

GLENORCHY

PHOTOGRAPH/NEGATIVE: RReid



NAME (including former names)

Paradise Mine (Scheelite mine associated ruins, sluicing area, compressor, and shaft entrances)

LOCATION/ADDRESS

Northern end of Mt Alfred, above Dart River, Glenorchy-Paradise Road [Paradise Trust Site]

HERITAGE ASSESSMENT

- √ **Archaeological Value**
Moderate to High
Architectural Value
- √ **Cultural/Traditional Value**
Moderate
- √ **Historical/Social Value**
High
Landscape/Townscape Value
- √ **Rarity/Representative Value**
Moderate
Technological Value

OVERALL HERITAGE VALUE: Moderate-High

AGE/DATES Mined from 1915 until about 1960

ARCHITECT/BUILDER Glenorchy Scheelite Mining Company, thereafter various changes by Government and individual miners

MATERIALS Wood, iron

LOCAL AUTHORITY LISTINGS
Local Authority
NZHPT No

VALUATION NUMBER 2911131900

LEGAL DESCRIPTION Section 39 Block II Dart SD

TYPE/USE No present use

CURRENT OWNERS Paradise Charitable Trust

CURRENT CONDITION Fair, some overgrown areas of bracken in and around remains.

SUMMARY OF SIGNIFICANCE

The Paradise Mine remains are a link to the scheelite industry that played a major part in Glenorchy's history. The scheelite mines provided employment and a way of life for a large percentage of the population during the World Wars and contributed to the economic well being of the district. The Paradise Mine has local, regional, and national significance having been one of two private scheelite mines purchased by the government in 1942 in order to meet the scheelite demands from Britain during the World Wars. It is therefore a significant reminder of the importance of scheelite on both a national and international scale, and a reminder of the effects of war on a small local population.

The mine operated with varying success over a period of about 45 years, being directly linked to three periods of war. The archaeological remains including a network of tunnels and shafts, compressor and other machinery illustrate the technical skill required to operate the mine and to an extent the extreme physical labour, skill and patience that was required to seek the ore, extract it and then transport it miles to the treatment plant.

The mine created the need for basic commodities to be established at Paradise such as accommodation, a school and a post office to support the population in this remote environment where self sufficiency was a necessity. The mine acts as a prompt to remember all the families and workers who lived at Paradise and through their dedication contributed to the Glenorchy area becoming the most important producer of scheelite in New Zealand.

DESCRIPTION

The Paradise Scheelite Mine remains consist of ruins, a sluicing area, a compressor and numerous shaft entrances. It is located above the Dart River at the northern end of Mt Alfred and is part of the 128 hectares of land owned and managed by the Paradise Trust. Currently the majority of the area is overgrown and in ruins.

HISTORY

Scheelite is a mineral containing tungsten that was used for hardening steel. It became particularly valuable for making armaments during World Wars One and Two and the Korean War in the early 1950s. Good sources of the ore were discovered in the mountains surrounding Glenorchy in the 1880s and the focus started to change from gold mining to scheelite mining. Like gold, the scheelite ore was found in the veins of the quartz amongst the schist rock and most of the mines were located at high altitudes in difficult country. There was mixed success with scheelite, given its erratic occurrence and it was said to be matter of luck where you found it.¹⁵⁸ The industry continued with varying success from the late 1880s through to about 1965. By all accounts it involved hard manual labour, building access tracks and tunnels and using hammer, drill, pick and shovel to locate and extract the ore. Then they had to sledge the scheelite down the mountains from the claims by horse and get it onto the lake steamers. The Glenorchy area was the most important producer of scheelite in New Zealand¹⁵⁹ mostly supplying the European market. Up until the First World War demand for the mineral remained high and returns were around £100 per ton. At this time there were about 45 men involved in mining scheelite in the district. In 1915 the British Imperial Government sought increasing supplies of scheelite from New Zealand in response to the outbreak of war, and fixed the price at 80% above the pre war prices.

In 1915, Jack Aitken (of Paradise House) discovered what became known as Paradise Reef along the North East spur of Mt Alfred. The mine looked promising and was soon purchased by the Glenorchy Scheelite Mining Company, who had set up in 1906 and operated a number of mines in the district. They installed a plant and started driving on three levels.¹⁶⁰ The Stones directory listed 11 miners working at the Paradise mine in 1917.¹⁶¹ They were accommodated initially at the nearby Paradise House and a hut known as the Garden of Eden was built for staff at this time.

¹⁵⁸ Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997, pp 9-11

¹⁵⁹ *ibid* p9

¹⁶⁰ Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997 pp 21, 31

¹⁶¹ *ibid*, p34

At the end of the war the demand for scheelite died off and by 1921 without exception all the mines lay idle.¹⁶² Some did not give up hope that there would be further requirement for scheelite and the Glenorchy Scheelite Company made sure their equipment was kept in working order. The 1930s saw a number of private mines start up again in response to increasing prices for scheelite due to re-armament programmes in Europe, but they struggled to finance the mining operations on low wages and were reliant on help from the bigger companies or the State. When the Second World War broke out in 1939, it was all action again in the mines around Glenorchy and the New Zealand government decreed that it would purchase all scheelite on behalf of the British government.¹⁶³

Most of the mines were producing well at this time and in 1941 George Paulin and his sons Andy and Bob obtained a lease to work the Paradise Mine from the Glenorchy Scheelite Company and secured a loan from the mines Department to buy an air compressor.¹⁶⁴ The Paulins did a lot of work at this mine, initially working at Big Reef at the bottom level and with the use of a pneumatic drill they were able to re-work areas which the manual drillers were unable to get to in earlier years. Between Big Reef and Little Reef the men got out some good scheelite.¹⁶⁵ The mine was being reworked at a time when the importance of New Zealand's scheelite supply increased following the loss of supplies from Burma and China, the world's major producers. This saw the British Government increase and stabilise the price of £ 6 per unit for the next two years and apply pressure on the New Zealand Government to boost supplies.

The Government responded by purchasing the private mines – Mt Judah and Paradise from the Glenorchy Scheelite Mining Company and in January 1942 they took over the operations.¹⁶⁶ Ted Collier became the mine manager of both state mines. Miners and machinery increased and men came from the West Coast, Milford Road, Skippers and Malborough to help meet world scheelite demands. During the first year of government involvement an average of 14 men were employed and concentrates extracted from the mine totalled six tons. The next year there were 22 men employed. The Mines Department carpenters built a total of 16 huts catering for married couples and singles as well as compressor sheds, a blacksmith shop and a magazine for storing explosives. There was also a bath house heated by the compressor engine.¹⁶⁷ The 16 workers huts no longer exist although some of the platforms they once sat on are still visible. It is possible that the huts were shifted to the Glenorchy Holiday Park which includes twelve cabins of similar age and style.¹⁶⁸ At this time there was also a Post Office provided for the workers at Paradise that operated from 18 October 1842 – 19 March 1945.¹⁶⁹ Compressors were soon installed at Paradise powered by diesel engines and the use of jack hammers sped up the drilling process. The main drive was extended by 500 feet.¹⁷⁰ Unfortunately not much scheelite was found and it was of low grade but another level was driven south for 1500 feet to try and locate an extension of the reef, without success.¹⁷¹

Tommy Thompson, the Mine surveyor at the time had the job of mapping the Paradise mine as his first task. He reported that the mine had 3000 feet of workings.¹⁷²

The total scheelite concentrates produced from the Paradise Mine was 11 tons, 16 cubic weight.¹⁷³

One of the miners, Jim Robinson stated this of the Paradise mine operation;

"The mine hadn't been developed to the extent of Mt Judah, which had been operating for many years. During my time at Paradise there was two shifts. The afternoon shift worked from four till two in the morning. They worked two hours extra so they could get Sunday off cos that was the only time that anything social occurred in the district. There would be four or five people, I s'pose on each shift at that time. They only had two levels working. Later on it was developed much more."¹⁷⁴

