



QUEENSTOWN BOWLING CLUB  
THE GARDENS  
QUEENSTOWN

PART SECTIONS 4-5 & 7, BLOCK LI, QUEENSTOWN TOWN (OT18A/765)

PROPOSED NEW BUILDING TO REPLACE AN EXISTING BUILDING  
HERITAGE IMPACT ASSESSMENT

PREPARED FOR:  
QUEENSTOWN BOWLING CLUB  
C/O WAYNE DOWMAN

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### EXECUTIVE SUMMARY

The Queenstown Bowling Club pavilion is a Category 2 Listed Heritage Feature in the Queenstown Lakes District Council (QLDC) Proposed and Operative District Plans. The Bowling and Tennis Clubs propose to construct an amenities block adjoining the lower level of the pavilion, on the opposite side to the current 1980s extension.

The pavilion is a large timber-framed and weather-board clad building situated in the Queenstown Gardens. It has been occupied by the Queenstown Bowling Club since its construction in 1908. The pavilion, and associated bowling greens, reflect a strong social history of over 100 years of bowling in the Wakatipu. While the pavilion has been altered substantially and extended over the years, the style, structure and form of the original pavilion building remains. It is a highly visual and historic component of the Queenstown Gardens landscape.

The new building will require the demolition of an existing timber shed (likely to date from the 1960s) and will incorporate into its construction the early 1970s concrete block toilets at the southern end of the shed.

Origin Consultants has reviewed the Queenstown Bowling Club's proposal, and has recommended changes to the proposed external materials to mitigate the effects of the new building and make it compatible with the external appearance of the historic pavilion. Origin Consultants has also

recommended an external colour scheme that is compatible to the adjoining pavilion building. These recommendations are included in Part B of this report.

On the basis of these recommendations being accepted, any adverse effects generated by the proposal on the identified heritage values of the Listed Heritage Feature are considered to be less than minor.

## INTRODUCTION

This Heritage Impact Assessment (HIA) has been prepared for the Queenstown Bowling Club, c/o Wayne Dowman, Vice President.

The Queenstown Bowling Club and Queenstown Tennis Club plan to construct an amenity block to the south-eastern end of the pavilion to replace an existing range of outbuildings. The new building will be constructed adjacent to the pavilion, requiring minor internal modifications due to the proposed internal entry passageway from the pavilion. The new block will also be a new building/structure within the setting/extent of place of the Listed Heritage Feature.

This HIA report follows an accepted best-practice approach as described in Sustainable Management of Historic Heritage Guidance Information Sheet 9 by Heritage New Zealand Pouhere Taonga. This advises that a HIA will state what heritage place is affected or involved, what work or changes are proposed, the principles that guide the assessment, and how the proposal measures up to the Regional and District Plan assessment standards (or other best practice standards). It also advises that the HIA will conclude by providing a summary of the positive or negative effects of the proposal and other recommendations.

## **THE SITE**



*Figure 1. Location of the Queenstown Bowling Club pavilion within the Queenstown Gardens.*

The legal title is Part sections 4-5 and 7 of Block LI, Queenstown Town (OT18A/765). The Queenstown Bowling Club pavilion is situated in the Queenstown Gardens. This parcel of land covers the entire peninsula and is owned by QLDC. The Gardens have been a reserve/park from 1867.

## METHODOLOGY

Information in this assessment has been gained from a site inspection undertaken on 22 September 2020 by Robin Miller and Lucy Travis of Origin Consultants. It is also based upon historical research provided from a variety of archival sources, previous reports, the Queenstown Bowling Club website and the Heritage Inventory Register held by QLDC.

The principal sources of archival data have been:

- The entry for the building in the QLDC Heritage Inventory Register June 2016;
- Letters from Jackie Gillies + Associates regarding resource consent for the repair of the pavilion roof in 2012;
- The Lakes District Museum in Arrowtown;
- Online documentary archives, including PapersPast; and
- Online photographic archives, including Te Papa and Hocken Collections.

### A. WHAT HERITAGE PLACE IS AFFECTED OR INVOLVED

#### DESCRIPTION OF THE PAVILION

The Queenstown Bowling Club pavilion is a large timber-framed and weather-board clad building situated in the grounds of the Queenstown Gardens, between the bowling greens and tennis courts. The building consists of an historic (1908) two storey building, with a single storey addition of much later era (1980s). The front elevation of the pavilion faces roughly north-east and the modern extension is to the north-west of the pavilion. For consistency, the modern extension will be described as being north of the original pavilion.

Internally, there are two main spaces on the ground floor. The original pavilion space now contains a bar, office and locker room and the modern extension contains a kitchen and bathroom facilities. In the original pavilion building, the upper floor/ceiling is supported by beams across the length of the pavilion (Figure 5). The internal walls across the south-eastern wall are panelled and painted (Figure 6).

Please refer to the Identification of Significance section below and the information on what elements of the building Origin Consultants considers to be part of the Listed Heritage Feature.

#### STATUTORY PROTECTION

The pavilion is included in the Queenstown Lakes District Council Inventory of Listed Heritage Features (Consolidated Decisions Chapter 26 of the Proposed District Plan, September 2020) as follows. It is also included under the same reference in the relevant section of the Operative District Plan.

