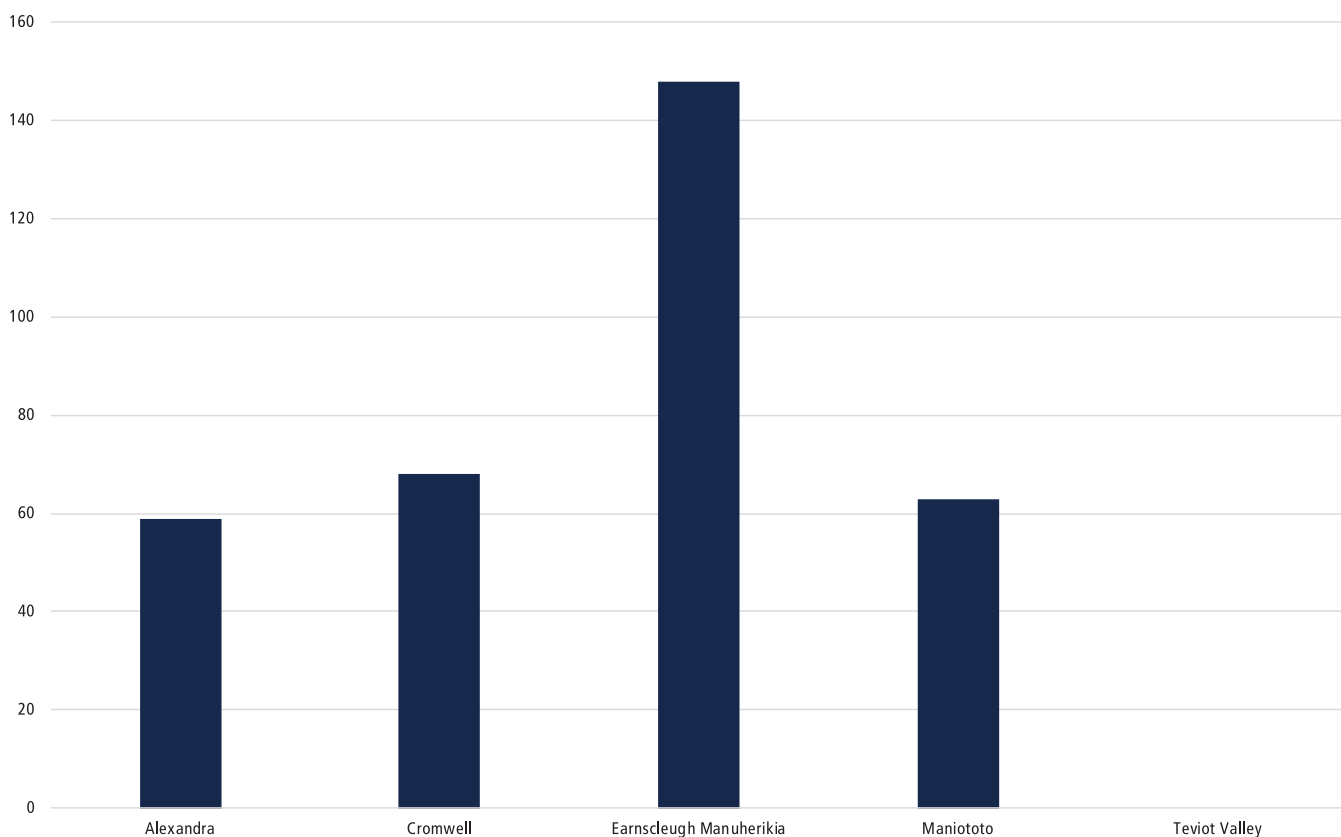
The majority of customer service requests for waste services over this quarter relate to new bin services. The increase of bin requests are in part due to the introduction of the collection service along existing rural routes.

Customer Service Requests: July - September 2018



To date 182 properties have requested the waste service, with the majority in the Earnsclough – Manuherikia area.

New Wheelie Bins July - September 2018



Waste Management

Closed Landfill Monitoring

Compliance monitoring on closed landfills was undertaken in September with the environmental scientist from ENGEO. This monitoring includes site inspections of closed landfills and collection of groundwater and surface water. The September monitoring visits 14 closed landfill sites throughout the district including Alexandra, Becks, Cromwell, Ettrick, Lauder, Millers Flat, Naseby, Ophir, Oturehua, Patearoa, Ranfurly, Roxburgh, Old Roxburgh, St Bathans and Tarras.



Lauder Closed Landfill



Ettrick Closed Landfill

Kerbside Collection Services

Glass Kerbside Collection

AllWaste has undertaken its first glass collection since the bin collection frequency change. The contractor noted a significant increase in the weight of bins; however, this did not affect the truck’s ability to collect. Glass from the Alexandra collection was deposited at the transfer station to enable a visual inspection of the level of contamination. It was disappointing to see that the level of contamination at this stage has not improved with plastics, cardboard and general waste still present.

Rural Route Kerbside Collection

AllWaste has started rolling out the new Council service to rural households. The three-bin service is offered as an extension of service on the existing route. To date 182 properties have requested the Council service, of these 99 were previously private customers with AllWaste.

Education

REAP Community Education for Sustainable Living Programme

REAP days were held in Tarras, Bannockburn and Ranfurly with a focus on plastic, making use of the recent increase in mainstream media stories around plastic items, particularly single use items, loss of overseas plastic recycling markets and an increased interest in waste-free living.

The presentation was designed with these main outcomes for learners:

- To increase understanding of what plastic is, how it is made and the different types.
- To be aware of appropriate or detrimental uses of plastic, given its longevity and lack of natural breakdown.
- To think about the actual processes of recycling and limitations to this – correct sorting, cleaning, lack of market etc.
- To be able to list some personal choices they can make to reduce plastic waste through habit change, towards zero waste and the importance of this.

Attendance

Location	Number attending
Tarras	21
Bannockburn	36
Ranfurly	14

The Central Otago Enviroschools Programme

Tarras Primary celebrated Plastic Free July with a morning tea, made in class with ingredients that used either reusable or zero packaging. Tarras was also the lucky recipient of a worm farm – once in use at Dunstan High School.

Clyde Primary made beeswax wraps as part of its move towards becoming a wrapper free school. During Plastic Free July the classes surveyed their bins and discovered the most commonly ‘binned’ waste was wrappers. They are still surveying their bins and lunchboxes with a considerable drop in wrappers being brought into school.

Clyde also featured in *The News* with its successful application to Rotary Alexandra for funding towards its predator trapping programme. Traps are now set up at school and at plantings under the Clyde Bridge.



Clyde Primary making wax wraps | Tarras school celebrating with kai | Clyde Primary & Rotary off to set traps

Development Engineering

Reviewing our development practices

The environmental team is working to adopt a newer standard for sub-division engineering. A survey has been developed to be circulated throughout the region targeting developers, surveyors, contractors, consultants and internal staff. The focus of the review is to understand “what works well” and “what doesn’t work well” when it comes to our standards for guiding development. Feedback will be collated and used to aid in development of a new addendum to the support the newer NZS4404:2010 standard.

Sustainability

Customer Voice Panels - Aurora Energy

Council contributed to a customer voice panel for Aurora Energy. The main focus was around seeking input on what customers want to know about Aurora and what they want to know about the services they receive. Progressively the panels will be used to inform how Aurora’s communications and services can be improved and then extend to more specific discussions around investment across the network and why, including what this means for future electricity network prices.

Performance Measures: Environmental Engineering

How we Measure Success	2018/19 Q1 Results	Our Aim Years 1-3	Comments
Total quantity to landfill (tonnes p.a.)	1894 Tonnes (Previous Q last year 1867 Tonnes)	Incremental year on year reduction	There was a 1.4% increase in waste sent to the landfill compared to the same period the previous year.
Total amount generated per rateable property	1894 Tonnes/13,787 Properties = 137 kg / property (Previous Q last year 173kg/property)	Incremental year on year reduction (measured as rubbish + recycling)	The total tonnage of waste and recyclables generated per rateable property decreased by 21% (36 kg) in comparison with the corresponding period of the previous year.
Total amount recycled (tonnes p.a.)	564 Tonnes (Previous Q last year 476 Tonnes)	Incremental year on year increase	There was an 18.5% increase in the quantity of recycling recorded during the period compared to the same period in the previous year.
Resident satisfaction with waste services	94% Satisfaction (Previous Q last year 89% satisfaction)	Customer satisfaction \geq 90%	The ‘CODC Residents Survey August 2018’ report indicated a 94% satisfaction with CODC’s ‘Waste Minimisation Education’ service.



PLANNING, REGULATORY AND COMMUNITY DEVELOPMENT



PLANNING, REGULATORY AND COMMUNITY DEVELOPMENT

Our planners prepare and implement the District Plan under the Resource Management Act. The District Plan is applied through processing of resource consents. We provide advice to our customers seeking to subdivide or develop their land. We also monitor conditions of resource consents and District Plan provisions to ensure any effects on the environment are managed appropriately.

Our Building Control team helps people build in a safe and compliant manner through a streamlined and cost-effective process. We carry out building inspections, issue building consents and respond to building-related enquiries. We issue Land Information Memoranda for customers who are intending to purchase property, and monitor Building Warrants of Fitness for commercial buildings in accordance with the Building Act.

The environmental health activity provides confidence to the community that our food premises, hairdressers, camping grounds and funeral directors are safe and clean. We license and inspect registered premises to manage the public health risks of food and water contamination. We undertake water testing of public and private water supplies. We provide a 24/7 noise complaint service in response to unreasonable domestic noise.

We maintain the social well-being of the district by monitoring and controlling the sale of alcohol and the number of gaming machines in the district. Our role, through the District Licensing Committee, involves processing and issuing licences for hotels, restaurants, liquor stores and for special events. We also issue manager's certificates.

We aim to ensure a healthy and safe environment, free from dangerous and aggressive dogs and to minimise nuisance. We register all dogs in the district, and issue infringement notices to those owners who fail to register their dogs. We provide education to dog owners and assist them in meeting their obligations under the Dog Control Act.

We have a responsibility to plan and provide for civil defence emergency management within the district. We work collaboratively with Emergency Management Otago who employ the Regional Manager/Group Controller and Emergency Management Officers for each of the districts. At a local level a number of staff are first line civil defence responders, and undergo training in roles ranging from welfare and logistics coordination through to local controllers.

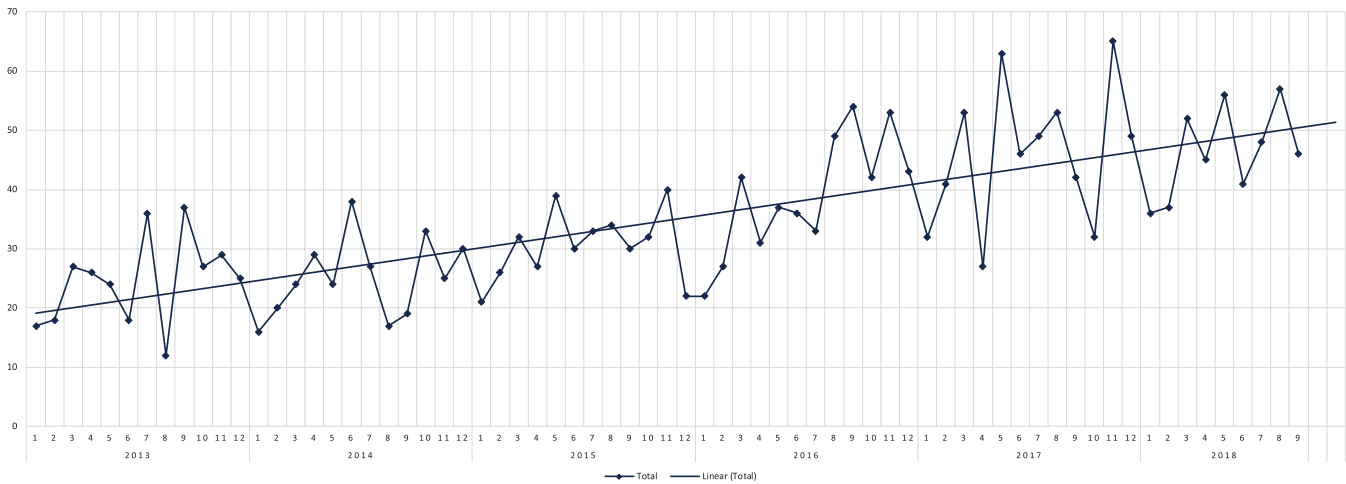
Community development is about enabling local communities to determine the future direction of their place and the projects that they are passionate about. The aim of community development is to actively involve people in building their own sustainable and resilient communities that reflect the values and vision of those who live in and/or identify with them.

This activity contributes to the following community outcomes:



PLANNING

Resource Consent Activity



The above graph shows the number of resource consents received over time and illustrates that the number of consents received is still rising, putting pressure on resources and timeframes.

Resource Consents Received during the Quarter

A total of 162 resource consent applications were received during this quarter, which is up approximately 9.26% on the same quarter last year and 8.64% on the previous quarter.

Approximately half of the consent applications being lodged require additional information or are returned incomplete. This leads to delays and additional time spent on processing.

Number of Resource Consents Processed

During the period from 1 July 2018 to 30 September 2018 a total of 129 consents were processed which is 3.88% up on the previous quarter.

The consents issued during this period were:

- Non-notified delegated authority 122
- Non-notified to hearing 3
- Limited notified (to hearing) 3
- Publically notified (to hearing) 1

Decision Processing Times

The non-notified delegated authority decisions issued during this quarter had an average processing time of 24.53 days. 80.33% of all delegated consents were processed within statutory timeframes, including Section 37 timeframe extensions. There were 24 non-notified consents deferred under Section 37.

We are currently operating with three fewer staff overall this quarter and this is reflected in the average processing times of consents. We have employed a Planning Officer who filled an existing vacancy and started during August. We are currently advertising for a Planning Team Leader and are fortunate enough to have employed Anita Dawe as Acting Planning Team Leader in the interim.

Other Planning Work

Cromwell Masterplan - Council has set up a shop in the Cromwell Mall for the purpose of providing lunchtime, evening and weekend information sessions and seeking feedback on the proposed options for the Cromwell Masterplan. The sessions will be facilitated by consultants with the assistance of staff from Council’s planning department.

Private Plan Changes

- Wooring Tree decision (Plan Change 12): a Consent Order was passed down on 14 August by Judge Jackson upholding the appeal in part and making amendments to the plan provisions and zoning map. Plan Change 12 is now operative.
- River Terrace (Plan Change 13): the 417 submissions received in relation to Plan Change 13 have been summarised by Council's planning consultant, and the summary released to the public for further submissions on 11 October. Further submissions close on 29 October. Due to the amount of submissions and clashes with the holiday period the proposal is expected to be heard by an independent commissioner in the first quarter of 2019.

Significant Resource Consent Applications

- Cromwell to Clyde Cycle Trail, an independent commissioner has been appointed and the Hearing is expected to take place in early December.
- The first stage of the Cromwell Top 10 Holiday Park subdivision received Section 224(c) on 8 August, with the first five lots receiving title. Uptake of these lots has been rapid, with three of the five lots having applications for building consent submitted to Council as of 18 October. The complexity of the conditions of consent for the Top 10 subdivision and land use consent means additional time is being required for planning staff to carry out their planning checks.
- An Independent Commissioner has been appointed with regard to the Notice of Requirement from Council's Infrastructure team for a designation to construct and operate water supply infrastructure in Clyde. The Hearing will be held on 23 October 2018.

BUILDING CONTROL

Number of Building Consents Processed and Value of Building Work

During the period 1 July to 30 September 2018 a total of 263 building consents were issued at a value of \$49,603,494.

An analysis of trends in building consent numbers and their values indicates that the number of consents received in this quarter was identical and the value had a decrease of 1.6% when compared to the same period last year.

Processing Times

End-to-end processing times for building consents was an average of 24 customer days (not statutory processing days).

