



13 September 2021

Via email: SubmissionsOS@heritage.org.nz

Dear Sir / Madam,

SUBMISSION TO THE HERITAGE NEW ZEALAND REVIEW OF LISTING 7766 PARADISE, GLENORCHY

Thank you for the opportunity to present this submission on the review of listing number 7766 for Paradise, Glenorchy undertaken by Heritage New Zealand.

The Queenstown Lakes District Council appreciates the efforts of Heritage New Zealand in the development and research for the review of listing number 7766 for Paradise, Glenorchy.

QLDC agrees with the review of the Paradise listing by Heritage New Zealand and the decision to list Paradise as Category 1, however, has comments around the provisions and evidence that has informed this decision.

QLDC would not like to be heard at any hearings that result from this consultation process. Please note that this submission reflects the position of officers and has not yet been ratified by Council.

Thank you again for the opportunity to comment.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Jim Boulton'.

Jim Boulton
Mayor

A handwritten signature in black ink, appearing to read 'Mike Theelen'.

Mike Theelen
Chief Executive

1.0 Background

- 1.1 The Queenstown Lakes District is a high growth area¹ and a high-profile tourist destination. The district includes both urban and rural areas, large and small population centres and townships that are geographically remote that has and continues to attract domestic and international visitors.
- 1.2 QLDC supports the submission made by the Glenorchy Heritage and Museum Group.

2.0 QLDC agrees with the listing categorisation for Paradise

- 2.1 Heritage is important to the Queenstown-Lakes District given the rich and diverse history of the area. Queenstown Lakes District Council supports the efforts of Heritage New Zealand in its protection and identification of important parts of history within the district.
- 2.2 QLDC is developing an arts, culture and heritage strategy that will include the district's local heritage listings. This process will include extensive consultation with the local communities and will be informed by information and support held in the District Plan, the district's Museums, official documentation, and listings made available by Heritage New Zealand.
- 2.3 QLDC would recommend that the review report for the Paradise, Glenorchy listing include a detailed assessment of each feature highlighted within the document as well as the evaluation criteria to inform the listing as Category 1. An inclusion of GIS files or coordinates would also help to define Paradise as a heritage property within the QLDC District Plan.

3.0 Technical feedback for Paradise to be a category 1 historic site in the QLDC District Plan, and information on a further process required to achieve alignment

- 3.1 Below is a table detailing the provisions within Chapter 26 Historic Heritage² of the QLDC District Plan in regard to the Heritage New Zealand review report for the Paradise listing.

Provision/topic in QLDC District Plan	Detailed comments
26.2.1	<p>Category 1 heritage features are recognised as being the most significant level of listing in Chapter 26. Nominations for inclusions or amendments to categories for individual features will be considered but should contain sufficiently detailed and robust reports.</p> <p>Evidence that affected owners have been informed and consulted should be provided.</p> <p>Limb (b) states that <i>'for Category 1 features, a Conservation Plan is encouraged. Any Conservation Plan shall be prepared in accordance with Heritage New Zealand's Best Practice guidelines'</i>.</p>
26.2.2	<p>The provision sets out the following expectations for Category 1 listed features <i>'Category 1 Heritage Features warrant the highest level of protection as they are very significant nationally or regionally. Category 1 shall include all places of the highest historical or cultural heritage significance including,</i></p>

¹ <https://www.qldc.govt.nz/community/population-and-demand>

² [Section Title \(qldc.govt.nz\)](#)

	<p><i>but not limited to, all features in Category 1 of the Heritage New Zealand 'New Zealand Heritage List/ Rarangi Kohero'</i></p> <p>This provision sets out that the District Plan should reflect the categorisation of features that have been applied by HNZ. This provision supports the application of a plan change to ensure the subject structures are identified as category 1 listings in Chapter 26.</p>
26.3.1	<p>Objective 26.3.1 states that <i>'The District's historic heritage is recognised, protected, maintained and enhanced'</i>.</p> <p>This Objective is supported by the following relevant policies:</p> <p>Policy 26.3.1.1 – <i>'Ensure historic heritage features within the District that warrant protection are recognised in the Inventory of Listed Features (26.8).'</i></p> <p>Policy 26.3.2.1(a) – <i>'To enhance historic heritage through increasing the knowledge and understanding of heritage values'</i></p> <p>Objective 26.3.3 states <i>'The diversity of historic heritage features, heritage precincts, heritage overlay areas and values associated with them, are recognised'</i>.</p> <p>This Objective is supported the following relevant policy:</p> <p>26.3.3.1 – <i>'Identify the heritage values of heritage precincts, listed heritage features, sites of significance to Māori, areas of heritage significance and archaeological sites'</i>.</p> <p>Objective 26.3.4 states that <i>'The historic heritage value of heritage features is enhanced where possible'</i></p> <p>This Objective is supported by the following relevant policies:</p> <p>26.3.4.1 – <i>'Encourage opportunities to enhance the understanding of historic heritage features, including through the need for interpretation'</i></p> <p>The proposal for HNZ to retain Paradise as a category 1 listed property supports QLDC in implementing the objectives and policies of Chapter 26. The information prepared and notified by HNZ demonstrates that the place is of outstanding and special significance and will contribute to the overall understanding of the values of Paradise. This information can be included in the QLDC Heritage Inventory Register and contribute to its protection, should any subdivision, land use or development activities be proposed on the land or subject structures.</p>
26.6	<p>Provision 26.6 of Chapter 26 sets out the evaluation criteria that is to be applied when features are proposed to be reviewed or added to the inventory of listed heritage features (provision 26.8 of Chapter 26). These criteria are grouped according to the following areas:</p> <ol style="list-style-type: none"> 1. Historic and Social Value 2. Cultural and Spiritual Value 3. Architectural Value 4. Townscape and Context Value 5. Rarity and Representative Value 6. Technological Value 7. Archaeological Value

	<p>These criteria are used to determine whether a feature should be included in the Inventory, the listing and category of listed features, and the category of such listed features. Following an evaluation of the feature against these criteria, a conclusion can be made of its overall significance.</p> <p>In addition, Chapter 26 enables the identification of heritage precincts and heritage overlay areas. These precincts and overlays are applied to sites and larger areas that are identified as having multiple and dispersed heritage values which related closely to one another.</p>
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