Ref No	Map Ref	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
65	35	Queenstown Bowling Club Pavilion (excluding modern northern extension) located within the grounds of Queenstown Gardens	Part Sections 4-5 & 7 Block LI Queenstown Town (2910507200)	-	2

The Queenstown Gardens are also included in the QLDC Inventory of Listed Heritage Features (Ref No 13) as a Category 2 feature.

The Proposed District Plan describes Category 2 (at 26.2.2) as:

“Category 2 Heritage Features warrant permanent protection because they are very significant to the District and/or locally.”

As identified in the PDP Inventory of Listed heritage Features, the pavilion is not included in the New Zealand Heritage List/Rārangi Kōrero.

### **HISTORICAL OWNERSHIP AND DEVELOPMENT OF THE SITE (IN BRIEF)**

Discussions of establishing a bowling club in Queenstown occurred as early as 1899; however, the Wakatipu Bowling Club was not officially established until 11 November 1904.<sup>1</sup> At the time, there was already a bowling green in the Queenstown Gardens, owned by the Government Tourist Department, and the Club proposed to take responsibility of the maintenance of the green.<sup>2</sup> Almost immediately after establishment, the Wakatipu Bowling Club began discussing the erection of a pavilion by the bowling green.<sup>3</sup>

Construction began in February 1908 and was completed in May of the same year. The pavilion was used for the first time at the opening of the 1908/1909 season in November.<sup>4</sup> When constructed, the pavilion was 30 feet high, with two rooms on either side of an open corridor – one for the bowling club and one for the tennis club. Each room was 9 by 15 feet, and 9 feet high.<sup>5</sup> The bowlers’ room was fitted with lockers and a cupboard for storing bowls.<sup>6</sup>

The corridor extended the breadth and length of the pavilion. The second storey was an open balcony, for viewing the greens below, with balustrading around the edge and on the sides and head of the stairway (Figure 2). The roof was overhanging and supported by ornamented kauri pillars. Both storeys were lined with oiled red pine. The exterior was painted in cream with olive green facings, and the roof was red iron oxide. These colours were noted to give the pavilion a striking appearance.<sup>7</sup>

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<sup>1</sup> *Lake Wakatip Mail*, 12 May 1899 and 11 November 1904.

<sup>2</sup> *Lake Wakatip Mail*, 4 November 1904.

<sup>3</sup> *Lake Wakatip Mail*, 4 August 1905.

<sup>4</sup> *Lake Wakatip Mail*, 10 November 1908.

<sup>5</sup> *Lake Wakatip Mail*, 5 May 1908.

<sup>6</sup> *Lake Wakatip Mail*, 10 November 1908.

<sup>7</sup> *Lake Wakatip Mail*, 5 May 1908.



Figure 2. Queenstown Bowling Club pavilion circa 1908. This photograph is thought to have been taken at the opening (Lakes District Museum, EL 863).

A tea kiosk was opened on the top floor of the pavilion in October 1925.<sup>8</sup> In March 1925, alterations to turn the balcony space into a tea kiosk began. The north end of the pavilion was partitioned off to be used as a kitchen, and the remaining space was set aside as a tea or refreshment room.<sup>9</sup> It was glassed on two sides to provide shelter, and the side overlooking the bowling green was left open.<sup>10</sup> The staircase remained in the same position.<sup>11</sup>

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<sup>8</sup> *Lake Wakatip Mail*, 3 November 1925.

<sup>9</sup> *Lake Wakatip Mail*, 3 March 1925.

<sup>10</sup> *Lake Wakatip Mail*, 3 November 1925.

<sup>11</sup> *Lake Wakatip Mail*, 3 March 1925.