In terms of statutory processing timeframes, the average processing time for the quarter was 10 working day which is well within the statutory requirement of 20 working days.

96.2% of all consents issued were done so within the 20-day statutory timeframe.

LIMs

During the last quarter there were 163 LIMs issued, which was a decrease of 4.6% when compared to the same quarter last year.

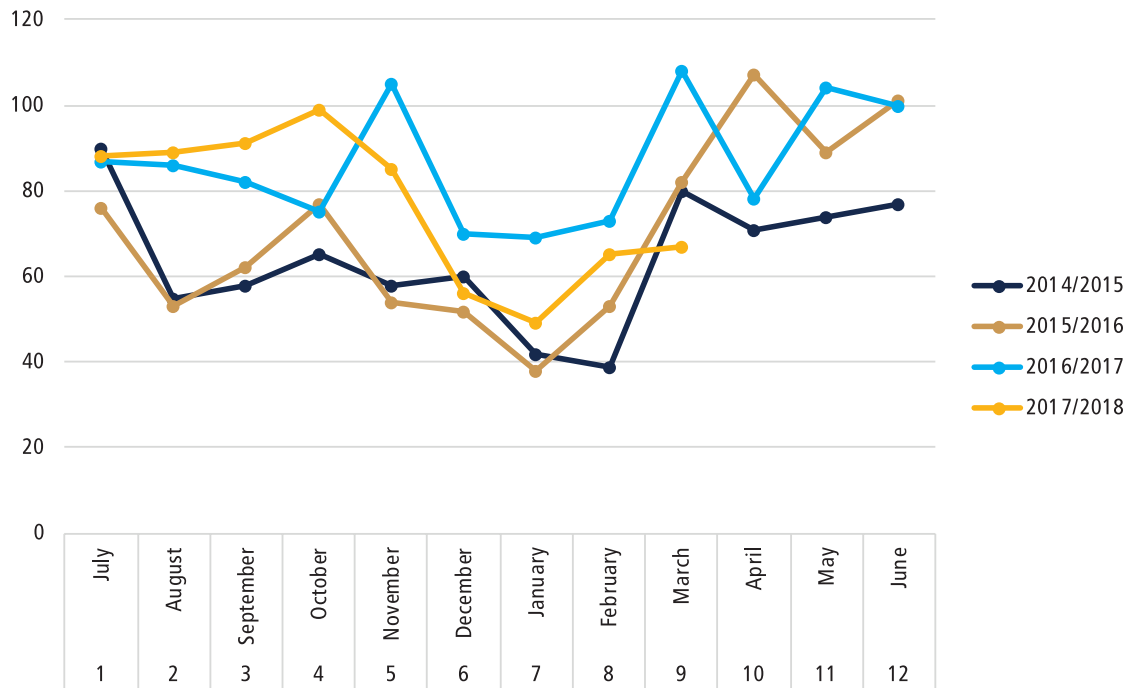
Capacity

The current processing times indicate that our capacity to process building consents is at a good level to meet customer demand in terms of the amount of building activity within the region.

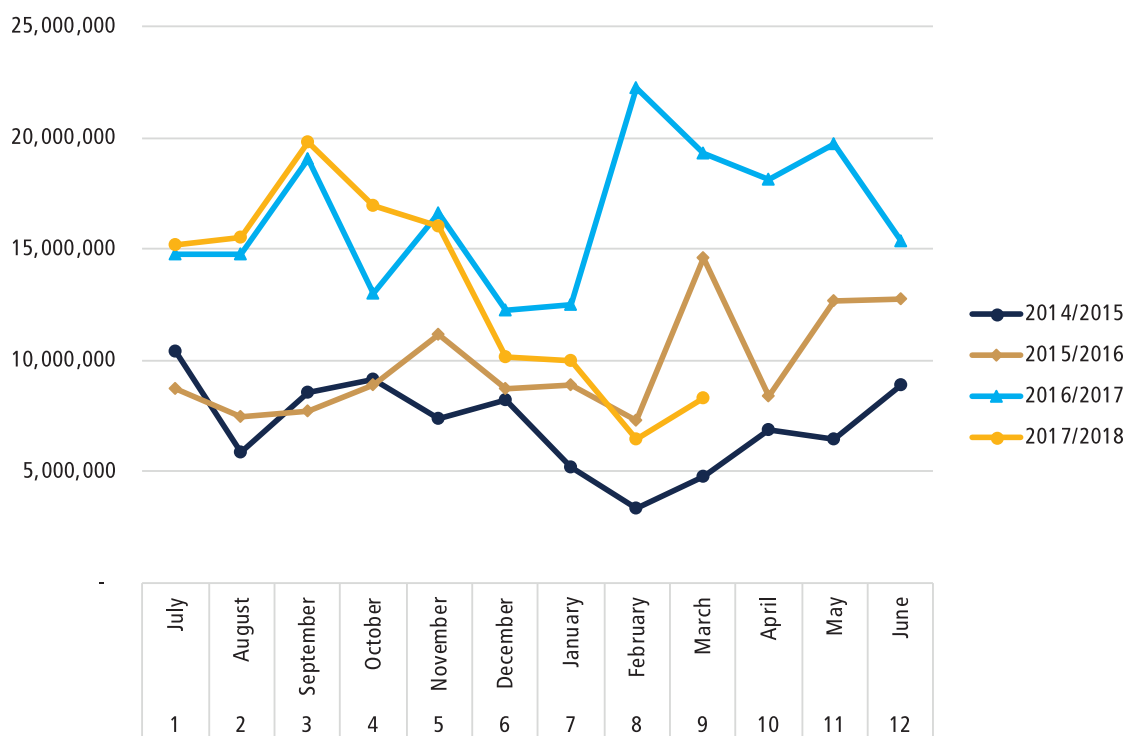
Staff

During this quarter we employed a new Building Control Officer based in the Alexandra office who started on 3 September. In addition, two of our Building Control Officers completed the National Diploma in Building Surveying.

Number of building consents issued by month



Value of building consents by month



ENVIRONMENTAL HEALTH

Food Premises

Having completed the initial implementation phase of registering food premises that had been registered by Council under the previous licensing regime, we are now looking at the registration of peripheral activities which are captured by the new Food Act 2014.

As most of these are associated with the horticultural industry which already has many checks and balances in place, we are progressing slowly while awaiting further guidance from Ministry for Primary Industries (MPI) as to what level of involvement is necessary by councils.

Alcohol Licensing

District Licensing Committee

One hearing has been held during this quarter as a result of public objections to the granting of an on-licence for a restaurant in Alexandra. Although the committee approved the application, the objectors have appealed the decision to the Alcohol Regulatory and Licensing Authority. A hearing of the appeal is likely to take place in February 2019.

In the interim the applicants have made an application for an alternate site which was approved without opposition.

Local Alcohol Policy

Council resolved to abandon any further development of a Local Alcohol Policy.

Alcohol Licensing Quarterly Statistics

01/07/18 to 30/09/18

Application Type	Very Low \$368.00		Low \$609.50		Medium \$816.50		High \$1,025.50		Very High \$1,207.50	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
On-licence new		3	0	2	3					
On-licence variation										
On-licence renewal		1	6	2	2		1			
Off-licence new			3	2	1		1			
Off-licence variation										
Off-licence renewal		4	2	1	5					
Club licence new		2								
Club licence variation										
Club licence renewal		12	2		0					
Total number		20	27	7	9		2			

Annual Fees Received

Application Type	Very Low \$161.00		Low \$391.00		Medium \$632.50		High \$1,035.00		Very High \$1,437.50	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
On-licence	12	8	13	9						
Off-licence	20	14	10	6		1				
Club licence	13	6								
Total number	45	28	23	15		1				

Manager's Certificate Applications Received

Cost - \$316.25	2018	2017
Manager's Certificates - New	17	26
Manager's Certificates – Renewal	34	42
Total number	51	56

Special Licence Applications Received

Application Type	Class 1 \$575.00		Class 2 \$207.00		Class 3 \$63.25	
	2018	2017	2018	2017	2018	2017
Special licences	2	1	12	12	13	17

Temporary Authority Applications Received

	2018	2017
Temporary Authority Orders \$296.70	2	6



POOLS, PARKS AND CEMETERIES



POOLS, PARKS AND CEMETERIES

Our swimming pools contribute to the health and well-being of our community and add to the attractiveness of the area. They provide a place for people to learn to swim, particularly for our young people, which we recognise as being vitally important when so much of our district is surrounded by water. We manage the Cromwell Swim Centre and Molyneux Aquatic Centre directly, along with a community swimming pool in Ranfurly. Millers Flat swimming pool is operated by a community trust and the Teviot Valley Community Board financially supports the school to facilitate swimming at the Roxburgh Pool.

Access to parks, reserves, rivers and recreational facilities is important for our overall well-being. Maintaining a variety of high quality open spaces for the enjoyment of our community is what makes our district an attractive place to live, work and play.

Council's parks team looks after 13 sport grounds and domains, more than 200 hectares of reserve land, eight cycling and walking tracks, 15 playgrounds, three skateboard facilities, a bike park and three swimming dams/lakes.

The provision of cemeteries assists with peace of mind for people, knowing their loved ones will rest in peaceful, well-kept environments. Council is responsible for nine cemeteries in our district, and cemetery trusts manage the other cemeteries.

This activity contributes to the following community outcomes:



POOLS

Cromwell Swim Centre Statistics – July – September 2018

Type	July			August			September			YTD \$\$\$
Concession/Membership SALES										
Adult	Sold	Swims	Total \$	Sold	Swims	Total \$	Sold	Swims	Total \$	
3 Month	0	0	\$0	1	0	\$174	0		\$0	
6 Month	0	0	\$0	0	0	\$0	0		\$0	
12 Month	0	0	\$0	0	0	\$0	0		\$0	
11 Swim	18	198	\$939	22	242	\$1,148	14	154	\$730	
23 Swim	3	69	\$313	5	115	\$522	6	138	\$626	
Adult 11 Swim and Aqua	4	44	\$157	3	33	\$274	5		\$0	
Total Adult sales	25	311	\$1,409	30	390	\$2,118	25	292	\$1,356	
Card Holder										
3 Month	0	0	\$0	6	0	\$144	1		\$144	
6 Month	0	0	\$0	0	0	\$0	0		\$0	
12 Month	0	0	\$0	0	0	\$0	1		\$433	
11 Swim	7	77	\$304	6	66	\$261	9	99	\$391	
23 Swim	4	92	\$348	6	138	\$522	6	138	\$522	
Cardholder 11 Swim and Aqua	4	44	\$330	6	66	\$496	7	0	\$0	
Total Cardholder Sales	15	213	\$982	24	270	\$1,423	24	237	\$1,490	
Child										
3 Month	0	0	\$0	0	0	\$0	0		\$0	\$0
6 Month	0	0	\$0	0	0	\$0	0		\$0	\$0
12 Month	0	0	\$0	0	0	\$0	0		\$0	\$0
11 Swim	3	33	\$78	2	22	\$52	1	23	\$26	\$156
23 Swim	1	23	\$52	1	23	\$52	1	23	\$52	\$156
Total Child Sales	4	56	\$130	3	45	\$104	2	46	\$78	\$312
Aqua Only										
11 Swim	4	44	\$157	3	473	\$117	1	11	\$578	\$852
Total Aqua Only Sales	4	44	\$157	3	473	\$117	1	11	\$578	\$852
Total Membership Sales - Total Raw Number, Total Swims, then Total \$	48	624	\$2,678	60	1,178	\$3,762	52	586	\$3,502	\$9,942

Type	July		August		September		YTD #’s
Casual Paid Admissions							
Type	#	Total \$	#	Total \$	#	Total \$	
Single Adult	689	\$3,874	709	\$4,006	593	\$3,350	11,230
Single Cardholder	27	\$129	42	\$201	64	\$306	636
Single Child	744	\$2,129	541	\$1,553	545	\$1,564	5,246
Family Pass Sales 2A and 2C (See under Participation for numbers count)	0	\$0	2	\$29	11	\$157	186
Family Pass 1A and 4C (See under Participation for numbers count)	1	\$14	1	\$14	1	\$14	43
Aqua Aerobics Class Only	14	\$55	23	\$90	18	\$19	164
Showers	37	\$140	24	\$92	52	\$199	431
Total Casual Admissions	1,512	6,341	1,342	5,985	1,284	5,609	17,934

Type	July	August	September	YTD #'s
Concession (11/23) and Member (3M, 6M, 12M) Visits				
Adult	21	357	0	378
Cardholder	11	204	0	215
Child	4	45	0	49
Aqua Numbers from Concession/members - All categories				0
All Moly Numbers				0
Total Participation from Concession/Members	36	606	0	642

Central Swim School (In water actual participation not enrollments).				
Private Lesson	22	61	57	
Learn to Swim Programme - 4YO (Preschooler) and School Age	137	447	433	
Learn to Swim Programme - Baby and Toddler (Adult in Water)	28	56	124	248
Adult Lessons	0	0	0	
Total Participation from Swim School	215	756	746	

Free Swimmers				
Pre Schoolers	188	175	181	
Free Adult Entry Card	0	0	0	
Free Child Entry Card	0	0	0	
Cromwell Swim Centre Staff Swim	0	0	0	
Golden Oldies Aqua	0	0	11	
Kayak-Bill Tuesdays	0	0	13	
Green Prescription Free Swims	0	0	0	
Total Free Swimmer related entires	188	175	205	

Numbers of Pariticipation from Family Pass Sales				
Adults from Family Passes				
Children From Family Passes				
Total Pool Hire Related Entries	0	0	0	

Pool Hire Related Entries				
Wendy Martin Numbers	525	536	536	
Swim Club Numbers	320	323	323	
General Other Lane Hire - Schools etc			248	
Total Pool Hire Related Entries	845	859	746	

Molyneux Aquatic Centre Statistics – July – September 2018

Type	July		August		September		YTD \$\$\$
Concession/Membership SALES							
Adult	Swims	Total \$	Swims	Total \$	Swims	Total \$	
12 Month			1	\$521.74	1	\$521.74	\$1,043
6 Month			1	\$313.04			\$313
3 Month	2	\$347.82	5	\$869.55	3	\$521.73	\$1,739
11 Swim	17	\$886.89	11	\$1,043.40	23	\$1,199.91	\$3,130
23 Swim	8	\$834.80	6	\$626.10	11	\$1,147.85	\$2,609
Adult 11 Swim and Aqua							\$0
Total Adult Sales							\$0
Senior							
12 Month	2	\$866.08					\$866
6 Month							\$0
3 Month	1	\$144.35	3	\$433.05	1	\$144.35	\$722
11 Swim	8	\$347.84	12	\$512.76	11	\$565.24	\$1,426
23 Swim	8	\$695.68	8	\$695.68	6	\$521.76	\$1,913
Senior 11 Swim and Aqua					4	\$330.44	\$330
Total Senior Sales							\$0
CSC/TS - Community Sevices Card/Tertiary Students							
12 Month							\$0
6 Month							\$0
3 Month							\$0
11 Swim	1	\$43.48	2	\$86.96	2	\$86.96	\$217
23 Swim	1	\$86.96			1	\$86.96	\$174
CSC/TS 11 Swim and Aqua							\$0
Total CSC/TS Sales							\$0
Child							
12 Month					1	\$260.87	\$261
6 Month							\$0
3 Month							\$0
11 Swim	2	\$52.18	3	\$78.27	9	\$234.81	\$365
23 Swim	1	\$52.17	3	\$156.51	2	\$104.34	\$313
Total Child Sales							\$0
12 Month Family Card							\$0
Total Aqua Only Sales					69	\$269.79	\$270
10 Swim					1	\$16.52	\$17
Total Green Prescription Sales Only					1		\$0
Total Membership Sales - Total Raw Number, Total Swims, then Total \$	0	\$0.00	0	\$0.00	69	\$269.79	\$270
Type	July		August		September		YTD \$\$\$
Casual Paid Admissions							
Type	Total \$		Total \$		Total \$		
Single Adult	\$2,327.80		\$3,672.52		\$4,147.10		\$10,147.42