¹⁶² Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997, p35

¹⁶³ *ibid* p45

¹⁶⁴ *ibid* p49

¹⁶⁵ Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997, pp49-50

¹⁶⁶ *ibid* p 50

¹⁶⁷ Tommy Thompson, *Report on the State Mines at Glenorchy*, written for Mines Department, 1942-44, cited in Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997 p 53

¹⁶⁸ Jackie Gillies, *Paradise Conservation Plan*, June 2002, p47

¹⁶⁹ RM Startup, *New Zealand Post Offices, Postal History society of New Zealand*, Whenuapai, 1993, p182

¹⁷⁰ Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997, 53-54

¹⁷¹ *ibid* p55

¹⁷² *ibid*, p60

¹⁷³ *ibid* p 55

¹⁷⁴ Jim Robinson, Oral History taped interview by Julia Bradshaw 17/4/1996, cited in Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997, p 53

Pat Paulin recalled the tourists coming in bus loads to visit the Paradise mine in the 1940s and as a ten year old he took them into the tunnels. *"They were long tunnels and quite adventurous ones with shafts leading down and up and also one particular big area that had a great display of glow worms."*¹⁷⁵

The ore concentrates from the Paradise mine had to be taken over to Mt Judah (near Glenorchy) for treatment and a road was built into the Paradise mine for this purpose. (This still exists and crosses private land.

By 1944 the British Government had a large stockpile of Tungsten and prices paid for the mineral began to drop. In 1945 the Imperial Government said they would not be purchasing any scheelite after 30 June 1945. This created a rush in Glenorchy to get as much scheelite as possible out of the district before the prices changed. Scheelite produced at the Paradise and Mt Judah mines had failed to produce worthwhile quantities in 1943 and 1944 and the Mines Department decided to close down the two state mines. The equipment and miners houses were quickly dismantled to be sold or re used by private miners who continued on in the industry.¹⁷⁶

With the outbreak of the Korean War in June 1950 the price of scheelite once again rose. Many miners returned to the industry. Jimmy Sanders was working the tribute at the Paradise Mine during this time and had some success after building a second dam and installing 500 feet of pipes.¹⁷⁷ He partnered up with Laurie Smith and carted a lot of poor grade stone from the mine. The battery was said to be working 24 hours a day.¹⁷⁸ Herb Sheehy and Bill Torrey also had a go at mining the tribute at the old state mine during the early 1950s which by all accounts was a busy time around the Glenorchy hills. Many of the old hands had to give the scheelite up in 1953 when the prices for the mineral dropped and continued to through to the 1960s. However a small number continued to mine in the 1960s at which stage bulldozers were on the scene making far lighter work of it. There were miners who just couldn't get it out of their systems and struggled to leave the lifestyle and the hills behind.

The Paradise Mine operated from 1915 until the early 1960s and it played a significant part in the overall Glenorchy scheelite industry particularly in the 1940s when it was owned by the State. The Government chose Paradise as a good bet and a huge effort was made to ensure that no scheelite was missed. The existence of the mine created a need for housing, a post office and a school and there were said to be up to 50 miners and their families living at Paradise during its peak years.

ARCHAEOLOGICAL DESCRIPTION

There is a need for a map of the ruins on –site and this has not been undertaken as part of this project. The involvement of an archaeologist is recommended, particularly if there is ever any proposal to alter the site which would have an effect on the remains.

The remains include mullock heaps, railway track remains, steam engine remains, smithy ruins, hut site platforms, tunnel/shaft entries, an earth dam as well as the access road into the site (private land).

LANDSCAPE/TOWNSCAPE SUMMARY

The mine site is located on the North east spur of Mt Alfred and as such commands an isolated spot. There is an excellent view up the Dart River Valley from the mine site.

SOURCES

Chandler Peter, *Head of Lake Wakatipu Schools Centennial 1884 – 1984: Kinloch , Rees Valley, Glenorchy, Kinloch Household, Paradise Household, Dart Valley Household, Routeburn household,* Central Otago News, Alexandra 1984

¹⁷⁵ Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy,* The Lakes District Museum, Arrowtown, 1997, p 54

¹⁷⁶ *ibid* p64

¹⁷⁷ *ibid* pp 70-71

¹⁷⁸ Julia Bradshaw, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy,* The Lakes District Museum, Arrowtown, 1997, p75

DRAFT QUEENSTOWN LAKES DISTRICT HERITAGE REGISTER

Bradshaw, Julia, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997

Gillies, Jackie Paradise Conservation Plan, June 2002

Glenorchy Heritage Museum Group

Miller, F.W.G. *The Golden Days of Lake County*, 1949

Startup, R.M., *New Zealand Post Offices, Postal History society of New Zealand*, Whenuapai, 1993

FILE NOTES

For further references on scheelite mining refer to Bradshaw, Julia, *Miners in the Clouds, A hundred years of scheelite mining at Glenorchy*, The Lakes District Museum, Arrowtown, 1997, Bibliography.

Oral History interviews of scheelite miners included in the above publication are accessible at the Lakes District Museum, Arrowtown as well as a box of archives in relation to Julia Bradshaw's book.

Note: no site visit was achieved as part of this project due to a lack to time achieved in the Glenorchy area.

ENTERED BY: Rebecca Reid

DATE ENTERED: July 2005

PHOTOGRAPH/NEGATIVE: QT Heritage Working party & RReid



Original front of the house showing side addition



Paradise House side elevation

NAME (including former names)

“Paradise House”
Former “Eden Grove”

LOCATION/ADDRESS

Paradise, 1771 Glenorchy-Paradise Road, North West of Glenorchy.

HERITAGE ASSESSMENT	
Archaeological Value	
√ Architectural Value	High
√ Cultural/Traditional Value	High
√ Historical/Social Value	High
√ Landscape/Townscape Value	High
√ Rarity/Representative Value	High
Technological Value	
OVERALL HERITAGE VALUE	High

AGE/DATES	1883
ARCHITECT/BUILDER	William Mason
MATERIALS	Wood with iron and stone
LOCAL AUTHORITY LISTINGS	
Local Authority	
NZHPT	No
VALUATION NUMBER	2911131900
LEGAL DESCRIPTION	Section 30 Block II Dart SD
TYPE/USE	No present use
CURRENT OWNERS	Paradise Charitable Trust
CURRENT CONDITION	Fair - Poor

SUMMARY OF SIGNIFICANCE

Paradise House makes a significant contribution to local, regional and national history. It provides an insight into the development of tourism in the nineteenth and early twentieth century around Lake Wakatipu and wider Central Otago. It was one of the first guest accommodation lodges in the district providing a comfortable base in a stunning natural environment from which visitors could explore the outdoors. Its potential as a guest house was realised at a time before widespread commercialisation and when access to the area was very limited.

The fact that one family – the Aitkens were associated with the tourism trade and the running of the property for over 50 years provided continuity and experience that contributed to the success of the business. The family capitalised on the dramatic natural surroundings and were one of the first to develop outdoor guiding to nearby valley's and mountain peaks. This represents "an early type of adventure tourism on a family scale that provided people with an accessible experience of a wilderness environment"¹⁷⁹.

The property has historical links to a number of local families having been passed from the Aitkens to the Veints to the Miller's. These families continued to provide small scale rustic accommodation for visitors and managed to maintain the atmosphere and access to the setting that continues to attract people today.

Paradise House has a strong association with a very important early architect in New Zealand – William Mason. Mason was the first architect to come to New Zealand and work in the profession. The fact that he designed and built this house at this location, and that it was his last undertaking before his retirement as an architect, gives the building national significance as well as rarity value.

The building represents the typical style of early colonial architecture and reflects Mason's considerable ability, differing considerably as it does from most other contemporary rural cottages particularly in its internal finishes. While there have been some modifications over the years, the building still clearly illustrates the original four roomed house and its wing of additions. These along with the Annex were constructed as a direct response to the tourism boom at the Head of the Lake.

