

**Community & Services Committee
28 February 2019**

Report for Agenda Item: 4

Department: Corporate Services

Heritage Incentive Grant Application – Gravity Cottage, 9 Gorge Road, Queenstown

Purpose

The purpose of this report is to review a request for a Heritage Incentive Grant for reimbursement for resource consent costs for Gravity Cottage situated at 9 Gorge Road Queenstown.

Recommendation

That the Community & Services Committee:

1. **Note** the contents of this report;
2. **Approve** the Heritage Incentive Grant of \$3,000 for reimbursement of resource consent costs for Gravity Cottage situated at 9 Gorge Road Queenstown.

Prepared by:



Name Jan Maxwell
Relationship Manager Arts
and Events

5/02/2019

Reviewed and Authorised by:



Peter Harris
Economic Development
Manager

14/02/2019

Background

- 1 The cottage situated at 9 Gorge Road is a small timber building, originally constructed around 1872, which remains in remarkably original condition throughout. The QLDC has recently issued a Resource Consent to demolish the cottage and outbuildings.
- 2 The cottage is listed by HNZ as a category 2 historic place (List 2339). It was assessed in 2015 as having high historic, social, rarity and archaeological values, moderate cultural, architectural and technological values, and low townscape/contextual value. The latter low rating is because it is now surrounded by modern structures with little or no heritage or architectural value.

- 3 The proposed development is for the cottage to be demolished and replaced with a modern townhouse development.

Options

- 4 Option 1 Approve the resource consent costs to the value of \$3,000 for relocation of this cottage situated at 9 Gorge Road, Queenstown to St Bathans, Central Otago.

Advantages:

- 5 The Heritage Incentive Grant will be used appropriately to provide for this heritage project and allow this residents to undertake this removal and relocation work.

Disadvantages:

- 6 The available total fund for the year would be diminished by \$3,000 and the applicant would be required to fund the project in full.

- 7 Option 2 Decline the reimbursement of the resource consent costs to the value of \$3,000 for Gravity Cottage.

Advantages:

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

Disadvantages:

- 9 The Heritage Incentive Grant will arguably not be used for the purposes for which it was created and the property owner will have to apply to other funding agencies to cover these costs or fully fund this work personally. This will slow the relocation process down whilst confirmation of other funding is awaited.

- 10 Failing to utilise this grant for the purpose for which it was established may be perceived to be disadvantaging residents that own historically significant buildings requiring on-going preventative and restorative work. This could be considered to place the ability for future generations to appreciate these buildings at risk.

- 11 It is the recommendation of this report to address the matter with **Option 1** and approve utilisation of the Heritage Incentive Grant and reimburse the property owner (Kwang Soon Kim).

Significance and Engagement

- 12 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

13 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

14 The Heritage Incentive Grant budget of \$25,582 per annum was approved through the Ten Year Plan. We have currently only committed to one project in this financial year to the value \$4,000 of which leaves a remaining budget of \$21,582.

Council Policies, Strategies and Bylaws

15 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

16 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

17 The persons who are affected by or interested in this matter are Heritage NZ and the residents/ratepayers of the Queenstown Lakes District community.

Attachments

A Archaeological Assessment – Southern Archaeology Ltd

9 GORGE ROAD
QUEENSTOWN
SITE E41 / 287



ARCHAEOLOGICAL ASSESSMENT

P.G. PETCHEY
SOUTHERN ARCHÆOLOGY LTD.

2016

Table of Contents

Introduction	2
Legal Description	4
Heritage New Zealand Listing (Historic Places Trust Registration)	4
Queenstown Lakes District Council District Plan Listing	4
Geographical Description	4
Development Proposal	4
Previously Recorded Archaeological Sites	5
General History	7
The History of 9 Gorge Road.....	8
Site Inspection	10
Exterior Description	12
Interior Description	18
Discussion of Cottage Construction & Present Condition	27
Comparative Analysis	28
Assessment of Significance	32
Assessment of Effects	34
Recommendations	35
References	37
Appendix A	38
Relevant Legislation	38
Appendix B.....	40
New Zealand Archaeological Association Site Record Form.	40

Cover photo: The cottage at 9 Gorge Road in 1991, Chris Cochrane, New Zealand Historic Places Trust.

Archaeological Assessment of House & Site
9 Gorge Road, Queenstown

P.G. Petchey

Southern Archæology

Introduction

This report was commissioned by Tony Koia of Koia Architects Queenstown Ltd. on behalf of K. Kim the owner of the cottage at 9 Gorge Road Queenstown (Figures 1 to 3). The cottage is a small timber building, originally constructed in ca. 187-72, which remains in remarkably original condition throughout. The Queenstown Lakes District Council has recently issued a Resource Consent to demolish the cottage and outbuildings (RM130301), but also noted that a separate Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014 would also be required.



Figure 1
The cottage at 9 Gorge Road in July 2016.

The cottage is recorded as archaeological site E41/287 in the New Zealand Archaeological Association Site Recording Scheme. The *Heritage New Zealand Pouhere Taonga Act (2014)* is the primary legislation for the management of archaeological sites. Relevant heritage legislation is reproduced here in Appendix A. The New Zealand Archaeological Association site record form for the site is reproduced in Appendix B.

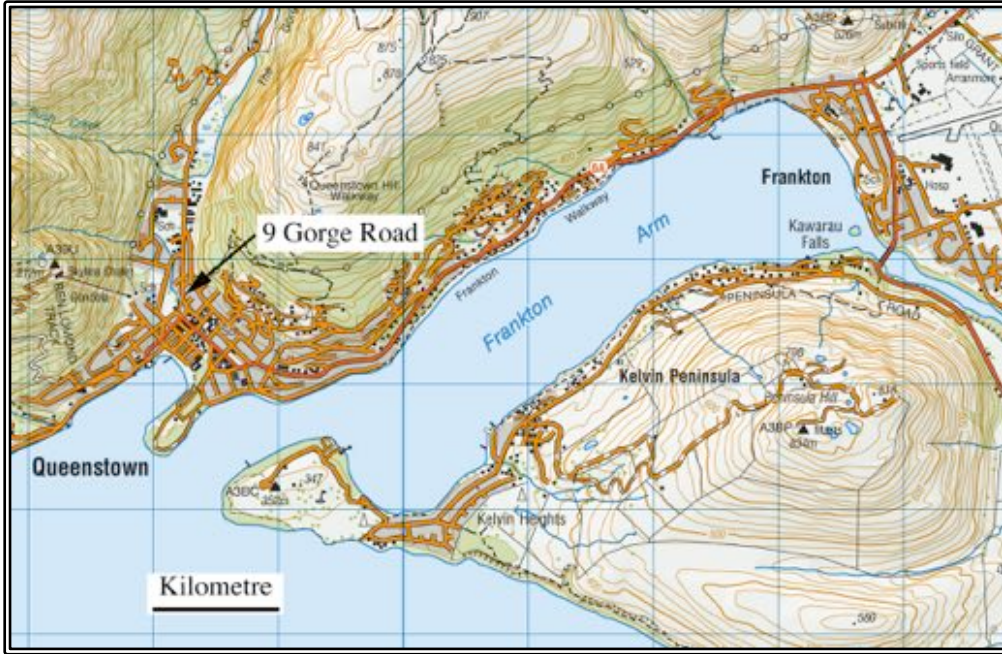


Figure 2

The general location of 9 Gorge Road Queenstown (From NZ Topo50 CC11 Queenstown).