Single Senior	\$162.52	\$320.26	\$320.26	\$803.04			
Single CSC/TS	\$138.62	\$138.62	\$181.64	\$458.88			
Single Child	\$1,193.91	\$1,799.49	\$2,181.17	\$5,174.57			
Large Group Child Rate		\$135.66	\$88.70	\$224.36			
Aqua Aerobics Class and Entry Adult		\$18.26	\$9.13	\$27.39			
Aqua Aerobics Class and Entry Senior		\$24.78		\$24.78			
Aqua Aerobics Class Only	\$97.75	\$191.59	\$278.92	\$568.26			
	Total \$	Total \$	Total \$				
Family Pass 1+4		\$71.30	\$114.08	\$185.38			
Family Pass 2+2		\$256.68	\$285.20	\$541.88			
Other (Promotion, One Off, etc)							
Gym Stick							
Polis swim Test							
Summer Swim Camp							
Total Casual Admissions	\$3,920.60	\$6,629.16	\$7,606.20	\$18,155.96			
Participation ONLY Related Statistics							
Type	July	August	September	YTD #'s			
Concession (11/22/45) and Member (12M) Visits							
Adult	412	650	734	1,796			
Senior	34	67	67	168			
CSC/TS	29	29	38	96			
Child	416	627	760	1,803			
Aqua Numbers from Concession/ members - All categories	25			25			
Family Pass				0			
Cromwell Members				0			
Green Prescription Cards	2	1		3			
Total Participation from Concession/Members	918	1,374	1,599	3,891			
Central Swim School							
Private Lesson	17	48	448	513			
Learn to Swim Programme - 4YO (Preschooler) and School Age	204	659	627	1,490			
Learn to Swim Programme - Baby and Toddler (Adult in Water)	31	62	92	184	107	214	690
Swim Skills/River Safety				3,189			3,189
Adult Lessons	0	0	0	0			0
Total Participation from Swim School	314	983	4,585	5,882			
Free Swimmers							
Pre Schoolers	94	129	159	382			
Free Adult Entry Card		2	3	5			
Free Child Entry Card		1	2	3			

Green Prescription (of the 3x Free Entries)			1	1
Swim Assitance	2	4	9	15
Staff Swimming	1	1		2
Gym Stick session				0
Total Free Swimmer related entires	97	137	174	408
Pool Hire Related Entries				
Alexandra Swim Club	15	175	260	450
Jo Blackie	92	473	168	733
Junior Squad Club Nights	122			122
Club Nights		16		16
Multi Sport				0
Swim Club Numbers (total from split catergories above)				
Dunstan High School		11		11
The Terrace Primary School	163	147	312	622
Alexandra Primary School	115	207	289	611
St Gerards Primary School	39	95	113	247
Clyde Primary School	29	67	59	155
Other Schools		127		127
All Schools (total from split catergories above)				
Kayak Polo Swimmers				0
				0
General Other Hire				0
Total Pool Hire Related Entries				3,094

PARKS

Rankers

The tables below show an increase in camper and visitor movements in nearly all areas. This is an expected trend at this time of year as we move out of Winter and into Spring.

Pinders Pond	Jul-18	Aug-18	Sep-18
CO Region Table	303	357	402
Roxburgh Location	39	37	59
No Camping Facility	70	100	73
Overnight Campervan Parking	412	494	534

Waipiata Domain	Jul-18	Aug-18	Sep-18
CO Region	71	68	90
Ranfurlly Location	46	36	67
Basic Camping Facility	74	87	56
Overnight Campervan Parking	191	191	213

Molyneux Aquatic Centre	Jul-18	Aug-18	Sep-18
CO Region	306	372	432
Alexandra Location	61	57	88
Spa/Thermal Pools	292	344	559
Molyneux Aquatic Centre	659	773	1079

Bendigo	Jul-18	Aug-18	Sep-18
CO Region	80	172	402
Alexandra Location	57	51	88
No Camping	42	72	59
Overnight Campervan Parking	179	295	549

CEMETERIES

Cemetery Quarterly Report

	July 18	August 18	September 18
Alexandra	Grave 1	Grave 0	Grave 2
	Ashes 0	Ashes 0	Ashes 1
Clyde	Grave 0	Grave 0	Grave 0
	Ashes 0	Ashes 0	Ashes 2
Cromwell	Grave 3	Grave 2	Grave 2
	Ashes 0	Ashes 2	Ashes 0
Naseby	Grave 0	Grave 0	Grave 0
	Ashes 0	Ashes 0	Ashes 1
Omakau	Grave 0	Grave 1	Grave 0
	Ashes 0	Ashes 0	Ashes 0
Ranfurlly	Grave 0	Grave 0	Grave 1
	Ashes 0	Ashes 0	Ashes 0
Total	4	4	9



PROPERTY AND COMMUNITY FACILITIES



PROPERTY AND COMMUNITY FACILITIES

Our community facilities and buildings provide local community hubs for social, sporting and cultural interaction.

We provide community housing, predominantly for the elderly. Council owns 98 flats located in Alexandra, Clyde, Cromwell, Ranfurly and Roxburgh.

We provide public toilets in towns across the district and at recreation facilities and parks.

We provide a main operational office and customer service centre in Alexandra, Service Centres in Cromwell, Ranfurly and Roxburgh.

We manage the assets at the airports at Alexandra, Cromwell and Roxburgh.

We own and lease a variety of commercial and farm properties, and develop land for sale. The income from commercial property is used to fund other Council costs.

We hold a number of land parcels, currently being used as forestry blocks. These forests also provide an amenity value for the community for walking and biking. Some have potential for other land use in the future as recognised by their zonings in the District Plan.

This activity contributes to the following community outcomes:



PROPERTY

William Fraser Building Renovation

Central Otago District Council's main offices in Alexandra are set for a revamp over the coming 12 months with the Council's reception area the first area programmed for refurbishment.

Council acquired the William Fraser building just after the 1989 local government amalgamations. The finance area was refurbished in 2012/13 and Council Chambers in 2015/16. The remainder of the building occupied by CODC, which hasn't been renovated in 20-30 years, will be refurbished as part of the current renovation programme.

The aim of the \$760,000 project is to provide a modern, effective office environment that will alleviate current staff congestion and fragmentation. It will provide some capacity for future growth should that be required to meet demand from increased development and population growth in the district. Additional meeting rooms will also be created and a modern welcoming reception to improve customer service.

From Monday 10 September the public have been directed to a temporary reception – still on Dunorling Street but back at the former Otago Regional Council entrance. It is expected the community will have its first chance to see the revamped reception space in December.

Cromwell Swim Centre

A new office was created at the Cromwell Swim Centre to relocate Sport Central from the Cromwell Service Centre. The new area was created by dividing three metres off the Cromwell Swim Centre meeting room. Sport Central now has its own access including a new pathway from Barry Avenue, gate and external door.

Improved storage has also been included for the pool meeting room by way of a custom built storage unit. This allows plenty of room to store tables, chairs and a desk.

The move was completed at the beginning of August.



Cromwell Youth Art Project

This is a joint initiative between the Central Otago District Arts Trust, the Central Otago District Council and the Otago Community Trust. The Cromwell Youth Art Project aimed to encourage education, participation and development in the arts for young people of Central Otago. It also offered an opportunity to beautify public spaces throughout the district.

Central Otago art educator Maxine Williams has been guiding a group of creative young school-aged students through a series of weekly workshops. Maxine said the workshops were well received by the students and described the students as “fizzing” when they came to the workshops each week.

The final phase of the workshops focused on developing a concept and designing a mural that represented the thoughts, feeling and interests of the participants, and how they viewed Central Otago.

Students and the public joined together to paint the designs at the ‘Across the Bridge’ event in Bannockburn at the end of September.

Maniototo Farms lease opportunity

As part of identifying options to fund the \$2,000,000 grant to the Maniototo Healthcare Facility a Request for Proposal to lease Council’s two farm blocks at Lower Gimmerburn was advertised in June 2018.

Nine parties were interested and on 16 August the Maniototo Community Board selected two preferred parties for the leasing of the two farms based on the highest offers.

On 27 September the Board considered the final options for funding the grant of \$2,000,000 for the development of the Maniototo Healthcare Facility. The Board’s preferred option was to lease both farms to fund a loan and the balance of the grant to be funded from land sales and a loan funded by rates. A Statement of Proposal was issued for public feedback.

The public consultation period is for one month from 10 October and submissions will then be considered by the Board on 6 December.

COMMUNITY FACILITIES

Clyde Museum Feasibility Study

The first community workshop of the Clyde Museum Feasibility Study occurred on Sunday 8 July. The workshop was presented to the public as an “I love Clyde Heritage Day”.

All three museums were opened to the public (cordons were in place to keep the public out of the unsafe areas of the Briar Herb Museum) and brochures were given out to walk around the 4th museum – “Clyde’s Historic Precinct”. Local café owners and businesses came on board with “Historic Day Specials”.

With a little help from Mother Nature turning on the sun, the day was a huge success. Museum volunteers estimated at least 200 people came through the museum doors.

Local businesses also reported a welcome bump in sales during what would have been a quiet week for them.

Boards with the four key questions (below) were filled in with post-it notes on the day.

The four key questions were:

- Is having a museum in Clyde important to you and why?
- What would you like to see in your Clyde Museums?
- Did you have a favourite item on display in the Clyde Museums today? What was it and why?
- Is there a story you would like the museums to tell?

Andrea Farminer of Origin Consulting, who is developing the feasibility study, was present during the event. She commented that in all the projects she had worked on this was one of the most successful ways in which she has seen the community engaged.



The "I love Clyde" Heritage Day public feedback report by Origin Consultants and the Clyde museum's Conservation Plans can be viewed here: https://www.codc.govt.nz/your-council/project-updates/clyde_museums/Pages/default.aspx

A big thanks to Central Lakes Trust who funded these conservation plans for the buildings.

An optioneering workshop for key stakeholders (VCB, Clyde Historical Museum Inc, CLT, Lotteries) will take place before the Vincent Community Board meeting on 16 October. This will be followed by the public consultation of the options on Sunday 28 October 11am – 1pm at the Clyde Community Hall.

Cromwell Men's Shed

Members of the Cromwell Lions Club are looking into the possibility of creating a Men's Shed in Cromwell. The definition of a Men's Shed courtesy the Men's Shed New Zealand website is a shed that "brings men together in one community space to share their skills, have a laugh, and work on practical tasks individually (personal projects) or as a group (for the shed or community)".

Alexandra has a Men's Shed which is located in Molyneux Park adjacent to the bike park. This group is involved with various community projects, which includes building Blossom Festival floats each year.

The initial concept is to have the Cromwell Men's Shed in a purpose built building within the Neplusultra Reserve, somewhere near the Vintage Car Club. Before the Cromwell Lions Club formally apply for a lease within the Reserve, they are going to work on gauging the community's interest in such a club in Cromwell being established.

Molyneux Stadium - Floor Repair and Resurfacing

The project to repair and resurface the stadium floor was completed and the gymnasium was available to users from Monday 23 July.

A fan speed controller was installed to the underfloor system to ensure the humidity in the subfloor stays consistent

preventing further splitting of the hardwood floors.

The product used to resurface the gymnasium floor was Handley Sports Finish, which is an oil-based polyurethane. This provides users with a high gloss, non-slip finish.



Tarras Hall

A new oven was installed as per the 2018/2019 annual budget in late July.

The old oven was taking two hours longer to heat up food than normal. The new oven is to the right in the picture (right). The oven to the left is owned by the Tarras Golf Club.



The old water pump also stopped working at this time. Mclellan’s Plumbing quickly responded and managed to get a replacement in and working only minutes before 70+ people attended a conference at the Hall.

Alexandra, Clyde and Roxburgh Theatres - Stage Equipment Upgrade Project

In early August, Council property staff met with various parties onsite at the Alexandra Theatre to discuss the theatre project upgrades, which were all in various stages of progress.

Alexandra Theatre – this is in the final stage of engineering design. There were a few minor items to be worked through on site. The engineer is aiming to have the design work along with an updated cost estimate to Council by the end of October.

Clyde Theatre – the engineer has been on site. Design work and cost estimates are to be with Council by the end of October.

Roxburgh Theatre – a report was heard by the Teviot Valley Community Board in September. This report outlined what is required for the stage upgrade, what user consultation has been carried out and a request for funding towards the engineer taking the next step of the design and updated cost estimate. The Board resolved to approve funding of the engineer’s report and this is currently underway.

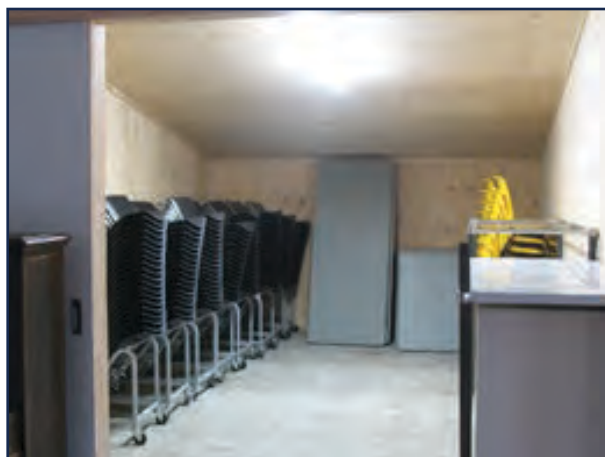


Central Stories

A large redundant air conditioning unit was removed from the roof of the Central Stories Building during the first week of August. The cost of the unit’s removal was paid for by the Central Cultural Centre Trust.

A report to consider funding an urgent project to attend to heating, ventilation and air conditioning plant repairs, Butynol roof replacement and repairs and repainting of the plaster exterior was heard by the Vincent Community Board in September. Joint funding with the Central Cultural Centre Trust was approved and the project is currently underway.





Lowburn Hall

The Lowburn Hall Societies project of building a storage room off the hall is now complete.

The Lowburn Hall Society ran the project themselves and raised the required funds for the addition from the Cromwell Community Board, Central Lakes Trust, Pub Charity, and the Otago Community Trust.

Shown above, is the space now available to the various user groups with the furniture stored out of the way.

Elderly Persons' Housing

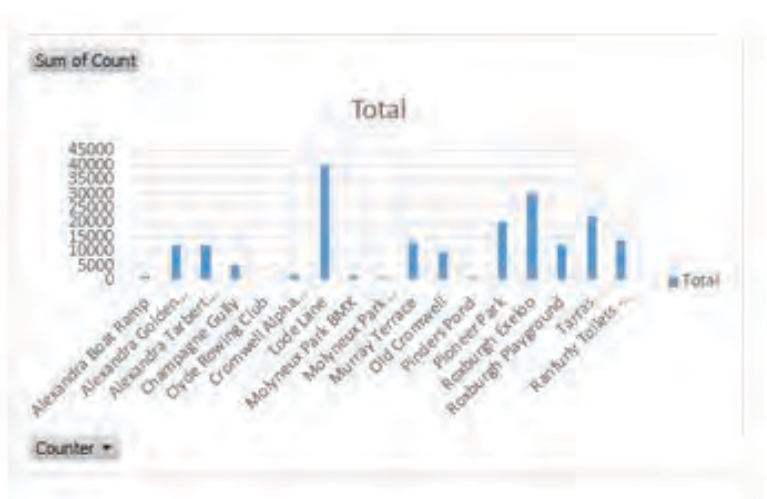
The overall occupation rate has increased from the last quarter. Cromwell units are back up to 100%. There are still people on the waiting list for both Alexandra and Cromwell however some on the waiting list for Cromwell have stated they will only consider a tenancy at the Goodger Court units.

Area	Units	Occupancy rate - end of April - June		Occupancy rate - end of July - September 2018	
		2018	Occupancy rate	Tenanted	Occupancy rate
Alexandra	23	23	100%	23	100%
Clyde	3	3	100%	3	100%
Cromwell	31	30	97%	31	100%
Roxburgh	15	14	87%	13	87%
Ranfurlly	26	20	77%	22	85%
	98	89	91%	92	95%

Public Toilet Counters

The below table shows use from 1 July 2018 to 30 September 2018.

