

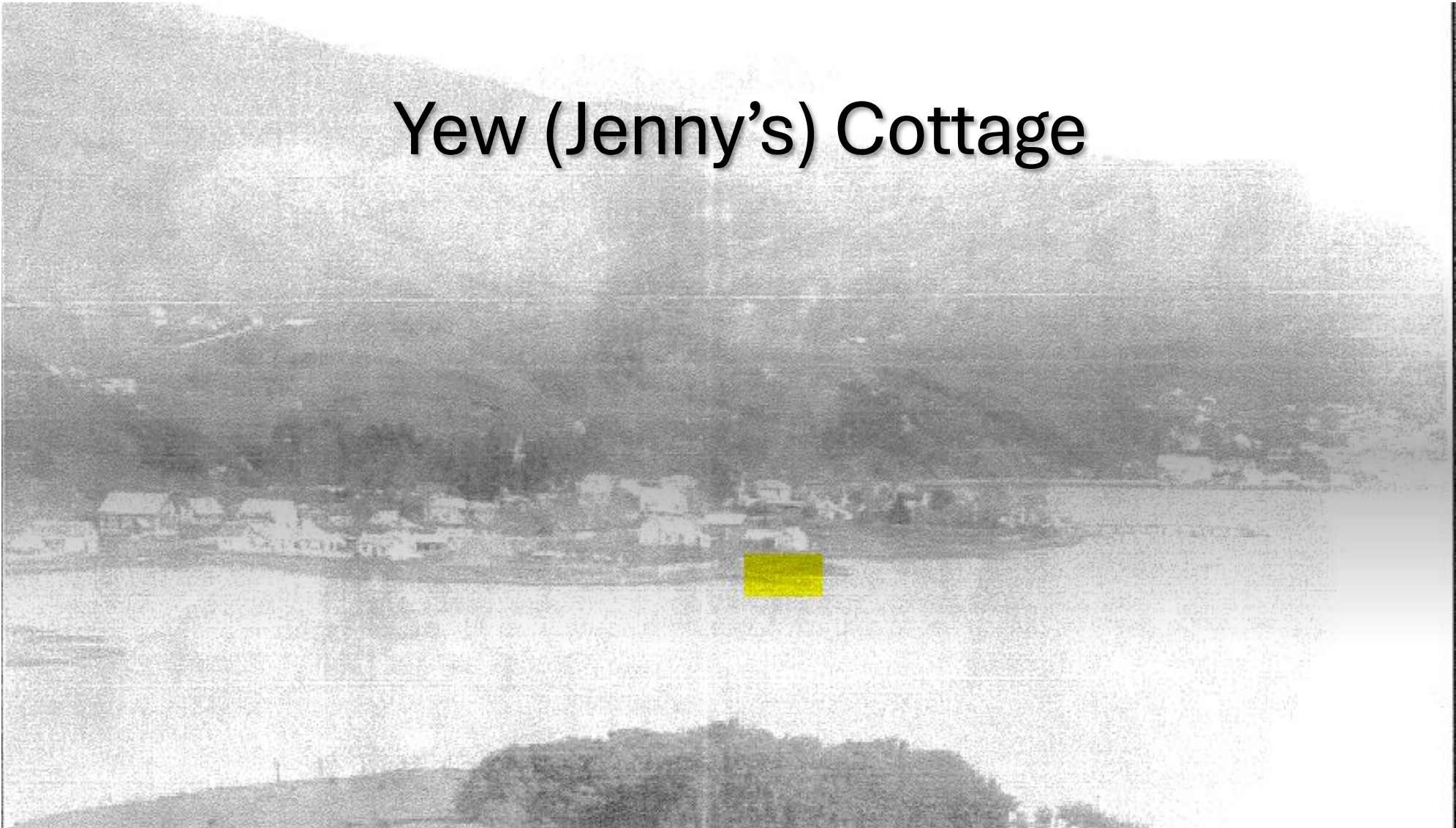
Te Pātaka o Rākaihautū Banks Peninsula Community  
Board Information Session/Workshop  
MINUTES ATTACHMENTS