The simple wooden building sits sympathetically in its natural surroundings and is a dominant feature upon entrance to the Paradise property. Paradise House was a notable place to visit and was inseparably linked to its surrounding wilderness. Its place in the landscape and as part of the surrounding district is a vital part of its heritage.¹⁸⁰ It also provides a focal point from which to understand the historical connections of a number of other cottages and huts found around the property. These are still being used as visitor accommodation and remain as an important intact group of buildings representative of Paradise in its hey day.

Today Paradise House and the Annex are tangible reminders of the thousands of people who stayed here, the families associated with the business, their way of life in a remote area, and the development of early tourism at the Head of the Lake.

DESCRIPTION

Paradise House is set on a raised terrace near Diamond Lake surrounded by beech forest and remnants of trees and shrubs from the original garden. The building is constructed of wood with a corrugated iron roof and stone chimneys. The property belongs to the Paradise Trust and encompasses 128 hectares of land including a large portion of beech forest. The landscape is dotted with a number of other interconnected historic cottages and trees.

HISTORY

Paradise House was designed and built by William Mason in 1883 as a residence for his retirement. He named his house at the head of the lake "Eden Grove" which was part of his 317 acres of "Paradise." Eden Grove claims fame as having been the last house designed and built by Mason, a prominent architect who ventured to New Zealand from England and Australia to take up the position of New Zealand's first architect in 1840. Mason played a key role in the creation of the new colony and by 1841 he had resigned from the government post and set up in private business. After a time in Auckland alternating between farming, architecture, and politics, he moved south to Dunedin in 1861. Amongst his many works in Dunedin were the BNZ bank, the impressive Post Office 1864 -68 (stock exchange building) and the 1864 Exhibition building in Dunedin. Unfortunately these three major buildings did not survive, however many of his other designs have. In 1865 Mason became mayor of Dunedin, the first „city“ in New Zealand. In 1878 Mason set up in partnership with Nathaniel Wales who eventually took over from Mason upon his retirement. Mason and Wales architectural practice still operates today.¹⁸¹

¹⁷⁹ Heather Bauchop Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002

¹⁸⁰ Heather Bauchop Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p2

¹⁸¹ Jackie Gillies Conservation Plan June 2002 pp33-40

“Eden Grove” was originally a four roomed house built on a slightly elevated terrace facing the Turret peaks with views of the Dart Valley and over of Diamond Lake.¹⁸² After a few years of farming, Mason added 15 rooms to the house in order to run it as a guest house which was said to accommodate 60¹⁸³ people. He had employed David and Jane Aitken to assist with the running of the farm and property¹⁸⁴ but moved back to Queenstown with his second wife Kate in 1890 due to failing health. Apart from two years when the Aitkens' left to farm in the nearby Rees Valley, (1888-1890) the Aitken family were to remain associated with the Paradise property for over five decades.

In 1890 the Aitkens returned to run the guest house and signed a lease on the property in 1891. They then purchased the whole property from the Masons in 1893 at which time it became known as “Paradise House”¹⁸⁵ It was run as a boarding house by the Aitken family providing accommodation for adventurous travellers to the head of Lake Wakatipu for over 50 years. (mid 1880s –1942) As a pioneer family tourism business, Paradise House enjoyed much success, attracting thousands to the scenic wonders of the nearby Dart, Rees and Routeburn Valleys as well as Diamond Lake, Mount Earnslaw and Mt Alfred all within easy reach. Set in a beech forest glade it was, as the name suggests quite a “paradise” and by all accounts an enjoyable “get away” to another world.

Access to this isolated region was limited initially, and dependent on the Lake Wakatipu fleet of steamers. There was no road access into the area from Queenstown until 1962. However once the route from the south was opened up with a rail – lake steamer connection at Kingston (from 1878 onwards), more regular steamer services made the run up to Glenorchy, and there was a constant flow of visitors to the region.

Paradise became the centre of tourism activity during the 1890's when day trips became the trend to the Head of the Lake. These types of visitors known as “day trippers” or “excursionists” increased in general in relation to improved access from the south and a reduction in rail and steamer fares.¹⁸⁶ This was particularly the case when the Government (NZ Rail) took over the steamer services in 1902 from private enterprise and reduced freight and passenger fares¹⁸⁷ by 25%.¹⁸⁸ The launching of the TSS Earnslaw in 1912 further boosted visitor numbers to the area, the steamer being able to carry 1035 passengers.¹⁸⁹ Life was very busy for the Aitkens growing and preparing vast quantities of food and cooking a three course lunch meal for day trippers on three days of the week when the Earnslaw arrived at Glenorchy. Sometimes there would be three or four sittings and up to 60 people to cater for.

In general the tourist numbers were sustained at the house throughout the 1900s. Only once between 1900 – 1914 did tourist numbers fall below 200 a year. The average number of tourists staying at Paradise House between 1891 and 1900 was 144 per year. From 1900 – 1914 this average rose 265 per year, only falling once during this period to below 200 a year.¹⁹⁰

Overseas visitors were common, particularly from Great Britain and Australia. One visitor commented; “*The praises of Paradise had reached most of us in the back blocks of Australia...*”¹⁹¹

Just getting to Paradise from Glenorchy was a memorable experience, first via horse and buggy and then from 1919 by automobile. Descriptive names of places of interest were revealed along the way as visitors travelled through Heavens Gate, and over the River of Jordan and once on the property explored such places as the Rock of Ages and the Garden of Eden.¹⁹²

A steady trail of tourists ventured into this rugged landscape to marvel at the scenery and be accommodated at Paradise House. It provided a safe haven from which to explore the remote wilderness of the immediate landscape partaking in a network guided walks, climbs and horse rides into the

¹⁸² John Stacpoole, William Mason: *The first New Zealand Architect* Auckland University Press, Auckland, 1971 p115-117 cited in Heather Bauchop Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p9

¹⁸³ “Historical Corner” p92 15 November 1947 [newspaper clipping, no source noted] in Paradise Guest House visitors Book, PC 156, cited in Heather Bauchop, Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p9

¹⁸⁴ Heather Bauchop, Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p9

¹⁸⁵ *ibid* p4

¹⁸⁶ David L MacFarlane, *The Development of Tourism at the Head of Lake Wakatipu*, 1860-1914. BA Hons, History Department, University of Otago 1983, p32

¹⁸⁷ RJ Meyer, *All Aboard, Iron horses to Wakatipu and Shipping on the Lake*, New Zealand Railway and Locomotive Society Inc. Wellington, August 1963 p11

¹⁸⁸ AJHR 1904 d/2 piii, cited in David L MacFarlane, *The Development of Tourism at the Head of Lake Wakatipu*, 1860-1914. BA Hons, History Department, University of Otago 1983, pp48-49

¹⁸⁹ Malcolm Mackay, *Lady of the Lake: The TSS Earnslaw Story*, Malcolm Mackay, Queenstown 1999, pp6-7 cited in Heather Bauchop Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p6

¹⁹⁰ Paradise Visitor books cited in MacFarlane p56

¹⁹¹ Paradise Visitors Book vol 2, 1896 p3 as cited in MacFarlane

¹⁹² Heather Bauchop, Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p12

surrounding valleys.¹⁹³ Guidebooks of the day sung the praises of the scenic splendour, outdoor opportunity and excellent accommodation at Paradise. Gardiner's guide book stated. "*there is ample accommodation for visitors wishing for a quiet holiday amongst Forest, Lake and Mountain scenery of beauty unsurpassed*" The rates were 30 shillings per week or 6 shillings per day.¹⁹⁴

The guided excursions were an important part of the operation at Paradise House and members of the Aitken family were kept busy ensuring that people could enjoy the wilderness while being in the safety of guides. David and Jack Aitken guided the valley day trips, and the visitor books praised the men for their outdoor abilities.¹⁹⁵ This was to set the scene for longer walks to places like Te Anau and over the Dore Pass to Glade House on the Milford Track, another early tourist accommodation lodge.

There was also fishing, rowing, and golf on offer from the house while others preferred painting, botany, or bird watching.

