

# 26 HISTORIC HERITAGE

CARDRONA HOTEL

Proprietor  
J. D. TENNESON & C. J. THORNTON  
ESTABLISHED 1895

GABRIEL  
OLD SMUGGLE  
WHISKY

RESTAURANT

CARDRONA HOTEL

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## 26.1

## Purpose

The purpose of this chapter is to promote the sustainable management of the District's historic heritage<sup>1</sup> features. These features are an important part of the amenity and character of our natural, physical and cultural heritage. Protecting these helps retain the District's character, history, and sense of place. This will be achieved by identifying and recognising heritage values, which can then be offered protection through the Plan.

This chapter contains objectives, policies and rules relating to:

- a. the Inventory of protected Heritage Features, which includes all listed buildings, structures, and other features;
- b. heritage Precincts;
- c. sites of significance to Maori;
- d. heritage Overlay Areas.

## 26.2

## Identification and Protection

### 26.2.1 Categorisation and future listing

The District's most significant known heritage features are represented in the Inventory of Protected Heritage Features. Although they all have heritage value, they are categorised according to their relative level of importance which allows different levels of regulatory protection to be applied. For heritage features there are three categories: 1 to 3, with Category 1 being the most significant.

Queenstown Lakes District Council acknowledges that the Inventory represents an identification and categorisation of heritage features at the time this plan was reviewed and may subsequently change. Nominations for inclusions, removals or amendments to categories for individual features will be considered, but should contain sufficiently detailed and robust reports in line with assessments that the Council uses. Evidence that affected owners have been informed and consulted should be provided and:

- a. for heritage precincts and Heritage Overlay Areas, a report from a qualified a conservation / landscape architect or a person with demonstrated experience as an adviser or manager on projects involving heritage precincts or areas, is recommended. These may include site specific reports from government bodies with a remit for heritage, such as Heritage New Zealand Pouhere Taonga and the Department of Conservation;
- b. for sites of significance to Maori, a detailed assessment of the extent of the site and related values should be prepared by the appropriately mandated iwi;
- c. for individual buildings and structures, a report from a suitably qualified conservation architect, using the Council's criteria, and for Category 1 features, a Conservation Plan. Any Conservation Plan shall be prepared in accordance with Heritage New Zealand's Best Practice Guidelines;
- d. for sites that require the use of archaeological methods, a detailed assessment by a qualified and experienced archaeologist.

1. Sec 2A RMA

## 26.2.2 Description of listed Heritage Features Categories 1 – 3

- |            |  |
|------------|--|
| Category 1 | 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, but not limited to, all features in Category 1 of the Heritage New Zealand <i>New Zealand Heritage List/ Rarangi Kohero</i> . |
| Category 2 | Category 2 Heritage Features warrant permanent protection because they are very significant to the District and/or locally.  |
| Category 3 | Category 3 Heritage Features are significant to the District and/or locally and their retention is warranted. The Council will be more flexible regarding significant alterations to heritage features in this Category. Category 3 shall include all other places of special historical or cultural value.  |

## 26.2.3 Evaluation

Development affecting historic heritage can be a complex matter because of the sensitivity of the values associated with them. The evaluation criteria contained in this section 26.6.1 of this chapter shall form the basis of any 'Assessment of Effects' on activities affecting heritage features. Early consultation on development proposals is recommended with heritage professionals, Heritage New Zealand and community heritage groups, before the design stage.

## 26.2.4 Archaeology Alert Layer

The HNZPTA 2014 makes it unlawful to destroy or modify the whole or part of an archaeological site without the prior authority of Heritage New Zealand. This is a separate statutory process to obtaining any resource consents required under this District Plan, but is an important step for applicants to consider when preparing a resource consent application which might affect an archaeological site. An archaeological site is defined in the HNZPTA 2014 and is also included in the list of definitions under Section 26.6.

Given the large number of archaeological sites within the District, they are not shown on the Planning Maps. However to assist prospective applicants, an alert layer is maintained by the Council which identifies particularly significant groups of sites or significant sites of unknown extent. This layer is for information purposes only, and users of the Plan are recommended to undertake early consultation with Heritage New Zealand.

This alert layer does not necessarily contain all archaeological sites but is intended to provide applicants with an easily accessible means of undertaking an initial check of the subject site. The alert layer will be updated as new information is made available to the Council. It does not form part of the District Plan Planning Maps.

## 26.3

## Objectives and Policies

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

|          |   |
|----------|---|
| Policies | <p><b>26.3.1.1</b> Ensure historic heritage features within the District that warrant protection are recognised in the Inventory of Protected Features in Section 26.8.</p> <p><b>26.3.1.2</b> To enhance historic heritage through:</p> <ol style="list-style-type: none"> <li>increasing the knowledge and understanding of heritage values;</li> <li>providing for the enhancement of heritage values through works which increase the resilience of heritage features by way of repairs and 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.</li> </ol> <p><b>26.3.1.3</b> Protect historic heritage values while managing the adverse effects of land use, subdivision and development, including cumulative effects, taking into account the significance of the heritage feature, area or precinct.</p> <p><b>26.3.1.4</b> Where activities are proposed within the setting or extent of place of a heritage feature, to protect the heritage significance of that feature by ensuring that:</p> <ol style="list-style-type: none"> <li>the form, scale and proportion of the development, and the proposed materials, do not detract from the protected feature located within the setting or extent of place;</li> <li>the location of development does not detract from the relationship that exists between the protected feature and the setting or extent of place, in terms of the values identified for that feature;</li> <li>existing views of the protected feature from adjoining public places, or publicly accessible places within the setting or extent of place, are maintained as far as is practicable;</li> <li>hazard mitigation activities and network utilities are located, designed, or screened to be as unobtrusive as possible.</li> </ol> <p><b>26.3.1.5</b> Avoid the total demolition, or relocation beyond the site, of Category 1 heritage features.</p> <p><b>26.3.1.6</b> Discourage the total demolition of Category 2 heritage features, or the partial demolition of Category 1 and Category 2 heritage features, unless evidence is provided which demonstrates that:</p> <ol style="list-style-type: none"> <li>other reasonable alternatives have been shown to be impractical;</li> <li>there is a significant risk to public safety or property if the feature or part of it is retained;</li> <li>the heritage feature is unable to serve a productive use or its retention would impose an unreasonable financial burden on the building owner.</li> </ol> |
|----------|---|

- 26.3.1.7** Promote the retention of Category 3 heritage features, or where the partial demolition of a Category 3 heritage feature is proposed, reduce adverse effects on its overall heritage values.
- 26.3.1.8** Discourage the relocation of Category 2 heritage features beyond the site, or within the site, unless evidence is provided which demonstrates that;
- a. relocation is necessary to facilitate the ongoing use or protection of the heritage feature(s), or to ensure public safety;
  - b. measures are in place to minimise the risk of damage to the heritage feature;
  - c. the heritage values of the heritage feature(s) in its new location are not significantly diminished.
- 26.3.1.9** Where the relocation of Category 3 heritage features either beyond or within the site is proposed, to have regard to:
- a. the ongoing use or protection of the heritage feature, or to ensure public safety;
  - b. measures to minimise the risk of damage to the heritage feature;
  - c. the heritage values of the heritage feature in its new location;
  - d. within a Heritage Precinct, the effects on the heritage integrity of that precinct including adjoining structures and the precinct as a whole.