Row Labels	Sum of Count
Alexandra Boat Ramp	1581
Alexandra Golden Block	12265
Alexandra Tarbert Street	12471
Champagne Gully	5260
Clyde Rowing Club	494
Cromwell Alpha Street	2204
Lode Lane	39741
Molyneux Park BMX	1319
Molyneux Park Playground	1214
Murray Terrace	13115
Old Cromwell	9329
Pinders Pond	814
Pioneer Park	20247
Roxburgh Exeloo	30148
Roxburgh Playground	12190
Tarras	22075
Ranfurlly Toilets - Visitor Centre	13733
Grand Total	198200



Pioneer Park Toilets

Pioneer Park toilets have had heavy duty pneumatic cisterns and flush buttons installed to all pans. This is due to regular maintenance costs becoming prohibitive and poor access to the cistern and associated plumbing.

Work completed includes cutting wall tiles, installing the new cisterns and flush mounting a stainless steel panel to the wall.

We now have full access to all services relating to the toilet block. All parts come with a five year manufacturer's warranty.





SERVICE CENTRES AND LIBRARIES



SERVICE CENTRES AND LIBRARIES

Council provides front-line customer services team in its main Alexandra office and its three service centres in Cromwell, Roxburgh and Ranfurly. We are committed to putting our customers first. Our aim is to provide our community with the best customer experience that includes fast, efficient, accurate and friendly results.

CODC provides a joint library service with Queenstown Lakes District Council. In our district we run libraries in Alexandra, Clyde, Cromwell and Roxburgh, and we have a partnership with schools in Millers Flat, Omakau and Maniototo. We aim to provide our community with the highest quality library service to meet the informational, educational, recreational and cultural needs of the community.

This activity contributes to the following community outcomes:



LIBRARIES

Meet our new Mascot!

Inspire – Connect – Captivate is our vision and part of this is creating a wonderful new mascot that will connect libraries to our community. We still have not named our beautiful boy as we are doing a shout out to our junior readers to help us name him. It's exciting to have something fun and creative that junior borrowers can relate to when coming in to one of our libraries around the district.



Yarn 2gether

Alexandra Library's Yarn 2gether happens every Thursday from 11 am-1pm. This is a great opportunity to bring your knitting or crochet along and meet some wonderfully like-minded people to sit and knit or crochet while enjoying company. This has been popular and Helen Rendall has been doing a superb job running this session each Thursday.

Human Library

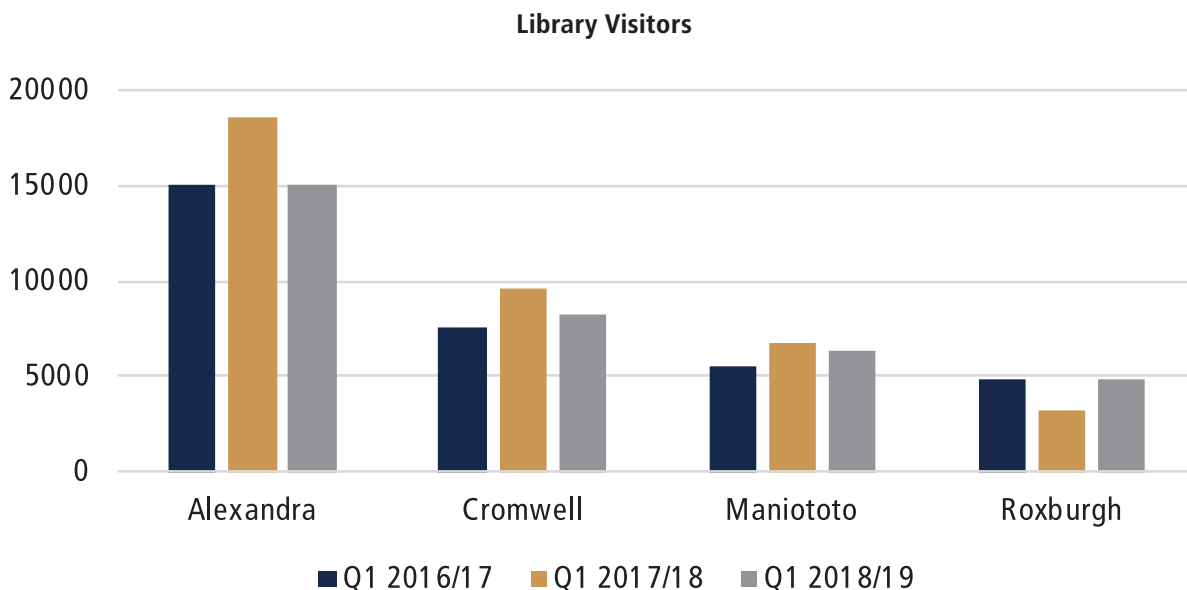
Once again this year we are having the Human Library as part of the Thyme Festival. This year there is a total of 14 human books that you are able to check out, that all have a different story to tell. The Human Library is a worldwide initiative that helps break down barriers within our communities by allowing you to talk face-to-face with a person. This gives the opportunity to ask questions about their life experience.

Blossom Festival

Central Otago Libraries had a fun day out in the park where the team promoted the services available at your local library. This ranged from telling people about PressReader, Digital Services, children's programmes, Housebound Services and presenting our new mascot. It was great to be part of this community event.

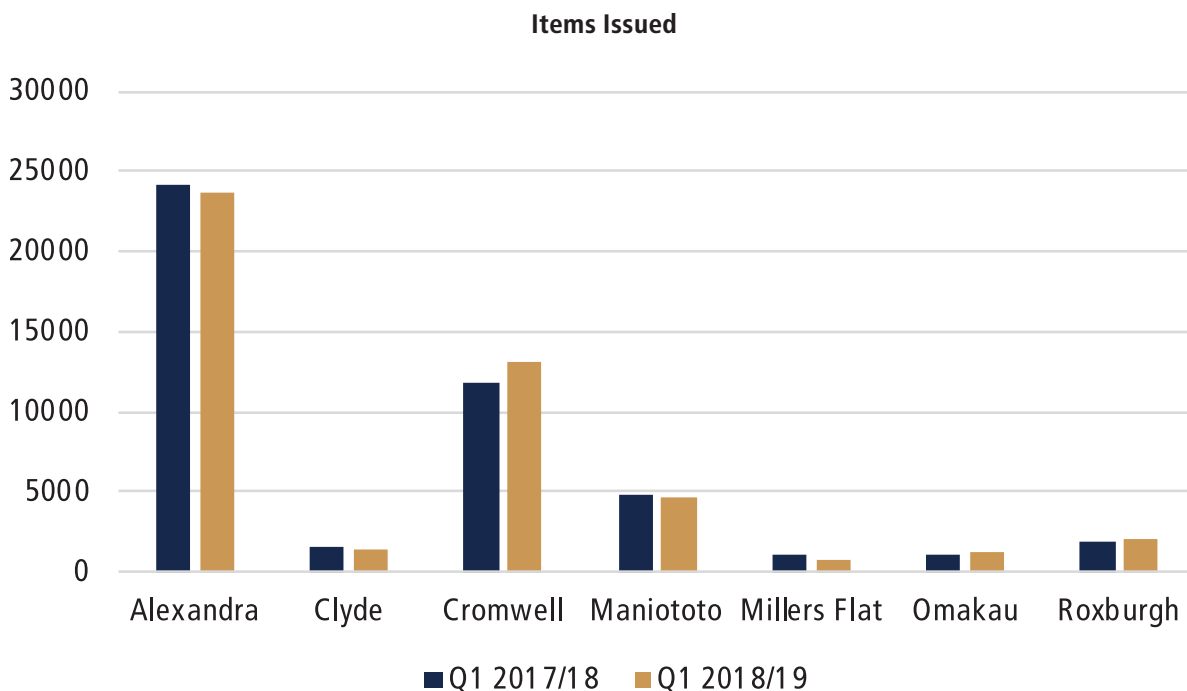
Library Visitors

34,599 people visited our four main libraries during July, August and September 2018. This was an increase of 4% on the same period in 2016, but a 9% reduction in the number of library visitors in the same period last year when General Elections polling stations were in several of our branches.



Physical Items Issued

46,710 physical items were issued through our libraries this quarter, up slightly (0.6%) on the same quarter last year. Cromwell, Omakau and Roxburgh libraries all had an increase in issues, while Alexandra, Clyde, Maniototo and Millers Flat libraries had declines on the same period in 2017.



New Borrowers

In this quarter Central Otago Libraries welcomed 230 new members, including 115 adult borrowers and 74 junior borrowers. The balance are temporary, teacher and digital memberships. This compares with 205 new members joining in the previous quarter. Central Otago Libraries has 6,785 borrowers who have used the library in the last 24 months.

New Items Added

2,119 new items have been added to our libraries' collections this quarter including books, magazines and DVDs.

Items Held

As at 30 September 2018 Central Otago Libraries holds 79,112 items across all physical collections compared with 79,342 items at the same time last year.

Digital Collections

ePlatform

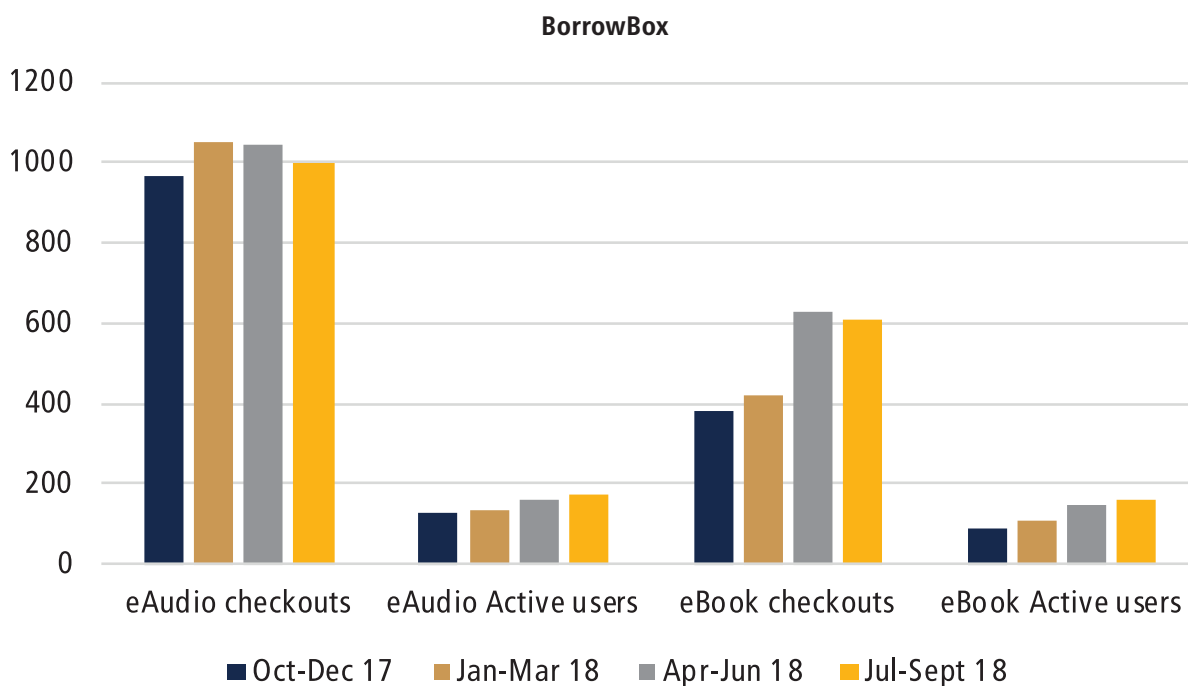
As ePlatform did not have the anticipated uptake, Central Otago and Queenstown Lakes Libraries have decided to move our holdings to BorrowBox, effective 1 October 2018.

Reducing the number of platforms available will make searching easier for our borrowers. Migrating the content comes at no cost to Central Otago and Queenstown Lakes Libraries.

BorrowBox

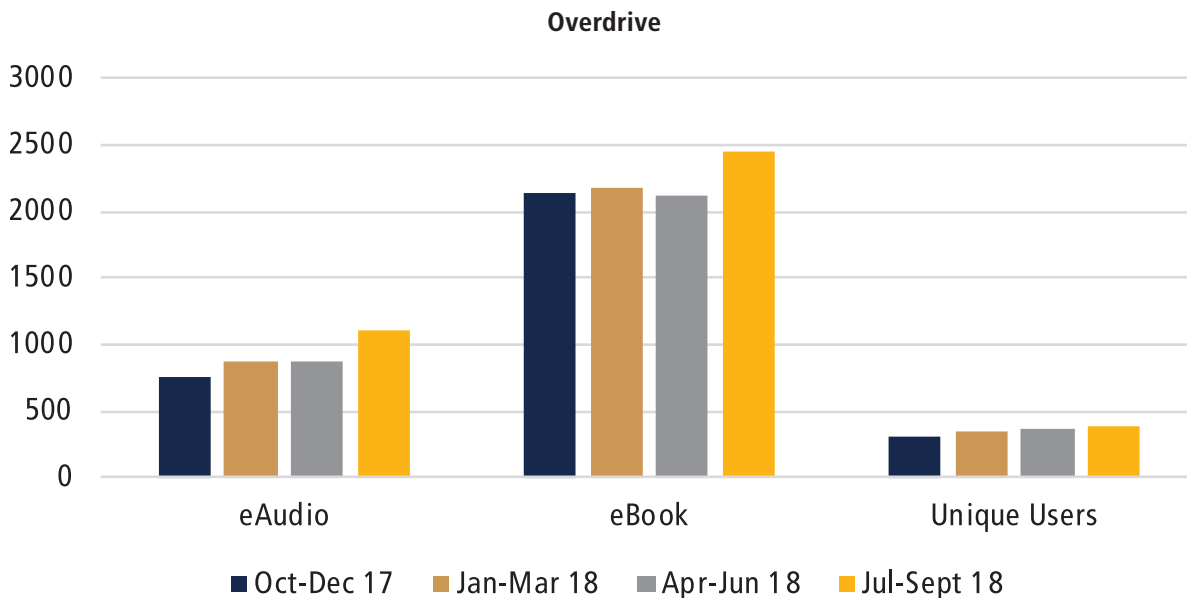
During this quarter, eAudio titles have had 1,000 loans to 922 borrowers, averaging 100 active users per day. Most popular titles are contemporary fiction and sagas, followed by thrillers, crime and mysteries.

In the same period, eBooks have had 612 loans to 159 active users and anticipate this increasing as our borrowers find the new titles shifted from ePlatform.