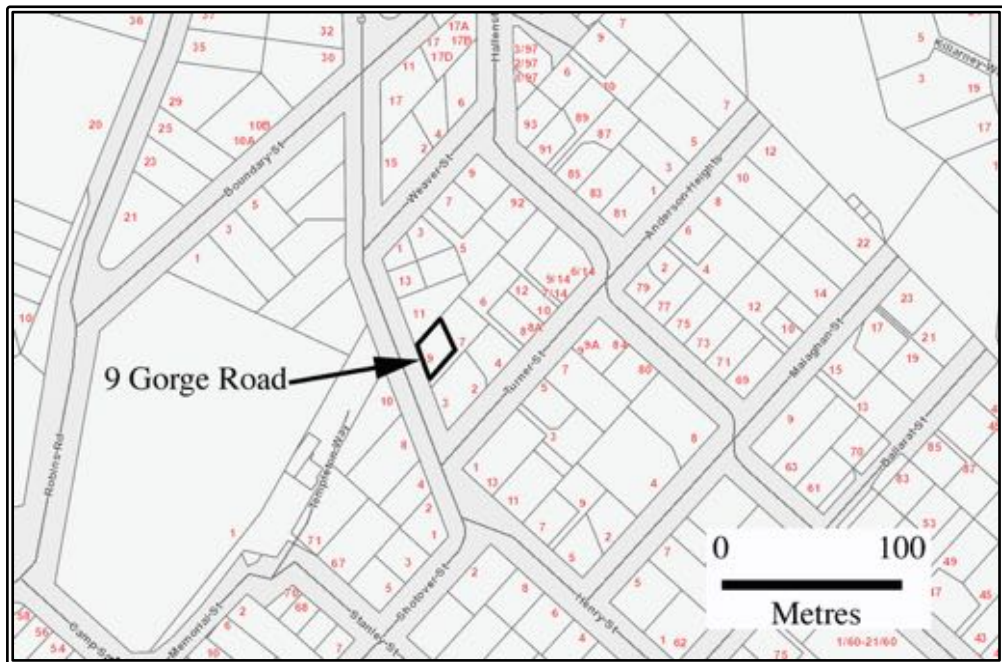


Figure 3

The specific location of 9 Gorge Road, Queenstown (QLDC webmap).

Legal Description

The legal description of the property is Lot 1 Deposited Plan 12476.

The property was originally surveyed as Section 2 Block XXI Town of Queenstown (SO 14829, originally SO8229Tn).

The street address of the property is 9 Gorge Road, Queenstown.

The certificate of title of the land considered in this report is Otago OT5A/1311.

Heritage New Zealand Listing (Historic Places Trust Registration)

The cottage at 9 Gorge Road is listed by Heritage New Zealand as a Category 2 historic place (List No. 2339). It was assessed in 2015 as having high historic, social, rarity and archaeological values, moderate cultural, architectural and technological values, and low townscape/contextual value. The latter low rating is because it is now surrounded by modern structures with little or no heritage or architectural value.

The overall heritage assessment of the cottage in its HNZ Listing is moderate to high.

Queenstown Lakes District Council District Plan Listing

The cottage at 9 Gorge Road was listed in the QLDC District Plan as a heritage feature, but removed at the request of past owner John McCormack. The QLDC has not supplied details of this decision or any assessment process that it may have followed.

Geographical Description

Queenstown is situated at the head of Queenstown Bay by Lake Wakatipu, and the surrounding country is mountainous. Queenstown Hill (841 metres) rises directly behind the town, and Ben Lomond (1748 metres) rises on the west side of the town.

The largest area of relatively flat to rolling country in the vicinity is the Wakatipu Basin, which is bounded by the Remarkables Mountain range, Coronet Peak, the Crown Range and the Kawarau River. Two natural routes link the site of Queenstown and the Wakatipu Basin: one is along the true left side of the Kawarau River, which is the route of State Highway 6A; and the other is via the Gorge that separates Queenstown Hill and Ben Lomond to Arthurs Point and the Edith Cavell Bridge over the Shotover River, which is the route of Gorge Road.

No. 9 Gorge Road is located at the foot of Queenstown Hill, in an area that is now built up with commercial and residential property, but when the cottage was originally built it was amongst the scattered buildings at the edge of Queenstown.

Development Proposal

The presently proposed development is for the cottage at 9 Gorge Road to be demolished and replaced with a modern townhouse development.

Previously Recorded Archaeological Sites

All of the recorded archaeological sites in the vicinity of 9 Gorge Road are related to the late nineteenth century historical occupation of Queenstown, and include a number of sites that have been the subject of archaeological investigations. Figure 4 shows the nearby recorded sites.

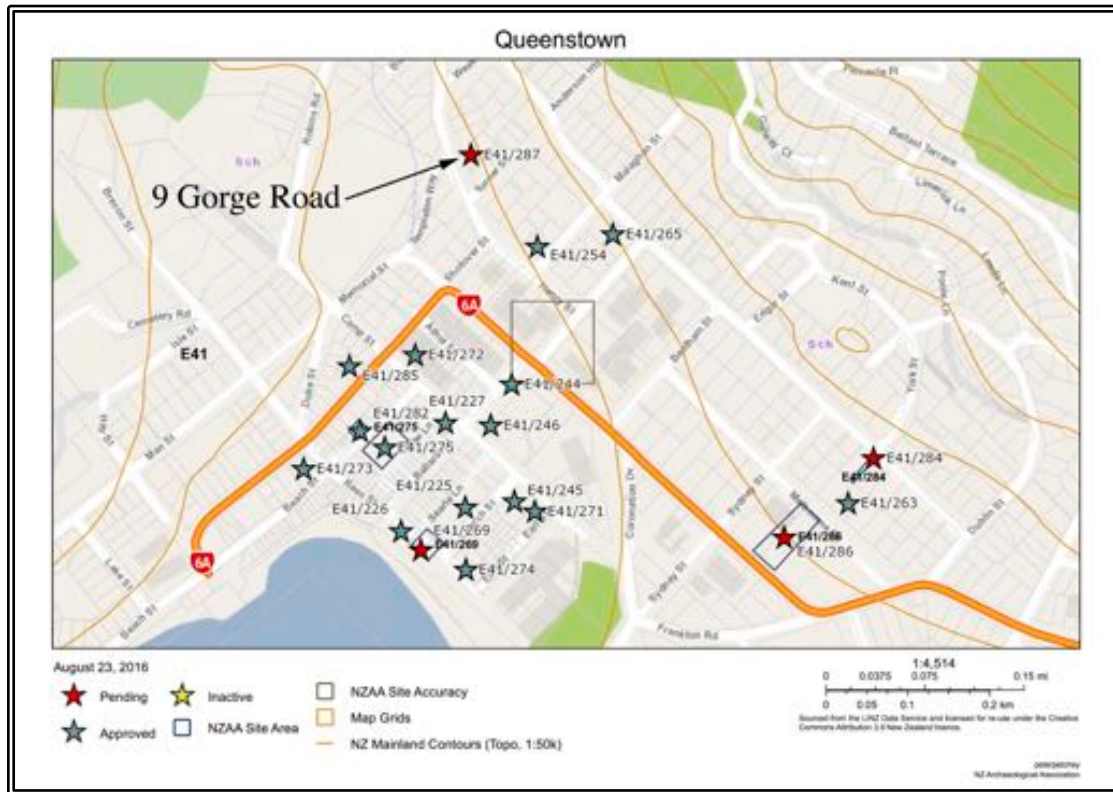


Figure 4

Recorded archaeological sites in Queenstown (www.archsite.org).

E41/254:	1870s timber cottage.
E41/265:	Hulbert House, built ca. 1889.
E41/272:	D.S. Sutherland's Blacksmiths shop.
E41/244:	Queenstown Courthouse.
E41/227:	19 th century occupation.
E41/246:	Queenstown Post Office site.
E41/245:	St. Peter's Church (first).
E41/271:	St. Peter's Vicarage grounds.
E41/275:	Harp of Erin Hotel and McBrides's Family Hotel sites.
E41/273:	Mountaineer Hotel.
E41/225:	Church Street archaeological excavation area.
E41/226:	Eichardt's Hotel.
E41/269:	Eichardt's stable yard.
E41/286:	Dr. Anderson's House.
E41/263:	Rubbish pits.
E41/270:	1875 cottage.
E41/284:	Hallenstein Street stone lined water race.

It should be noted that this only shows archaeological sites (including pre-1900 buildings) that have been recorded to date. Other buildings and sites in this area are of a similar age, and as

such qualify as archaeological sites under the definition included in the Heritage New Zealand Pouhere Taonga Act 2014 (see Appendix A).

The recorded sites that are of particular relevance to the assessment of the cottage at 9 Gorge Road are: E41/254 (1870s timber cottage); E41/270 (1875 cottage); E41/265 (Hulbert House built ca. 1889); and E41/286 (Dr. Anderson's House).