## 26.3.2 Objective - The sustainable use of historic heritage features.

- Policies
- 26.3.2.1** Encourage the ongoing economic use of heritage features, sites and areas by allowing adaptations and uses that are in accordance with best practice, and:
- a. enhance heritage values in accordance with Policy 26.3.1.2;
  - b. do not result in adverse cumulative effects through successive alterations over time;
  - c. provide an economically viable use for the protected heritage feature, subject to any works being undertaken in a manner which respects its heritage values;
  - d. recognise the need for modification through works which increase the resilience of heritage buildings by way of repairs and upgrades to meet building and safety standards, subject to these works being undertaken in a manner which respects heritage values.
- 26.3.2.2** Encourage the maintenance of historic heritage features by allowing minor repairs and maintenance.

## 26.3.3 Objective - The diversity of historic heritage features, heritage precincts, heritage overlay areas and values associated with them, are recognised.

- Policies
- 26.3.3.1** Identify the heritage values of heritage precincts, heritage features, sites of significance to Maori, and areas of heritage significance and in conjunction with Heritage New Zealand archaeological sites.

- 26.3.3.2** Ensure that in making decisions on development proposals, the effects on tangible and non-tangible values of sites of significance to Maori, are informed by those mandated to do so.
- 26.3.3.3** Recognise and protect the different layers of history within heritage (overlay) areas and the relationship between these layers, to retain their cultural meaning and values.

#### **26.3.4 Objective - The historic heritage value of heritage features is enhanced where possible.**

- Policies
- 26.3.4.1** Encourage opportunities to enhance the understanding of historic heritage features, including through the need for interpretation.
- 26.3.4.2** Provide incentives for improved outcomes for heritage values through the relaxation of rules elsewhere in the District Plan where appropriate, on a case-by-case basis.
- 26.3.4.3** Recognise the value of long term commitments to the preservation of heritage values in the form of covenants and consent notices.
- 26.3.4.4** Enable ongoing improvements to heritage features including earthquake strengthening and other safety measures, in recognition that this will provide for their ongoing use and longevity.
- 26.3.4.5** Recognise the potential for ongoing small-scale mining activities consistent with the maintenance of heritage and landscape values within the Glenorchy heritage overlay area, subject to the protection of features identified in section 26.10.

## 26.4 Other Provisions and Rules

### **26.4.1 District Wide**

Attention is drawn to the following District Wide chapters:

|                           |                          |  |
|---------------------------|--------------------------|--|
| 1. Introduction           | 2. Definitions           | 3. Strategic Direction                           |
| 4. Urban Development      | 5. Tangata Whenua        | 6. Landscapes and Rural Character                |
| 27. Subdivision           | 28. Natural Hazards      | 32. Protected Trees                              |
| 30. Energy and Utilities  | 31. Signs                | 35. Temporary Activities and Relocated Buildings |
| 33. Indigenous Vegetation | 34. Wilding Exotic Trees | 36. Noise  |
| 37. Designations          | Planning Maps            |  |

## 26.4.2 Interpreting and Applying the Rules

**26.4.2.1** The following tables describe activities, standards and subsequent level of activity for resource consent purposes.

**26.4.2.2** Reference should be made to Chapter 27 with respect to rules regulating the subdivision of sites containing heritage features.

**26.4.2.3** The following abbreviations are used in the tables.

Note: Where an application involves the exercise of matters of discretion by the Council, the activity category are identified by an asterisk \*.

|                 |                  |                             |
|-----------------|------------------|-----------------------------|
| P Permitted     | C Controlled     | RD Restricted Discretionary |
| D Discretionary | NC Non-Complying | PR Prohibited               |

## 26.5

## Rules - Activities

**Table 1 General**

| Rule          | Activity   | All Heritage Features |
|---------------|--|-----------------------|
| <b>26.5.1</b> | <b>Activities not specifically identified</b><br>Any activity which breaches a standard but is not specifically identified under any of the levels of activities set out in the rules below.   | D                     |
| <b>26.5.2</b> | <b>Repairs and maintenance</b><br>Minor repairs and maintenance on all protected heritage features and contributory and non-contributory buildings in heritage precincts.<br>Note: Works that do not fall within the definition of minor repairs and maintenance are classed as alterations. | P                     |

**Table 2 Listed heritage features**

| Rule          | Activity   | Cat 1 | Cat 2 | Cat 3 |
|---------------|--|-------|-------|-------|
| <b>26.5.3</b> | <b>Total demolition or relocation to another site</b><br>*For Category 3 heritage features discretion is restricted to:<br>a. the extent of the demolition proposed and the cumulative effects on the heritage feature;<br>b. the effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6;<br>c. where the protected heritage feature is located within a heritage precinct, the effects of the proposed activity on the key features of the heritage precinct as identified in section 26.7. | PR    | NC    | RD*   |

| Rule          | Activity   | Cat 1 | Cat 2 | Cat 3 |
|---------------|--|-------|-------|-------|
| <b>26.5.4</b> | <b>Partial demolition</b><br>*For Category 3 heritage features discretion is restricted to: <ol style="list-style-type: none"> <li>the extent of the demolition;</li> <li>the effects on heritage values and heritage significance, in accordance with the evaluation criteria in section 26.5;</li> <li>the effects on the heritage values and heritage significance of the feature, including the cumulative effects resulting from incremental demolition;</li> <li>where the heritage feature is located within a heritage precinct, the effects of the proposed activity on the key features of the heritage precinct as identified in section 26.6.</li> </ol>   | NC    | NC    | RD*   |
| <b>26.5.5</b> | <b>Relocation within the site</b><br>The relocation of an existing heritage feature within the same site.<br>*For Category 3 heritage features discretion is restricted to: <ol style="list-style-type: none"> <li>the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6;</li> <li>the physical effects on the heritage fabric and the effects on the setting or extent of place of the feature;</li> <li>any evidence that relocation is necessary for operational reasons;</li> <li>where the heritage feature is located within a heritage precinct, the effects of the proposed activity on the key features of the heritage precinct as identified in section 26.7.</li> </ol> | NC    | NC    | RD*   |
| <b>26.5.6</b> | <b>External alterations and additions</b><br>*For Category 2 and 3 heritage features discretion is restricted to: <ol style="list-style-type: none"> <li>the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6;</li> <li>where the heritage feature is located within a heritage precinct, the effects of the proposal on the key features of the heritage precinct as identified in Section 26.7.</li> </ol>   | D     | RD*   | RD*   |
| <b>26.5.7</b> | <b>Internal alterations</b><br>Internal alterations affecting the heritage fabric of a building.<br>* For Category 2 heritage features (buildings) discretion is restricted to: <ol style="list-style-type: none"> <li>the extent of the alteration and the cumulative effects on the building;</li> <li>the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6.</li> </ol> Note: For the avoidance of doubt, alterations such as the partial removal and replacement of decoration, windows, ceilings, floors or roofs that only affect the interior of the building are subject to this rule.  | D     | RD*   | P     |