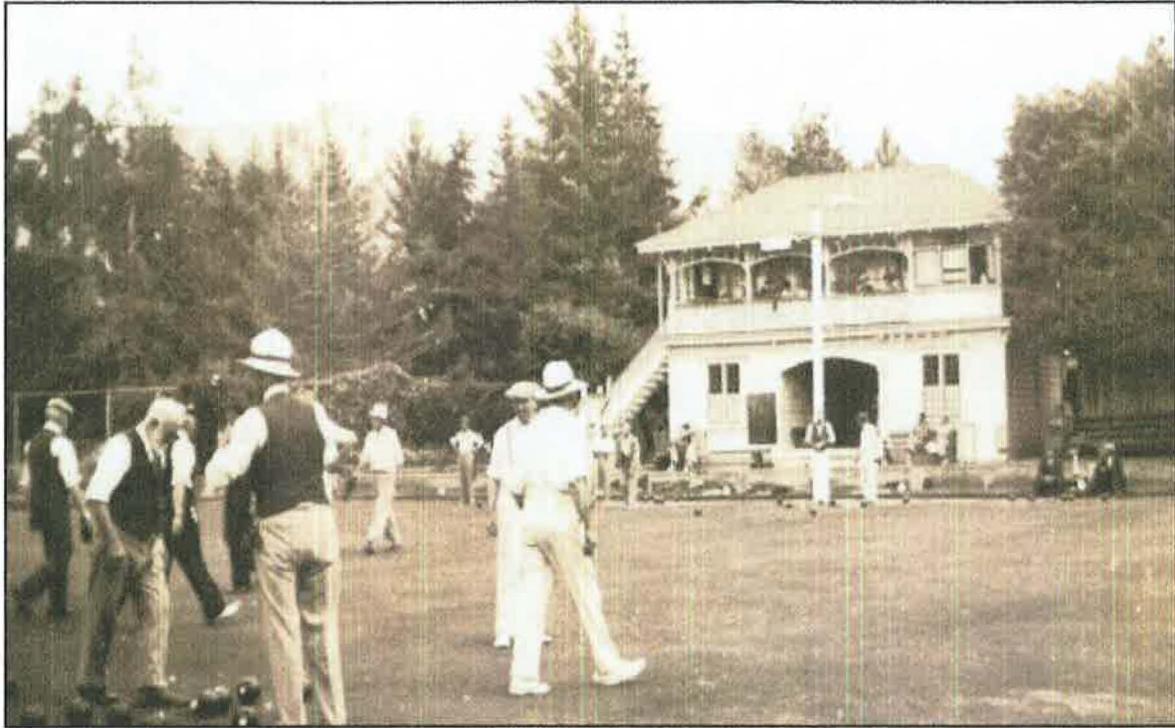


Figure 3. Queenstown Bowling Club pavilion and greens. Due to the movement of the staircase, this photograph must have been taken after the 1925 renovations and prior to the 1983 addition (Queenstown Bowling Club).

In the 1960s, the Bowling Club took over the lease of the tea kiosk. The upper storey was also turned into clubrooms and eventually leased to the Queenstown Tennis Club. Growing membership and pressure for better facilities saw the locker room upgraded and a bar installed.<sup>12</sup> In 1983, a new lounge was added to the pavilion extending to the north-west and Wayne Dowman advised that the internal wall linings within the historic pavilion were replaced by the panelling that exists today.<sup>13</sup> In 2012, the roof of the pavilion was replaced. The replacement roof mimicked the original roof in terms of appearance.<sup>14</sup>

With regard to the timber shed proposed to be demolished, reference to old Ministry of Works drawings for the Gardens show that the concrete block toilets at the southern end of the pavilion date from circa 1972, but the timber shed (which was the 'refreshments shed' for the club) already existed by then. Old club photographs suggest that it was not there in 1956, so it would seem to date from the 1960s.

The image below (Figure 4) is taken from the Bowling Club's website and summarises the research the club has undertaken into the development and extension/alteration of the building.

<sup>12</sup> WO Todd, *100 Years History, Queenstown Bowling Club, 1904-2004*, The Centennial Publication of the Queenstown Bowling Club Inc.

<sup>13</sup> Wayne Dowman, personal communication, November 2020.

<sup>14</sup> Decision of the Queenstown Lakes District Council under the Resource Management Act 1991 (9 August 2012) RM120420, 3.

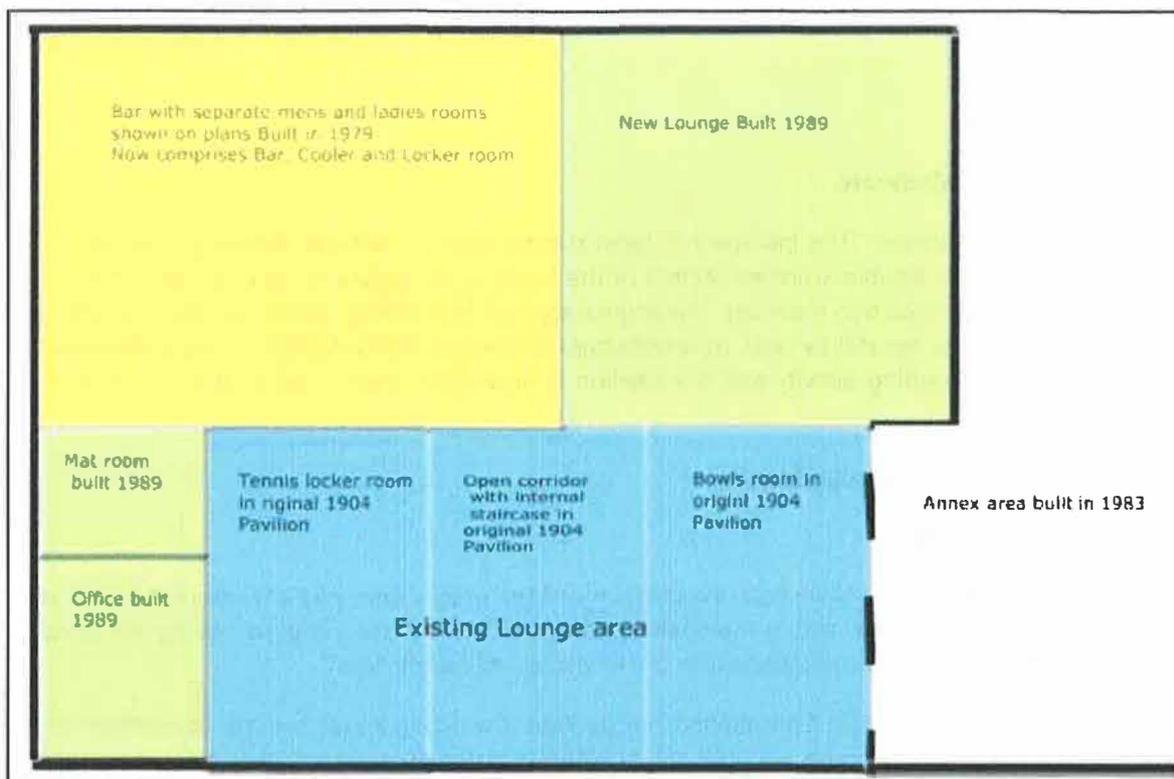


Figure 4. Plan from the Bowling Club website showing the development and extension of the original pavilion (Queenstown Bowling Club).