A wide range of people were lured to the place and many stayed a while, particularly honeymooners, naturalists, climbers, photographers and artists. Visitors left rave reviews in the Paradise visitor books of the great hospitality, comfort, and food at the accommodation house, much of which was home grown in a large veggie garden on the property. The house was surrounded by gardens and orchards with a native bush backdrop. A pathway lead through native beech forest to the "Garden of Eden" just a few minutes walk from the house where a small cottage was built during World War I for a scheelite mine worker and his wife.¹⁹⁶ (The scheelite mine is located on the Paradise property near Mt Alfred.)

Part of Paradise House was used as a post and telegraph office from 1894 – 1903, and then from 1929-1979.¹⁹⁷ The dining room was used once a month for a church service for locals and there was a household school at Paradise.¹⁹⁸ The house was therefore quite a focal point of community service and activity throughout its history.

David Aitken died in 1928 and during the Depression years funds became tight. However Jane Aitken ended up allowing scheelite miners, working the Paradise mine on the property, to board at the House for no fee. In 1932 the Aitken family sold the property to Jack Thornton, a storekeeper in Glenorchy, in order to pay off their store debts. However the Aitken women continued to operate the guest house until 1942.¹⁹⁹ In 1944 the property was sold to Lloyd Veint, a miner of Queenstown who continued to run the property as a guest house until 1949. During this time visitors were offered guided tours of the scheelite mine on the property. The number of steamer trips up the lake was reduced in the 1940s and it became harder to make a good living.²⁰⁰

In 1949 Veint sold to Thomas Hugh Miller, a farmer of Glenorchy and a widely travelled businessman who had come from Bermuda. He and his wife Madjesia Miller had grand ideas about rebuilding a luxury hunting and fishing lodge on the property. Although he managed to gain a tourist license his plans were never realised. Paradise House ceased operating as a guest house at this time but the public were still able to stay in the various huts and cottages on the property.²⁰¹ In 1967 the property was transferred to Thomas Millers son, David Miller and in 1998 before his death he formed a charitable trust, "Paradise Trust" and gifted the property to them.²⁰² The Miller's had maintained the philosophy of making the property accessible to people. Schools and university groups, focused on outdoor education, have been coming to the place for many years as have other visitors happy to experience the rustic accommodation provided in this wilderness setting. More recently the property has attracted film crews including Peter Jackson's movie the Lord of the Rings trilogy.

¹⁹³ Heather Bauchop, Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002

¹⁹⁴ JW Gardiner, *Gardiner's Reliable Tourist Guide to Wakatipu District and Lakes*. Gardiner Queenstown, 1894 -95, p33 pp39-40 cited in Paradise Conservation Plan, June 2002 p12

¹⁹⁵ *ibid* p19

¹⁹⁶ *ibid* p15

¹⁹⁷ RM Startup, New Zealand Post Offices, Postal History of New Zealand, Whenuapai, cited in Paradise Conservation Plan June 2002.

¹⁹⁸ RM Startup, New Zealand Post Offices, Postal History society of New Zealand, Whenuapai, 1993, p182 cited in Paradise Conservation Plan, June 2002 Footnote 49 p13. Peter Chandler, Head of Lake Wakatipu Schools Centennial 1884-1984, Central Otago News, Alexandra 1984, p10

¹⁹⁹ Interview with Mary Aitken by Heather Bauchop, 3 October 2001 cited in Heather Bauchop Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002, p23

²⁰⁰ Geoff Ockwell, "Understanding Place: A Case Study." MPhyEd, University of Otago, Dunedin, 2001, p66 cited in Heather Bauchop Historical notes...p24

²⁰¹ Heather Bauchop, Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p24

²⁰² Heather Bauchop, Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 pp 4-5

The Paradise Trust aims to encourage Queenstown Lakes District residents, children, groups of people with disabilities as well as the general public to utilise Paradise for education and recreation in a sustainable way. In managing the property the Trust is also charged with ensuring the preservation, conservation, protection and management of the open space, natural resources, wildlife, birdlife, indigenous vegetation, flora and fauna of Paradise.²⁰³ It is the intention of the Trust to avoid any development or use which would substantially alter the existing character and experience of Paradise.

ARCHITECTURAL DESCRIPTION

Paradise House, like others on the Paradise site, is an example of early colonial architecture. Together they illustrate a cohesive style typical of the era. They represent an era when building materials were limited and the provision of shelter was a priority.

"Paradise House was simply built with timber construction and details and showed William Mason's characteristic sense of proportion and balance."²⁰⁴ "Internally it was most unlike similar cottages found in such remote areas and reflected the home of a well travelled man of quality experience"²⁰⁵

Originally the house was a simple four roomed dwelling in the typical style of early colonial architecture. It was surrounded by a formal garden to the east and the front door entrance was approached through a wide garden path bordered by espaliered fruit trees and many flowers.

The house was approximately square with a low pitched pyramid roof over and possibly a lean-to kitchen at the back. Each end had a tall plastered stone chimney with galvanised iron pots. The walls are clad in painted ship lapped weatherboards. The windows are large with well proportioned 2-pane double hung sash windows and generous moulded exterior architraves. It is not clear whether Mason's original building included a verandah along the front elevation, although one was clearly present soon after.

Internally Mason's house was less typical. Unlike the more usual 4 roomed cottages of the time, with a parlour and bedroom at the front and a second bedroom and kitchen at the back, Mason appears to have built two rooms at the front and then one large room extending the entire width of the house at the rear. The walls were lined in 6 inch tongue and groove panelling fixed vertically, varnished and originally had no skirting board.²⁰⁶

It is unclear where the kitchen to Mason's original house was, whether it was in a lean-to, or inside the main house. By circa 1900 it certainly appears to have been roughly in its present position.

With the decision to change the building (circa 1885) into a guest house, additions had to be constructed. At first this was a detached weatherboard structure about 2 metres away to the south of the house. It consisted of four double bedrooms. Internally the floors were 150mm (6") tongue and groove and walls were rough sawn rimu sarking with hessian scrim and wall paper over. The corridor walls were beaded with tongue and groove to dado height with moulded skirting and a dado rail.²⁰⁷

Soon after the first addition was complete it seems that a further guest wing was added (c: 1892) directly onto it to create six single bedrooms. This one matched the first in detail and style. It was a simple gabled structure "not as elegant as the original house and much of the detailing is of a different style. *"It is hard to believe that they were designed by Mason, whose work was characterised by elegance and formality"*²⁰⁸

A Post and Telegraph Office was added off the dining room circa 1894 which appears to have been approximately 2.5m square. It could only be accessed from inside.

It is thought that a link from the main house to the guest rooms was done around 1895 via a low pitched roof tucked under the eaves of each building and enclosing the space below. At some time after 1910 the roof to the main building was completely remodelled and extended to the edge of the guest wing roof. It is thought that the kitchen was doubled in size at about this time also. The original bathrooms were altered in 1944 by Lloyd Veint and extra toilets were added as well as removal of some of the partitions of original early bedrooms. During Millers ownership (after 1949), pinex linings were fixed over original finishes in the

²⁰³ Deed of Trust forming the Paradise Trust, Cruickshank Pryde Solicitors Invercargill 27 July 1998.

²⁰⁴ Jackie Gillies, Paradise Conservation Plan, June 2002, p40

²⁰⁵ John Stacpoole, William Mason: *The first New Zealand Architect* Auckland University Press, Auckland, 1971, cited in Jackie Gillies, Paradise Conservation Plan, June 2002, p40

²⁰⁶ Jackie Gillies, Paradise Conservation Plan, June 2002, p49

²⁰⁷ *ibid* p 51

²⁰⁸ *ibid*

dining room and all the guest bedrooms. They also partitioned off part of the dining room to create a smaller room.²⁰⁹

*“Paradise House underwent rapid change and improvement in its first thirty or so years, but then appears to have had a long period of stasis followed by a slow but steady decline”*²¹⁰

In the 1980s and 90s Dave Miller decided to make some improvements to the homestead with the aim of making it available for overnight visitors again as a luxury lodge. He added a lean-to laundry on the west elevation and extended the verandah from the east elevation right around to the far side of the kitchen on the West elevation. Re-piling of the first wing addition was undertaken as well as general maintenance work and relining the kitchen.²¹¹

The Annex (c: 1893 – 1900)

This is a separate building located to the east of the homestead and built in response to increasing tourist demand at the site. It faced the original driveway into the property and is a long single storey building comprising of a number of rooms connected by a verandah along one side. Originally it had five double bedrooms, two with fireplaces, but today only two remain as bedrooms, the others being altered to become a kitchen and bathroom and general space. It is clad in white painted weather boards, each room having two four - pane double hung windows and a door opening onto the concrete base verandah. The most major modification has been the removal of the end room and its conversion to open space and car parking.²¹²

While there have been some changes to the structure, for the most part the building is intact and still contains original wood panelling and a line of individual rooms that can still be easily read. The Annex was an important part of the accommodation for visitors to Paradise House and as such is intrinsically linked to the history of the whole guest house operation. Twenty four people could be accommodated at Paradise, ten of which slept in the Annex. It is still being used for accommodation today and is in good condition.

