



QUEENSTOWN  
LAKES DISTRICT  
COUNCIL

**Heritage Register (Working Document)**

**September 2005**



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## INTRODUCTION

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In 2002 the Queenstown Lakes District Council decided that there were a number of important heritage items, trees, and landscapes within the district that may well be worthy of protection but that were not listed in the District Plan.

As a consequence, the Queenstown Lakes District Council established community-based Heritage Working Parties in both Wanaka and Queenstown to assist in identifying and assessing heritage buildings, features, trees, and landscapes which should be considered for inclusion in the District Plan. The Working Parties, along with a Council planner, then visited the sites and assessed the heritage value of the various items. Separate to this, the trees that had been identified as potential candidates for listing in the District Plan were assessed by Arborist Dave Finlin using the STEM method of analysis. In addition, the Council commissioned Rebecca Reid of Tell Tale Ltd to undertake additional research into twenty three heritage of the items which had been identified by the Working Parties but not fully assessed.

### The Purpose of this Document

It is intended that this Register be used as both a planning tool and as an advocacy/ educational tool to help guide the future protection of these special places. As a planning tool, it is intended to help justify the listing of items and sites in the District Plan and, in turn, to help planners assess resource consent applications for modification and removal of such items and to help the public understand *why* certain items are listed in the District Plan. As an advocacy tool, it is intended to help educate the public about some of the special heritage places within the district.

This Register contains a record of the items that were assessed and included in the District Plan through Plan Change #3 (notified in June 2005).

It is noted that until the listing is confirmed in the District Plan, the Register simply states that it has been proposed to be listed through Plan Change #3. Once this Plan Change process has been completed, the document will be updated and the final District Plan classification will be recorded.

It is important to note that the Register is a “work in progress” and will be regularly updated and improved as further research is undertaken, items are added, and more information becomes available. In addition to the 37 items contained in this document there are a further 700 items listed in the District Plan that are not further described in a document such as this. It is therefore considered that the heritage values and significance of each of these items should be progressively added to this register over time in order to ensure that the very reasons for listing these items is documented and is not lost or forgotten.

## ACKNOWLEDGEMENTS

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Thanks goes to the following contributors to this document

The Wanaka Heritage Working Party, comprising:

- Anne Salmond
- Peg Matheson
- Dave Power

The Queenstown Heritage Working Party, comprising:

- Mike Lynch
- Ray Clarkson
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Councillor Christine Kelly

Natasha van Hoppe  
Rebecca Reid  
Owen Lawrence  
Dave Finlin

## HERITAGE ASSESSMENT METHODOLOGY

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Heritage assessment criteria was decided upon by Council and the Working Parties and included:

- Historic and Social Value
- Cultural and Spiritual Value
- Architectural Value
- Townscape and Context Value
- Rarity and Representative Value (If representative value only, this is stated.)
- Technological Value
- Archaeological Value

It is noted that whilst in this document “rarity” and “representative value” are grouped together these are, in fact, two different values and ideally should be separated out in future refinements of the document.

### The process undertaken by the Working Parties

1. The Working Parties visited each of the sites and provided verbal and written information and material to the Council’s Planner and, based on this information, the value of the item was deemed to be either low, moderate, moderate-high, or high. This assessment was undertaken as each item was considered and then, on completion, a “checking” process was undertaken to ensure that the relative „scores” of the items was robust.
2. The Council’s Planner then compiled this information in the form shown in this Register.
3. Then, as a subsequent exercise, the Planner considered the heritage values attributed to each item, the objectives and policies of the District Plan, and the results of consultation with landowners to recommend the appropriate District Plan category that should be assigned to each.

For some items, further historic research and evidence has been undertaken by Rebecca Reid. This further work included providing architectural descriptions, a contextual overview and a review of the assessments that had previously been undertaken, based on the new information revealed. It is likely that some of the other items will also be further researched as the need arises and/ or as funding becomes available.

### The process undertaken for the further research that was commissioned

The process for this component of work was relatively consistent with that outlined above but was considerably more detailed.

1. The sites were visited and assessed against a customised assessment form recording the date of construction, legal description of the land, principal building material, location, use, and condition of the place. An account of the history, site modifications, architectural or archaeological description, and landscape/ townscape are all provided on the inventory sheets (where applicable).
2. Whilst Rebecca Reid undertook the majority of the research, she also commissioned two architects to provide architectural descriptions for the built heritage sites; Owen Lawrence, a retired architect from Arrowtown supplied the descriptions for sites around the Queenstown district and Ann Salmond, an architect from Wanaka, provided the Wanaka district descriptions.
3. The item was assessed based on the criteria and was given a rating of moderate to high based on evidence provided in the entry and the contractors own knowledge of the site as compared to other historic sites known in the local regional or national context. (Note: this grading system had already been developed and the working party’s opinion was taken into account, however changes were made at times based on the new information that came to light.)

It is considered that the further research that has been undertaken by Rebecca Reid for 23 of the sites provides a higher degree of rigour and consistency than was previously available.

### **Statement of Significance**

It is noted that those items which have been further researched by Rebecca Reid of Tell Tale Limited include a Statement of Significance. This states exactly why the place is important and the reasons as to why it should be listed on the heritage register. It provides a summary of the historical, social and physical elements of the place that have been assessed as making the place special and attempts to put it in context when compared to other heritage places (where possible).

### **Disclaimer**

Given the relatively short amount of time available to undertake the historical research and assessment of these sites, the information provided does not always provide a thorough history of each site. It is however an attempt to provide an overview of the history and significance of the sites providing direction for further reading or research at a later date.

While local people have been consulted where possible it should be noted that local sources may provide further information on individual sites. In the interests of expediency, research to date, has used mainly archival sources. This has included, the Lakes District Museum, Arrowtown, the Queenstown Historical Society, the Kingston Community Centre, the Upper Clutha Historical Records Society, the Hocken Library, Dunedin, the National Archives Regional Office, Dunedin and Wellington and Knox College Archives, Dunedin as well as the LINZ office, Dunedin. In some cases, easily accessible information has been extensive through public sources and others have been limited.

Every endeavor has been made to produce accurate and factual information throughout this project, however there are likely to be some gaps and inconsistencies that could be remedied with further consultation with landowners or knowledgeable locals.