**IDENTIFICATION OF SIGNIFICANCE**

There are many aspects to the concept of 'cultural heritage significance' but the criteria adopted in this report are those set out under Section 26.6 of the QLDC Proposed District Plan (Appendix A). The heritage values of the Queenstown Bowling Club pavilion have been assessed against these established values.

The pavilion has been recorded in the QLDC Heritage Inventory Register, June 2016 (HIR) and this current assessment has been based on the existing record (Appendix C). Accordingly, the recorded heritage values of the pavilion are stated below with a brief outline of the reasons that are given in the QLDC HIR entry. Where no assessment of value was provided in the QLDC HIR entry, Origin Consultants have made an assessment.

Historical and Social Value

**HIR assessment – High**

From the HIR assessment: "The Queenstown Bowling Club pavilion and associated greens, set in the Queenstown Gardens, reflect a strong social history associated with over 100 years of bowling in the Wakatipu District. There is a high degree of community association with the bowling club facilities, reflected in the long list of locals and visitors who have visited the gardens over a century."

Cultural and Spiritual Value

**HIR assessment – N/A**

**Origin Consultants assessment – N/A**

Origin Consultants comment: The pavilion is considered to have no special significance to tangata whenua.

#### Architectural Value

##### **HIR assessment – Moderate**

From the HIR assessment: "The pavilion has been substantially altered and added to over the years; however, the historic double-storeyed section of the building still retains its original form in terms of scale, height and construction materials. The original style of the building with its top viewing room and lower functional area can still be read. Its architecture is representative of a turn of the century design associated with a sporting activity and the pavilion is now considered to be unique and rare in the Wakatipu Basin."

#### Townscape and Contextual significance

##### **HIR assessment – High**

From the HIR assessment: "While both the pavilion and the greens have had alterations over the years to progress the bowling club and its membership, they still reside in their original setting and remain a significant visual and historic component to the landscape of the gardens."

Further comment from Origin Consultants: The pavilion is a highly visual, historic component of the Queenstown Gardens landscape. Accordingly, its external materials, appearance and detailing are vital in retaining its historic and aesthetic authenticity.

#### Rarity and Representative Value

##### **HIR assessment – High**

Comment from Origin Consultants: The pavilion is a rare type of building in the Wakatipu Basin (and wider area) and retains much of its original form in terms of scale, height and construction materials. As a substantial structure intended to attract further visitors to the region, the pavilion reflects the early importance of tourism in the Wakatipu area. The pavilion remains a gathering place for the local bowling community.

#### Technological significance

##### **HIR assessment – N/A**

##### **Origin Consultants assessment – Low**

Comment from Origin Consultants: The building has a low technological significance, being built of locally sourced materials and utilising common construction methods of the period, some of which remain.

#### Archaeological significance

##### **HIR assessment – N/A**

##### **Origin Consultants assessment – Low/Negligible**

Comment from Origin Consultants: As the pavilion and bowling green were constructed in the early 1900s and there was no known pre-1900 building on the site beforehand, the possibility that archaeological evidence remains buried under the surface of the ground in the immediate area of the pavilion is low to negligible. The site of the proposed extension has also had excavation works carried out on it in the 20<sup>th</sup> century which will have further reduced the archaeological potential of the site.

Significant building elements and spaces:

- The remaining historic pavilion.

Building elements and spaces (relevant to this Resource Consent application) that are not considered to be of heritage value:

- The northern/1980s extension (as excluded in the QLDC PDP Inventory);
- The internal linings and finishes that also date from the 1980s; and
- The existing range of outbuildings on the southside of the pavilion (1960s timber shed and early 1970s toilets).

## B. WHAT WORKS ARE PROPOSED

The proposed works are summarised below based upon DG Hopgood's drawings and specifications:

- Floor plans – 23 October 2019
- Elevations – 18 January 2020
- Sections – undated

These drawings provide for the demolition of the existing southern timber shed, the retention of the concrete block former toilets and their incorporation into a new amenities block, which will contain new toilets, a workshop, lockers, kitchen and storage space. This new structure will be joined to the pavilion through an internal entry passageway/link that will be formed through the 1989 Mat Room (refer to Figure 4).

The new building will have external plan dimensions of approx. 12335 x 7280mm plus the link to the existing building via the Mat Room. It will be a single-storey structure with a shallow mono-pitched roof falling to the west.

The proposed external specifications are:

- Most of the south-east elevation of the amenities block clad in Linea fibre cement weatherboard;
- South-west side will retain the existing concrete blocks;
- Roofing will be sealed Bondor Performance Panels (150mm thick);
- Fascia/barge will be Coloursteel to profile shown on plans;
- Fairview aluminium awning type windows; and
- Bondor hinged and sliding doors, and two large roller doors in the south-east elevation.

Following discussions with Wayne Dowman of the Club, the following **changes to the above specifications** are recommended by Origin Consultants to reflect the heritage values of the adjacent Listed Heritage Feature:

1. The external walls of the new building should be clad with painted timber weatherboards of rusticated profile (similar to the adjoining pavilion). This cladding could be extended around the existing concrete blocks to create a more cohesive new structure on the south side of the historic pavilion;
2. The steel roofing sheets should have a traditional corrugated profile as they will be seen from the first floor level of the historic pavilion; and
3. The external colour scheme should match the adjacent pavilion: cream/off-white to match the pavilion weatherboards for the new wall claddings and green to match the pavilion roof for the new roof claddings, rainwater fittings, and joinery/doors.