General History

Prior to European settlement of New Zealand, Lake Wakatipu lay on several inland Maori routes, with access to the lake along the Kawarau, Mataura, Mararoa/Von and Mararoa/Greenstone rivers (Anderson 1982), with travel along the lake itself probably being by mokihiki (rafts). Anderson (1982) noted two traditional Ngatimamoe settlements between the Frankton Arm of Lake Wakatipu and the confluence of the Shotover and Kawarau Rivers. In 1844 the chief Huruhuru described the interior of the South Island (and drew a map) for Edward Shortland in 1844 (McLintock 1949: 37), showing a detailed knowledge of the area.

In 1853 Nathaniel Chalmers became the first European to see Wakatipu, after he was guided into the interior by the chief Reko, but the first white men to actually set foot on the shores of the lake were probably John Chubbin, John Morrison and Malcolm Macfarlane who, advised by Reko, reached the southern shore in January 1856 (Miller 1949: 2). Donald Hay explored some of the lake by raft in 1859, by which time a number of explorers and land seekers had reached this area. Lake Hayes (Hay's Lake) was named in 1859 by two shepherds, Robert and Archie Cameron, who had gone to look at the country that Hay had recently explored.

The site of Queenstown was first settled in 1859 by William Gilbert Rees, a pastoralist in search of new land in the interior. Rees and Nicholas von Tunzlemann had come up the Cardrona Valley and over the Crown Range to first view the Wakatipu Basin. Von Tunzlemann established his station on the western shore of Lake Wakatipu, while Rees settled on the eastern shore.

Rees established his homestead and woolshed close to the shore of the lake. The woolshed was where Eichardt's Hotel now stands, while his house was on the corner of Church Street and Marine Parade. In November 1862 gold was discovered in the Shotover River, and the area was soon rushed. A goldfield was declared, and a tent town quickly grew up around Rees' homestead. His woolshed was converted into the Queen's Arms Hotel as soon as shearing for the season had finished, and this eventually became Eichardt's Hotel after Albert Eichardt purchased the business in 1866. A newspaper correspondent described Queenstown in its first few months:

“The township is well laid out, and contains at present eight well formed streets. The buildings are, without exception, calico and wood, forming essentially a canvas city. The buildings, as far as regards the frame works, are massively strong, and the profusion of timber used, would do credit to any inland goldfields township in Victoria. It almost seems a waste, after coming from the Dunstan, where each small crooked stick had a high value attached to it, to see how lavishly it is used here... The township has not yet reached its ultimate size, for I counted fifty fresh buildings going up to-day” (*Otago Witness*, January 26th 1863).

Of particular note in this report is not the fact that early Queenstown was essentially a canvas town (which was typical of the goldfields rush settlements) but rather the relative abundance of timber, which was a very scarce commodity elsewhere in the goldfields. Forests at the head of Lake Wakatipu meant that beech was available in the town from an early date.

The town was surveyed in 1863, a job made complex by the large numbers of informally located buildings already in existence by then, and the irregular widths of many legal sections in the middle of the town is a legacy of the surveyors having to work about these extant buildings. Outside the centre of town a scatter of houses and cottages grew up in the 1860s and 1870s, as can be seen in Figure 5, a detail of an 1874 view of Queenstown.

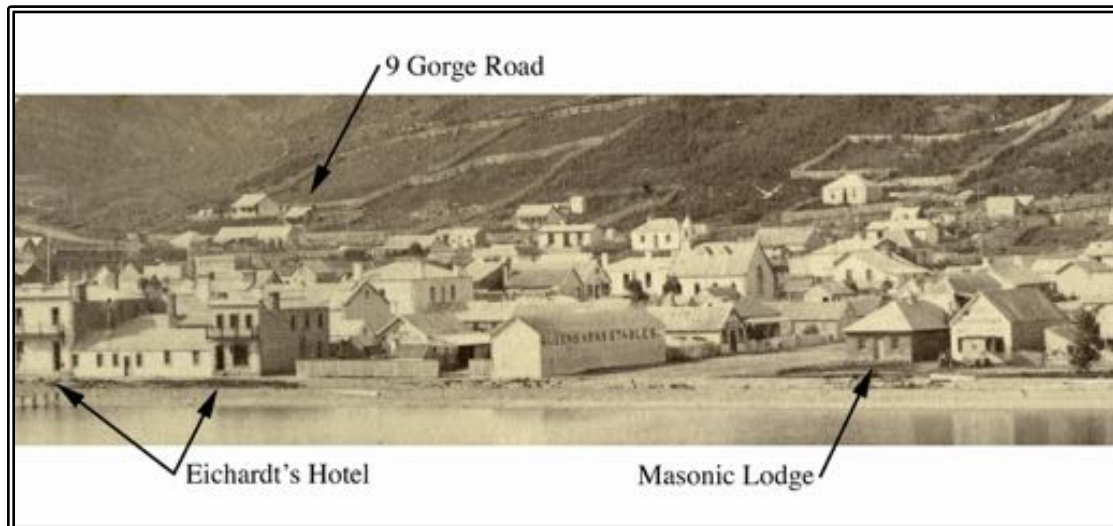


Figure 5

A cropped detail of an 1874 view of Queenstown taken from the Queenstown Gardens, with buildings that survive today marked, including the two end sections of Eichardt's Hotel (Lakes District Museum EL0434).

The History of 9 Gorge Road

This history is largely taken from the Heritage New Zealand List entry, which was researched in some detail by Heather Bauchop in 2015.

Section 2 Block XXI was part of an addition to the township of Queenstown that was surveyed in the late 1860s (SO14829). The cottage at 9 Gorge Road was certainly in existence by 1874, as it can be seen in the photograph of Queenstown taken in that year (Figure 5). It was probably built in 1871-72 by Queenstown builder John Frederic, who was the first ratepayer of the land. In 1882 the *Otago Witness* reported that Robertson and Company's sawmills at Kinloch at the head of lake Wakatipu supplied almost all of the sawn timber used in the Wakatipu District until the completion of the Kingston-Invercargill Railway allowed Southland timber to compete (*Otago Witness* May 27, 1882: 12). As the railway opened in 1878, six years after Frederic built the cottage, it is most likely that he used beech milled from Robertson's mills.

Between 1872 and 1882 the rates were paid by Thomas Betts, who rented the house out to Edward Canning during this time. However, the title to the property was issued to timber merchant Thomas Hicks, although he does not appear in the rating records. Betts died intestate and his estate was sold.

Widow Margaret Gardiner bought the cottage in 1882. The Gardiner family lived across the road from the cottage, on the corner of Turner Street and Skippers Road (now Gorge Road), where Margaret ran a boarding house. The cottage was perhaps a convenient home close to her business. The cottage remained in the Gardiner family until 1948. On Margaret's death in 1917, she left the cottage to daughter Agnes Gardiner (Certificate of Title OT34/185). On Agnes' death in 1926, the property was transferred to tourist agent James Walter Gardiner and his wife Minnie. Minnie died in 1947 and Gardiner sold the cottage soon after.

Dr Raymond Kirk bought the cottage in November 1948 (Certificate of Title OT323/104). Kirk named the property 'Gratuity Cottage' as the purchase money came from his post-war gratuity of £375 (*Mountain Scene*, 20 September 2012: 18). In 1971 the property was subdivided, with the cottage on the new Lot 1 fronting Gorge Road, and a new Lot 2 to the rear with an access way along the south side of the old section boundary (DP12476). In 1980 John R. McCormack

bought the property. When McCormack owned the tiny cottage, it was ironically nick-named 'Southfork'. McCormack's initials matched those of J.R. Ewing, a character in the 1980s television series 'Dallas', who lived at a grand ranch called Southfork. For many years, the cottage served as a studio and gallery for McCormack.

Site Inspection

The site was visited on 13th July 2016 by Peter Petchey (Southern Archaeology) in the company of Tony Koia (architect) and the owners. The cottage is a very small (38 sq.m.) weatherboard building on a sloping section facing Gorge Road. There is an inside bathroom, but the toilet is outside in an outbuilding. The discussion below is not a detailed analysis of how the house was constructed or has developed, but a general description of the basic fabric as observed in July 2016.



Figure 6
Aerial photograph of 9 Gorge Road (QLDC Webmap).



Figure 7
The cottage at 9 Gorge Road in July 2016.