| Rule          | Activity   | Cat 1 | Cat 2 | Cat 3 |
|---------------|--|-------|-------|-------|
| <b>26.5.8</b> | <p><b>Development within setting or extent of place</b></p> <p>New buildings and structures, earthworks requiring consent under Chapter 25, car park areas exceeding 15m<sup>2</sup> within the view from a public road, and car park areas exceeding 40m<sup>2</sup> located elsewhere.</p> <p>* For Category 2 and 3 heritage features, discretion is restricted to:</p> <ol style="list-style-type: none"> <li>Development within the setting, or within the extent of place where this is defined in the Inventory under Rule 26.8;</li> <li>The extent of the development and the cumulative effects on the heritage feature, and its setting or extent of place;</li> <li>The effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6.</li> </ol> <p>Note: This rule does not apply to any use of buildings, structures and land other than the activities specified above.</p> | D     | RD*   | RD*   |

**Table 3 Heritage Precincts**

Notes:

- table 3 only relates to heritage features that are not listed in the Inventory (26.8). Buildings listed in the Inventory are subject to the rules in Tables 1 and 2 only.
- the following chapters contain rules which apply to the construction of new buildings within heritage precincts:
  - chapter 10: Arrowtown Residential Historic Management Zone;
  - chapter 12: Queenstown Town Centre Zone;
  - chapter 13: Arrowtown Town Centre Zone.

| Rule           | Activity  | Contributory buildings other than those listed in 26.8 | Non-contributory buildings |
|----------------|---|--|----------------------------|
| <b>26.5.9</b>  | <b>Total and partial demolition or relocation beyond the site</b> | D  | P                          |
| <b>26.4.10</b> | <b>Relocation within a heritage precinct</b>                      | D  | D                          |
| <b>26.4.11</b> | <b>Relocation from a heritage precinct</b>                        | D  | P                          |

| Rule           | Activity  | Contributory buildings other than those listed in 26.8 | Non-contributory buildings |
|----------------|---|--|----------------------------|
| <b>26.4.12</b> | <b>External alterations</b><br>*Discretion is restricted to: <ul style="list-style-type: none"> <li>a. the extent of the alterations and the cumulative effects on the heritage feature, and its setting or extent of place;</li> <li>b. the effects on other contributory and individually listed buildings and heritage features. The key features and values of the precinct as identified in the statement of significance and key features to be protected in section 26.7;</li> <li>c. the effects on the heritage values and heritage significance of any affected heritage feature in accordance with the evaluation criteria in section 26.5.</li> </ul> | RD*  | RD*                        |
| <b>26.4.13</b> | <b>Internal alterations</b>   | P  | P                          |

**Table 4 Sites of Significance to Maori**

| Rule           | Activity Standard   | All Sites |
|----------------|---|-----------|
| <b>26.5.14</b> | <b>Development</b><br>Any development on a site identified as a Site of Significance to Maori.<br>Any application made in relation to this rule shall not be publicly notified, or limited notified other than to Tangata Whenua. | D         |

**Table 5 Heritage Overlay Areas**

| Area           | Activity Standard   | All heritage areas |
|----------------|---|--------------------|
| <b>26.5.15</b> | <p>Notwithstanding Chapter 21, pertaining to the Rural Zone, the following additional rules apply within Heritage Overlay Areas as defined in Section 26.10:</p> <ul style="list-style-type: none"> <li>a. mining on a mining site where the volume of material excavated or subsequently stockpiled exceeds 500m<sup>3</sup> per mining site per annum (but excluding farm track access, fencing, firebreaks and public use tracks);</li> <li>b. a building ancillary to mining on a mining site, which has a building footprint greater than 10m<sup>2</sup> in area;<br/>(For the purposes of Rule 26.4.15(2), a 'building' means any building or structure that is new, relocated, altered, reclad or repainted, including containers intended to, or do, remain on site for more than six months, or an alteration to any lawfully established building)</li> <li>c. removal or destruction of any heritage feature referred to in the Statement of Significance or Key Features to be protected;</li> <li>d. forestry.</li> </ul> <p>Notes:</p> <ul style="list-style-type: none"> <li>a. where archaeological sites are referred to in the Statements of Significance or Key Features to be protected, reference should be made to the definition of archaeological sites in Chapter 2 – Definitions;</li> <li>b. if intending to destroy or modify, or cause to be destroyed or modified, an archaeological site, an Authority will be required from Heritage New Zealand pursuant to the HNZPTA 2014;</li> <li>c. reference should also be made to the rules in Chapter 21, which also apply within Heritage Overlay Areas.</li> </ul> | D                  |

## 26.4.16 Non- Notification

The provisions of the RMA apply in determining whether an application needs to be processed on a notified basis. Except as qualified under Table 4, no activities or non-compliances with the standards in this chapter have been identified for processing on a non-notified basis.

## 26.6

## Evaluation Criteria

### 26.6.1 Evaluation criteria for categorizing and including features in the Inventory of Protected 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 Protected 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.