## C. THE PRINCIPLES THAT GUIDE THIS ASSESSMENT

### **QLDC PROPOSED DISTRICT PLAN (PDP)**

#### Objectives

The QLDC PDP identifies four key objectives for heritage at 26.3. The relevant objectives and underlying policies are as follows:

#### **26.3.1 The District's historic heritage is recognised, protected, maintained and enhanced:**

- By enhancing historic heritage through providing for the enhancement of heritage values through works which increase the resilience of heritage features by way of upgrades to meet building and safety standards, subject to these works being undertaken in a manner which respects heritage values and where possible retains original heritage fabric or utilises the same or similar materials (26.3.1.2);
- By protecting historic heritage values while managing the adverse effects of development, taking into account the significance of the heritage feature (26.3.1.3); and
- Where activities are proposed within the setting of a listed heritage feature, the heritage significance of that feature is protected by adopting heritage-sensitive design features:
  - the form, scale and proportion of the development, and the proposed materials, do not detract from the listed heritage featured located within, or its relationship with, the setting (26.3.1.4.a and b); and
  - existing views of the listed heritage feature from adjoining public places, or publicly accessible places, are maintained as far as is practicable (26.3.1.4.c).

#### **26.3.2 The sustainable use of historic heritage features:**

- By encouraging the ongoing economic use of heritage features, sites and areas by allowing adaptations that are in accordance with best practice and enhance heritage values (26.3.2.1.a);
- Any adaptations do not result in adverse cumulative effects through successive alterations over time (26.3.2.1.b); and
- Where modifications or upgrades are required, these are undertaken in a manner which respects heritage values (26.3.2.1.d).

#### Rules

The following rule from the QLDC PDP is considered relevant to the proposal:

#### **26.5.9 Development within the setting**

'Setting' means the "area around and/or adjacent to a [listed] heritage feature... which is integral to its function, meaning, and relationships, and which is contained in the same legal title as the [listed] heritage feature..."

For any development within the setting of a Category 2 heritage feature, discretion is restricted to:

- The extent of the development and cumulative effect on the heritage feature, and its setting;
- The effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in section 26.6 (outlined in section A above); and
- The operation reasons associated with the use of the heritage feature for the development to be located within the setting.

It is not considered that the rule relating to internal alterations affecting heritage fabric (26.5.8) is triggered by this application as the Mat Room, where the new opening into the proposed extension will be formed, is understood to date from 1989 with the panelled internal lining within the historic pavilion being of similar modern age.

## **QLDC OPERATIVE DISTRICT PLAN (ODP)**

### Objectives

The QLDC ODP contains one objective relating to heritage. This objective, and its underlying policies are outlined below:

#### **13.1.3 Objective 1 – Heritage Values**

The conservation and enhancement of the District's natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.

- To protect and enhance the heritage values of urban and rural areas and the built environment including the cumulative value of retaining groups of buildings (13.1.3.1.1).

### Rules

The following rules from the QLDC ODP are considered relevant to the proposed construction:

#### **13.2.3.2 Any alteration to a building, memorial, feature, structure or precinct**

The alteration of a Category 2 Heritage Feature is a discretionary activity. Rule 13.2.2 defines 'alteration' as including "any work which involves the addition, alteration or removal and replacement of any part of any heritage feature... either internally or externally."

Rule 13.3.2(i) provides that, in considering whether to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

- Any immediate or cumulative effects of the demolition or alteration or addition on local and District wide heritage values (13.3.2(i)(a));
- Any ability of the applicant to develop the site without altering the heritage building and/or the degree of dislocation of the place from its historical context (13.3.2(i)(c));
- In the case of alterations or demolition, the provision by the applicant of photographs and/or other information relating to the heritage item prior to work commencing;
- Any interior adaption should seek to retain authenticity of design by respecting the primary spaces and their sequential layout (13.3.2.(i)(k)); and
- When adapting exteriors of heritage features, the following principles should be followed:
  - The street elevation should be altered least, and if possible, not at all (13.3.2(i)(j)(i));
  - The main determinant of the style and character of the building should be retained (13.3.2(i)(j)(i));
  - Any addition should respect the scale of the authentic building and not be visually dominant (13.3.2(i)(j)(i));
  - There should be a visual distinction between the authentic building and addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour (13.3.2(i)(j)(i));
  - An addition should be the smallest in area to house the function and should contribute greatly to the survival of the building (13.3.2(i)(j)(ii)); and
  - The relationship of the building with the setting should be maintained (13.3.2(i)(j)(iii)).

**QLDC QUEENSTOWN GARDENS RESERVE MANAGEMENT PLAN**

The Reserve Management Plan provides for the use, enjoyment, maintenance, protection and preservation of the Queenstown Gardens. The plan contains policies relevant to the current proposal, including to limit the development of existing buildings to the existing building footprints unless otherwise provided for in the plan (6.3). It is understood from Wayne Dowman that discussions have already been held with QLDC about the small, proposed increase in the building footprint and that this is acceptable to QLDC.

**D. HERITAGE ASSESSMENT MATTERS IN THE DISTRICT PLAN****QLDC PROPOSED DISTRICT PLAN (PDP)**

The proposal is considered to comply with objectives 26.3.1 and 26.3.2.