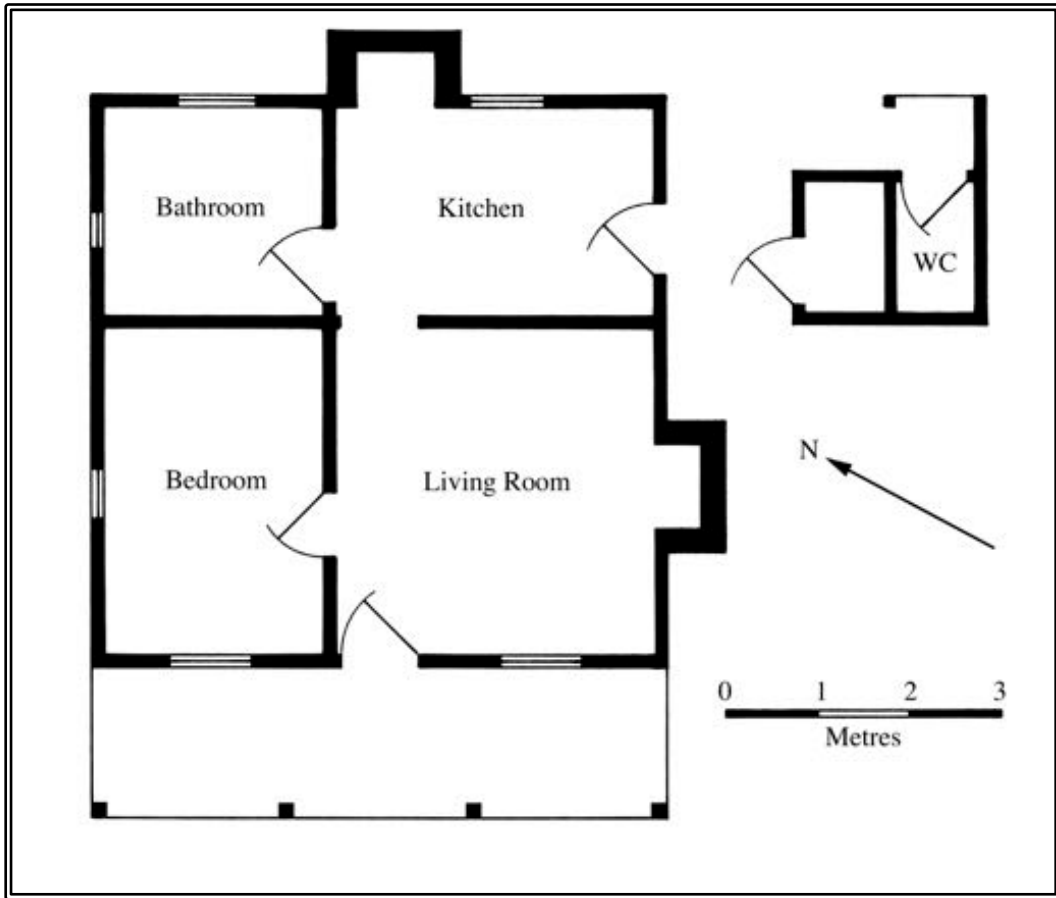


Figure 8
Floor plan of the cottage at 9 Gorge Road.

Exterior Description

The basic form of the building is a small ‘saltbox’ cottage, with a single gable and lean-to (see Salmond 1986: 73). The cottage is a small timber framed and timber clad structure with a corrugated iron roof and brick chimney. The overall house measures 6.14 metres (20ft 2 in) front to rear and 6.22 metres (20ft 5in) side to side. The front veranda is the full width of the house, and extends 1.6m (5ft 3in) forwards. The plain weatherboards are 4 ¾ inches wide and ½ inch thick, and show circular saw marks. No framing was visible to measure this.

Front Wall & Veranda

The front wall has the typical ‘Colonial Georgian’ proportions of a central door with a window placed symmetrically on either side. The door and windows all appear to be original. The door has four panels, and there is no ornamental architrave, just a ½ inch thick finishing board around the doorway. The windows are both 12 light sash windows, and again appear to be the original fittings. One is missing an astragal, with a double-sized pane inserted instead. Once again there is no ornamental architrave. It appears that the original door and windows (together with the wall itself) have been protected from the weather by the veranda, allowing them to survive in such good condition. The veranda itself is an original feature, but it is difficult to say which elements (if any) are original. The deck (Figure 13) is certainly relatively modern. The roof structure (Figure 12) is older, but close inspection would be necessary to determine if any of the timbers are original.



Figure 9

Looking along the front wall of the cottage. This wall is in the best condition of the four exterior walls because of the protection afforded by the veranda.



Figure 10
The front door of the cottage.



Figure 11
The left hand (north) front sash window of the cottage.



Figure 12
The veranda roof structure.



Figure 13
The veranda deck and supporting stone revetment.

The north wall of the cottage (Figure 14) has two windows, neither of which is original. Both are single pane small casement windows with iron flashing above. One is in the centre of the gable end wall (for the bedroom) and one is in the lean-to section (for the bathroom). This wall is in need of maintenance, as the paint finish on the weatherboards is in poor condition (with missing patches) and the barge boards are almost devoid of paint. Garden plants cover the foot of the wall, which will be exacerbating dampness problems there. Pushing against the wall produced some movement, so there is possibly decay of the lower frame members.



Figure 14
The north end wall, showing the two casement windows.

The south end wall (Figure 15) is occupied by the chimney and the back door to the house, and is linked to the outbuilding (discussed in more detail below). There are no window openings. The paint finishes are in moderate to poor condition, the bargeboards in particular being almost bare. The chimney appears generally sound, and is probably original as was built using lime mortar. This mortar is very soft and there are a number of loose bricks. Ivy covers the upper section of the gable, the upper section of the chimney and the entire top of the outbuilding. This not only obscures these features, but will be retaining moisture and causing mechanical damage.



Figure 15
The south wall of the cottage, showing the brick chimney and creepers.

The rear (east) wall of the cottage includes two windows and the outwards projection for the cooker alcove in the kitchen. The windows are both six light, and do not open. They have similar detailing to the front sash windows, suggesting that they are of a similar age and are probably original. The alcove for the kitchen cooker (discussed in more detail below) is clad in similar weatherboards to the rest of the house, but it overlaps the southern rear window slightly (Figure 18), indicating that it is a later addition (again, discussed in more detail below). The paintwork on the rear wall is generally in moderate to poor condition, with considerable build up of dirt in some areas.



Figure 16

The rear (east) wall of the cottage, showing the small extension for the kitchen cooker alcove and the modern skylight let into the lean-to roof.



Figure 17

The northern of the two windows in the rear wall. The sill is in deed of repair, and splits can be seen in weatherboards.



Figure 18

The southern of the two windows in the rear wall. The wall of the kitchen cooker alcove to the right has been partially built out over the window, indicating that the window existed before the alcove was added. The effects of damp and dirt can be seen on the weatherboards to the right of this image.

Interior Description

The interior of the house is divided into four rooms (Figure 8 above), presently used as a living room and bedroom (front gable section of the cottage), and kitchen and bathroom (rear lean-to section of the cottage).

Living Room

The living room is a nearly square room (3.5m by 3.4m), and is the most original interior space in the cottage. The front door opens into one corner of the room (Figure 19), and has its original lock in place, albeit currently without a doorknob (Figure 23). Timber wainscot is in place on all four walls, with a distinctive under/over layout of the vertical boards. This design is also used on the door to the bedroom (Figure 20). The simple skirting board has a single bead. The walls above the wainscot are no longer scrim on sarking, but have been panelled with fibreboard. The ceiling is also panelled with fibreboard.



Figure 19
The front wall of the living room, showing the door, window and wainscot.

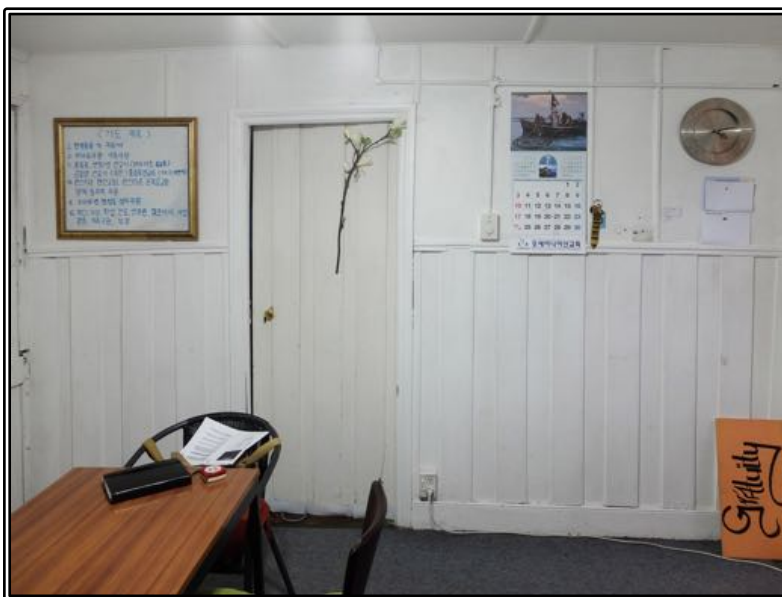


Figure 20
The interior dividing wall of the front of the cottage, showing the door into the bedroom.