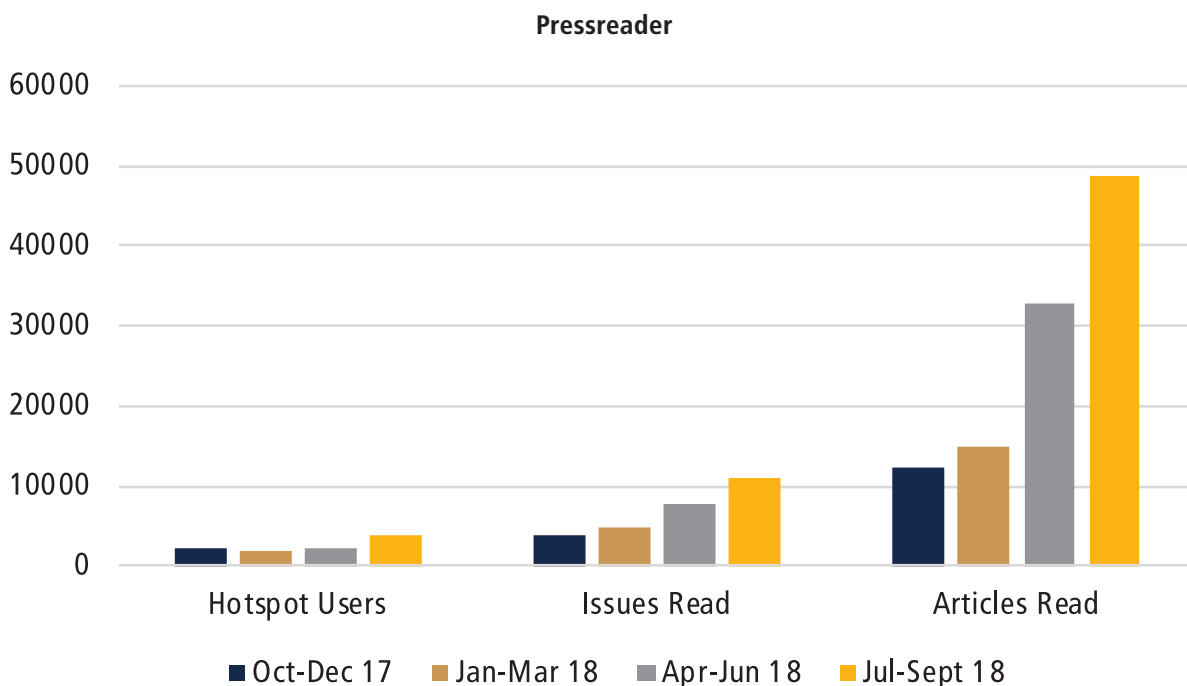
Overdrive

Our second platform for delivery of eBooks and eAudiobooks is Overdrive. Central Otago and Queenstown Lakes Libraries are in a consortium with the majority of South Island libraries, known as the South Island Downloadable Zone. Overdrive introduced a new app, "Libby", which is far more user-friendly than its predecessor and we are seeing consistent growth on this platform.



PressReader

Pressreader has shown rapid growth in the year since its introduction. In the last quarter, the number of users has grown by 67% to 3,810 unique users, issues read grew by 42.7% to over 11,000 and articles read increased by 48% to 48,792. Local newspapers and magazines continue to be the most downloaded, but we see newspapers from all parts of the world accessed regularly.



REGIONAL IDENTITY, TOURISM AND ECONOMIC DEVELOPMENT

Tourism Central Otago coordinates and facilitates the marketing of the Central Otago region as a visitor destination both within New Zealand and internationally to increase the spread and spend of visitors in the region and contribute to the strength of the regional economy.

Central Otago Visitor Centres (i-SITES) contribute to the authenticity and quality of the experience that visitors have in Central Otago by providing local advice and booking services for things to do and see in the region.

Community grants provide funding to groups wishing to host cultural, creative, sporting and community based events, or undertake activities that will enhance the experiences of locals and visitors alike, or support community organisations and initiatives.

Council manages the regional identity on behalf of the community. The Central Otago Regional Identity helps define the unique characteristics and values of our region. It's a definition of who we are, what we value and what we want to protect. It also provides a platform to tell the unique stories of Central Otago – www.aworldofdifference.co.nz. The intention is that these special qualities are embraced and celebrated by all sectors of the community.

The vision that drives the Council's economic development effort is to foster a thriving and sustainable district economy that creates a positive and productive environment for our people to lead healthy, happy and successful lives. The Council role in essence is that of an enabler, directly in terms of the various activities Council actually controls, in areas where it can influence through facilitation, coordination, provision of support services, grants and seed funding, and where it is able to apply interest via advocacy, lobbying and education.

This activity contributes to the following community outcomes:



REGIONAL IDENTITY

Our Communities

A key focus this quarter has been finalising the design layout for the Teviot Valley publication featuring the key stories unique to the area. This publication is now printed and will be available for purchase through the Roxburgh i-SITE and a number of retail outlets in the Teviot Valley.

The A5 design used for the Teviot Valley publication will now be replicated for other local communities, featuring their own unique stories. In total there will be a suite of five booklets, and these will help reinforce the positioning that Central Otago is a collection of distinct communities which are fiercely independent yet united in their love of the region.



The next publication to be developed is for the Manuherikia and Ida Valleys and features their 12 unique stories. Many images have been sourced and a draft will be produced during the next quarter. Work is well underway for organising a couple of workshops in late November in the Maniototo. From these workshops the key stories will be identified, researched and developed with the overarching story included on the regional identity website.

Our Stories

Another story to be developed is the Central Otago goldmining story. This represents one of the rich threads that has

shaped our region. This story will capture the people and some of the characters, the places and its challenges, the innovations, and the successes and failures that have influenced our goldmining story. It involves literature research and interviews to help develop the themes as well as sourcing images to complement the story. The story will then feature on the regional identity website.


Regional identity partner profiles

Developing the profiles for our regional identity partners is an ongoing piece of work. The latest profiles to feature on the regional identity website are Dear Lissy Photography and Lake Roxburgh Lodge. These were highlighted on Facebook to give a wider audience insights into local businesses who are great advocates for our region and to see examples of how the regional values are integrated into everyday practices. On average there were nearly 2640 views for each profile.


DEAR LISSY

Capturing life's fleeting yet pivotal moments is a privilege and a passion for Alexandra-based wedding photographer, Alyssa Drake.

READ STORY



Dear Lissy



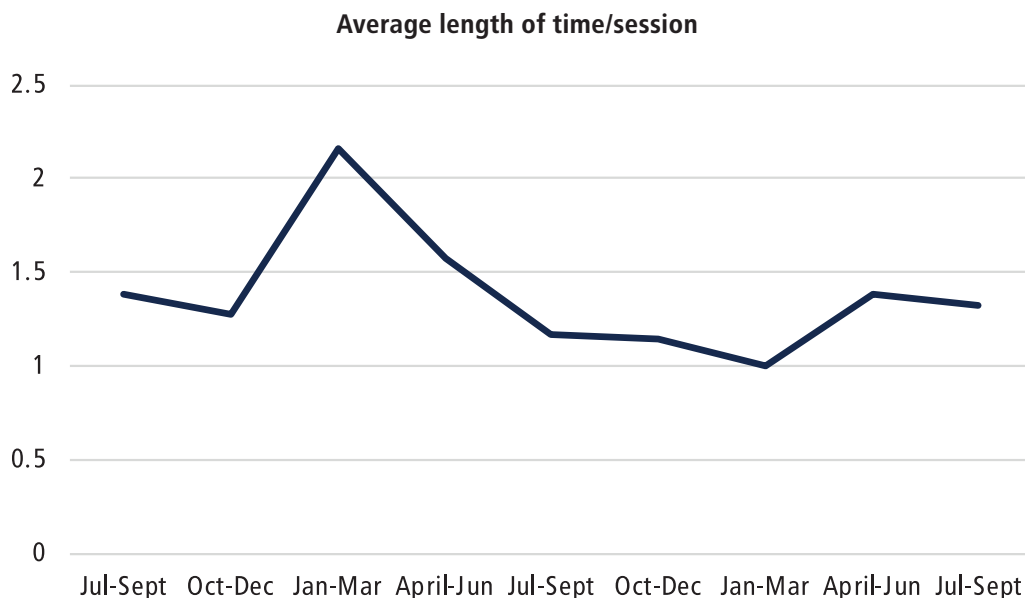
LAKE ROXBURGH LODGE

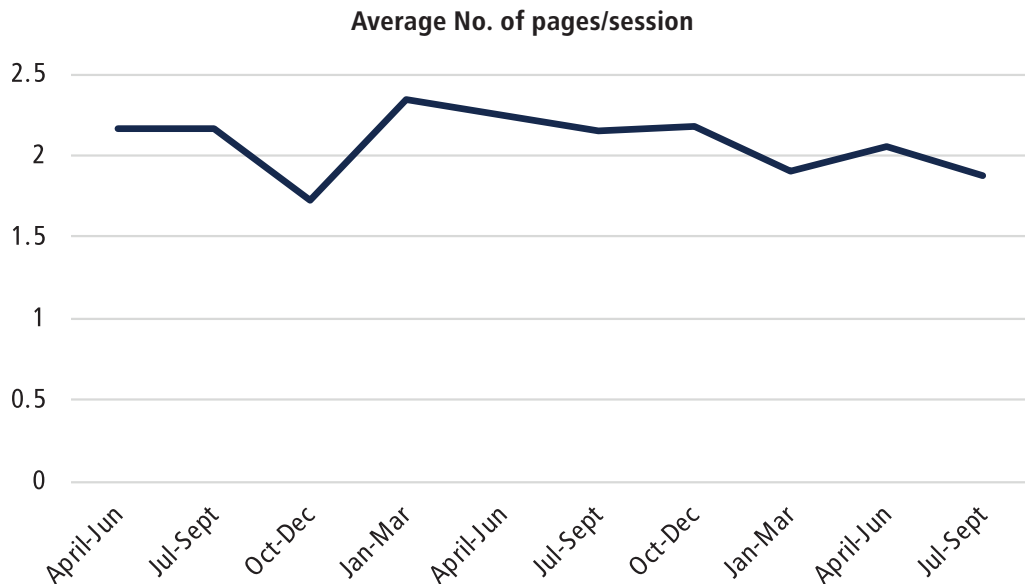
Kim and Phil Winterbottom jumped in 'boots and all' when they bought Lake Roxburgh Lodge, creating a special place their guests say feels like coming home.

READ STORY

A World of Difference Website

Website analysis for www.aworldofdifference.co.nz for the July – Sept quarter cover the average number of pages visited each session, the average length of time spent on this website and the key web pages viewed.





The total number of visits for this quarter was 5,208. The key pages viewed were 'Our Journey' (1.09mins), the Manuherikia and Ida Valley Stories (2.50mins), Our Place (0.43mins), Teviot Valley (3:02mins) and Lake Roxburgh Lodge (2.18mins). Facebook posts tend to be the strongest driver of traffic to the regional identity website.

TOURISM

Travel Trade

Flight Centre Trade Training

Tourism Central Otago (TCO) Trade and Consumer Marketing Manager hosted four training sessions for Flight Centre's Global Procurement and Infinity Holidays teams in early July. Fourteen attendees participated in the training from the New Zealand sales team and product team as well as marketing staff. The sessions were spread over several hours, allowing smaller groups to attend each training, creating a more interactive session and delivering improved product knowledge on Central Otago accommodation, activities and experiences.

South Island Journeys Campaign 2018-2019 – Trade Training

Now in its fifth year, the South Island Journeys (SIJ) campaign launched in Australia on 10 September with sales continuing to 4 November. A pre-campaign training roadshow was held in Brisbane, Melbourne and Sydney from 3-5 September and Tourism Central Otago (TCO) Trade Marketing Manager attended to deliver Central Otago content.

The campaign promotes the travel period of March to May 2019, five self-drive journeys all commencing in Christchurch. Central Otago activities and accommodation are included within the 'Discover the South' five day Journey.

Campaign partners are Tourism NZ, Christchurch International Airport Limited (CIAL), Expedia, Air New Zealand, Britz and SOUTH a membership-based collaboration of 14 South Island Regional Tourism Organisations. The total campaign value was \$1.5m with Tourism NZ injecting an additional \$200K to promote three existing South Island cycle trails, including the Otago Central Rail Trail.

Andrew Waddel, TNZ's new general manager Australia, said the campaign aimed to highlight the variety of journeys and experiences available to the Australian traveller.

"Australia is our largest international holiday market and visitors tend to stay on average 10 days, which is a perfect length of time to explore parts of the South Island – particularly in autumn. Christchurch is the ideal gateway for a South Island holiday, with direct flights from Australia's main centres, including Perth."

Indonesian Incentive Managers' FAMIL

A group of eight Indonesian Incentive Managers, with their hosts from Tourism NZ and Virgin Airways visited Central Otago on 11 September. TCO Trade Marketing Manager hosted the group while they were in the region. The incentive managers were interested in seeing activities and products suitable for group sizes ranging from 50 to 700 people.



Media and PR

TNZ/South Island Journeys and GoPro International

TCO hosted seven social media influencers travelling on two itineraries in Central Otago on 23 September. These influencers were brought to New Zealand in a joint campaign between Tourism NZ, Christchurch International Airport and GoPro International, to launch new GoPro technology. This is the first time NZ has had the opportunity to be involved in a global launch in conjunction with GoPro. Timed to co-ordinate with the launch of the South Island Journeys campaign in Australia, Central Otago was fortunate to feature on two of the six South Island itineraries.

Industry Seminars

MBIE – Digital Enablement Workshop – Wellington

TCO Digital Marketing Officer attended an MBIE run workshop looking at what approaches would work to encourage more non-tech small businesses (SMEs) in New Zealand to use technology to increase their productivity.

MBIE in partnership with 'Digital Journeys' were testing "package" of knowledge and other resources that will allow trusted intermediaries to support and inform their clients/members in a range of event settings, such as a one-to-one meeting, or an event run for local tourism operators by a regional tourism organisation.

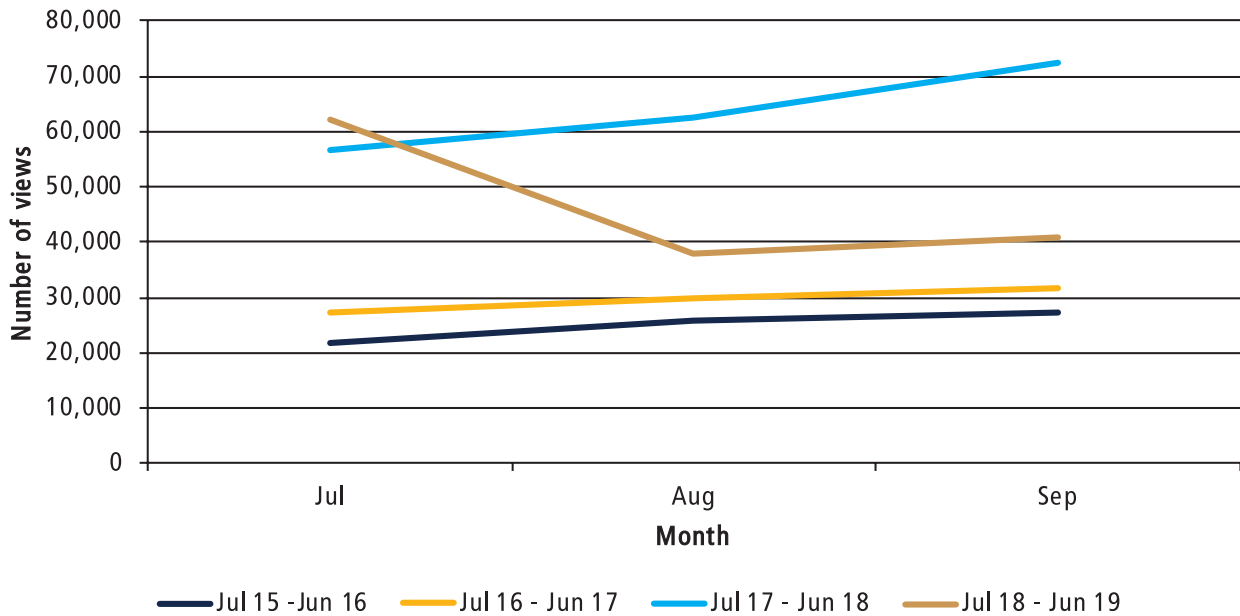
Regional Tourism New Zealand AGM & Tourism Connect Workshop

Tourism Central Otago staff attended the annual Regional Tourism New Zealand AGM and Tourism Connect workshop in early September. Hosted by the RTNZ and Tourism New Zealand the event focussed on market updates from Tourism New Zealand's international offices and presentations from Air New Zealand, Miles Partnership, Google and MBIE.