LANDSCAPE/TOWNSCAPE SUMMARY

Paradise House was a notable place to visit and was inseparably linked to its surrounding wilderness. Its place in the landscape and as part of the surrounding district is a vital part of its heritage.²¹³

The simple colonial style wooden building sits sympathetically in its natural beech forest and mountainous surrounds and is a major feature upon entrance to the Paradise property. It has unity in terms of scale and design in relationship to its immediate surroundings.

It provides a focal point from which to understand the historical connections of a number of other cottages and huts found around the property that are still associated with visitor accommodation. These remain as an important intact group of buildings representative of Paradise in its tourism and mining hey day.

SOURCES

Bauchop, Heather, Historical notes as part of Jackie Gillies, Paradise Conservation Plan, June 2002

Chandler Peter, *Head of Lake Wakatipu Schools Centennial 1884 – 1984: Kinloch , Rees Valley, Glenorchy, Kinloch Household, Paradise Household, Dart Valley Household, Routeburn household*, Central Otago News, Alexandra 1984.

Deed of Trust forming the Paradise Trust, Cruickshank Pryde Solicitors Invercargill 27 July 1998

Gardiner JW, *Gardiner's Reliable Tourist Guide to Wakatipu District and Lakes*. Gardiner Queenstown

²⁰⁹ ibid p52-53

²¹⁰ ibid

²¹¹ ibid

²¹² ibid p59

²¹³ Heather Bauchop Historical notes in Jackie Gillies, Paradise Conservation Plan, June 2002 p2

Gillies Jackie, *Paradise Conservation Plan*, June 2002

Glenorchy Heritage Museum Group

MacFarlane, David L, *The Development of Tourism at the Head of Lake Wakatipu*, 1860-1914. BA Hons, History Department, University of Otago 1983

Mackay, Malcolm, *Lady of the Lake: The TSS Earnslaw Story*, Malcolm Mackay, Queenstown, 1999

Meyer RJ, *All Aboard, Iron horses to Wakatipu and Shipping on the Lake*, New Zealand Railway and Locomotive Society Inc. Wellington, August 1963

Stacpoole John, William Mason: *The first New Zealand Architect* Auckland University Press, Auckland, 1971

Startup RM, *New Zealand Post Offices*, Postal History society of New Zealand, Whenuapai, 1993

FILE NOTES

Further architectural detail about all of the buildings at Paradise can be found in Jackie Gillies, *Paradise Conservation Plan 2002*.

At present the main house is in fair - poor condition. While some general maintenance has helped keep the interior dry there is a need to establish an overall plan for the buildings' future as soon as possible if it is to be preserved and used in the future as part of the accommodation or as an education venue. Given its importance in local, regional and national history the building is in a good position to qualify for heritage funding from various sources.



Part of the Annex,



Annex with Paradise House wing in background

ENTERED BY: Rebecca Reid

DATE ENTERED: June 2005

PHOTOGRAPH/NEGATIVE: RReid June 05



Kinloch Accommodation Lodge June 2005

NAME (including former names)

Kinloch Lodge

**Former Kinloch Accommodation House
Former Glacier Hotel**

LOCATION/ADDRESS

Armadale Street, Kinloch, Head of Lake Wakatipu

HERITAGE ASSESSMENT

Archaeological Value

✓ **Architectural Value**

High

✓ **Cultural/Traditional Value**

High

✓ **Historical/Social Value**

High

✓ **Landscape/Townscape Value**

High

✓ **Rarity/Representative Value**

High

Technological Value

OVERALL HERITAGE VALUE High

AGE/DATES	Constructed c;1868
ARCHITECT/BUILDER	
MATERIALS	Wood with iron and stone
LOCAL AUTHORITY	
LISTINGS	
Local Authority	
NZHPT	No
VALUATION NUMBER	29111217000
LEGAL DESCRIPTION	Section 4-6 Block XX Town of Kinloch
TYPE/USE	Accommodation lodge/restaurant
CURRENT OWNERS	John and Toni Glover
CURRENT CONDITION	Good

SUMMARY OF SIGNIFICANCE

The former Glacier Hotel building represents the beginnings of accommodation lodges at the Head of Lake Wakatipu and provides an insight into the early settler's way of life in a remote and mountainous setting. It has strong association with the development of the timber milling industry at Kinloch and the development of tourism in the Lake Wakatipu District.

It is a reminder of a key local family – the Bryants who were responsible for establishing a pioneer tourism business that capitalised on the scenic qualities of the area and visitors needs for comfortable lodgings in a remote setting. It appears to have been the first base from which “eco tour guiding” was established in the district and the Bryant family continued to develop these outdoor opportunities and the infrastructure to support them such as opening up the road to the Routeburn Track. The Bryant family were associated with the accommodation and guiding business at Kinloch for over a century and this continuity of knowledge and experience contributed to the success of the business.

The building is considered to be a good representative of settler architecture and it provides an insight into the other two accommodation lodges of similar style that once complimented this main house. It is unique in style and scale in the district and is a very authentic, now rare representation of a building constructed in the late 1860s.

The classic colonial wooden building with its steep pitched roof is a landmark at Kinloch and sits sympathetically in its natural beech forest and mountainous surroundings. The relationship of the building to the natural environment forms a significant part of its heritage and landscape value and the spatial quality around the building is an important part of its historical setting. As such it provides an authentic and valuable snapshot of how the accommodation lodge looked in the landscape in its hey day.

The building is a tangible reminder of the hundreds of people who stayed here and the Bryant family association with Head of the Lake. It also provides a focal point from which to understand the historical connections to the immediate landscape. The fact that the building is still being used for its original purpose creates an important and very real connection to its history.

DESCRIPTION

The Kinloch Lodge is a building constructed of beech timber with totara piles and an iron roof. It has two substantial original stone chimneys. The building is located on Armadale Street in the centre of Kinloch Township and is surrounded by two wings of single storey rooms out to either side of the historic structure. The main building is intact and authentic, having had interior restoration work achieved over the past 5 years.

HISTORY

The former Glacier Hotel was thought to have been built around 1868 by Richard Cogar Bryant for himself and his new wife Mary Anne when they settled at the head of the lake. Bryant came from Penzance, Cornwall and arrived in Otago in 1860. In 1864 Bryant became the first harbour master for Lake Wakatipu and was a Queenstown policeman from 1862-65. By circa 1870 he had realised the need for worker and visitor accommodation and established the “Kinloch Accommodation House” which later became the “Glacier Hotel”²¹⁴ This was apparently named after the Glacier Burn that is fed from the Bryant Glacier nearby. Initially the hotel catered largely for the staff working at the Mill Creek sawmill below Kinloch, taking advantage of the abundance of beech forest in the area. The Bryant family were to remain associated with the place for over 100 years. The Glacier Hotel is thought to have been operated as a bush licence under the old law. In the 1870's it consisted of several buildings, bar, dining room with the accommodation being separate.²¹⁵ The Bryant's were quick to see the potential in catering for early tourists and had two separate houses built near their home by Messrs Luckie and Fletcher. They were constructed of heart red beech and totara at 10 shillings per one hundred feet, supplied by one of the nearby mills.²¹⁶ The roofs of all the houses were said to be shingled using only the heart wood.