Although the chimney (discussed above) is original, the fireplace mantelpiece has been replaced with a cement and stone finish, topped by a wooden shelf. The cast iron grate is an old piece, but has modern decorative tiles let into it and is probably not original.

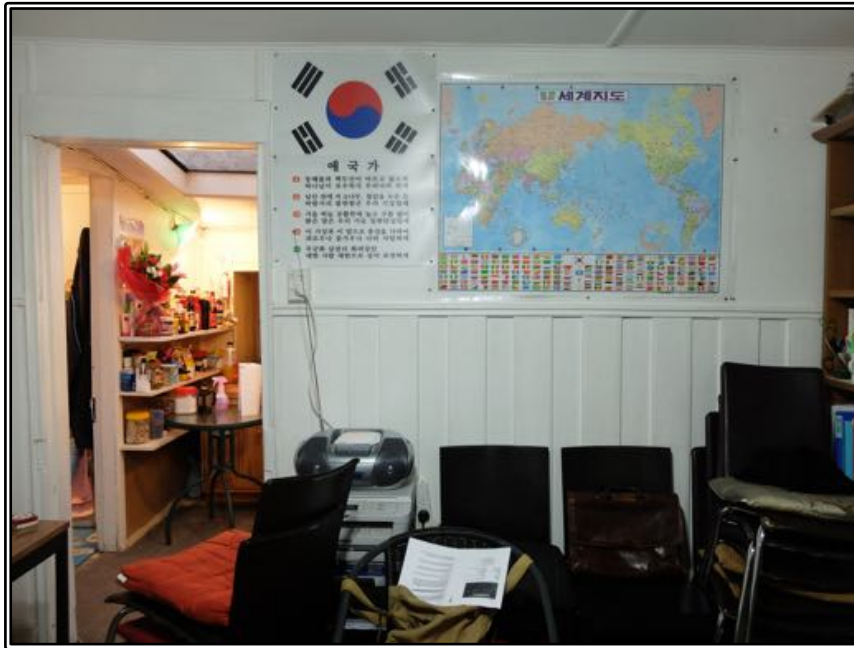


Figure 21

The rear wall of the living room. There is no longer a door in the doorway to the kitchen.



Figure 22

The southern wall of the living room, showing the twentieth century fireplace. The timber wainscot remains in place.



Figure 23
The front door lock, with the doorknob removed.

Bedroom

The bedroom occupies the other area within the front of the cottage. It is a very small room, just 3.5m wide and 2.37m deep. The door (with its distinctive panelling to match the living room wainscot) is original, with the braces and door lock on the bedroom side (Figure 26). The wall linings are all twentieth century fibreboard, and a casement window has been let into the side wall.



Figure 24
The bedroom, looking towards the front sash window.



Figure 25
The side wall of the bedroom,
with the twentieth century
casement window.

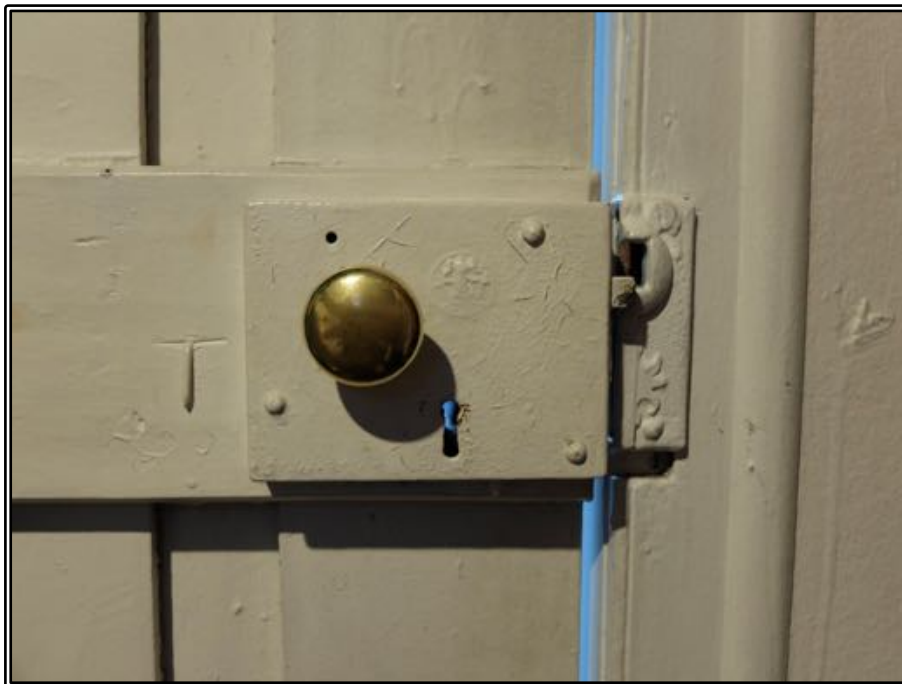


Figure 26
The original door lock on the bedroom door.

Kitchen

The kitchen occupies the area of the lean-to directly behind the living room, and the two rooms are connected by a doorway that lacks a door. The kitchen measures 3.43 metres by 2.26 metres. The kitchen door is of the appropriate four-panel design, but the lock is a more modern fitting.



The most distinctive feature of the kitchen is the 1930s Shacklock Orion electric range set into an alcove with a Champion destructor (Figure 28). All of the other shelving and wall linings are twentieth century. A relatively modern skylight has been let into the ceiling.

Figure 27
The kitchen, looking towards the back door.



Figure 28
The Champion destructor on the left and Shacklock Orion electric stove on the right. Both are in typical 1930s green (& cream in the case of the cooker) enamelled colour schemes.

Bathroom

The bathroom is the smallest room in the house, and measures just 2.42 metres by 2.26 metres. The door appears to be original, as it is of the appropriate four panel design with a lock that matches (similar but not identical to) the bedroom and front room locks (Figures 29 and 30).



The walls and ceiling are panelled in late twentieth century materials, and a bath and sink have been installed.

Figure 29
The bathroom door.



Figure 30
The lock on the bathroom door.



Figure 31
The bath and sink in the bathroom.

House structure

In general it was not possible to examine the underlying structure of the house, as it is still fully lined and inhabited. However, a hole (due to woodworm) near the front door gave enough space to allow a camera to be inserted and some of the sub-floor structure to be observed (Figure 32). This shows that (in this part of the house at least) the bearers and joists are still held off the ground by timber piles. This is in contrast to many buildings of similar age, where the floor structures now sit on the ground (to their considerable detriment). The lean-to at the rear of the house has a concrete floor, presumably laid because the rear floor did decay.



Figure 32

Image taken under the floor at the front of the house, showing pile, bearer and floor joist.

It was also possible to get a slight look past a loose ceiling panel in the bedroom into the roof space. There is thick pinkbatts insulation over the ceiling, and the rafters and one collar tie could be seen. The back of the corrugated iron roofing was visible.

Overall the structure appears to be standard for the period and the house type. Some areas of decay were noted, especially where dampness is present, but the cottage appears in reasonable condition given the evident lack of maintenance over the past one or two decades.

Outbuildings & Grounds

The toilet and a small storeroom are located in an outbuilding on the south side of the cottage (Figure 33). This structure is timber frames, with a mixture of weatherboard and board and batten cladding. It is largely covered by ivy. The age of this structure is not known, but it is not as old as the cottage.



Figure 33
The outbuilding overgrown with ivy.

The grounds of the cottage are landscaped using concrete and stone, with a set of concrete steps leading up to the rear fence. These would have been installed prior to the section being subdivided in 1971 (DP12476), before which the garden was twice as long as present.