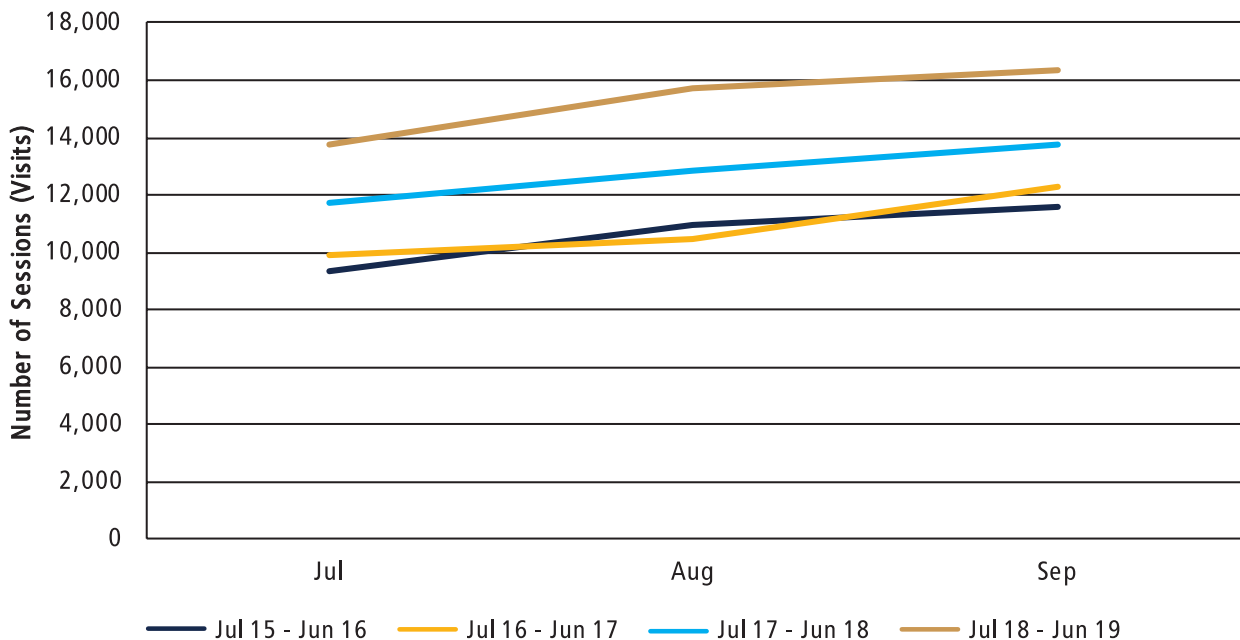
Central Otago NZ Website Statistics

The Central Otago NZ website (www.centralotagonz.com) has continued to grow in relation user sessions (visits) over the quarter. A significant realignment of the page views following a Google Analytics algorithm update on 8 August 2018 has brought numbers back to a level similar to the 2016/2017 year.

Tourism Central Otago Website Page views per month



Tourism Central Otago Website Total Sessions (Visits) per month



VISITOR INFORMATION CENTRES

Overview

Overall visitor numbers to centres were down 3% compared with the 2017 July - September quarter.

This quarter's revenue is down 19% (\$25,057) on the same period last year.

The i-SITE Manager and Cromwell Team Leader attended the national i-SITE Conference in Greymouth in September. The 'Future Focused' themed conference looked at how the network can better utilise technology, the role the network plays in ensuring visitors have the best experience in New Zealand and how we can influence responsible traveller behaviour.

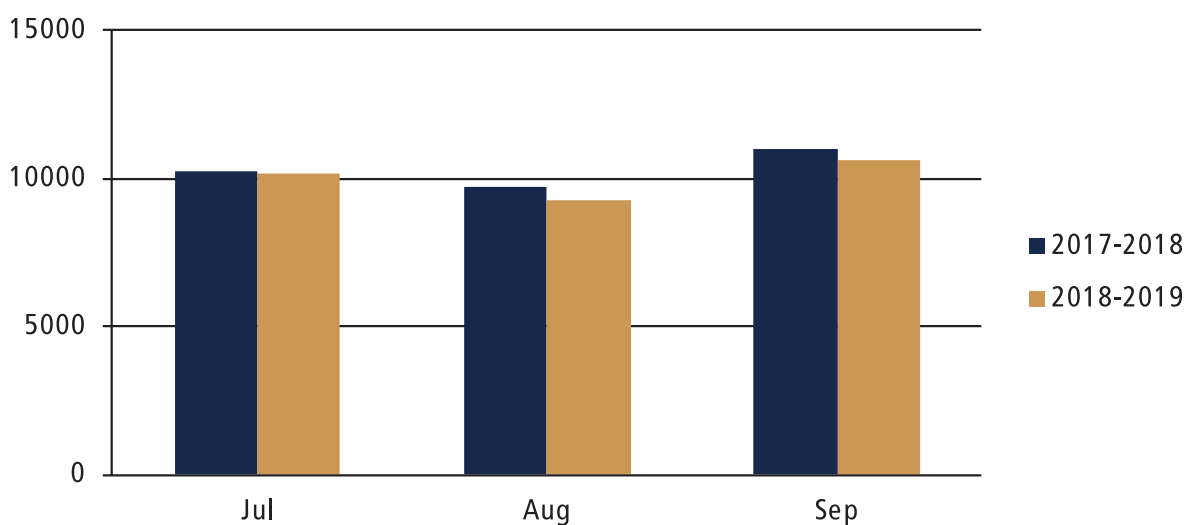
Final preparations for the refurbishment of the Ranfurly i-SITE took place over this quarter with the refurbishments beginning on 28 September.

The Ranfurly i-SITE recorded the second highest percentage growth in sales nationally for the month of September.

New event ticketing software was trialled on two of our largest events in Central Otago (The Blossom Festival and WoolOn). The system performed extremely well enabling a faster ticketing process over the counter and allowing online inventory to link with physical store sales.

Jenny Worth - Alexandra Team Leader was farewelled at the end of September after 10 years in the role. Jenny took up a role with Tourism Central Otago.

Visitor Numbers to Central Otago i-SITES



Visitor Numbers

Alexandra

Visitor numbers decreased by 2%. Overall spend by origin was distributed between locals (74%), domestic (18%) and international visitors (8%).

Cromwel

Visitor numbers decreased 14% on the same period last year. Overall spend by visitor origin were locals (60%), followed by domestic visitors (13%) and international visitors (27%).

Ranfurly

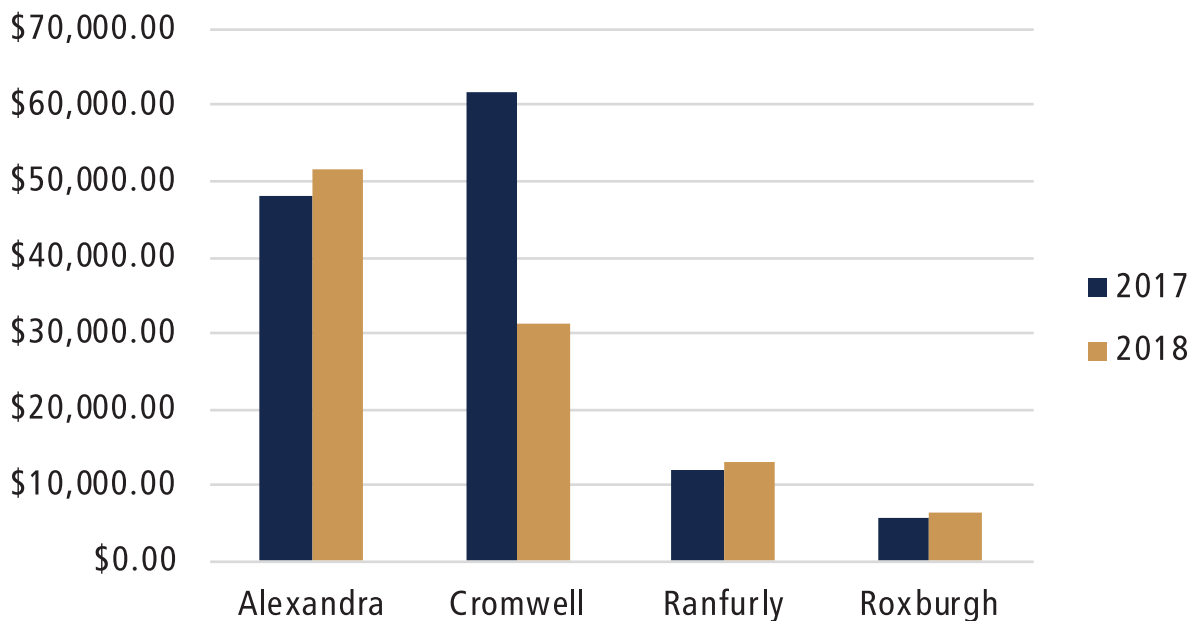
Visitor numbers increased 9%. Domestic visitors (61%) were the largest proportion of spend, followed by locals (24%) and international visitors (16%).

Roxburgh

Roxburgh Centre (library, service centre and visitor centre) visitor numbers increased 3%. Spend at the Roxburgh Centre was split between locals (64%), domestic visitors (29%) and international visitors (7%).

Revenue

Revenue Comparisons July - September



Excluding CODC funding and advertising/display sales, i-SITE revenue is a mix of travel bookings, event ticket sales and retail (souvenirs).

Overall revenue decreased 19% (\$25,057) against the same period last year due to a drop in the number of activity and accommodation bookings made.

Event ticket sales increased 34% (\$10,016) for the quarter due to the timing of ticket sales for WoolOn falling in this quarter (this happened earlier last year). The WoolOn tickets were mainly sold through the Alexandra i-SITE offsetting a decrease in accommodation and activity bookings.

Total retail sales decreased 5% on last year, a 29% increase in sales of retail merchandise was offset by a decrease in the sales of stamps and Fish and Game licenses. A retail strategy implemented in 2017 to grow retail merchandise sales continues to have a positive effect.

Visitor Sales by Origin		
July – September	2017	2018
Local - Central Otago	53%	63%
Domestic	30%	24%
International	18%	13%

Bookings

Total bookings for all centres decreased by 40% (\$34,467). Bookings accounted for 51% of revenue.

- Alexandra: Bookings decreased 35% compared with the same period last year.
- Cromwell: Bookings decreased 57% compared with the same period last year.
- Ranfurly: Bookings increased 5% compared with the same period last year.
- Roxburgh: Bookings decreased 5% compared with the same period last year.

Retail Sales

Total retail sales for all four centres decreased by 5% (\$605) from the same period last year.

Alexandra:	Retail sales decreased 2% this quarter compared to last year.
Cromwell:	Retail sales decreased 31% this quarter compared to last year.
Ranfurly:	Retail sales increased 8% this quarter compared to last year.
Roxburgh:	Retail sales decreased 34% this quarter compared to last year.

Event Sales

Event ticket sales increased 39% (\$10,016) this quarter compared to the same period last year.

ECONOMIC DEVELOPMENT

Central Otago Export Forum

China's "Belt and Road Initiative" was the focus of the August meeting of the Central Otago Export Forum. Stephen Jacobi, Executive Director of the New Zealand China Council, spoke about the report his organisation has prepared on the Belt and Road Initiative.

The report identifies a number of opportunities for New Zealand to engage with the Belt and Road Initiative. Opportunities aimed at promoting trade amongst countries included in the Belt and Road Initiative are of interest to Central Otago but there is also potential for our district under the Creative Sector heading given the importance of the film and screen sector to our local economy. Some of the ideas for engagement under the Innovation heading also present opportunities for the district.

Central Otago Labour Survey – Horticulture and Viticulture 2018

The Labour Survey report commissioned by the Central Otago Labour Market Governance Group has been released. Key facts include plans for 465 hectares of new cherry plantings in the next four to five years, with feasibility studies under way for an additional 495 hectares.

The Central Otago vineyard estate will grow by 14 per cent to 2,275 hectares over the same period. The peak horticulture harvest period labour demand is expected to grow by 1,186 to 5,050 workers. Peak harvest labour demand for the viticulture sector is expected to grow by 123 to 1,148 workers.

The report identifies a significant shortage of seasonal worker accommodation to cater for peak harvest demand from both sectors. Despite efforts by the industry to increase the supply of beds it is forecast there will be a shortfall of 2,298 beds by the 2021/22 season.

Permanent employees across both sectors have grown by 614 (19%) over the last three years. Regional Seasonal Employment workers from the Pacific Islands, and backpackers on working holidays remain key components of the seasonal workforce. Included in the 13 recommendations contained in the report is the proposal that as a community we need to acknowledge the ongoing value of these seasonal groups to our region and to find ways to celebrate their contribution.

Alpine Energy

Backhaul fibre, sometimes called the "plumbing of the internet" because it is what links distant sites, connects towns to other towns, connects mobile phone cell sites and connects all of New Zealand via the international gateways in Northland to the world, is getting a boost in Central Otago thanks to the work of Alpine Energy. The South Canterbury lines company through its ADN division already owns a backhaul fibre network in the district that connects Naseby, Clyde and Alexandra.

The company recently shared with Council its plans for expanding this network. Installations are planned from Clyde to Cromwell, Alexandra to Roxburgh and beyond and Naseby to Palmerston via Ranfurly. If these builds occur they will give Central Otago District some of the best ultra-fast broadband backhaul infrastructure in the country and create the opportunity for enterprises that need access to high quality big-data capability to locate here.

LeoLabs Inc.

Californian based LeoLabs Inc. has announced plans to include Central Otago in its worldwide network of ground-based, phased-array radars to track objects in low Earth orbit (LEO). As the LEO ecosystem around our planet gets more congested, the risk of collisions increases, and the need to map the orbits of spacecraft, satellites and space debris grows with every launch. LeoLabs Inc. provides a global radar network and data services platform to help satellite operators deploy their services safely. Other radars in the company network are located at the Poker Flat Research Range near Fairbanks, Alaska and near Midland, Texas. Construction of the Central Otago radar will commence shortly and is expected to be operational in the second half of 2019.



GOVERNANCE AND CORPORATE SERVICES



GOVERNANCE AND CORPORATE SERVICES

The governance activity is at the forefront of everything we do. While the Council provides many different services, it is the governance activity that supports elected members to be effective and responsible decision-makers. Within this activity we facilitate and support Council and community boards, ensure agendas are published and available to the public, and run local body elections every three years.

The corporate services activities provide support across the organisation that allows Council to function efficiently and effectively. It includes our accounting, financial planning and reporting, rating, policy, information systems, communications and administration activities.

This activity contributes to the following community outcomes:



COMMUNICATIONS

Digital Media

Page views on our Council website totalled 146,002 for this quarter (up 5% on the same quarter last year). The CODC Facebook page reached 4354 likes by the end of the quarter.

Communications Activity

The communications team was worked to help promote the following during this quarter:

- Central Otago District Council Representation Review process
- Cromwell Masterplan – phase 1 community engagement (information gathering phase)
- Clyde Museums Feasibility Study

The team was also busy preparing the Spring edition of *The FlipSide* residents' and ratepayers' newsletter, compiling 17/18 activity highlights for the Annual Report and contributed towards a debrief on this year's 10-Year Plan process to see what learnings can be taken forward to future 10-Year Plan and Annual Plan processes.



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03 440 0056 | info@codc.govt.nz
www.codc.govt.nz**



Vincent Community Board

13 February 2019

Report for Information

Committee Report

Purpose of Report

For the Board to receive the minutes from committees.

Recommendations

A. **Recommended** that the report be received.

Background

Committees are required to provide minutes to the Board.

Attachments

1. Minutes Omakau Recreation Reserve Recreation Committee 15 November 2018.

Report author:



Sanchia Jacobs
Chief Executive Officer
25/01/2019

Omakau Recreation Reserve Recreation Committee

Meeting Held: Thursday 15 November 2018 – 4.00 pm

Present: Ralph Milne (Chair), Don Malcolm, Murray Heckler, Sally MacCauley, Peter MacCauley, Ross Naylor, Hayden Hickey, Pete McLeod, Malcolm Topliss (Councillor), Gordon Bailey (Parks Mgr CODC) and Colin Stevenson

Apologies: Ross Wilson Accepted: H Hickey /R Naylor

Presentation: Paula Penno Community Development Mgr (CODC) gave an update on the Facilities Feasibilities Study that is nearing completion by Global Leisure Group funded by CLT (\$25,000.00). Following community consultation, the direction is to build a multi-purpose facility at the Omakau Domain with an estimated cost of \$3m to replace the Omakau Hall and Rugby Club / Domain Building. The community have not been informed of the cost, there will be a rating impact and funding applications to CLT / Otago Community Trust / Bob Turnbull Trust / etc which is hoped to provide 2/3 of the cost and request for a loan from Vincent Community Board. It has been recommended that the new facility operates with some form of governance and management from Omakau Domain Board.