#### 1. Historic 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.

#### 2. 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.

## **2. 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.

## **3. Townscape and Context 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.

## **4. 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.

## **5. 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.

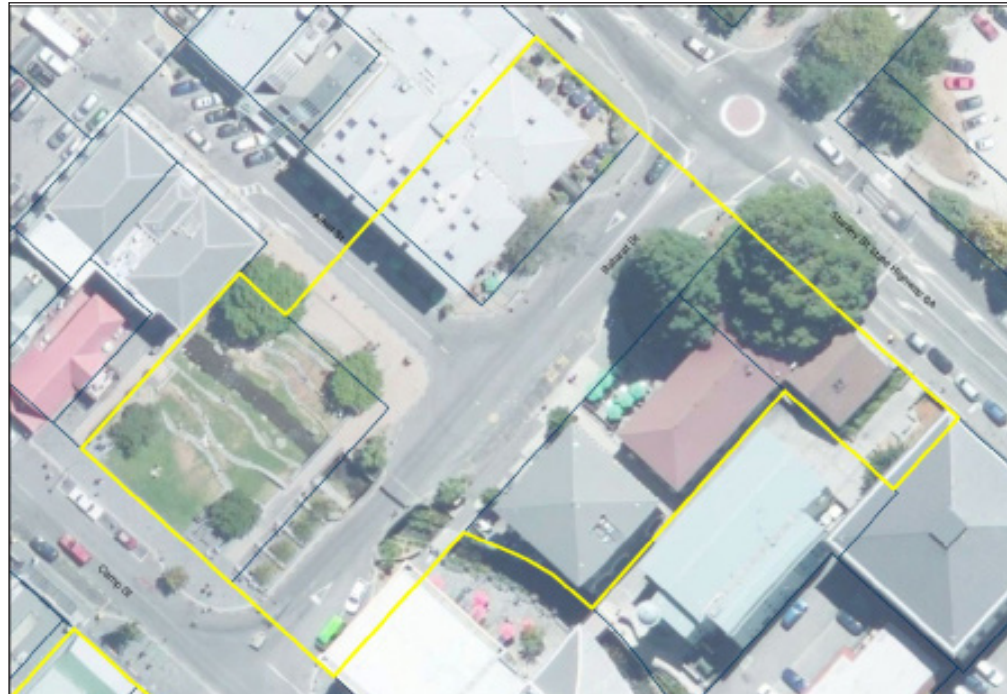
## **6. Archaeological Value**

- 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.

## 26.7

# Inventory of Protected Features - Precincts

### 26.7.1 Queenstown Courthouse Heritage Precinct



### 26.7.2 Statement of Significance

The Precinct represents the historically significant civic centre of Queenstown and contains a number of important heritage buildings, open spaces and structures. Their design and the nature of their stone construction convey their high status within the District. The buildings / structures are an architectural statement of permanency, stability and prosperity as the town evolved progressively from its early canvas tent and timber structures to a new generation of enduring public buildings. The buildings / structures generally remain intact and have a high degree of historical and architectural authenticity within the town. They are very distinctive and prominent features of the townscape in this part of Queenstown and define its provenance. Their scale, form and materials are characteristic of 19th century Queenstown and, together, they are considered to have high 'group' / contextual value in relation to each other. The Stone Bridge is also a rare example of its kind in the District.

### 26.7.3 Key features to be protected

- 26.7.3.1** The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- 26.7.3.2** The 'group' value of the buildings within the Precinct and their setting within it, including the open spaces.
- 26.7.3.3** The townscape / landmark value of the Precinct, i.e., other buildings, development and signage within the Precinct or adjoining it should not adversely affect or diminish the significance of the Heritage Precinct.

### 26.7.4 Queenstown Mall Heritage Precinct



*Blue shapes are the non-contributory buildings.*

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### 26.7.5 Statement of Significance

The Precinct represents the historically significant commercial centre of Queenstown and still embodies its early settlement pattern from when the town was set out in 1864. This is evident in the arrangement of the sections and the street layout within the precinct. The Precinct contains a wide variance of architectural styles and features of interest is centred on the Mall (Ballarat Street), which since the earliest days of Queenstown has been the principal thoroughfare from the lake through the town. The route of Ballarat Street running up to Hallenstein Street and the frontage of Eichardt's Hotel near the lake provide an historically iconic view of the town from the lake of outstanding townscape and contextual value. The Precinct is considered to have high archaeological value for the evidence that it could provide of the early settlement of Queenstown and its pre-1900 development.

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### 26.7.6 Key features to be protected

- 26.7.6.1** The group of reasonably intact 19th century commercial buildings / structures towards the lake end of the Mall and their setting within the Precinct.
- 26.7.6.2** The early settlement pattern of the town (the arrangement of the sections and the street layout within the Precinct). Incremental loss must be avoided.
- 26.7.6.3** The view of the Precinct from the lake – including the straight view up Ballarat Street to Hallenstein and vice-versa.
- 26.7.6.4** The archaeology of the Precinct.



### 26.7.7 Queenstown Marine Parade Heritage Precinct



*Blue shapes are the non-contributory buildings.*

### 26.7.8 Statement of significance

The combination of the heritage buildings, the environs of Marine Parade and the shoreline of Lake Wakatipu and the landscape beyond, result in the Heritage Precinct being of unique and exceptional townscape significance. The heritage buildings within the Precinct are representative of the evolution of the early settlement into a permanent and prosperous town. The Masonic Lodge and William's Cottage are thought to be amongst the oldest buildings in the town and create a Precinct of architectural 'gems', which signifies the social and tourist heritage of the town.

### 26.7.9 Key features to be protected

- 26.7.9.1** The individual principal historic buildings; their form scale, materials and significance. Incremental loss must be avoided.
- 26.7.9.2** The unique and exceptional townscape significance of the Precinct.

## 26.7.10 Arrowtown Town Centre Heritage Precinct



### 26.7.11 Statement of Significance

The precinct represents the commercial centre of the town and includes a nucleus of heritage buildings that have developed on the site of the 1864 relocated town centre. Buildings such as the former BNZ bank premises (associated with the renowned architect, R.A. Lawson) and Pritchard's Store date from the mid -1870s are symbolic of the development of the town during that economically stable period. The Postmaster's House and Post & Telegraph office have origins in the 20th century and are symbolic of the later progression of the town. The Precinct is held in high esteem by the local community and visitors alike and is a very popular tourist attraction. It contains heritage buildings / structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representation of a goldfields' town dating from the 1860s and 1870s. It is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid - 1860s.

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## 26.7.12 Key features to be protected

**26.7.12.1** The unity of the Precinct in terms of scale, form, materials, textures and colours in relation to its mountain and river setting.

**26.7.12.2** The 'group' value of the Precinct and its representative image of a traditional goldfields town.

**26.7.12.3** The streetscape, and street and section patterns.

**26.7.12.4** Views through the Precinct.

**26.7.12.5** Archaeology.

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## 26.7.13 Arrowtown Cottages Heritage Precinct



*Blue shapes are the non-contributory buildings.*

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### 26.7.14 Statement of Significance

The Precinct represents the historically significant and authentic early years of the settlement and development of Arrowtown from, principally, a social perspective. It contains some of the town's most important buildings and features, including 1870s miners' cottages, the Masonic Lodge, the Green and the tree-lined avenue. The architectural and aesthetic quality of the precinct is derived from its plain, functional, small scale buildings, principally of timber and iron, which represent the typical form of accommodation in which miners and their families lived during the Central Otago Gold Rush years. The larger stone buildings demonstrate progress and permanence as the prosperity and confidence of the town grew. The tree-lined avenue and Green have great aesthetic appeal and provide the setting for the buildings within the precinct. The Precinct has very high townscape / contextual and rarity significance within the District.

