

## Invitation for Expressions of Interest Future Use of land surrounding Vallance Cottage

The Vincent Community Board invites expressions of interest for the future use of approximately 1000m<sup>2</sup> of Recreational Reserve land surrounding Vallance Cottage.

### Background

Vallance Cottage was hand-built by a Scottish goldminer, William Vallance, in 1896-97 as a family home for his wife Jean and eventually their eight children. Their daughter Hazel remained at the cottage until the early-mid 1970s after which time it was used as a crib/holiday home by Vallance Family descendants. The family then gifted the cottage to the community in the early 1990s.

Many colourful and vivid memories have been collected by Vallance family members over the years, creating a family archive of stories and photographs that are integral to the cottage's history and interest.



Figure 1: Vallance Cottage in February 2016. Photo: Origin Consultants

By the mid 1990s the cottage was in very poor condition. It was saved from demolition by a Community Restoration Group who raised funds for its restoration. The cottage was fitted out with period furniture by the Historical Society and open to the public during summer months as an example of what life was like in early 19<sup>th</sup> century.

The cottage was closed to the public in 2009 as the kitchen floor was rotten and not safe. Funds were raised to replace the rotten timber floor in the kitchen and repair and paint other rotten timber on the exterior. The repair work together with a Conservation Plan has been completed however the cottage remains closed.

The cottage sits on Town Belt Reserve and is vested in the Central Otago District Council in Trust and is listed in the District Plan as a heritage building. An application is in progress for the cottage to be listed as a Category II building on the New Zealand Heritage List.

Volunteers have created a working group who are looking at ways to utilise the cottage in the future to make it more sustainable. The working group consists of representatives from Central Stories Museum, Council, family members, and volunteers.

The working group has developed a concept of leasing approximately 1000m<sup>2</sup> surrounding reserve land for a non-permanent commercial business that would be compatible to the Cottage. For example but not restricted to a mobile coffee/food vendor, retail shop or artist in a portacom.

This business will receive the benefit of the visitor attraction of Vallance Cottage which is in very close proximity to the Otago Central Rail Trail together with space for alfresco dining and parking, a separate power connection, and access a new accessible toilet.

As the leased land is on Recreation Reserve with an underlying Rural Zone under the District Plan any lease would be subject to a public notification process.

**Expressions of interest should include a description of:**

- The activities/business proposed to be undertaken from land surrounding the cottage.
- The people, group and/or company involved, and those who will be operating the activities.
- Past experience of those involved.

**The outcomes/parameters that will be considered in determining future use are summarised as follows:**

- Sympathetic to the existing site environment with low impact on the recreation reserve and complement the historical nature of the cottage.
- Level of potential contribution to strengthening the connection between the Rail Trail and Alexandra township
- Financially viable, in terms of both establishment and sustainability
- Acceptable under the requirements of the Reserves Act and Resource Management Act

**Building Access**

Access to Vallance Cottage can be arranged by contacting Christina Martin on 440 0601 or email [christina.martin@codc.govt.nz](mailto:christina.martin@codc.govt.nz).

Proposed lease area and photos of the cottage are attached.

The Conservation Plan for Vallance Cottage is available upon request.

**Term**

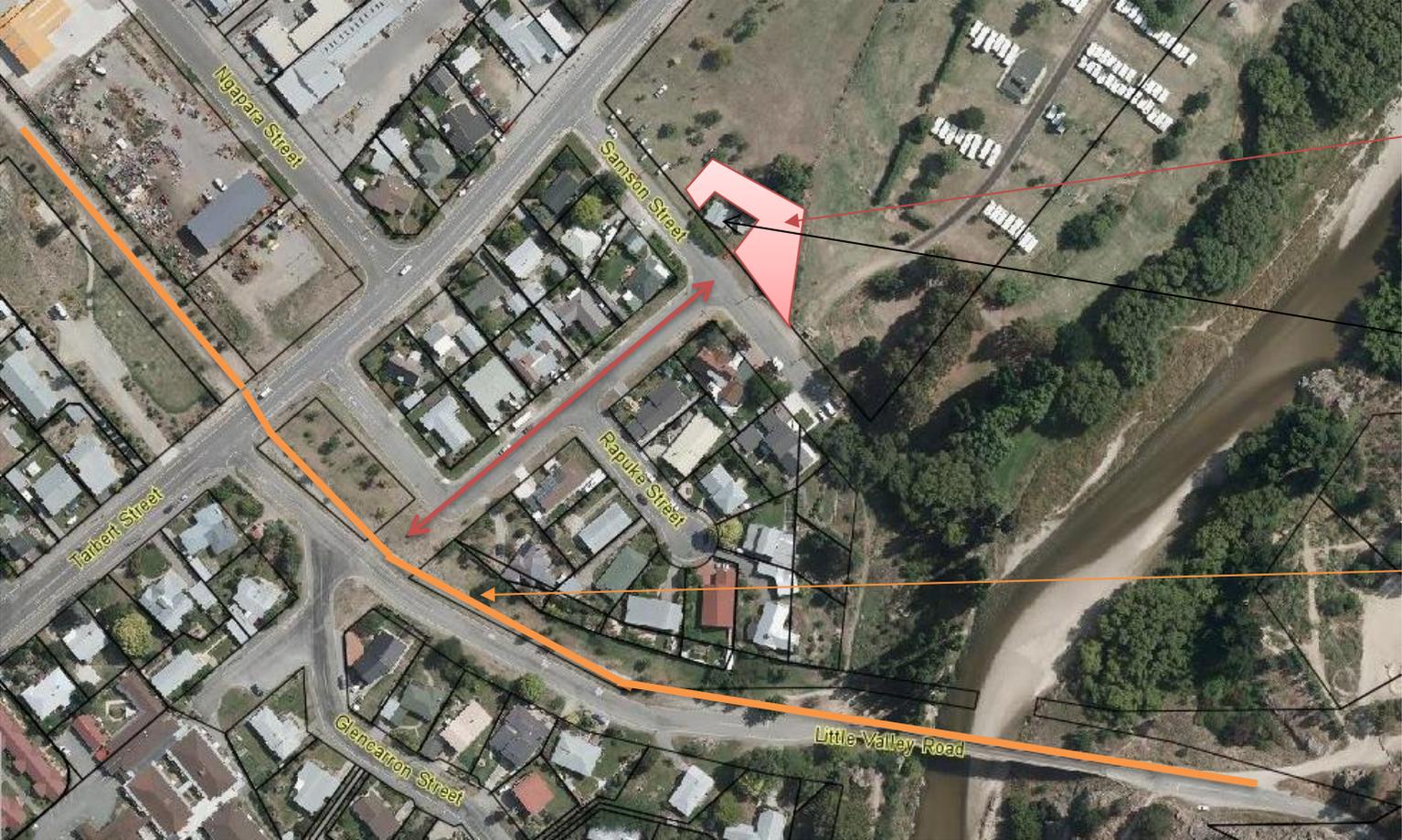
Negotiable

**Rental**

Negotiable

*Expressions of Interest should be provided to the Central Otago District Council, 1 Dunorling Street, Alexandra by 4pm Friday, 21 April 2017.*

**Map of proposed lease area:**



Proposed lease area

VALLANCE COTTAGE

Otago Central Rail Trail

Vallance Cottage photos:

