

**Community & Services Committee  
15 March 2018**

**Report for Agenda Item 1**

**Department: Corporate Services**

**Heritage Incentive Grant Application – Shanahan’s Cottage Centennial Avenue  
Arrowtown**

**Purpose**

- 1 To review a request for a Heritage Incentive Grant for reimbursement for professional services costs for maintenance of Shanahan’s Cottage ruins situated at the 11<sup>th</sup> hole, Arrowtown Golf Course, Centennial Ave, Arrowtown.

**Recommendation**

That the Community & Services Committee:

1. **Note** the contents of this report and in particular;
2. **Approve** the Heritage Incentive Grant of \$2,500 for reimbursement of professional services for Shanahan’s Cottage ruins Centennial Ave, Arrowtown.

Prepared by:



Jan Maxwell  
Arts and Events Facilitator

26/02/2018

Reviewed and Authorised by:



Michelle Morss  
Corporate Manager

1/03/2018

## Background

- 2 The Arrowtown Golf Club is situated on land which was originally settled by the Shanahan family. Thomas Shanahan was born in 1879 and resided in the Shanahan cottage until 1899 when, with 12 other young men, he sought selection to represent the Lake District at the Boer War. Thomas died in 1965 aged 86 years. The cottage is now a ruin but is still maintained by the Arrowtown Golf Club.
- 3 Shanahan's Cottage ruins are located at the 11<sup>th</sup> hole on the Arrowtown Golf Course. The ruins of the cottage are classified as an archaeological site as it is associated with human activity that occurred before 1900 and will be able, through investigation by archaeological methods, to provide evidence relating to the history of New Zealand.
- 4 The cottage ruins are not currently identified as a Protected Feature in the Inventory of Protected Features in Appendix 3 of the District Plan.
- 5 The grant is to provide professional advice from Origin Consultants on how to maintain the ruins so further damaged is limited and that the site can still be viewed by the public and used by the golf club on the Arrowtown course as a feature on the 11<sup>th</sup> hole.

## Options

- 6 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 7 Option 1 Approve the professional services costs to the value of \$2,500 for professional services to be undertaken on the Shanahan's Cottage situated at 11<sup>th</sup> Hole on the Arrowtown Golf Course, Centennial Ave, Arrowtown.

### Advantages:

- 8 The Heritage Incentive grant will be used appropriately to provide for this heritage project and allow this group to undertake this maintenance work.

### Disadvantages:

- 9 The available total fund for the year would be diminished by \$2,500 and the applicant would be required to fund the project in full.
- 10 Option 2 Decline the reimbursement of the professional services costs to the value of \$2,500 for Shanahan's Cottage.

### Advantages:

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

### Disadvantages:

- 12 The heritage Incentive grant will arguably not be used for the purposes for which it was created and the Arrowtown Golf Club will have to apply to other funding agencies to cover these costs which will slow the maintenance process down while they await confirmation of this funding for this project
- 13 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging groups that own historically significant buildings requiring on-going preventative and restorative work. This could be considered to place the ability for future generations to appreciate these buildings at risk.
- 14 It is the recommendation of this report to address the matter with Option 1 and approve utilisation of the Heritage Incentive Grant to pay the Arrowtown Golf Club.

### ***Significance and Engagement***

- 15 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it is of interest to the public, the extent to which individuals, organisations, groups and sectors in the community are affected by the Council's decisions.

### ***Risk***

- 16 This matter relates to the strategic risk SR1 current and future development needs of the community (including environmental protection, as documented in the Council's risk register. The risk is classed as high. This matter relates to this risk because protection of heritage buildings is of importance to the community and future of the district

### **Financial Implications**

- 17 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. We have currently committed to four projects in this financial year to the value \$6,255 of which leaves a remaining budget of \$19,327.

### **Council Policies, Strategies and Bylaws**

- 18 The following Council policies, strategies and bylaws were considered:
  - Heritage Strategy – the Council provides a heritage incentive grant to assist with the financial costs borne by owners of listed heritage items including natural and built heritage items in the Queenstown Lakes District
  - The recommended option is consistent with the principles set out in the named policy/policies.
  - This matter is included in the 10-Year Plan/Annual Plan as a budget line under the Grants and Levies Budget cost centre with a budget of \$25,582.

## **Local Government Act 2002 Purpose Provisions**

19 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by aiding owners of heritage protected features within the Queenstown Lakes District
- Will help with the costs of maintaining and protecting the District's important historic features, ensuring preservation and enjoyment for both current and future generations;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

## **Consultation: Community Views and Preferences**

20 The persons who are affected by or interested in this matter are Arrowtown Golf Club members, Heritage NZ, Wakatipu Heritage Trust and the residents/ratepayers of the Queenstown Lakes District community.

## **Attachments**

A Quote from Origin Consultants

# SHANAHANS COTTAGE, ARROWTOWN



## Heritage Conservation Advice Fee Estimate

28<sup>th</sup> February, 2018



## PREPARED FOR

---

### Client Details

John Newson, Arrowtown Golf Club  
c/o Jan Maxwell  
Arts and Events Facilitator  
Queenstown Lakes District Council  
DD: +64 3 441 0469 | P: +64 3 441 0499 | M: +64 27 233 7934  
E: [jan.maxwell@qldc.govt.nz](mailto:jan.maxwell@qldc.govt.nz)

## INTRODUCTION

---

### The Brief

This fee proposal follows email correspondence with QLDC on the 28<sup>th</sup> of February, 2018. QLDC would like a fee estimate for heritage conservation advice in respect of Shanahans Cottage, Arrowtown. This advice will be in the form of a report, which will include:

1. Review of historical significance to place the site within context;
2. Outline condition assessment;
3. Annotated photographs/drawings, a schedule of works and specification for the repair and stabilisation of the ruin.

## SCOPE OF PROPOSED SERVICES

---

The scope of works will include:

- Review of existing historical information and a brief search of archival information;
- An on-site inspection of the building including photographs and measurements;
- Preparation of a heritage report as specified above;
- Submission of the report to the Arrowtown Golf Course committee.

The report will be undertaken by Robin Miller & Benjamin Teele of Origin Consultants Ltd

---

### Fee proposal

Preparation of the heritage report as described above

**\$2,500 plus GST**

### Other Costs (if applicable)

Please see our standard terms and conditions (IPENZ SFA for Consultant Engagement - attached). No travel costs will be charged within the Wakatipu Basin. We have assumed that we will not incur substantial reproduction charges for material obtained from Lakes District Museum and other archival sources.

Any work outside the scope of the conservation plan project described above will be charged at our standard hourly rates – see attached terms and conditions.

**Payment Terms**

We will wish to submit invoices on a monthly basis for work undertaken to date.

**Programme**

Following writing acceptance of this fee proposal, we anticipate being able to start on the plan within a period of about 2 weeks.

This fee proposal remains available for acceptance for a period of 3 months from 28<sup>th</sup> February 2018. Please do not hesitate to call if you have any questions.

**Robin Miller****Director****Chartered & Registered Building Surveyor****RICS Certified Historic Building Professional****For and on behalf of Origin Consultants Ltd****Architecture      Heritage      Archaeology****Phone      03 442 0300 / 021 426 699****Office      9 Arrow Lane, Arrowtown****Post      PO Box 213, Queenstown 9348****Web      [www.originteam.co.nz](http://www.originteam.co.nz)**