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### 26.7.15 Key Features to be protected

- 26.7.15.1** The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- 26.7.15.2** The 'group' value of the buildings within the precinct and their setting within it, including the open spaces.
- 26.7.15.3** The townscape / landmark value of the Precinct i.e., other buildings, development and signage within the Precinct or adjoining it should not adversely affect or diminish the significance of the heritage Precinct.
- 26.7.15.4** Archaeology.



## 26.8

# Inventory of listed Heritage Features

| Ref No | Map Ref          | Description   | Legal Description (Valuation Reference)  | HNZ Cat / No. | QLDC Cat   |
|--------|------------------|---|--|---------------|------------|
| 1      | 36               | St Peter's Anglican Church Organ, St Peter's Church, corner Church and Camp Streets   | Lot 1 DP 365052 (2910504403)   |               | 3          |
| 2      | 36               | St Peter's Anglican Church Carved Eagle Lectern, St Peter's Church, corner Church and Camp Streets  | Lot 1 DP 365052 (2910504403)   |               | 3          |
| 3      | 37 (a)<br>37 (b) | The paddle steamship Antrim's former engines and boiler within the winding house, Kelvin Peninsula.<br><br>Slipway and Cradle, Kelvin Peninsula   | Adjacent to Sections 25 and 26, Block I, Coneburn SD (on water's edge) (Adjacent to 2909954900)  |               | 2<br><br>3 |
| 4      | 26               | Group of Stone Building remains, Whitechapel  | Lot 2 DP 15996 Block VIII, Shotover SD (2907210100)  |               | 3          |
| 5      | 10               | Skippers Road, including stone retaining walls, cuttings at Hell's Gate, Heaven's Gate, Bus Scratch Corner, road to Branches and geographical features Lighthouse Rock, Castle Peak and Long Gully but excluding that part of long Gully legally described as Sections 3, 4 and 5 SO Plan 24648 | Road Reserve Commencing at Coronet Peak Road and ending at the end of Branches Road – Blocks II, XV, XVI Shotover SD and Block II Skippers SD.   | 1 / 7684      | 2          |
| 6      | 10               | The Macetown Road and all road stone retaining walls. From Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve.  | Road reserve adjacent to Part Section 2 Block XXV Town of Arrowtown and Run 23, 25, 26, 39 and Part Run 27 (Road Reserve adjacent to 2918233400, 2907214600, 2907212500, 2907214700, 2907300200)   |               | 3          |
| 7      | 9                | The Hillocks, vicinity Dart Bridge  | Part Sections 1 & 2, Block IV, Dart SD (2911130400, 2911130500)  |               | 3          |
| 8      | 25               | Bible Face, Glenorchy. Vicinity Depot and Gravel Pit, Queenstown-Glenorchy Road, Glenorchy. Exact location shown by the building line restriction.  | Part Section 2, Block XIX, Town of Glenorchy (2911120100)  |               | 3          |
| 9      | 13               | Judge and Jury Rocks, rock features only, Vicinity Kawarau Gorge Bridge   | Section 4, Block I, Kawarau SD (2907213800)  |               | 3          |
| 10     | 9                | Peter Tomb's rock, near Diamond Lake  | Section 43 Block II Dart SD (2911131800)   |               | 3          |
| 11     | 36               | Horne Creek, running through Queenstown Town Centre   | Runs from Lot 1 DP20875 Block V, Queenstown Village Green through Lot 1 and Lot 2 DP416867, Lot 2 DP 357929, Lot 2 DP 18459 Block XXXI, Road reserve and adjacent to Sections 2 & 3 Block LII adjacent to Sections 2 & 3 Block LII and ending adjacent to Section 1 Block LII. (2910631100, 2910500301, 2910500510, Adjacent to 2910500401, 2910500500 and 2910506500) |               | 2          |
| 12     | 36               | Hotop's Rise, Corner Earl and Camp Street   | Road Reserve (Camp Street)   |               | 2          |

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|--------|---------|--|--|---------------|----------|
| 13     | 35      | Queenstown Gardens and Plantation Reserve Block, including the Queenstown Garden Gates, 52 Park Street | Section 7 Block LI Town of Queenstown (2910507200)   |               | 2        |
| 14     | 12      | Copper mine tunnel, Moke Creek   | Run 11 Glenorchy Mid Wakatipu (2907305900)   |               | 3        |
| 15     | 12      | Re-direction tunnel, Moke Creek  | Run 11 Glenorchy Mid Wakatipu (2907305900)   |               | 3        |
| 16     | 33      | Boatshed, Slipway and original Old Ticket Office, Frankton Marina Recreation Reserve                   | Sections 59 & Part Section 39 Block XXI Shotover SD (2910331100)                                     |               | 2        |
| 17     | 35      | Queenstown Cemetery, Brecon Street   | Section 132 Block XX Shotover SD (2910614701)  |               | 2        |
| 18     | 35      | Transit of Venus Site, 8 Melbourne Street, Queenstown  | Section 15, Block XXXVI, Town of Queenstown (2910537500)   |               | 2        |
| 19     | 10      | Cemetery, Skippers   | Section 56, Block XI, Skippers Creek SD (2907301000)   |               | 3        |
| 20     | 36      | Lake Level Plaque, Marine Parade (beside Jetty), Queenstown  | Section 6 Block LI Town of Queenstown (2910506600)   |               | 3        |
| 21     | 36      | Rees Tablet, Waterfront, Marine Parade, Queenstown   | Section 6 Block LI Town of Queenstown (2910506600)   |               | 3        |
| 22     | 30      | Robert Lee's Memorial Trough, Ladies Mile, SH 6  | Road reserve adjacent to Lot 2, DP 12921, Shotover SD (Road Reserve Adjacent to 29071402001)         |               | 3        |
| 23     | 25      | War Memorial, Mull Street, Glenorchy   | Section 1560R, Block XII, Town of Glenorchy (Adjacent to 2911101100)                                 |               | 2        |
| 24     | 35      | William Rees Memorial, Queenstown Gardens  | Part Section 7 Block LI Town of Queenstown (2910507200)  |               | 3        |
| 25     | 34      | Haki Te Karu Plaque, Queenstown Gardens  | Part Section 7 Block LI Town of Queenstown (2910507200)  |               | 3        |
| 26     | 34      | Scott Rock Memorial, Queenstown Gardens  | Part Section 7 Block LI Town of Queenstown (2910507200)  |               | 3        |
| 27     | 36      | War Memorial Gate, Marine Parade   | Road Reserve and Section 6 Block LI Town of Queenstown (Marine Parade) (Road reserve and 2910506600) |               | 2        |
| 28     | 33      | 1940 Centennial Gates, Queenstown Airport  | Lot 2 DP 304345 (2910100106)   |               | 3        |
| 29     | 39      | Thomas Arthur Monument, Beside Edith Cavell Bridge, Arthurs Point                                      | Road Reserve Crown Land Block XIX Shotover SD (Road Reserve opposite 2910721001)                     |               | 3        |
| 30     | 25      | Centennial Gates, Entrance to Recreation Ground, Corner Mull and Oban Streets, Glenorchy.              | Section 1 Block XX Town of Glenorchy (2911118700)  |               | 3        |
| 31     | 13      | Steam Engine Beside Oxenbridge Tunnel, Arthurs Point   | Part Section 148 Crown Land (Shotover River) Block XIX Shotover SD (2907303900)                      |               | 2        |
| 33     | 12      | Trig Station, Mount Nicholas Station   | Block X, Part Run 630, Mid Wakatipu SD (2911136100)  |               | 3        |