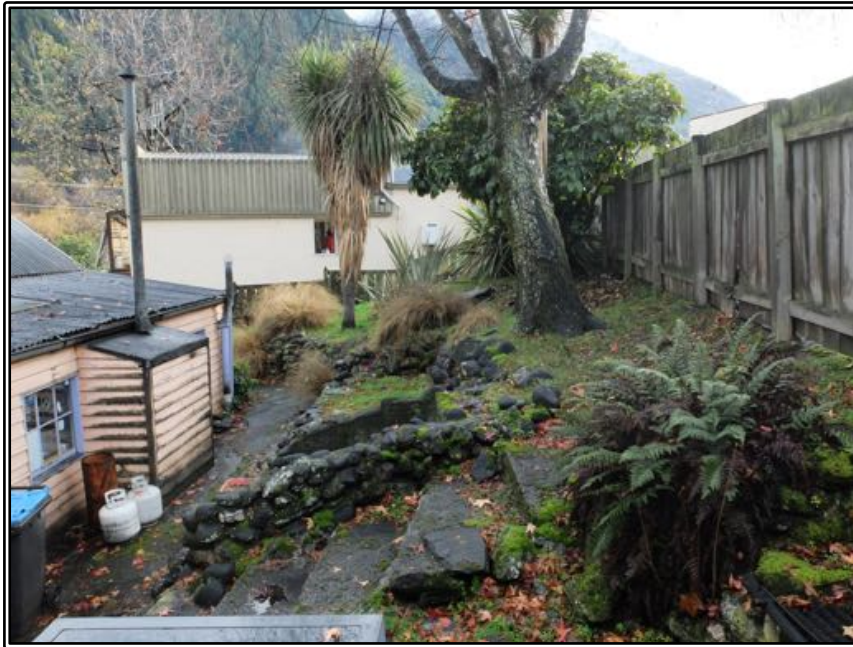


Figure 34
Landscaping at the rear of the property.

Discussion of Cottage Construction & Present Condition

From the above description it is clear that the cottage retains many original features, and its overall structure and layout is largely original. The front section of the cottage (the front two rooms with gable roof) is the original building, and is visible in the 1874 view of Queenstown (Figure 5 above). The lean-to appears to have been added later (it is not visible in the 1874 view), but the stylistic similarities in the windows and construction suggest that it was not much later (possibly in the late 1870s or 1880s).

The front section of the cottage retains a great deal of original fabric, including the front windows and door, the living room wainscot and the bedroom door. It is possible that features such as the wainscot were added early in the life of the cottage rather than when it was first built, but the fact that the bedroom door has been constructed to match the wainscot does indicate that both were very early in the life of the cottage if not original. The fireplace has been remodelled, but the lime-mortared chimney appears original. It was not possible to inspect the roofing iron to see if it was original, and no shingles were visible in the area that could be glimpsed. The upper wall and ceiling linings are of twentieth century date, and the ceiling has modern insulation. The veranda is original in terms of its location and style, but the deck has been rebuilt. The main external change was the insertion of a casement window into the end wall for the bedroom.

The rear section of the cottage is more altered, although it retains its basic proportions and detailing. The main external alterations to its original form are the insertion of a casement window in the north wall (for the bathroom) and the small extension to accommodate the alcove for the cooker in the kitchen. The main structural alteration is the insertion of a concrete floor. The two rear 6 pane windows appear to be original, and certainly pre-date the construction of the cooker alcove. The interior of the rear lean-to is more modified. The bathroom is a modern upgrade, although it was possibly inserted into an existing space as the door is contemporary with the rest of the cottage (the alternative explanation is that the bathroom wall was inserted, and the door is the relocated missing door between the living room and kitchen). The skylight is modern. As already discussed, the cooker alcove is a later addition, probably made in the late 1930s based on the age of the Shacklock Orion electric cooker and Champion destructor (Helen Leach, pers. comm. 2016; Leach 2014: 97). The cottage was probably earlier fitted with a coal range with a second chimney (ie, in addition to the one in the living room). Exactly where this stood is not obvious, although it is possible that it was approximately in the same place as the cooker. It is also likely that when the cottage was first built all cooking was done on the open fire in the living room. The benches, sink etc in the kitchen are all modern.

The outbuilding contains a small storage room and the toilet. This is a very old-fashioned arrangement, and there are likely to be few other outside toilets still in existence in Queenstown (especially as the only toilet in a residence). This outbuilding is of an unknown age, but possibly dates to the first half of the twentieth century, based on its construction style. At present ivy hides most details.

The overall layout of the cottage at 9 Gorge Road is therefore remarkably original. The original internal spaces survive, and many original features are intact. Externally the cottage has few modifications, other than the addition of the rear lean-to very early in its life, the insertion of two casement windows and an small extension for an electric cooker. The cooker and destructor, while possibly 60 years newer than the cottage, do not detract from its heritage value, but conversely enhance this value. The Shacklock Orion electric range is a rare survivor of 1930s domestic technology, even more remarkable for its survival in situ.

With regard to the structural condition of the cottage, it has clearly received little maintenance in the past decade. Deterioration of exterior paint finishes is apparent, decay in some

weatherboards is present, and ivy has been allowed to almost engulf the outhouse and end wall of the cottage. This will both retain moisture (and encourage decay) and cause mechanical damage. However, the underfloor structure is sound where it can be observed. The roof is still weathertight. The front wall of the cottage has been protected by the veranda. However, it is beyond the brief of this report to assess the structural integrity of the building.

Comparative Analysis

It is difficult to provide a comprehensive comparative analysis of contemporary houses and cottages in the Queenstown area, as the surviving examples are scattered and there is not a comprehensive list of them. Arrowtown does have a number of protected cottages, including the row along Buckingham Street. This is a major difference between the heritage buildings in Queenstown and Arrowtown: while in both places land values and development have placed pressure on the stock of heritage buildings, in Arrowtown areas of cohesive heritage streetscape do survive, while in Queenstown heritage buildings are generally limited to isolated examples, interspersed with often incongruous modern buildings. Queenstown has little or no cohesive townscape or streetscape. The discussion below draws on information recorded in the QLDC District Plan and NZAA Site Recording Scheme.

A number of early cottages do survive in Queenstown. The most notable (and oldest) is the Williams Cottage on the lake front (HNZ List No. 2336 Cat. 1; QLDC List No. 36, Cat. 1). This was built by John Williams in about 1866 (Borrell & Bascand n.d.: 30; Heritage New Zealand List entry). It is protected, and is owned by the Queenstown Heritage Trust, and currently leased out as a gallery and retail space. It is older than 9 Gorge Creek, and although it shares the same basic front elevation with a gable roof, veranda, central door and sash window placed on either side, it is considerably larger, with an unusually tall roof.



Figure 35
Williams Cottage on Marine Parade, Queenstown.

Glenarm Cottage at 50 Camp Street (QLDC Item No. 68, Cat. 2) is a small timber cottage that is still in use. It was built in 1878 by William and Wilson Boyd, who had a gold claim at Moonlight (Jill Hamel, pers. comm. 2016). It has been extended several times in its life, and is difficult to photograph because of the hedge around the property.



Figure 36
The side of Glenarm Cottage (Jill Hamel).

The cottage at 28 Park Street (NZAA Site No. E41/270; QLDC Item No. 63, Cat. 3) was probably built in 1875 by Joseph Rodgers. The NZAA site record file notes that work was carried out in 2014 to repairs the floors and piles and the veranda decking, but contains little other information. Available images (Figure 37) show that it is a small box cottage with central door and symmetrical windows, with a veranda to the front and one side that has been enclosed along the side. Extensive additions are located to the rear, but currently do not detract from the street frontage.



Figure 37
The cottage at 28 Park Street (site E41/270) (Google Earth Streetview).

The McNeil Cottage (Heritage NZ List No. 2330, Cat 2; QLDC Item No. 36, Cat. 2) is a stone cottage on Church Street. Although the structure is protected, successive commercial refits have

seen its heritage value steadily eroded over time, and it is now quite modified. This includes the replacement of the front windows with doors, making a total of 3 doors in the front elevation.



Figure 38
The McNeil Cottage on Church Street.