²¹⁴ T. Bracken, *The NZ Tourist*, Dunedin 1879 p21, cited in David L MacFarlane, *The Development of Tourism at the Head of Lake Wakatipu*, 1860-1914. BA Hons, History Department, University of Otago 1983, p 7

²¹⁵ Peter Chandler, *Head of Lake Wakatipu Schools Centennial 1884 – 1984: Kinloch, Rees Valley, Glenorchy, Kinloch Household, paradise Household, Dart Valley Household, Routeburn household*, Central Otago News, Alexandra 1984. p 21

²¹⁶ Doreen McKenzie, *Road to Routeburn: The Story of Kinloch, Lake Wakatipu*, John McIndoe, Dunedin, 1973

In 1870 Kinloch had been surveyed by A.D. Wilson and the resulting map showed hundreds of quarter acre sections and plans for a whole township. It was presumably intended to be an inland terminus and Bryant was no doubt hopeful of the traffic flow from the proposed Martins Bay settlement and port on the West Coast. However neither the road nor the township ever came to fruition.

In 1874, astronomers that were part of the United States Transit of Venus expedition, stayed at Kinloch Accommodation House while carrying out their observations. (the transit of the planet Venus across the solar disk.)²¹⁷ Such visits helped put Kinloch on the map but it was the completion of the rail to Kingston from the South in 1878 that really created a boost to tourism in the Lakes District. The tourism industry became the focus of the Bryants livelihood as they continued to cater for people arriving by steamer to access the scenic wealth of the surrounds.

In 1878 the Glacier Hotel was reported as being “excellent and extensive with the only criticism being insufficient stabling.”²¹⁸ Guiding tourists by horse around the Kinloch area started in the 1870s by Mrs Greig, a local woman employed by Bryant. It is likely that this was the first organised guiding operation at the Head of the Lake. During the 1880s visitation was steady and between 132 and 245 people stayed at the Glacier Hotel per year.²¹⁹

In 1884 an unknown author described his impression of the hotel and the proprietor, R Bryant; *“The hotel is a building by itself some 30 yards removed...and the bedrooms are in a building by itself about 20 yards from the dining room; while the landlord is removed more than double the total of these distances from the average standard of rational humanity. However the accommodation is very good, everything is scrupulously clean, the liquors are of superior quality and do not appear to be affected by the febrile temper of the landlord.”*²²⁰

On 19 February 1886 the Lake Wakatip Mail reported; *“Things are looking better than ever. The people of NZ and Australia are beginning to find out the beauties and grandeur of our lakes. Already the host Bryants resources have been pretty well taxed, but yet he can accommodate more, as he is able to sleep over 30 every night.”*

Bryant’s licensed bar continued in the front room of the house until 1896 when the liquor licence was relinquished. However they continued to provide accommodation and guiding for tourists. The Glacier Hotel was a focal point for the small isolated community who were reliant on the lake steamers for news of the outside world. There was no road to Glenorchy or Queenstown until 1962 and the Bryant family had to be entrepreneurial to survive. They ran a Post Office from 1883 – 1936 from a building near the site,²²¹ and established early tourism opportunities capitalising on the landscape. In the 1880s horses and guides were provided and were popular with many visitors who ventured into the Routeburn and surrounding valleys on horse back for about 10 shillings per day. One of Richards’s son’s, Harry Bryant started guiding when he was 15. He took people to Lake Sylvan, Routeburn, Diamond Lake and Rees Valley which became favourite day trips. An overnight trip to the Harris Saddle on the Routeburn was also offered aided by Harry Birley, another early guide in the district.²²² Mrs Bryant created a fernery near the house which became popular with guests as did the lawn tennis court which was cut out of the hillside in the 1880s. Clergymen from Queenstown paid a monthly visit to Kinloch and held services in the front room of the big house for locals and travellers.²²³

The tourism business at Kinloch took a blow with two major bush fires sweeping the hillside in 1887 and 1895. Luckily the buildings survived the fires but the scarred blackened hillsides certainly reduced the ambience and natural atmosphere of the place for a time. During the 1890s “day trippers” or “excursionists” became the trend to the Head of the Lake who were taking advantage of better access from the south and reduced rail and steamer fares. At this time nearby Paradise House became very popular, providing lodgings or lunches and a wide range of guided trips into easily accessible valleys and mountains such as the Dart and the Rees as well as Mt Earnslaw, and Mt Alfred. The success of Paradise House was sustained during the 1900s and the hotels at Glenorchy and the Bryants Glacier Hotel turned to focus more on transportation and guiding.

pp 20-25

²¹⁷ Queenstown Courier, newsletter of the Queenstown and District Historical Society Issue 9, 1972

²¹⁸ Lake Wakatip Mail 6 June 1878, p3

²¹⁹ David L MacFarlane, *The Development of Tourism at the Head of Lake Wakatipu*, 1860-1914. BA Hons, History Department, University of Otago 1983 p 21

²²⁰ The Descriptive Guide to Lakes Wakatipu and the Southern Alps of Otago NZ, Dunedin 1884, cited in David L MacFarlane, *The Development of Tourism at the Head of Lake Wakatipu*, 1860-1914. BA Hons, History Department, University of Otago 1983, p44

²²¹ *ibid* p18

²²² Doreen McKenzie, *Road to Routeburn: The Story of Kinloch, Lake Wakatipu*, John McIndoe, Dunedin, 1973, p32

²²³ Doreen McKenzie, *Road to Routeburn: The Story of Kinloch, Lake Wakatipu*, John McIndoe, Dunedin, 1973 pp 26-32

The Glacier Hotel business went into decline from 1895 due to the fire and financial difficulties and personal misfortune.²²⁴ The early 1900s saw the Bryant family start to guide again from the hotel which was not initially reopened for accommodation. By 1906 the Glacier Hotel was looking „lonely and dejected.“²²⁵ but Tom Bryant, the third son of Richard and Mary, started using horses and buggies to take trappers part way up to the Routeburn walking tracks. He could take 6 passengers with their packs to Lake Sylvan (as far as the road had progressed) for 10 shillings per passenger. The days of viewing the upper Routeburn Valley from horseback had come to a close and trappers either walked from the steamer at Kinloch or rode the buggy part way to the Routeburn track entrance.

In 1909 Tom Bryant repurchased the main house and cottage from the mortgagee. At this time the shingles were removed from the hotel and replaced with iron and the whole house was restored. By 1911 it was up and running again. There was no alcohol or advertising of the business but it was still a busy place, taking the overflow from the three hotels and boarding houses in Glenorchy.²²⁶

With the arrival of the TSS Earnslaw on Lake Wakatipu in 1912, more and more tourists made the trip to the Head of the Lake. This enabled Harry to buy an Oakland car in 1929 and carry tourists up the Routeburn Road end. He continued to acquire vehicles for guiding purposes and in 1937 bought his first Ford bus, a vehicle described as having “*elastic capacity*.”²²⁷ After the Second World War he added further to his fleet until by 1946 he could carry up to 100 passengers each trip in three open air buses, (if not somewhat overloaded).²²⁸ Two hundred to four hundred people were arriving on the Earnslaw two – three times a week and Harry’s wife Connie was cooking about 300 lunches with limited facilities from the house.²²⁹ At its peak the Byrants transport business was transporting 12000 people a year on six buses.²³⁰ The service came to an end in the 1969/70 season when regular steamer excursions were terminated to Kinloch due to the prior opening of the Glenorchy – Queenstown Road²³¹ It was the end of an era for the Bryant family who were responsible for the earliest development of accommodation and guiding at the head of the lake and who were associated with the accommodation business at Kinloch for over a century. The existing accommodation house was a key part of the business and provides a tangible reminder of the beginnings of timber milling and tourism in the Lakes District.