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|--------|---------|--|---|---------------|----------|
| 34     | 9       | Invincible Mine, including the battery, and buddle sites, Vicinity Rees River                                | Legal description: Sections 1 and 2 Blk XII Earnslaw SD, SO 18563 (Invincible Mine Historic Reserve NZ Gazette 1979,p 570) Otago Land District. Heritage New Zealand Cat/No:2/5603 and 5604 |               | 3        |
| 35     | 39      | Edith Cavell Bridge Arthur's Point   | Bridge adjoining Crown Land Block XIX Shotover SD being the banks of the Shotover River (Road Reserve opposite 2910721001)  | 1 / 4371      | 1        |
| 36     | 36      | Ballarat Street Bridge, Horne Creek Queenstown Town Centre   | Adjacent to Lot 1, DP 20875, Block V and Lot 1 DP 20964, Block XXXI, Town of Queenstown (Road Reserve Adjacent to 2910631100 and 2910500300)  | 1 / 7097      | 1        |
| 38     | 36      | Bridge over Horne Creek - 11 Camp Street   | Lot 2 DP 357929 (2910500401)  |               | 2        |
| 39     | 36      | Lychgate, St Peter's Anglican Church, Corner Camp and Church Street  | Lot 1 DP 365052 (29105 04403)   |               | 3        |
| 40     | 33      | Kawarau Falls Bridge, Frankton   | Bridge adjoining Section 4 Block XVIII, Town of Frankton (Adjoining 2910121800)   | 1 / 7448      | 1        |
| 41     | 13      | Kawarau Gorge Suspension Bridge, Vicinity Gibbston   | Bridge adjoining Sections 63 and 64, Block I, Kawarau SD. (2907200700)  | 1 / 50        | 1        |
| 42     | 35      | Stone Walled Race, 26 Hallenstein Street Queenstown  | Section 12, Block XXXV, Town of Queenstown (2910532900)   | 2 / 5224      | 3        |
| 43     | 30      | Fish Smoker, Lake Hayes  | Lot 6 DP 353144 (2907126606)  |               | 2        |
| 44     | 35      | Stone Walls, Queenstown Cemetery, Brecon Street.   | Section 132 Block XX Shotover SD (2910614701)   |               | 3        |
| 45     | 10      | Skippers Bridge, Shotover River  | Adjacent to Shotover Riverbank, Crown Land and Section 148, Block XI, Skippers Creek SD (Bridge adjoining 2907301600)   | 1/ 7684       | 1        |
| 46     | 9       | Scheelite Battery, Glenorchy (Mt Judah)  | SECTION 7 SO 369025 (2911125502)  |               | 3        |
| 47     | 33      | Frankton Cemetery Walls and Gates, Frankton-Ladies Mile Highway  | Cemetery Reserve No 1 Frankton Town. On the boundary of Crown Land and Part section 5 Block XXI Shotover SD and Lot 1 DP 11353 (On the boundary of 2910340500, 2910340400 and 2910340600)   |               | 2        |
| 48     | 33      | Old Frankton Racecourse Stand (Mount Cook Hangar), Lucas Place   | Lot 2 DP 304345 (2910100106)  |               | 3        |
| 49     | 33      | Brunswick Flour Mill, Turbine and Stone buildings by Kawarau Falls Bridge, 22 Bridge Street.                 | Sections 3 & 4 and Block I Town of Frankton and unformed road. (2910121000 and Road Reserve)  |               | 2        |
| 50     | 31      | Stone Buildings, Tucker Beach Road   | Lot 15 DP 351843 (2907146901)   |               | 3        |
| 51     | 25      | Railway Shed and Track, Recreation Reserve Benmore Place, Glenorchy  | Section 22 Block IV Glenorchy SD (2911124100)   |               | 3        |
| 52     | 25      | Glenorchy Wharf, Vicinity of Recreation Reserve Benmore Place, Glenorchy                                     | Lake Bed Adjacent to Section 22 Block Glenorchy SD (Adjacent to 2911124100)   |               | 3        |
| 53     | 25      | Glenorchy Library Building, 15 Argyle Street, Glenorchy  | Section 23 Block II Town of Glenorchy (2911113900)  |               | 3        |
| 54     | 9       | Scheelite mine and associated ruins, sluicing area and compressor. And other shaft entrances, Paradise Trust | Section 39 Block II Dart SD (2911131900)  |               | 3        |