Hick's Cottage (NZAA Site No. F41/611; QLDC Item 31, Cat. 3) is a small timber cottage with a schist chimney on Old School Road. It was built prior to 1875, probably by Thomas Hicks. When last inspected in 2007 it was derelict, but still standing and with an intact roof. It has a number of early features, including timber shingles on the roof under later corrugated iron.



Figure 39
Hick's Cottage (site F41/611) on Old School Road

There are therefore a few surviving examples of early cottages in the general Queenstown area. However, as already observed, none form a cohesive group, and each has survived alone and with varying degrees of modification. Only the Williams Cottage enjoys current protection and management to preserve its original layout and features. There are a number of larger historic houses in Queenstown, but these too are under threat, and an archaeological authority has recently been issued for Dr. Anderson's house (site E41/286) on Stanley Street, which was built in 1883 (with later additions). An 1870s cottage on Henry Street (No. 5 Henry Street, site E41/254) has recently been raised up to become the second story of a new structure. Thus the cottage survives in a new role, but any archaeological evidence in the property was destroyed in the process.

Assessment of Significance

The cottage at 9 Gorge Road has already been the subject of a significance assessment by Heather Bauchop of Heritage New Zealand, carried out as part of the ongoing review of Listed (previously termed 'Registered') historic sites. The following assessment references Bauchop's assessment (List No. 2339), updated using the information available from the 2016 inspection of the building:

Historic & Social

The building has historical value as a representative cottage from the early settlement of Queenstown in the gold rush years. As a rare surviving example of an early timber cottage in Queenstown the building and site have the potential to provide knowledge about the way of life of the district's early settlers, as well as the building techniques and materials employed in the construction of their homes. It also illustrates the changing expectations of homeowners, with an early electric range replacing (presumably) an earlier coal range, and the insertion of an inside bathroom (although still with an outside toilet).

Cultural & Spiritual

The cottage has cultural heritage value as a rare remaining example of how the early settlers of the district lived and built their homes, including the use of locally sourced materials.

Architectural

The small weatherboard cottage built in 1871-72 is a good representative example of a two-room cottage typical of Queenstown's gold rush years. The style and size of the cottage are typical of the 1860s and 1870s. As Jeremy Salmond (1986: 73) stated: 'the little wooden cottage of one or two rooms, with a central door and a window either side of the door, remained the basic unit of ordinary house design throughout the nineteenth century.'

The cottage has retained its original form, with the front gable section and the rear lean-to section both retaining a great deal of original fabric. The modifications that have been made (kitchen cooker alcove and two casement windows) do not detract from the overall architectural merit of the cottage.

Townscape & Contextual

Although partly hidden by the garden, the cottage is a surprising and charming historical remnant in an area characterised by unremarkable modern buildings and without a cohesive townscape character.

Rarity & Representativeness

The cottage has a high rarity value as one of very few remaining cottages that represent this early period of Queenstown's development (as discussed above). Other early examples do survive, but only Williams Cottage is in a comparably original and intact condition.

Technological

The cottage has technological significance in that it is likely to have been built by the owner, Queenstown builder John Frederic, probably using milled beech from James Robertson's sawmill at the head of Lake Wakatipu. Robertson's mill was the first sawmill in the district and supplied most of the timber for Queenstown's early buildings.

The Shacklock Orion electric range and Champion destructor illustrate changing technology in the domestic sphere. The electric range represents the introduction of new technology into the kitchen (heralding in the modern age), while the destructor harks back to the earlier use of coal ranges by still supplying the constant heat and water heating abilities that the new electric cookers could not supply.

Archaeological

The property is an archaeological site as defined in the Heritage New Zealand Pouhere Taonga Act 2014. The cottage and its curtilage have the potential to provide important archaeological information and physical evidence about the early settlement of the district. Early timber cottages in Queenstown are now rare, and surviving examples can be interrogated to recover information about early building practices.

With regard to the possible conventional sub-surface archaeological significance of the property, the existing house was the first to be built on the site, and features such as rubbish pits and filled-in long drop latrines may be present (a comparable example is the work carried out at the St. Peters Vicarage site (Petchey 2007)). These would contain archaeological information about the lives of the early occupants. As the property has been subdivided, archaeological evidence of the early occupation of the cottage may also be present on the neighbouring section to the rear.

Summary of Significance

The Cottage at 9 Gorge Road is therefore of high historical significance as a representative example of a small 1870s wooden cottage that still retains many of its original features. It is one of the most original and unmodified early buildings to survive in Queenstown.

Assessment of Effects

The demolition of the house and redevelopment of the property at 9 Gorge Road would have three main effects:

- The removal of a rare example of a surviving 1870s working class cottage in Queenstown (a specific effect on this building).
- The removal of one of the increasingly rare historic structures in the townscape/streetscape of Queenstown (a wider townscape effect).
- Damage to or destruction of any archaeological evidence associated with the occupation of that cottage.

The most significant effect would be the loss of a heritage building to Queenstown. Property development pressures have meant that historic buildings are under increasing pressure, and even those that have been retained have often been highly modified (such as the McNeil Cottage). The loss of such an original cottage would be a major effect.

Recommendations

Disclaimer: This report is a heritage report. Although it discusses structural issues, independent specialist structural advice should be sought for any structural design issues.

As the above discussion has outlined, the cottage at 9 Gorge Road has high heritage values. Although the QLDC has issued a Resource Consent for its demolition, this did not take into account the high values of the place. In terms of managing the heritage values of the place, the following hierarchy of preferences should be followed in any consideration of options:

1. Retain the cottage on site and in its current location, and adaptively reuse.
2. Retain the cottage on site, but move to allow better use of the site. Adaptively reuse the cottage.
3. Retain the front part of the cottage (the gable section) on site in its current location and adaptively reuse.
4. Retain the front part of the cottage (the gable section) on site, moved to allow better use of the site, and adaptively reuse.
5. Remove the cottage intact from the site for reinstatement elsewhere.
6. Dismantle the cottage to recover all reusable heritage fabric.
7. Demolish the cottage and redevelop site.

In options 1 to 4 any new building design should preferably be sympathetic to the cottage.

- Options 1 would not require an archaeological authority unless groundworks elsewhere on the site were proposed.
- Options 2 to 5 would require an archaeological authority for any groundworks, but would not require an authority for the cottage move/removal.
- Options 6 and 7 would require an archaeological authority for all works, both ground work and the demolition of the cottage.

In options 6 and 7 one condition of any authority is likely to be the full recording of the cottage structure by a suitably experienced archaeologist, as set out in the Heritage New Zealand Guidelines '*Investigation and Recording of Buildings and Standing Structures.*'

It is recommended that prior to any final decisions being made, and prior to any archaeological authority application being submitted, that full discussions are held with Heritage New Zealand regarding the above options. An important aspect of these discussion is likely to be what is reasonable and practical with regard to the future of the cottage. It is recommended that an authority is not applied for until a negotiated agreement is reached.

If an application is made to redevelop the site (with or without the cottage):

1. An archaeological authority to destroy, damage or modify 9 Gorge Road, Queenstown (archaeological site E41/287) will be required from Heritage New Zealand for any in-ground works to the property at 9 Gorge Road, and for the demolition of the cottage.
2. Regarding the ground works, the existing garden layout should be mapped prior to any modification. Any ground works should be monitored by an archaeologist, with enough time allowed for any archaeological features that are found to be fully sampled and recorded.
3. If the cottage is removed or demolished the area under the building should be examined and investigated by an archaeologist prior to any further disturbance.
4. If the cottage is dismantled or demolished it should be fully recorded to Level II/III of the Guidelines '*Investigation and Recording of Buildings and Standing Structures.*'

5. A full report on the above work should be prepared and submitted to Heritage New Zealand, and copies deposited with the Lakes District Museum and the Hocken Archives.

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LINZ Records

Certificates of Title 34/185, 323/104

Appendix A

Relevant Legislation

Heritage New Zealand Pouhere Taonga Act (2014)

The primary legislation dealing specifically with archaeological sites is the Heritage New Zealand Pouhere Taonga Act (2014) (“HNZPTA (2014)”). The HNZPTA (2014) is administered by Heritage New Zealand Pouhere Taonga (“HNZ”). Of relevance here are the criteria for the legal definitions of an archaeological site, the legal protection for such sites, and the process for gaining permission to destroy, damage or modify such sites.