In October 2000 John and Toni Glover took over the property and the rooms in the main house were refurbished creating four queen or double sized heritage rooms and two bathrooms. The exterior of the building has been recently painted and the two stone chimneys touched up. Prior to their purchase of the property, the lodge was only opened by arrangement generally for self catering groups.²³² The fact that the structure is still being used for its original purpose is significant, providing a continuity of use for 135 years. It has a strong connection to the development of tourism and outdoor guiding and is a reminder of the importance of the Lake Wakatipu and the steamers that plied her waters to bring supplies and visitors to explore this unique part of the county.

ARCHITECTURAL DESCRIPTION

The Kinloch Lodge it is an excellent example of wooden colonial architecture. It is largely authentic and intact and the main historic house can be clearly read. There have been various add-on lean-toos at the rear to establish dining and kitchen areas. These currently do not dominate the main historic feature and are reflective of part of the buildings history in relation to space requirements to support the accommodation business.²³³

The building has a classic simple pioneer profile and the approach from Lake Wakatipu and Kinloch Road emphasizes the tall single gable and low set veranda. It represents the simple building craft of its time and the influence of early timber milling with the construction of local beech pit sawn timber. It has typical pioneer double hung sashes, „jamb tongue“ profile glazing bars and baltic pine doors with heavy „bollection“ mouldings.

²²⁴ David L MacFarlane, *The Development of Tourism at the Head of Lake Wakatipu*, 1860-1914. BA Hons, History Department, University of Otago 1983 p 24

²²⁵ Doreen McKenzie, *Road to Routeburn: The Story of Kinloch, Lake Wakatipu*, John McIndoe, Dunedin, 1973, p 67, Peter Chandler, Head of Lake Wakatipu Schools Centennial, 1884 – 1984 p21

²²⁶ Doreen McKenzie, *Road to Routeburn: The Story of Kinloch, Lake Wakatipu*, John McIndoe, Dunedin, 1973, pp 72-74

²²⁷ Peter Chandler, Head of Lake Wakatipu Schools Centennial, 1884 – 1984 p 21

²²⁸ Mountain Scene article, *Bus Proprietor Retires* 17/5/73,

²²⁹ Doreen McKenzie, *Road to Routeburn: The Story of Kinloch, Lake Wakatipu*, John McIndoe, Dunedin, 1973, p124

²³⁰ Mountain Scene article, *Bus Proprietor Retires* 17/5/73,

²³¹ AJ Del a Mare, *Wakatipu’s Golden Days*, 2000.

²³² Mountain Scene article 22/11/2000, *Kinloch Lodge gets a major makeover*.

²³³ Note: more research is required with regards to age and dates of lean-to additions and side additions.

In relation to site amenity, the building is sympathetic and welcoming, accented by the native timbered hillside behind. The materials and colour of the structure blend in well with its setting.

There are low single story accommodation wings out to each side set to the rear of the original building. These effectively leave the East, North and South facades of the historic house unchanged and easily seen.²³⁴

It is possible that some of the workers huts from the West Arm settlement on Lake Manapouri that were housing men building the first tail race tunnel (c. 1960s) were shifted to the site and joined into a run of rooms to form the Kinloch accommodation wings.²³⁵

Architectural comments provided by Owen Lawrence, Registered Architect, Arrowtown.

LANDSCAPE/TOWNSCAPE SUMMARY

The Kinloch Lodge has intrinsic links to the surrounding environment. It is set at the base of the significant Humboldt Mountains and literally at the head of Lake Wakatipu, (the meaning of the name Kinloch)

There is a strong visual and historical connection between the Lodge, road and wharf and this should be retained.

The classic colonial wooden building with its steep pitched roof is a landmark at Kinloch and sits sympathetically in its natural beech forest and mountainous surroundings. The relationship of the building to the natural environment forms a significant part of its heritage and landscape value and the spatial quality around the building is an important part of its historical setting. As such it provides an authentic and valuable snapshot of how the accommodation lodge looked in the landscape in it's hey day.

SOURCES

Byrant, E.R, *The Bryant's of Kinloch and Owaka, Richard Cogar Bryant and his descendants- A brief history*. Progress Print Ltd 1987

T. Bracken, *The NZ Tourist*, Dunedin 1879

Chandler, Peter, *Head of Lake Wakatipu Schools Centennial 1884 – 1984: Kinloch , Rees Valley, Glenorchy, Kinloch Household, paradise Household, Dart Valley Household, Routeburn household*, Central Otago News, Alexandra 1984.

Del a Mare, AJ, *Wakatipu's Golden Days*, 2000.

Discussion with owner, John Glover at Kinloch on 22 June 2005 by Rebecca Reid

Gillies, Jackie, *Paradise Conservation Plan*, June 2002

Glenorchy Heritage Museum Group

Lake Wakatipu Mail 6 June 1878

MacFarlane, David L, *The Development of Tourism at the Head of Lake Wakatipu, 1860-1914*. BA Hons, History Department, University of Otago 1983

McKenzie, Doreen, *Road to Routeburn: The Story of Kinloch, Lake Wakatipu*, John McIndoe, Dunedin, 1973

Mountain Scene article, *Bus Proprietor Retires* 17/5/73,

The Descriptive Guide to Lakes Wakatipu and the Southern Alps of Otago NZ, Dunedin 1884

²³⁴ Pers comm., Owen Lawrence, Registered Architect, Arrowtown.