Compliance with the rule (26.5.9) identified above requires an assessment of the effects of the proposed works on the heritage values of the pavilion (in accordance with the criteria in section 26.6).

An assessment of the impact of the proposed development within the setting/extent of place of a listed heritage feature on the heritage values of the pavilion is detailed below. It also includes comments on the Queenstown Gardens (listed in the QLDC Inventory of Listed Heritage Features, Ref No 13), where this is considered applicable/relevant:

<b>Value</b>	<b>Assessment</b>	<b>Impact/comment</b>
Historical & social	High	The proposal includes the demolition of the small timber shed and barbeque area near the pavilion, which have no heritage significance (being of 1960s and more modern date). The replacement extension will be another layer in the development of the historic bowling club site and Gardens. It is proposed to incorporate the existing early 1970s toilet block.  <b>Impact – No adverse impact.</b>
Cultural	N/A	Not applicable.
Architectural	Moderate	The scale and form of the doubled-storeyed section of the pavilion will remain unchanged. The single level extension proposed to the south-east of the pavilion will be of similar height to the existing extension on the north side.  Based upon Origin Consultants' recommendations for materials and colours (refer to Section B above), the design of the new structure is considered to be generally complimentary to the historic pavilion and Garden's environment. The actual effect on the historic pavilion will be that the new extension will physically be attached to it via the link structure and the footprint of the current outbuilding range will be longitudinally enlarged (but the width will remain as per the existing concrete block toilets).  The new structure will replace an existing shed of no architectural merit and low quality.  <b>Impact – Very minor adverse effect by way of the footprint enlargement and attachment to the historic pavilion. Positive</b>

		<b>effect in the replacement of the low quality shed and in the exterior materials and colours proposed.</b>
Townscape & contextual	High	As 'architectural' above (based upon Origin Consultants' recommendations). Existing views of the pavilion from public spaces will be affected to a very minor degree from the south-east. Any cumulative effects on the setting will be very minor. There are considered to be no adverse effects overall on the wider Queenstown Gardens' area.  <b>Impact – Very minor adverse effect by way of the footprint enlargement affecting views, but positive effect in the replacement of the low quality shed and in the exterior materials and colours proposed.</b>
Rarity & representative	High	The rarity value of the pavilion will be retained as scale and height of the original pavilion will be unaltered.  <b>Impact – No adverse effect</b>
Technological	Low	There will be no change to the technological value of the historic pavilion itself.  <b>Impact – No adverse effect</b>
Archaeological	Low	The timber shed is considered to be of no archaeological value and 20 <sup>th</sup> century excavations for the shed and toilets will have reduced the archaeological potential of the site. The proposal is considered to have no adverse effects on any (unlikely) archaeological deposits.  <b>Impact – No adverse change.</b>

The proposed extension will provide ancillary/services-type spaces associated with the main pavilion and operational requirements necessitate the new building to be within the setting of the historic pavilion (like the current range of outbuildings). The bowling greens and tennis club courts also affect the availability of alternative locations in the vicinity.

#### **QLDC OPERATIVE DISTRICT PLAN (ODP)**

Compliance with the rules identified above requires an assessment of the effects of the proposed works according to those listed in 13.3.2. Assessment of the relevant matters is detailed below:

Item No.	Assessment matter	Impact/comment
(a)	Any immediate or cumulative effects of the demolition or alteration or addition on local and District wide heritage values.	The proposal includes demolition of an existing structure (shed and barbeque facility) with no heritage significance/value. The proposed alteration to the pavilion is minor but will require the removal of small portion of the pavilion wall linings to create an internal entry passage. There will be no discernible adverse impact on local and district-wide heritage values.

		<b>Impact – No adverse change.</b>
(c)	Any ability of the applicant to develop the site without altering the heritage building.	No significant change to the heritage building is proposed. <b>Impact – No adverse change.</b>
(g)	In the case of alterations or demolition, the by the applicant of photographs and/or other information relating to the heritage item prior to work commencing.	The shed to be demolished is not part of the heritage building and therefore documentation is not required.
(j)	Adaptation of exteriors	The proposed addition is not expected to alter the exterior of the pavilion other than linking the new structure to it in one small place. The exterior of the new addition will be in keeping with the colour scheme of the pavilion and will use materials that are sympathetic to the traditional building materials of the pavilion. <b>Impact – Very minor adverse effect by way of the footprint enlargement and attachment to the historic pavilion. Positive effect in the replacement of the low quality shed and in the exterior materials and colours proposed.</b>
(k)	Adaptation of interiors	The proposal will retain the existing floor plan of the pavilion, but includes minor interior alterations to 1980s construction to create an internal entry passage joining the new amenities block to the pavilion. The passageway will result in the removal of a small portion of the pavilion wall and use of an external storage cupboard (not part of the original pavilion). <b>Impact – No adverse change.</b>

## E. CONCLUSION & ASSESSMENT OF EFFECTS ON HISTORIC HERITAGE

The Queenstown Bowling Club pavilion was constructed in 1908 and has a long history as a centre point of the Queenstown Gardens. It has been continuously occupied by the Bowling and Tennis Club, and the pavilion has been modified from an open pavilion, with a viewing platform, to club rooms and extensions.