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|--------|---------|--|--|---------------|----------|
| 55     | 10      | Dam in Skippers Creek  | Part Section 148 Block XI Skippers Creek SD (2907300400)                     |               | 3        |
| 56     | 36      | Hulbert House (Tutuila) 68 Ballarat Street<br>Extent of Place: The land described as Sec 4 – 5, Part Sec 3 and Pt Sec 6 Blk XIX Town of Queenstown (CT OT 9B/637) Otago Land District. Refer to the map of the Extent of Place in <b>Section 26.8.1</b>  | Sections 4 & 5, Part Sections 3 & 6 Block XX Town of Queenstown (2910615900) | 2 / 2343      | 2        |
| 57     | 39      | Dwelling, Complex Gorge Road (former Bordeaux store) 201 Arthur's Point Road<br>Extent of Place: Refer to the map of the Extent of Place in <b>Section 26.8.1</b>  | Lot 1, DP 16632, being part of Block XIX, Shotover SD (2907100900)           | 2 / 2238      | 2        |
| 58     | 35      | Stone Building, 17 Brisbane Street, Queenstown<br>Extent of Place: Refer to the map of the Extent of Place in <b>Section 26.8.1</b>  | Lot 9 DP 9667 (2910514500)   | 2 / 5225      | 3        |
| 59     | 36      | McNeill Cottage (Mullhollands Stone House), 14 Church Street   | Sections 4, SO 14826, Block III, Town of Queenstown (2910505900)             | 2 / 2330      | 3        |
| 60     | 36      | Frederick Daniels House, 47 Hallenstein Street, Queenstown   | Lot 2 DP 20343, Block XLVI, Town of Queenstown (2910548000)                  | 2 / 2333      | 2        |
| 61     | 35      | Waldmann Cottage "Nil Desperandum", 2 York Street, Queenstown  | Lot 4 DP 17970 Town of Queenstown (2910544200)                               |               | 3        |
| 62     | 39      | House and sleep out, Paddy Mathias Place, Arthurs Point Road, Arthurs Point  | Section 123 Block XIX, Shotover SD (2910720700)                              |               | 2        |
| 63     | 35      | Cottage, 28 Park Street  | Section 17 Block XXXVIII Town of Queenstown (2910512900)                     |               | 2        |
| 64     | 36      | Masonic Lodge Building, (Lake Lodge of Ophir), Corner Marine Parade/ Church Street (13 Marine Parade)  | Section 6, SO 14826, Block III, Town of Queenstown (2910505800)              | 2 / 2338      | 1        |
| 65     | 35      | Queenstown Bowling Club Pavilion, ( <b>excluding modern northern extension</b> ) located within the grounds of the Queenstown Gardens  | Part Sections 4-5 & 7 Block LI Queenstown Town (2910507200)                  |               | 2        |
| 66     | 36      | Williams Cottage (Mulhollands Wooden House) 21 Marine Parade   | Lot 2 DP 24375 Block III Town of Queenstown (2910505500)                     | 2 / 2336      | 1        |
| 67     | 10      | Pleasant Terrace Workings, Sainsbury's House and outbuilding, Skippers Mt Aurum Recreational Reserve.<br>Extent of Place relating to the Pleasant Terrace Workings: Part of the land described as Sec 148 Blk XI Skippers Creek SD (NZ Gazette 1985, page 5386) and legal road (part of Skippers Road), Otago Land District on the sites associated with Pleasant Terrace Workings thereon.<br>Refer to the map of the Extent of Place in section 26.9.1 | Section 148 Block XI Skippers Creek SD, (2907300400)                         | 1 / 5176      | 1        |
| 68     | 36      | Glenarm Cottage, 50 Camp Street, Queenstown  | Section 1 Block XII Town of Queenstown (2910634200)                          |               | 2        |
| 69     | 30      | Laurel Bank House, 47 Maxs Way, Lower Shotover, Queenstown   | Lot 8 DP 325561 (2907464700)   |               | 3        |
| 70a    | 30      | Threepwood Timber Villa, Lake Hayes  | Lot 21 DP 378242 (2907123716)  |               | 2        |
| 70b    | 30      | Threepwood Stone Woolshed  | Lot 21 DP 378242 (2907123716)  |               | 3        |



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| 71     | 26      | Stone Cottage (McAuley), Malaghans Road<br>Extent of Place: legal description<br>Refer to the map of the Extent of Place in section 26.8.1   | Lot 1 DP 27269 Block XVI, Shotover SD (2907111100)                                      |               | 3        |
| 72     | 27      | Hanan's House, McDonnell Road  | Part Section 19, Block VII, Shotover SD (2907129300)                                    |               | 3        |
| 73     | 36      | Thompson House (excluding additions made after 1900), 66 Hallenstein Street  | Lot 1 DP 3401 Block XVI Queenstown (2910527300)   |               | 3        |
| 74     | 30      | McMaster House, Morven Ferry Road  | Lot 1 DP 23902 Block VIII Shotover SD (2907132400)                                      |               | 3        |
| 75     | 30      | Loose Box (Mt Linton) House, SH 6/Lake Hayes   | Lot 1 DP 9052 Shotover SD (2907126200)  |               | 2        |
| 76     | 26      | Mill House, 549 Speargrass Flat Road (Mill Creek)  | Lot 1 DP 12234 Block VII Shotover SD (2907113302)                                       |               | 3        |
| 77     | 26      | Oast House, 557 Speargrass Flat Road (Mill Creek)  | Lot 1 DP 18523 Block VII Shotover SD (2907113301)                                       | 2 / 2241      | 3        |
| 78     | 13      | Stone Cottage (Rees), 148 Kingston Road, SH 6, original part only  | Pt Section 40 BLK XII Coneburn SD (2909954703)  |               | 3        |
| 79     | 13      | Tomanovitch Cottage, East of DOC Reserve, Gibbston<br>Extent of Place: the land in Certificate of Title OT 15 B/296 including the Orchard associated with to manner which Cottage but excluding the adjacent modern dwelling | Section 40 Block V Kawarau SD (2907204302)  | 2 / 7595      | 2        |
| 80     | 26      | Cottage Whitechapel, (Tomes) (Original Part Only)  | Section 126, Block VIII Shotover SD (2907210500)  |               | 3        |
| 81     | 9       | Arcadia, Paradise, Glenorchy (Original Part Only)  | Sections 3 & 4 Lot 13 DP 25326 Block II Dart SD (2911132000)                            |               | 3        |
| 82     |         | Millbrook stables (remaining historic stone structure), and the blacksmiths building/smoker<br>Extent of Place: legal description<br>Refer to the map of the Extent of Place in section 26.9.1                               | Lot 1 DP 27625, Otago Land District (2918530510A)                                       |               | 2        |
| 83     | 30      | Shaw Cottage, Morven Ferry Road  | Lot 2 DP 15559 (2907132100)   |               | 3        |
| 85     | 36      | Boyne Building, The Mall, 11 Ballarat Street   | Section 20 and 21, SO 14826, Block II, Town of Queenstown (2910503600)                  | 2 / 5226      | 3        |
| 86     | 36      | Colonial Bank, The Mall, 5 Ballarat Street   | Section 17, SO 14826, Block II, Town of Queenstown (2910503400)                         |               | 2        |
| 87     | 35      | Gratuity Cottage, 9 Gorge Road Queenstown  | Lot 1 DP 12476 (2910623700)   |               | 3        |
| 88     | 36      | The Queenstown Athenaeum and Town Hall (Winnie Bagoes), The Mall, 7-9 Ballarat Street  | Lot 1, DP 16597 (Previously Part Section 19), Block II, Town of Queenstown (2910503500) |               | 3        |
| 89     | 35      | House, 5 Brisbane Street   | Lot 12 DP 9667 (2910514100)   | 2 / 2331      | 3        |
| 90     | 36      | The Cow Restaurant, Cow Lane   | Section 16, Block I, Town of Queenstown (2910651200)                                    | 2 / 5227      | 2        |