The report will be made public in the near future for further consultation and the proposed location of the new building is yet to be confirmed, should the community wish to proceed.

Minutes of previous meeting: Read and accepted P McLeod/ C Stevenson

Financial Report: Not Available and Treasurer working with CODC to provide a breakdown of income received. To update at next meeting. Murray Kirk has just paid his overdue account of \$5,900 for accommodation for staff.

Correspondence:

Received:

CODC Playground January 20018 Audit – Fire Pole to close to deck, head entrapments in ladders, areas of finger entrapments, protruding bolts, slide run out to high, Decks in space of falling from Monkey Bars, slide pooling water, install reharvest suitable woodchips, remove weeds etc. Estimated cost \$3,336.00. *Ralph Milne to follow up.*

MG Club requesting use of Domain for checkpoint for rally on 5 March 2019.

Outward: Nil

Matters Arising:

Caravans on Sites: Chair advised that a meeting was held with a group of caravan owners following price increases and removal from site to storage area. Agreed with price increases and the additional \$400.00 storage fee. As a number of caravans have been moved off site and more to be moved, recommendation was to allow caravans that are frequently used to remain on site, preferably along the Alton St fence. – *Caretaker and R Milne to monitor.*

New Cleaner: Performance issues and concerns with conditions of employment contract with CODC. – *Secretary to follow up*

Shearing Gang Accommodation: Murray Kirk has booked cabins starting 3 January 2019. Discussion held and agreed not a suitable time as busy with demands from other campers. – *R Milne to inform Murray Kirk that accommodation will not be available.*

Employment Contract/s: Already discussed with Caretaker/s and CODC. Employment agreement to be prepared by CODC - *R Milne and C Stevenson to meet with CODC next week and report.*

Caretaker Report:

Concerns new cleaner advises that he has contract for 30 hrs per week. No communication from CODC with Committee. – *R Milne / C Stevenson to follow up and report*

General:

Mowing: Agreed that tractor mower can be used by Peter MacCauley in suitable areas currently mowed with the ride on mower to save time and workload of ride on mower. P McLeod/ R Milne

Silver Beech trees: Campers advise that trees along Alton St need pruning as concerns branches may fall damaging caravans, Caretaker advises that some trees are also preventing full use of power points of these caravan sites. Discussion held. *To be discussed at a later time when more suitable for pruning.*

MG Club Rally: Agreed to allow Domain to be used as checkpoint on Tuesday 5 March 2019 from 2.30 pm – 4 pm. CODC confirm that they have no concerns. Rally Organiser, Peter Croft to liaise with Caretaker. – *Secretary to email approval.*

Repairs to roading in Domain: Discussion held and queried that CODC Roading Contractors should be able to assist with required work. – *Cr Topliss to follow up*

A&P Show Weekend: Discussion held about caravan sites and the A&P Show and that it was only one weekend for A&P and the community. Motion: That only the caravan sites along Alton Street fence line will be made available for campers during the A&P Show weekend. R Naylor / C Stevenson – passed *H Hickey to arrange removal of A&P equipment still left at Domain and to follow up with Racecourse as possible alternative camp sites for campers if required and report back.*

New Fence: Caretakers were looking to build a warratah and brush fence between their shipping container and the Amenity block for privacy. Agreed to construct a fence in keeping with existing colour steel fence. C Stevenson / R Milne – passed *C Stevenson to follow up*

ODT Holiday Guide:

An updated advert presented and accepted for advertising in the ODT Holiday Guide. Cost \$240.00+GST for November and \$120.00+GST for December 2018. Agreed.

- *C Stevenson to arrange add in both prints.*

Ralph Milne advised Committee that with their permission he and C Stevenson will attend to other matters and report back. Agreed.

Meeting Closed: 5.25 pm

Vincent Community Board

13 February 2019

Report for Information

Community Groups Report

Purpose of Report

For the Board to receive the minutes from community groups.

Recommendations

A. **Recommended** that the report be received.

Background

Council provide support to these organisations and they provide copies of their minutes for information.

Attachments

1. Minutes Alexandra Community Advice Network 19 December 2018.
2. Minutes Alexandra Community Advice Network 21 November 2018.
3. Minutes Keep Alexandra Clyde Beautiful 9 November 2018.

Report author:



Sanchia Jacobs

Chief Executive Officer

25/01/2019

ALEXANDRA COMMUNITY ADVICE NETWORK

MINUTES FOR THE MANAGEMENT COMMITTEE MEETING

HELD ON WEDNESDAY December 19th 2018, - 9am at The Bank in Clyde.

The Chairperson welcomed everyone to the meeting.

Present: Graham Quinn (Chair), Graeme Parr (Treasurer), Pat Braddick, Colleen Webster (Coordinator), Megan Francis, Liz Anderson, Annette Meyer, Trudy Small (Secretary), Anne Ibbotson, Sally Ferreira.

Apologies: None

Minutes: Move: That the minutes from the meeting held on November 21st 2018 be signed as a true and correct record. Liz/Annette

Matters Arising:

- 1. Discussion with hospital-** Colleen and Liz shared ideas on MOW issues with the new Community Services Manager Katrina Mitchell, notably the ongoing problem of how to get the meals from the hospital to Community House, when the hospital vehicle is not available. A service club or the Community Police Car were possibilities for the hospital to look into. It was also suggested the hospital remind the recipients that it is helpful if they leave a note for drivers if they are going to be out when the meals are delivered.
- 2. ACAN Database –** There is confusion in the Database as to whether information has been updated during the annual update programme or changed slightly for another reason. Graham and Pam have decided there needs to be a place in the database, to put in the date of when the annual update has been completed. They will look into getting this added to the database programme.

Correspondence:

Inward: Nil

Outward: Nil

Treasurer's Report:

Alexandra Community Advice Network

Treasurer's Report

19/11/18 to 15/12/18

Kiwibank Cheque Account

ID#	Date	Memo	Deposit	Withdrawal
AP	20/11/18	Alexandra Community House Rent		173.33
BP	20/11/18	Volunteering Otago		51.75

BP	20/11/18	IRD PAYE		207.12
BP	20/11/18	Sort IT Computer Services		57.50
BP	20/11/18	Alexandra Community House Outgoings		160.26
BP	20/11/18	Dr Ruth Panelli		350.00
BP	20/11/18	NZ Law Society		36.80
AP	28/11/18	Colleen Webster		636.88
DD	03/12/18	Alexandra New World		39.64
CR51	10/12/18	Kiwibank Term Deposit Interest	280.62	

280.62

1,713.28

Kiwibank Online Savings Account

ID#	Date	Memo	Deposit	Withdrawal
CR52	30/11/18	Kiwibank - Interest	31.41	

31.41

0.00

Account Balances @ 15/12/18

Kiwibank Cheque Account	1,748.35
Kiwibank Online Call Account	25,498.91
Kiwibank Term Deposit (10/06/19)	17,316.43
	44,563.69

Accounts received & paid since last report

Name	Paid
Sort IT Computer Services	57.50
	57.50

Accounts for payment 20/12/18

Name	Total Due
Alexandra Community House Rent (AP)	173.33
Alexandra Community House Outgoings	646.15
ACOSS Sub	20.00
IRD PAYE	207.12
Illuminate Florist	55.00
Sort IT Computer Services (Website)	646.88
Total:	1,748.48

Alexandra Community House Outgoings

30-Nov-18

Phone & IT Service	57.86
Power	42.68
Rates	34.26
B & W Photocopying	31.74
Colour Photocopying	30.82
Cleaning @ 5.00/week	23.00
Annual Insurance of Building	<u>425.79</u>
Total incl GST	<u>646.15</u>

Move: The adoption of the Treasurer's report. Graeme/Pat

Tenants Meeting Report:

Graham and Liz attended the December CH Tenant's Meeting. There was discussion over the 2 different groups of people who turn up at Community House, often close to closing time. Firstly, the people who demand attention and pose a threat to tenants in the house, and secondly the people who genuinely need assistance. A plan of how to deal with this problem is under construction in the form of a flow chart; a work in progress. Because this usually happens after ACAN hours Colleen has agreed to let her office be used by councillors or the people trying to assist in this situation.

**Co-ordinator's Report: *Alexandra Community Advice Network
Co-ordinator's Report
19th December 2018***

A very busy time of year! Following a discussion at our last meeting on 21st Nov it was decided Graham and I speak to Carole the Community House Manager on our role in the building. This meeting was held on Monday 26th November.

Also at our last Management Meeting it was discussed that there are volunteers who if required due to reduced numbers are happy to do a duty on their own. It was decided as a trial to place these people on the roster with their names highlighted. It indicates to members checking out the roster on-line those willing to work on their own. The majority do appreciate a support person to share the duty with both on a supportive and social level. We will review this early next year. At present our numbers are down and we will look at recruitment early in the New Year. On Wednesday the 5th December International Volunteers Day 6 members from Community Advice attended the Volunteering Centrals Christmas function held at the Highlands Park venue Cromwell. Go bus provided a free service and this we made use off to attend this function. Volunteer Central services the Queenstown, Wanaka, Alexandra, Cromwell areas and all areas were well represented. This was very well attended. Very inspirational Guest Speakers spoke on their roles in the community; first speaker was from the Fire Service the next from Search and Rescue. Both are very dependent on volunteers for many roles within

their services. Food platters provided very nice nibbles and on leaving we were all given a choice of a gift from a very nice selection of goodies. Well done Volunteering Central! Gillian and Lucy you do a great job for the region.

Monday the 10th December was our Christmas Lunch, organized by Ernie and Reay. This was held at The Post Office Clyde and was very well attended a most enjoyable occasion. A thank you and presentation was made to Yvonne McIntyre by our Chairperson Graham Quinn. Yvonne has been involved with us for 21 years, previously as CAB she has held many positions of responsibility during this period and was a most reliable and committed member. She will be greatly missed but we wish her well in her retirement. Thanks Ernie and Reay for organizing this, it was a lovely occasion.

On Tuesday 11th December at 10-30 Liz and I had a meeting with the Dunstan Health Services new Community Services Manager Katrina Mitchell regarding Meals on Wheels. Firstly, to introduce herself and then to discuss futures arrangements for the service, hospital transport being a current issue. This was a very positive meeting with ideas exchanged.

Legal Services for November

Weekly ACAN Legal Service - 3 Appointments

Community Law Otago - 4 Appointments

There is an issue with appointments made and not kept, this has happened twice over the last month and for us is embarrassing in that we make the arrangements. The legal services give their time freely in their lunch breaks!

Discussion on what we could do to make this a tighter arrangement??

Merry Christmas and Happy New Year everyone. Enjoy the break and we look forward to seeing you back mid-January 2019

Colleen Webster
Coordinator

Move: The adoption of the Co-ordinators report. Colleen/Anne

Discussion: To help solve the issue of people making legal appointments then not turning up, it was decided volunteers must inform the client when they initially speak to them, that they will need to confirm the appointment by 10am on Monday morning. This will be by ringing ACAN, or ACAN will ring them on Monday morning. If there is no contact, i.e. conformation that the client is keeping the appointment by 10am, the appointment will be cancelled, and the lawyers informed.

General Business:

1. ACAN website development:

Everyone is happy with the new ACAN web page that Jason John has helped get up and running. It is now on the World Wide Web. It is still early days and will take time to pop up instantly when googled. ACAN is looking for a new catch phrase to add to the web page.

2. MOW roster for ringing during holidays

24th December, Monday - Annette
 27th December, Thursday - Annette
 28th December, Friday - Megan
 31st December, Monday - Megan

3rd January, Thursday - Pat
 4th January, Friday - Pat
 7th - 11th January, Colleen and Graham

3. Thankyou Letters to JPs and Lawyers for providing their services.

Secretary to write Thankyou letters to the JP co-ordinator and the Legal Firms - AWS Legal, Cockroft and Checketts, for provided their service throughout 2018.

Meeting Closed 9.50am

NEXT MEETING:

**MANAGEMENT MEETING – Wednesday February 20th 2019 10am
 Community House**

Alexandra Community Advice Network

Enquiries Analysis

Between the dates : 01/11/2018 and 30/11/2018

Category	Phone in			Phone out			Email in			Email out			Caller			Other			Totals		
	Male	Fem	Tot	Male	Fem	Tot	Male	Fem	Tot	Male	Fem	Tot	Male	Fem	Tot	Male	Fem	Tot	Male	Fem	Tot
1. Education, Classes, school pre-	0	5	5				3	4	7				1	6	7				4	15	19
2. Health/Welfare WINZ, Budgeting, Finance, Family & Personal Support	3	6	9				0	7	7				1	14	15	0	1	1	4	28	32
3. Legal, Appointments, JP, Government Depts, Tax, Immigration, Consumer, Tenancy, Housing, Property, Passports, Drivers Licence.	3	14	17	1	3	4	1	4	5	0	1	1	4	17	21	2	1	3	11	40	51
4 Local Information-events, churches, phone numbers, ACAN directory information, Community House matters, Clubs - cultural, sports, recreational, Service Clubs, Transport -taxi, shuttles, travel, tourism.	1	15	16	1	3	4	2	21	23	0	1	1	1	18	19	2	2	4	7	60	67
5. Meals on Wheels	0	25	25	5	28	33	0	4	4	1	0	1	1	8	9	0	1	1	7	66	73
6. ACAN business Roster, Coordinator, funding etc	2	12	14	0	1	1	4	19	23	0	2	2	1	8	9	0	1	1	7	43	50
Total number of categories	9	77	86	7	35	42	10	59	69	1	4	5	9	71	80	4	6	10	40	252	292
Net number of people	9	76	85	7	35	42	10	58	68	1	4	5	9	71	80	4	6	10	40	250	290

Date of printing : 14/12/2018

ALEXANDRA COMMUNITY ADVICE NETWORK

AGENDA FOR THE MANAGEMENT COMMITTEE MEETING

TO BE HELD ON WEDNESDAY November 21st, 2018, - 10 AM COMMUNITY HOUSE

Present: Graham Quinn (Chair), Graeme Parr (Treasurer), Pat Braddick (Secretary), Colleen Webster (Co-ordinator), Megan Francis, Liz Anderson, Annette Meyer

Apologies: Sally Ferreira, Anne Ibbotson, Trudy Small

Move: That the apologies be accepted Megan/Annette

Minutes: That the minutes from the meeting held on October 17th 2018 be signed as a true and correct record. Liz/Graeme

Matters Arising:

1. Possible new ideas for ongoing process for up-dating data base? At present there is no written, confirmed procedure for all to follow. It is important that there should be and that there should be a new separate 'up-date' box – "Annual up-date completed" to avoid confusion with regular small/incidental up-dates. The 'up-dating' letter is now able to be altered to suit the situation and needs to be improved – up-dating group to confirm changes needed and implement them. Graham and Pam to work on issues and confirm procedures next Monday.
2. Category changes – re-labelling of boxes? This has been completed.
3. Development of ACAN web site – a test one has been completed with Jason John. Alterations have been made; new logo is being used; includes application form for ACAN volunteers, and for MOW drivers, as well as a data base form. Domain name is ACAN.co.nz – address on web site.
4. Advertising for volunteers poster in Alexandra with new logo? – work in progress still.
5. Report on Trial for sale of book and gift products from ACAN office. This is happening and is working well. Clients pay on line. This is ACAN's responsibility so it is happening from ACAN office as opposed to anywhere else in Community House. To minimise issues with our clients being disturbed it will now be placed in the Co-ordinators office – Co-ordinator will notify Community House of this change.