As identified in section A above, the pavilion has a combination of heritage values, including: its continual occupation and association with the Bowling Club; the retention of the pavilion's original scale, height and construction materials; and its townscape and contextual setting as a highly visual structure within the Queenstown Gardens.

The current development proposes the removal of a timber shed and the incorporation of the 1970s toilets into a new amenities block, with an internal entry passage from the pavilion. Origin Consultants

has recommended some changes to the external materials specification proposed by the Bowling Club and a colour scheme that is compatible with the historic pavilion.

Based upon these recommendations being accepted by the Bowling Club, the effects of the proposal are summarised as follows:

**Negative**

- Very minor adverse effects in respect of the setting/extent of place of the Listed Heritage Feature. These relate to its architectural and townscape/contextual values.

**Positive**

- Positive effects in replacing the old timber shed and providing a more cohesively designed extension of the south side of the building.

The proposal will also improve and update facilities at the club and are likely to result in members and visitors continuing to hold the historic pavilion building in high esteem.

Overall, on the basis of Origin Consultants' recommendation being followed, it is considered that any adverse effects of the proposal on the heritage values of the Listed Heritage Feature will be less than minor.



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## A. EVALUATION CRITERIA FOR CATEGORIZING AND INCLUDING FEATURES IN THE INVENTORY OF LISTED HERITAGE FEATURES

The following criteria are used to determine the listing and category of listed features, whether a feature should be included in the Inventory, and the category of such listed features; and Heritage Assessments exist for many of the Listed Heritage Features and these provide a detailed assessment of the values of the feature and a conclusion of its overall significance. These assessments are available from the Council and should be used as the starting point for any evaluation. Where such an assessment does not exist, then your evaluation will need to be based on existing historical information, which can be obtained from various sources, including the Council's archaeological alert layer, Heritage New Zealand, the Council's resource consent files, and the Lakes District Museum.

### **Historical and Social Value**

- a. whether the feature reflects characteristics of national and/or local history;*
- b. with regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects;*
- c. whether the feature is significant in terms of a notable figure, event, phase or activity;*
- d. the degree of community association or public esteem for the feature;*
- e. whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History;*
- f. cultural and spiritual value;*
- g. whether it is of special significance to Tangata Whenua;*
- h. contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.*

### **Cultural and Spiritual Value**

- a. whether it is of special significance to Tangata Whenua;*
- b. contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community*

### **Architectural Value**

- a. whether the building or structure has architectural or artistic value;*
- b. whether the feature represents a particular era or style of architecture or significant designer;*
- c. whether the style of the building or structure contributes to the general character of the area;*
- d. the degree to which the feature is intact;*
- e. whether the building or structure has undergone any alteration, thereby changing the original design.*

### **Townscape and Contextual Value**

- a. whether the feature plays a role in defining a space or street;*
- b. whether the feature provides visual interest and amenity;*
- c. degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings*

### **Rarity and Representative Value**

- a. whether the feature is a unique or exceptional representative of its type either locally or nationally;*
- b. whether the feature represents a way of life, a technology, a style or a period of time;*
- c. whether the feature is regarded as a landmark or represents symbolic values;*
- d. whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.*

### **Technological Value**

- a. whether the building has technical value in respect of the structure, nature and use of materials and/or finish;*
- b. whether the building or structure is representative of a particular technique.*

**Archaeological Value**

- a. significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.*

B. PHOTOGRAPHS



Figure 5. Inside the pavilion building looking at the south-eastern wall, with the modern extension behind the photographer. A section of the 1980s panelling to the right of the doorway will be removed to create an internal entry passage.



Figure 6. Inside the pavilion building – a close-up of the proposed opening through to the Mat Room and link to the new extension.



*Figure 7. Outside the pavilion looking north-west into the Mat Room. This circa 1989 cupboard will be converted into the internal passageway joining the pavilion to the amenities block.*



*Figure 8. Looking south-east through the external entry of the storage cupboard toward the existing shed and barbeque facilities.*



*Figure 9. The timber shed to be demolished (centre) and concrete block 1970s toilets to be incorporated into the new building (on left against the hedge).*

C. QLDC HERITAGE INVENTORY REGISTER ENTRY

Heritage assessment QLDC July 2006, Plan change 3

**NAME (including former names)**

**Bowling Club Pavilion and grounds**

**LOCATION/ADDRESS**

Queenstown Gardens

HERITAGE ASSESSMENT	AGE/DATES
<b>Archaeological Value</b>	1904 opened bowling club and green
✓ <b>Architectural Value</b> Moderate	1908 Pavilion erected
<b>Cultural/Spiritual Value</b>	
✓ <b>Historical/Social Value</b> High	ARCHITECT/BUILDER ?
✓ <b>Townscape/context Value</b> High	MATERIALS Wood construction
✓ <b>Rarity/Representative Value</b> High rarity value	LOCAL AUTHORITY QLDC
<b>Technological Value</b>	LISTINGS
<b>OVERALL HERITAGE VALUE</b> Moderate- High	Local Authority rating Category 2 recommended
	LEGAL DESCRIPTION
	TYPE/USE Bowling club pavilion and bowling greens.
	CURRENT OWNERS Wakatipu Bowling Club?
	CURRENT CONDITION Good

**SUMMARY OF SIGNIFICANCE**

The Queenstown bowling club pavilion and associated greens, set in the Queenstown gardens, reflect a strong social history associated with over a hundred years of bowling in the Wakatipu district. There is a high degree of community association with the bowling club facilities, reflected in the very long list of locals and visitors who have recreated within this gardens setting for over a century.