²³⁵ Pers comm. John Glover, current owner of Kinloch lodge, 22 June 2005

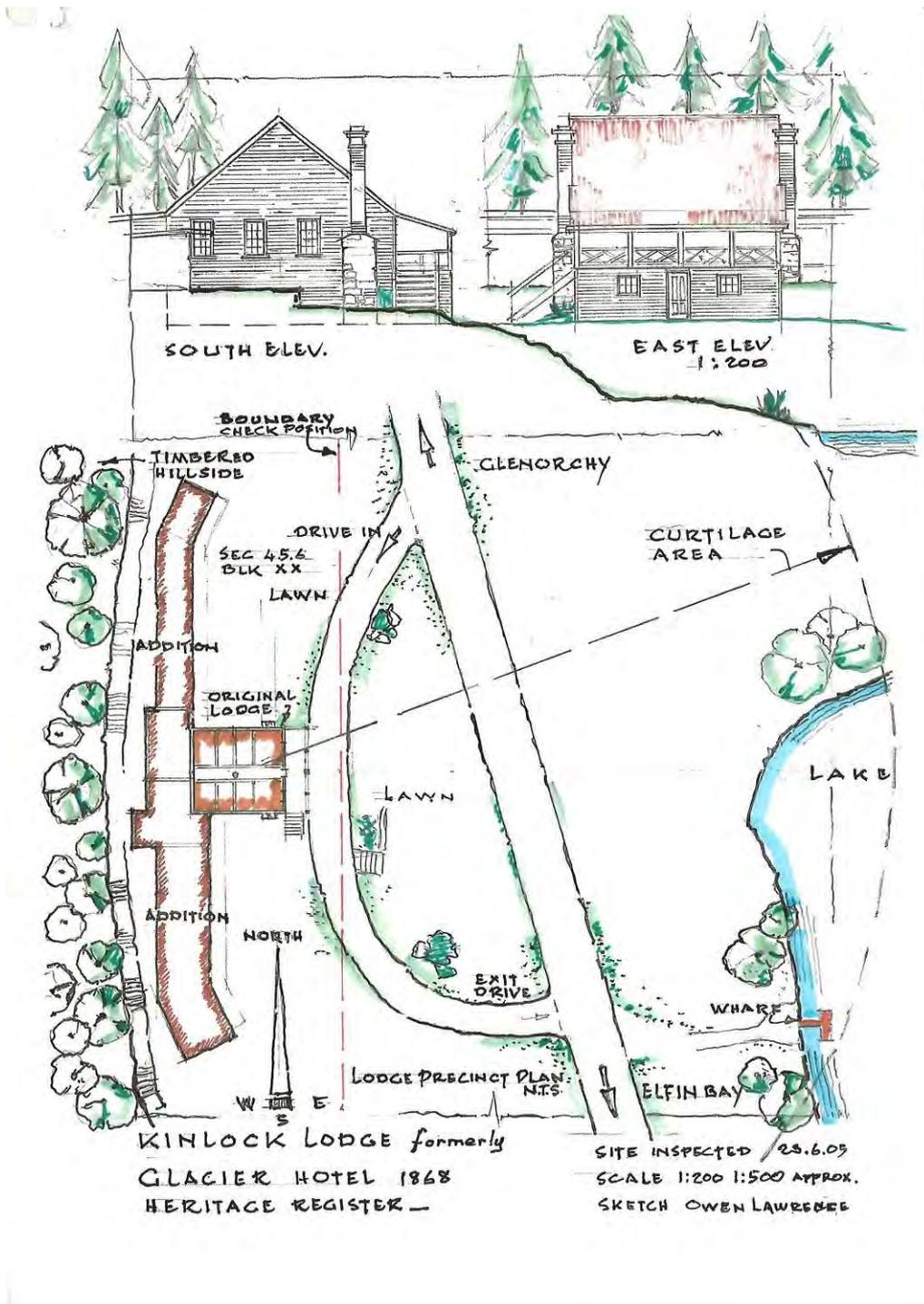
FILE NOTES

Recommendation

Consideration should be given to ensuring the protection of the spaces around the building which provide a vital part of the buildings heritage value in context with its landscape setting. This could easily be eroded if any building was to be constructed behind the lodge or if for example the front garden area to the road was altered in a major way. Any consideration of rebuilding to either side of the existing structure should take into account that at present you can clearly read the shape of the historic building and that the side elevations form a large part of its aesthetic and architectural appeal.



Kinloch, circa 1870's. Shows Kinloch lodge central building with two accommodation lodges either side. (EL 4203 in EA37 LDM)



ENTERED BY: Rebecca Reid

DATE ENTERED: June 2005



NAME

Old School Building, Glenorchy School

LOCATION/ADDRESS

71-81 Oban Street, Glenorchy

Constructed - early 1900's (1920's?)

Building Type/Use - Education

Materials - Wood and iron

Style -

Architect -

Builder -

NZHPT Register –

District Plan Status -

Valuation number - 2911116000

Legal Description- Block VI Glenorchy Town

Heritage Assessment

Historic and Social Value - High

Cultural and Spiritual Value - Moderate

Architectural Value - Moderate

Townscape and Context Value - High

Rarity and Representative Value - Moderate

Technological Value - Low

Archaeological Value - Low

Overall Heritage Value - Moderate

DESCRIPTION

The school building is a constructed of wood with an iron roof. It is currently located on the Glenorchy School site on Oban Street. It was originally located near Bucklerburn.

HISTORY

The building was originally sited near Bucklerburn.

SUMMARY OF HERITAGE SIGNIFICANCE AND ANY ADDITIONAL COMMENTS

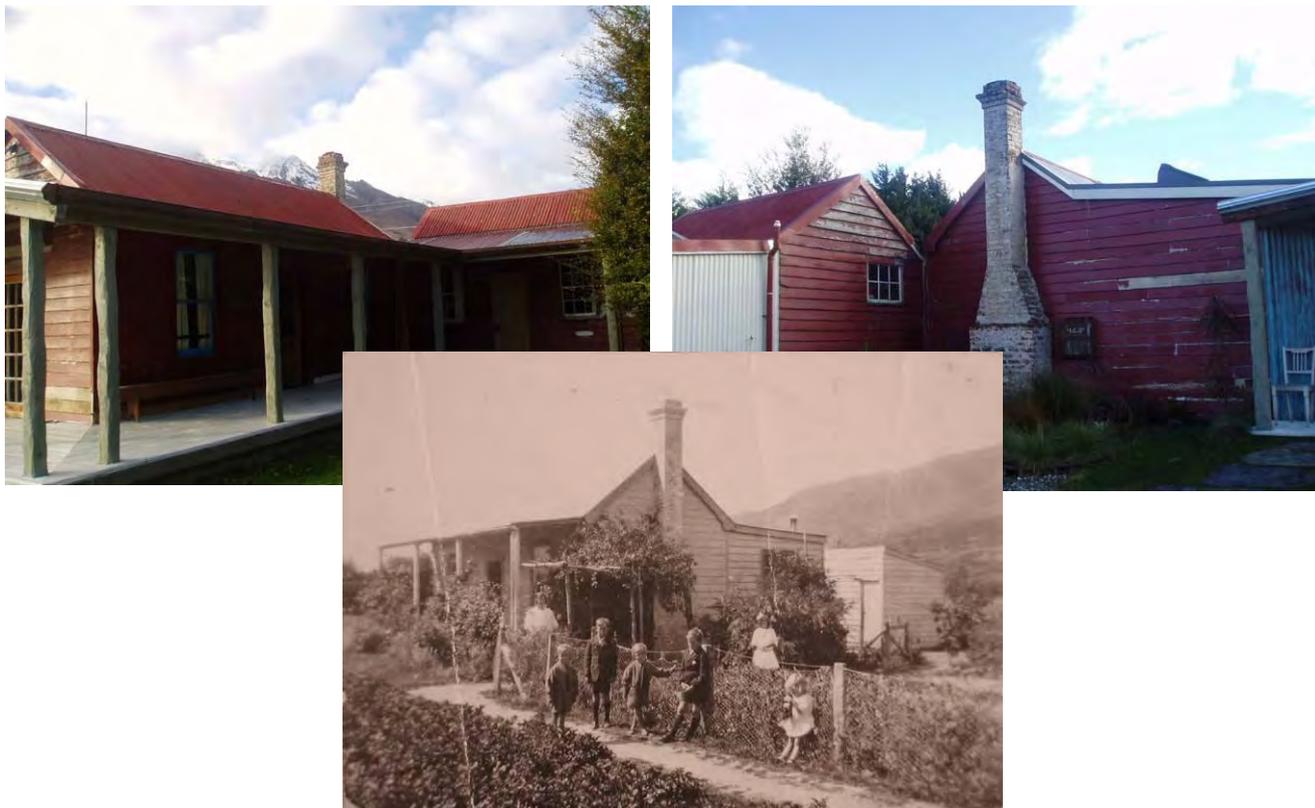
The school building is important for high community association. It consequently has high social and historic, and context and townscape values. The building is not on its original site and has been slightly modified. It is not considered a rare building however there are very few left within the District. In its current location it is highly visible and considered a landmark within the Township.

SOURCES

Glenorchy Heritage Museum Group.

ENTERED BY: Queenstown Heritage Working
Party

DATE ENTERED: October 2002 – Jan
2003



NAME

Coll Street Cottage

LOCATION/ADDRESS

Coll Street, Glenorchy

Constructed - 1900's

Building Type/Use - Residential

Materials - Wood, iron

Style -

Architect -

Builder -

NZHPT Register -

District Plan Status -

Valuation number - 2911119101

Legal Description - Lot 1 DP 22743

Heritage Assessment

Historic and Social Value - Moderate

Cultural and Spiritual Value - Low

Architectural Value - Moderate

Townscape and Context Value - Low

Rarity and Representative Value - Low to Moderate

Technological Value - Low to Moderate

Archaeological Value - Moderate to High

Overall Heritage Value - Low to Moderate

DESCRIPTION

The building is constructed of native beech with an iron roof. It is located on Coll Street in Glenorchy Township and is surrounded by a unique log fence.

HISTORY

The building was originally constructed in the early 1900's and was originally used by families of scheelite miners. In later years it was the home and clinic of the local District nurse.

SUMMARY OF HERITAGE SIGNIFICANCE AND ANY ADDITIONAL COMMENTS

The cottage is important for its association with local history and social patterns and development of the area. The building is a standard building of its time and is considered a good representative of that particular era. It is still in its original form with the only alterations in the form of additions. Due to the number of similar buildings left in existence it is considered rare within the local area.

SOURCES

Glenorchy Heritage Museum Group
Current owners Dan and Christine Kelly

ENTERED BY: Queenstown Heritage Working
Party

DATE ENTERED: October 2002 – Jan
2003