Definition of an Archaeological Site, from HNZPTA (2014)

Section 6 of the HNZPTA (2014) defines an archaeological site thus;

“Archaeological site” means

- (a) Any place in New Zealand, including any building or structure (or part of a building or structure), that-
 - (i) Was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where that wreck occurred before 1900; and
 - (ii) Provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) Includes a site for which a declaration is made under section 43(1).

Protection of an Archaeological Site under the HNZPTA (2014)

The HNZPTA (2014) specifically protects any archaeological site that meets the above criteria. Any such site is protected under section 42 of the HNZPTA (2014), which states that;

- (1) Unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site.
- (2) Subsection (1) applies whether or not an archaeological site is a recorded archaeological site, or is entered on-
 - (a) the New Zealand Heritage List/Rarangi Korero under subpart 1 of Part 4; or
 - (b) the Landmarks list made under subpart 2 of Part 4.
- (3) Despite subsection (1), an authority is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building.

Any person wishing to so destroy, damage or modify the whole or part of any archaeological site must first obtain an Authority under section 48, 56(1)(b) or 62 from HNZ.

HNZ can take 20 working days to make a decision after an application is accepted.¹ This time limit is extended to 30 working days if HNZ decides that it is necessary to undertake its own Maori values assessment, and 40 working days if the matter is complex (section 46(2)(g)). If an Authority is issued, it may come with conditions relating to archaeological recording or investigations required before the site can be modified. It is the applicant’s responsibility to commission this mitigation work, and final reports will be required to go to HNZ and relevant

¹ If an Authority application does not contain adequate information, the Trust can request more information, and the 30 day period only begins after this additional material is received and the application finally accepted.

institutions and museums. An authority can only be actioned after an appeal period of 15 working days has passed from the date of issue.

The life of an authority issued by HNZ will be stated on the authority. If no date is specified, the authority will lapse five years from the date that the authority commences.

Resource Management Act (1991)

Resource Management Amendment Act (2003)

The heritage provisions of the Resource Management Act (1991) have been considerably strengthened by the Resource Management Amendment Act (2003), which contains a more detailed definition of heritage sites, and now considers historic heritage to be a matter of national importance under Section 6.

The Act now defines historic heritage thus:

(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- (i) archæological:
- (ii) architectural:
- (iii) cultural:
- (iv) historic:
- (v) scientific:
- (vi) technological; and
- (b) includes-
 - (i) historic sites, structures, places, and areas; and
 - (ii) archæological sites; and
 - (iii) sites of significance to Maori, including wahi tapu; and
 - (iv) surroundings associated with the natural and physical resources.

It should be noted that this definition does not include the 1900 cut-off date for protected archæological sites that the Historic Places Act (1993) contains, and that any historic feature that can be shown to have significant values must be considered in any resource consent application.


Protected Objects Act (1975)

Any artefact found anywhere in New Zealand after 1976 is deemed to be *prima facie* the property of the Crown.

An artefact is any chattel, carving, object or thing which relates to the history, art, culture, traditions, or economy of the Maori or other pre-European inhabitants and which was manufactured, modified or used by any such inhabitant in New Zealand prior to 1902.

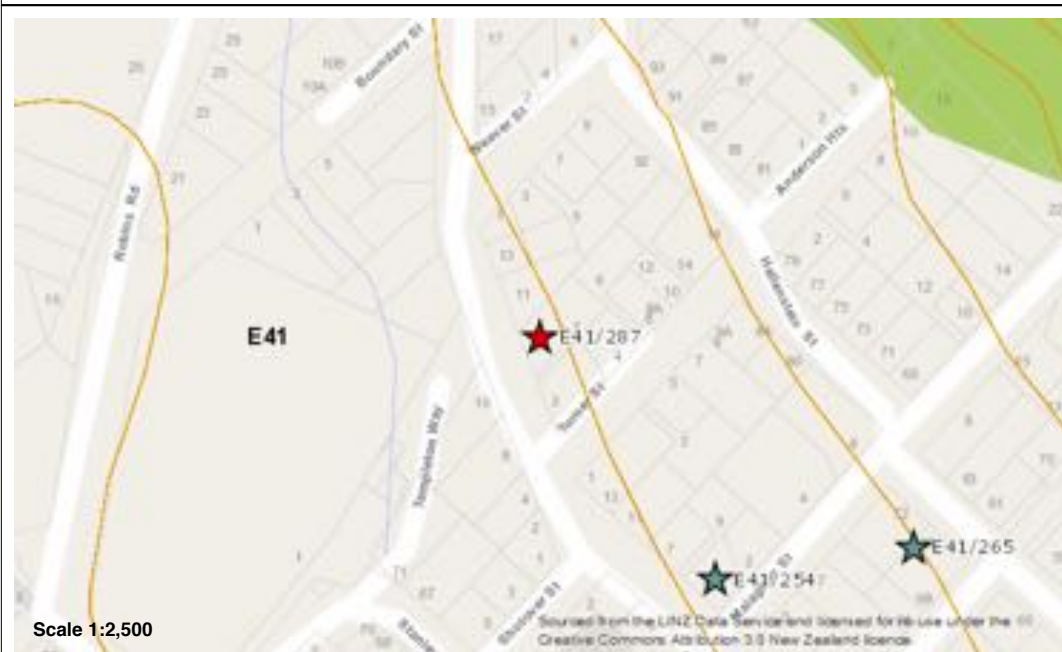
Appendix B
New Zealand Archaeological Association Site Record Form.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

 <p style="font-size: 24px; font-weight: bold; margin-left: 20px;">Site Record Form</p>	<p>NZAA SITE NUMBER: E41/287</p> <p>SITE TYPE: Historic - domestic</p> <p>SITE NAME(s): Gratuity Cottage</p> <p>DATE RECORDED:</p>
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SITE COORDINATES (NZTM) Easting: 1258266 **Northing:** 5004696 **Source:** On Screen

IMPERIAL SITE NUMBER: **METRIC SITE NUMBER:** E41/287



Finding aids to the location of the site

The cottage is located at 9 Gorge Road, Queenstown. It is presently (2016) partially shielded from view by the garden, but is still visible from the street.

Brief description

Recorded features

Building - cottage

Other sites associated with this site

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD HISTORY	NZAA SITE NUMBER: E41/287
<p>Site description</p> <p>Updated 22/08/2016 (Field visit), submitted by peterpetchey , visited 13/07/2016 by Petchey, Peter Grid reference (E1258266 / N5004696)</p> <p>This small cottage was probably built in 1871-72 by Queenstown builder John Frederic, who was the first recorded ratepayer of the land. It is visible in some early photographs of Queenstown, sitting near the edge of the town. After WWII the cottage was named 'Gratuity Cottage' by Dr. Raymond Kirk as he used his post-war gratuity to purchase it. The cottage is a small four roomed timber structure with a brick chimney. It is in remarkably original condition, with few major alterations during its life. The front two rooms are in the main gabled section of the cottage (6.22m wide by 3.78m deep), with the kitchen and bathroom in the rear lean-to section (2.36m deep). The original sash windows and paneled door remain in place in the front wall, and the internal doors appear to all be the original paneled doors. A 1930s Shacklock Orion electric cooker is in the kitchen.</p> <p>The cottage is listed by Heritage NZ (List No. 2339), but a Resource Consent to demolish it has been issued by the Queenstown Lakes District Council.</p> <p>Condition of the site</p> <p>Updated 22/08/2016 (Field visit), submitted by peterpetchey , visited 13/07/2016 by Petchey, Peter</p> <p>The cottage is very original and in reasonable condition, but has lacked maintenance for a number of years. There is decay in some weatherboards and probably in some of the framing.</p> <p>Statement of condition</p> <p>Current land use:</p> <p>Threats:</p>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY

NZAA SITE NUMBER: E41/287

Supporting documentation held in ArchSite

The front of the cottage at 9 Gorge Road in 2016 (P. Petchey).



Printed by: peterpetchey

22/08/2016

3 of 8

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

The chimney on the side of 9 Gorge Road in 2016 (P. Petchey).



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

The Champion destructor and Shacklock electric range in 9 Gorge Road in 2016 (P. Petchey).



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

The rear of 9 Gorge Road in 2016 (P. Petchey).



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

The inside of the front room of 9 Gorge Road, showing the original wainscot paneling in 2016 (P. Petchey).



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

The side of 9 Gorge Road in 2016 (P. Petchey).