While both the pavilion and the greens have had alterations over the years to progress the bowling club and its membership, they still reside in their original setting and remain as a significant visual and historic component to the Queenstown gardens landscape.

The Bowling pavilion has been altered and added to over the years, however the historic double storied section of the building still retains its original form in terms of scale, height and construction materials. (Downstairs windows modernised) The original style of the building with its top viewing room and lower functional area can still be clearly read. Its architecture is representative of a turn of the century design associated with a sporting activity and the pavilion is now considered to be unique and rare in the Wakatipu Basin.

**DESCRIPTION**

The Queenstown bowling club pavilion consists of an historic two storied wooden building with a single story wing addition of a later era. (1980s)  
There are two bowling greens surrounded by gardens and walkways.

Telltale, Rebecca Reid --July 2006

## Heritage assessment QLDC July 2006, Plan change 3

**HISTORY**

On the 19<sup>th</sup> May 1904, the Mayor of Queenstown, Mr Hotop chaired a meeting in the Garrison Hall, Beach street to discuss the idea of forming a bowling club. The committee that was formed, then requested funding from the Government Tourist Department to build a bowling surface ('sward') in the Queenstown Gardens. The Tourist Department agreed to provide the grounds, a roller and a water supply under the proviso that the Club would lease the grounds from the Queenstown Borough Council on a 3 year term.<sup>35</sup>

By November 10<sup>th</sup> 1904, the Wakatipu Bowling Club was officially formed and the green was completed.<sup>36</sup> On December 7<sup>th</sup> 1904, the new green and club was officially opened by the first president of the club, Mr Walter Searle (proprietor of the Eichardts hotel). Twenty six financial members gathered for the occasion.<sup>37</sup> The Mayor, Mr Hotop stated "that the green was constructed by the Government in the hopes of increasing tourist traffic, in as much as it would be a source of attraction to bowlers from various parts"<sup>38</sup>

In 1906 the Government Tourist Department took over the Gardens from the Council and this included the bowling green and its upkeep. With the growing attraction of bowling in the area, the Tourism Department erected a club house in 1908. This was described as "a magnificent two storied structure, with an internal stairway and a windowless overview area [which] also served as a place for the band to meet and play for visitors to the gardens."<sup>39</sup>

An early photograph held in the Lakes District Museum, Arrowtown (EL 863) shows the building at what is thought to be the opening. This attractive wooden building had ornate wooden railings upstairs with open views both to the bowling green and the tennis courts (that appear to already exist) on the other side. Downstairs there was a wide, open arched walk through between the two amenities. The facilities were upgraded in 1925 by the Tourist Department and the internal stairs were removed to the outside. The upper viewing area was glassed in and converted to a tea kiosk which was leased out. A locker room was also built downstairs.<sup>40</sup> A circa mid 1950s photo however shows the building little altered from the outside, apart from one part of the upstairs that had been closed in.<sup>41</sup>

In the late 1960s the bowling club took over the lease of the tea kiosk and the upstairs was given a major clean out and turned into clubrooms also. Growing membership and pressure for better facilities saw the locker room upgraded, and a bar installed but conditions were still cramped. In 1983 a modern lounge was added. (the single storey wing) During this era the upstairs section was leased to the tennis club next door and a viewing platform overlooking the courts was added.<sup>42</sup>

**The Grounds**

Bowls, tennis and croquet were activities on offer at the site, possibly from the clubs inception and in 1942 a ticket boy was employed by the Tourist Department to manage these sports.<sup>43</sup> In October 1936, a new green was opened (adding to the original built in 1904) and the two greens were named the Ben Lomond (in front of the pavilion) and the Remarkables, in relation to the views of the respective mountains from the gardens setting. The Tourist Department managed the greens until the late 1960s when the club took over. Various upgrades occurred over the years with automatic sprinklers, lighting, seating and sun shelters were constructed. An all weather, state of the art, modern artificial green was opened on September 13<sup>th</sup> 2003.<sup>44</sup>

Membership was affected by the two World Wars and the 1930s depression but in general the interest in bowls continued to be strong in the Wakatipu.

Today the facilities are still well used and cared for and reflect a long history of bowling in the Wakatipu area.

<sup>35</sup> W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc.

<sup>36</sup> *ibid*

<sup>37</sup> *ibid*

<sup>38</sup> Lake Wakatipu Mail, 9/12/ 1904

<sup>39</sup> W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc.

<sup>40</sup> *ibid*

<sup>41</sup> LDM photo collection EL 372B

<sup>42</sup> W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc

<sup>43</sup> *ibid*

<sup>44</sup> *ibid*

*Heritage assessment QLDC July 2006, Plan change 3*

**SOURCES**

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W.O. Todd, 100 years history, Queenstown Bowling Club, 1904 – 2004, The Centennial Publication of the Queenstown Bowling Club Inc

Lake Wakatip Mail , 9/12/ 1904

Photo archives, Lakes District Museum, Arrowtown.

**FILE NOTES**

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Note; This structure has not been assessed by a conservation architect, who may consider the architectural rating differently to the current assessment.

ENTERED BY: Rebecca Reid

DATE ENTERED: July 2006

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*Telltale, Rebecca Reid for Queenstown Lakes District Council – July 2006*

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