Correspondence:

Inward:

1. Volunteering Central – re new Newsletter 'Volunteer Now' dedicated to promoting organisations actively seeking roles to potential volunteers.
2. Volunteering Central – International Volunteer Day, Dec 5th 6-8pm at Highlands – need to send a copy of this to MOW drivers. Annette will register 6 of us – more if others want to go, and also ask if bus will pick up in Clyde on the way too!

Outward:

1. Thank you to Yvonne for her work as a volunteer for ACAN and CAB

Move: That the inwards correspondence be received and the outwards endorsed. Liz/Megan

Treasurer's Report:

Alexandra Community Advice Network

Treasurer's Report

14/10/18 to 18/11/18

Kiwibank Cheque Account

ID#	Date	Memo	Deposit	Withdrawal
BP	15/10/18	Transfer to savings account		5,000.00
BP	19/10/18	IRD PAYE		207.12
BP	19/10/18	Alexandra Community House Outgoings		179.03
BP	19/10/18	Alexandra Community House Extra Rent		17.60
BP	19/10/18	Graeme Parr (Tin Goose coffee)		66.10
AP	23/10/18	Alexandra Community House Rent		173.33
AP	29/10/18	Colleen Webster		636.88
BP	06/11/18	Sort IT Computer Services (Website)		386.98
			<u>0.00</u>	<u>6,667.04</u>

Kiwibank Online Savings Account

ID#	Date	Memo	Deposit	Withdrawal
BP	15/10/18	Transfer from cheque account	5,000.00	
CR50	31/10/18	Kiwibank - Interest	29.32	
			<u>5,029.32</u>	<u>0.00</u>

Account Balances @ 18/11/18

Kiwibank Cheque Account	3,181.01
Kiwibank Online Call Account	25,467.50
Kiwibank Term Deposit (11/12/18)	17,316.43
	<u>45,964.94</u>

Accounts received & paid since last report

Name	Paid
Sort IT Computer Services (Website)	386.98
	<u>386.98</u>

Accounts for payment 20/11/18

Name	Total Due
Alexandra Community House Rent (AP)	173.33
Alexandra Community House Outgoings	160.26
Alexandra New World (Direct Debit)	39.64
Ruth Panelli	350.00
Volunteering Otago	51.75
IRD PAYE	207.12
NZ Law Society	36.80
Total:	<u>1,018.90</u>

Alexandra Community House Outgoings

31-Oct-18

Phone & IT Service	42.80
Power	55.53
B & W Photocopying	27.43

Colour Photocopying	5.75
Cleaning @ 5.00/week	<u>28.75</u>
Total incl GST	<u>160.26</u>

Move: The adoption of the Treasurer's report. Graeme/Annette

Tenants Meeting Report: Minutes not yet received

Co-ordinator's Report:

***Alexandra Community Advice Network
Co-ordinator's Report
21st November 2018***

Following our last meeting Pat and Graham reviewed the information we hold on counsellors. The Community House based services were shown a printout of the information we hold and were able to confirm or add to it. Our pamphlets for these services are our topic at our Training/Info meeting on Monday 12th November. This has come about due to the demand as our enquiries/ statistics show we have more clients wanting advice on these services and their options. We have recently noticed quite an increase in distressed clients seeking support and advice. All ages and topics; perhaps a sign of the times!

10 am on Monday the 12th November Chris and Sue conducted a very good Training/Info session, as referred to in the previous paragraph. They gave a very good overview of the choices of services in Community House that we refer clients too. They displayed and went through the pamphlets and their options offered, along with information on accessing the Disability Card for half price travel. Services reviewed were Anglican Family Care, Catholic Social Services, Disability Information Service, Family Works-Presbyterian Support Otago, and Strengthening Families in action and Jigsaw Central Lakes. Also not in the building but one we find ourselves referring clients to is The Salvation Army they offer a very wide range of services as per their brochure.

Following this a reminder about confidentiality and the importance of keeping what happens in the office in the office.

Our latest Questionnaire was reviewed. Answers often with options were reviewed and categories recently changed were discussed.

Following our changes to the category system Margaret has been renumbering the boxes to correspond with the list.

Pam then spoke on our database entry system. There was a reminder to members to fill in the relevant form for inclusion on our database.

Chairperson Graham then spoke on the progress on the setting up of our website. This we hope to have up and running by Christmas. – *decided to change this to January 2019 to avoid complications starting before/during holiday period when no-one around to monitor it. Could possibly have a training/morning tea/function in New Year to launch new web site???*

We now have a new whiteboard above our main phone which holds current happenings, training meeting information.

Following their offer and our acceptance we are now receiving the boxes from Books and Gifts Direct. This is a trial period on their new courier online service. We have the box of goods in our main office and have made the offer through Community House to all tenants of the house to peruse the list accompanying the offer and to feel free to view the goods in our office. The instructions for ordering/paying online are on the form and very clear.

Legal Services for October
Weekly ACAN Legal Service - 7 Appointments
Community Law Otago - 1 Appointment

Colleen Webster
Coordinator

Move: The adoption of the Co-ordinators report Colleen/Megan

General Business:

1. Use of "ACAN" acronym: Better to use "Community Advice" – more universally understood.
2. Live Chat and Database access on new website – Live Chat and our Database are NOT on our web site and will not be. We are only available for limited hours, and also we need to be able to keep central control of the database.
3. ACAN – going forward..... we need more volunteers – too many gaps and Colleen having to fill in far too many times – will have a big push in the new year. Some volunteers are happy to do duties alone – suggest that they are listed in red so that others signing up know to fill up gaps with 'black' names before 'red'! Need to clarify procedures.
4. MOW – hospital asking about drivers picking up from Hospital rather than hospital delivering meals to Alexandra. It is noted that there are only a limited number of drivers and these numbers are diminishing – some do it in their lunch hour and would not be able to drive to Clyde and back as well. Ridiculous to have 3 drivers going but who would be the one to drive? It is suggested that the hospital approach one of the service organisations to see if they can get people to do the deliveries to Community House.

Meeting closed at 11.30am

SIGNED: _____ **(Chairperson)** **DATE:** _____

SIGNED: _____ **(Secretary)** **DATE:** _____

NEXT MEETING:

MANAGEMENT MEETING – Wednesday December 19th, 2018

9am at The Bank Café, CLYDE

**President
David Beer**

Phone: 03 4493017
Email: dbeer.1308@gmail.com
130A McArthur Road, Alexandra 9391



**Secretary
Sue Mort**

Phone: 03 4487450
Email: torridon9@gmail.com
Chance House, 5 Lanes Rd, Alexandra 9320

**MINUTES OF KEEP ALEXANDRA CLYDE BEAUTIFUL MEETING HELD AT THE ALEXANDRA DISTRICT CLUB
ON MONDAY NOVEMBER 26TH 2018**

PRESENT: David Beer, Sue Mort, Ann Wills, Allan Johnston, Maureen & Bryan Davies

APOLOGIES: Karin Bowen, Bev Thomson, Barrie Wills, Denis Cronin, Ian Mann
Moved apologies be accepted Maureen

Seconded Ann

MINUTES OF PREVIOUS MEETING

Secretary moved that the minutes, having been emailed, be accepted as a true and correct record.

Seconded Bryan Carried

BUSINESS ARISING FROM THE MINUTES.

Reason for Invoice from KNZB for \$50 +GST resolved. It is Branch Membership fee.

Membership entitles us to a range of benefits.

10% off all merchandise orders (20% over \$200 worth).

Beautiful News Newsletter

Opportunity to participate in environmental initiatives such as Clean Up week and Plant New Zealand Beautiful.

Opportunity to write a guest column in KNZB newsletter/ website.

Early bird tickets for KNZB events

Support and updates from KNZB team.

CORRESPONDENCE/ EMAILS:

In 1/11

8/11 Krystle Harborne

13/11 Lisa Keene

19/11 Krystle Harborne

21/11 Lisa Keene

22/11 Ian Mann

24/11 Karin

KNZB Beyoodiful News

KNZB Clean Up Week Report

DOC Summary of meeting & draft H&S Doc.

KNZB Opportunity to host 2019 Beautiful Awards

DOC questions re KACB Inc. Soc. & insurance

CODC Request to fell pines on Kamaka Walkway. *Ann to clarify which 2 trees*

Re proposal from DOC

Out

Replies to emails

Secretary moved that the correspondence be accepted.

Seconded Maureen

Carried

FINANCE:

Cheque Account: \$ 5524.01

Term Deposit: \$12821.23

ANZ Serious Saver \$ 2615.30

ACCOUNTS TO BE PAID

K. Bowen

10 Hanging basket Liners \$ 149.90

Plants \$ 102.42

\$ 252.32

A Wills	
River walk	\$ 16.64
Kamaka	\$ 16.00
30 th Celebration	<u>\$ 56.67</u>
	<u>\$ 98.31</u>
S Mort	
30 th Celebration	\$44.20
<u>Total to be paid</u>	<u>\$394.83</u>

Bryan moved that finances be accepted as a true and correct record. Seconded Sue Carried

REPORTS:

1. RAIL TRAIL PROJECT - Karin Bowen

Brief summary of Meeting 12 Nov. Lisa Keene & Nikki, DOC, Bryan & Karin
 Station car Park Plantings/ Irrigation.
 No weedy species to be used when replanting.
 Opportunity to apply for funds from Project Gold for Kowhais and irrigation for burnt bed, totaling \$100.
 Irrigation. Karin to send plan of layout
 DOC to determine who is paying for the water
 Damage to trees from weed eating discussed and recorded.
 A Community Agreement which covers our role on the Rail Trail and our partnership with DOC, outlining DOCs responsibility and providing insurance cover for us in case of accident or injury to the public.
 Bryan sends Lisa KACB Mission Statement.
 DOC has prepared a draft Health & Safety Plan. Maureen to modify to suit our group. Liaise with Karin.

Decided to forego any potential financial help for plants and get the burnt bed planted. Sue to find 3 Kowhais over 1.5m tall (this can be done much cheaper than at Green Machine quoting \$70 for a 1m tall specimen)
 Ann not entirely in agreement that we pay for plants.
 We have 20 natives in stock from Haehaeata Nursery. We may need irrigation fittings.
 David to contact Ian Mann for mulch

Working Bee arranged for Thursday 6th December 9.30am to plant and fit irrigation

The fallen Cabbage Tree – ask DOC to remove
 Dead Prunus at road entrance needs to go.

2. KAMAKA WALKWAY – Ann Wills/ Sue Mort

The amount of rain we have had has turned Kamaka into a green paradise. Felling the big willows at top of steps No.2 has let more light in. Donated Rhododendrons have excelled themselves with flowering.
 Work definitely needed. Ann & Sue prepared to tackle some over holiday period, as convenient.

3. HANGING BASKETS – Allan Johnston

David spent 1 hr. 17/11 checking water supply and weeding baskets on south side of street. Planting badly affected by aphids looking wilted. Alan & David disposed of plants and liners, baskets stored at David's. Liners could mulch someone's garden.
 Maureen suggests we forget winter pansies and just concentrate on a summer display.

Allan KACB member needs to be there when Alan Marshall's team put up new baskets as they don't do it thoroughly.
 New Baskets assembled by 5 members in Karin's garden and looked after by Allan in Karin's absence. Summer mix is silver Cineraria, Petunia and Lobelia.
 Allan told by Johnathan Casbolt he could recommend plants which would give a good display all year. We would like to know what.

4. BEST STREET & CUL DE SAC COMPETITION – Kathy Spain

5. LINGER AND DIE; DUNSTAN GOLD PLANTINGS – Denis Cronin

6. CLEAN-UPS - David Beer

Statistics from KNZB

National Litter pick Up was 100,032kg, done by 79,812 Volunteers
No more plastic bags to be supplied in 2019. We have a stock pile.

7. VINCENT COMMUNITY BOARD – Barrie Wills

8. WORLD ENVIRONMENT DAY/MAD4CO – Bev/ Maureen

9. LOOKOUT RESERVE – Beverley Thomson

Still taming the spring growth.

27/10 4 Paws Party dog walk, part of Thyme festival, walked by. Members of our team were waiting with Water for dogs and people, and info. About reserve planting project.

Mulching Bee with Alex. Primary 6/11 25 Kids – 41 hours of effort. The weed level was still a shock, but did mulching on the newest plantings where Jo had done some spraying. Kids found insects in rotting pine logs.

Working Bee 14/11 to tackle worst weeds down centre of N. slope. Thanks to Jo for his weedeating, easing the job and JoJo mowing path edges. Asplundh mow regularly.

Truckload of mulch commissioned from Council by week of 3/12. Whitestone quote for transport \$150.00. St Gerards School agreed to come 3/12 week to spread mulch and weed their tussocks.

PLANS

Ian has offered a donated bench seat. We want to put it on N. slope where there is a good view.

Alex. Primary & St. Gerards asked to put into school calendars for 2019 an April or May planting day

FINANCE

Expected bill for mulch \$150.00

10. ART/ SEATING IN THE COMMUNITY – Ann Wills

More damage to River track seat

11. SEND DELEGATE TO KNZB NATIONAL CONFERENCE

12. GLAD MCARTHUR GARDEN, PIONEER PARK – Committee

13. SEATING AND TREES, ARONUI DAM - Bryan Davies and Barrie Wills

14. POST OFFICE GARDEN - Karin Bowen

Weeding session 8/11 more needed as weeds emerge.

Sue requested funds to buy 6 more plants to fill spaces in the layout. Will be bought from Burn cottage nursery
2nd sign still not in place.

15. ENTRANCEWAY SIGNS

David weeded & sprayed Manuherikia Sign. Will try once more to get Council to reinstate river stones.

Sue weeded Golf Course Sign.

Half mile needs attention.

GENERAL:

Bryan – 30th Anniversary Celebration.

The grant money from Vincent Community Board should not be subsidizing personal activities of Members. Our Constitution states what we can use money for. Decision KACB will not contribute to members' meal at Orchard Garden

Discussion followed on use of money gifted to KACB.

Ian Mann is asking if there are sites which are beyond the capability of the Groups resources and should be added to the Council's contracts.

Suggestions were: Mowing Heritage Orchard, Changing Hanging Baskets.

The damage caused by weedeaters to rail trail trees. Suggest DOC sprays as an alternative.

Ian asking anything else the Group would like to see?

30th Anniversary Celebrations Sunday 25th November

Enjoyed by 14 Members and friends (19 apologies)

David expertly drove the bus around 23 of our sites, stopping at the Post Office Garden for morning refreshments, pavement style, while Ann gave an illuminating and very professional commentary, with extra information supplied by the crew on board.

A very nice late lunch at Orchard Garden and a cake cut by Denis and a colleague from our very beginnings as a Group.

A souvenir place mat charted our history

A very big thank you to Ann for organizing and coordinating a very pleasant day

The next meeting will be on

Monday January 28th 2019 at 7.30pm in the Alexandra district Club

Please advise Sue Mort if unable to attend – Tel 448 745 or email torridon9@gmail.com

19.1.19

Chair's Report

RECOMMENDED that the Chair's report be received.

19.1.20 **Members' Report**

RECOMMENDED that the Chair's report be received.

19.1.21 **Date of the Next Meeting**

The date of the next scheduled meeting is Tuesday, 26 March 2019.

THE BOARD IN CLOSED MEETING

RECOMMENDED that the public be excluded from the following part of the proceedings of the meeting, namely items 19.1.22 and 19.1.23. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under Section 48(1) for the passing of this resolution.
19.1.22	Status Report on Resolutions – Community Services	To protect the privacy of a natural person.	Section 48 (2) (a)
19.1.23	Status Report on Resolutions – Planning and Environment	To enable the Community Board to carry out, without prejudice or disadvantage, commercial activities. (The premature disclosure of the financial information would detrimentally affect the Council's position in the negotiation).	Section 48 (1)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- "(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -
- (a) Shall be available to any member of the public who is present;
 - and
 - (b) Shall form part of the minutes of the local authority."

THE BOARD IN OPEN MEETING

RECOMMENDED that the public be readmitted.