Date:Monday 8 July 2024  
Time:After Board Meeting  
Venue:PLEASE CONTACT CBA BEFORE BOOKING

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# Yew (Jenny's) Cottage



# Background

Yew Cottage was purchased in  
1981

Last occupied in April 2007

Nominated by the community  
for protection



# Heritage Values

**Historical and Social** -long association with Akaroa's cooper Daniel Holding and generations of his family

**Cultural significance** – illustrates the colonial way of life; mana whenua associations with coastal land

**Architectural and aesthetic** – very original example of its type

**Technological and craftsmanship** – use of early/local materials and skills

**Contextual** – corner site, landmark, association with former coopers yard

**Archaeological** – potential for evidence of early human activity



# Past Options

Sale with or without additional levels of protection

Lease to restore

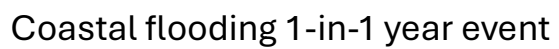
Residential or Commercial lease

Public consultation 2016, 2018 and 2019

Community Board resolved retain ownership and relocate the building on the site and off legal road in September 2019 and endorsed the decision in May 2022.







Tidal surge March 2023





## Options

Elevate – lift the cottage

Relocation – retreat

Deconstruct

Nothing



# Key points

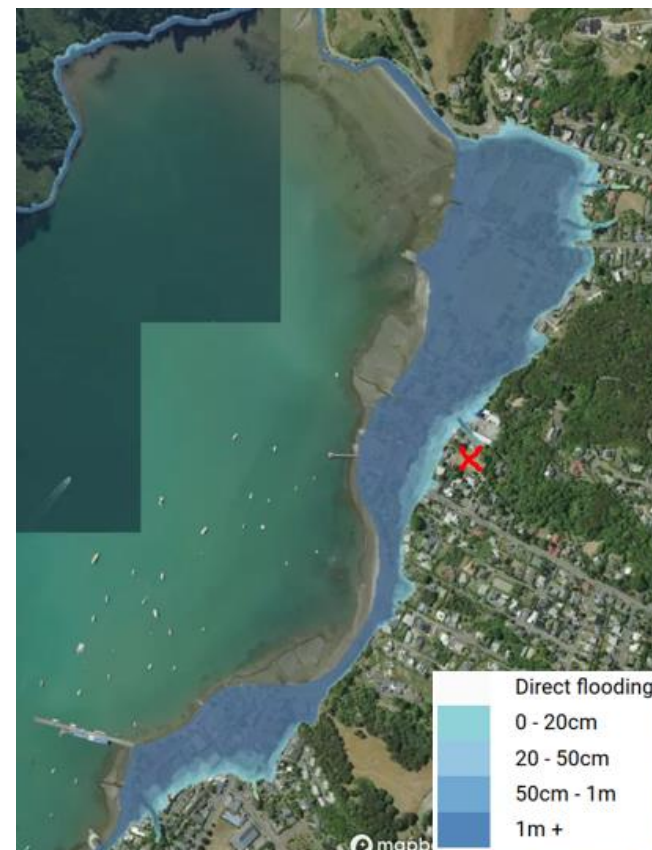


## **Elevate** – raise it on poles

- Retains historical connection to original site
- Reduction of architectural and aesthetic values
- Reduces its high integrity
- Reduces contextual value by changing its relationship with the site
- Cottage lifted 1.9m
- Ramp or steps required
- Shading on the Bowling Green
- Area is flooded annually
- Access limited when flooded

## Relocation (retreat)

- Cottage is not subject to flooding
- Finding a suitable site
- Orientation of the building may change
- Loss of long-term association with original site/coopers yard
- New site can still provide compatible context
- New site may provide other opportunities
- 40 Rue Jolie is available for other uses



## Deconstruct and recycle

- Removes ongoing cost to maintain or restore
- Elements salvaged for interpretation on site
- Loss of heritage value to the community and reduces Akaroa's stock of early colonial cottages
- Uncertainty of publicly notified resource consent process



## Nothing – Maintain as is

- Minimal maintenance
- Cottage retained in context
- Incremental loss of heritage fabric
- Continues to be flooded
- Will become inundated by sea level rising
- Ongoing costs
- Risks of vacant building
- Reputational risk