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| 91     | 13      | Kinross Store and Buildings, Gibbston   | Lot 1 DP 24857 Block V, Kawarau SD (2907203903)   | 2 / 7240       | 3        |
| 92     | 31      | Ferry Hotel, Spence Road, Lower Shotover  | Part Section 106 Block III Shotover SD (2907122201)   |                | 2        |
| 93     | 26      | Butel's Flourmill (original foundations and stone wall), Off Butel Road, Millbrook Area<br>Extent of Place: legal description<br>Refer to the map of the Extent of Place in <b>Section 26.8.1</b>             | Lot 1 DP 300042 (2918500103)  | 2 / 3206       | 2        |
| 94     | 13      | Roaring Meg Power Station, SH6  | Part Riverdale Reserve, Crown land adjacent to Kawarau River Block VI Kawarau SD (2907214500) |                | 3        |
| 95     | 30      | Ruins Maynes Hotel, SH6, Lake Hayes Corner  | Lot 1 DP352501 (2907126902)   |                | 2        |
| 96     | 34      | Queenstown Powerhouse, One Mile   | Part Sections 110 Block XX Shotover SD (2910654000)   |                | 2        |
| 97     | 25      | Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch   | Section 4 Block XX Town of Kinloch (2911121600)   |                | 2        |
| 98     | 36      | Dominican Convent (Of Our Lady of the Sacred Heart) Corner Beetham and Melbourne Street   | Section 7 & 8 part Section 8 Block XXXIV Town of Queenstown SO 14831 (2910529300)             |                | 2        |
| 99     | 36      | St Peter's Anglican Church, Corner Camp Street and 4 Church Street  | Lot 1 DP 365052 (2910504403)  | 2 / 2341       | 3        |
| 100    | 36      | St Peters Parish Hall, 5 Earl Street  | Lot 3 DP 365052 (2910504404)  | 2 / 5404       | 3        |
| 101    | 36      | St Peter's Parish Centre (former Vicarage), 1 Earl Street   | Lot 2 DP 365052 (2910504404)  | 2 / 2342       | 3        |
| 102    | 36      | St Joseph's Roman Catholic Church, 41 Melbourne Street  | Sections 6 SO 14831, Block XXXIV, Town of Queenstown (2910529300)                             | 2 / 2340       | 2        |
| 103    | 25      | Church, 13 Argyle Street, Glenorchy   | Section 22 Block II Town of Glenorchy (2911114000)  |                | 3        |
| 104    | 39      | The old McChesney bridge abutment remains, located by the one-way bridge by Arthurs Point Hotel, Arthurs Point  | Crown Land Block XIX Shotover SD (2907150900)   |                | 2        |
| 105    | 29      | Stone Stable, located on the former Littles farm, Littles Road, Wakatipu Basin  | Lot9 DP 301885 (2907108804)   |                | 3        |
| 106    | 36      | Former Lakes County Council Building Corner Ballarat and Stanley Streets (original part only)   | Lot 1, DP 21011 (previously Section 10 and 11), Block IV, Town of Queenstown (2910630600)     | 2 / 2337       | 1        |
| 107    | 36      | Courthouse (Former Library and Reading Room and Justice Building), Ballarat Street  | Lot 3, DP 20964 and Section 7 Block XXXI, Town of Queenstown (2910500508, 2910500100)         | 1 / 362 / 7655 | 1        |
| 108    | 36      | Coronation Bath House, Marine Parade<br>Extent of Place: Part of the land in Sec 6 Blk LI Town of Queenstown (CT46575), Otago Land District. Refer to the map of the Extent of Place in <b>Section 26.8.1</b> | Section 6, SO 20747 Block LI, Town of Queenstown (2910506600)                                 | 2 / 5223       | 3        |
| 109    | 25      | Old School Building, 1771 Paradise Road   | Section 30 Block II Dart SD (2911131900)  |                | 2        |
| 110    | 26      | Ayrburn Homestead and Stone Farm Buildings  | Lot 1 DP 18109 (house) and Part Lot 3 DP 5737 (Dennisons Farm) (2907113200, 2907116606)       |                | 2        |
| 111    | 30      | Homestead and Stone Stables, Bendemeer Station  | Lot 2 DP 366461 (2907127311)  |                | 2        |

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| 112    | 30      | McQuilkin Cottage and Stables (Original Part Only), Bendemeer Bay, Lake Hayes                                   | Lot 1 DP 15921 (2907136301)   |               | 3        |
| 113    | 13      | Brodie Homestead and Farm Buildings (Glen Russell)  | Lots 1 and 2, DP 22393 Block VIII Shotover SD (2907211501)  |               | 3        |
| 114    | 38      | Closeburn Homestead Queenstown/Glenorchy Road, Closeburn  | Lot 1 DP 22593 (2907317901)   |               | 3        |
| 115    | 13      | Crown Lodge   | Lot 1 DP 16512, Lot 1, DP 21358 Block VIII (2907212200)   |               | 3        |
| 116    | 13      | Kawarau Station Woolshed, SH 6, Gibbston  | Lot 20 DP 27121 (2907201600)  |               | 3        |
| 117    | 13      | Stronsay Farm Buildings, Gibbston   | Lot 8 DP 23706 (2907203702)   |               | 3        |
| 118    | 26      | McEntyre Homestead, Lake Hayes/Arrowtown Road, (Original Part Only)   | Lot 1 DP 20834 Block VII Shotover SD (2907128600)   |               | 3        |
| 119    | 33      | McBrides Farm Buildings: consisting of Original Smithy, Dairy, Barn and Woolshed, 64 Grant Road, Frankton Flats | Dairy and Woolshed: Lot 9 DP 22121 Block I Shotover SD, Smithy: Lot 11 DP 304345, Barn: Part Section 60, Block I Shotover SD (2910210500, 2910210103, 2910210001) |               | 2        |
| 120    | 30      | Bridesdale, Ladies Mile   | Lot 3 DP 392823 (2907400508)  |               | 3        |
| 121    | 30      | Douglas Vale, Ladies Mile   | Lot 1 DP 337267 (2907401005)  |               | 3        |
| 122    | 30      | Glenpanel, Ladies Mile On un-named road on hill above Ladies Mile   | Lot 1 DP 20162 Part Section 83 Block III Shotover SD (2907123600)   |               | 3        |
| 123    | 26      | Willowbrook Homestead, 760 Malaghans Road   | Lot 1 DP 20331 Block VI Shotover SD (2907110800)  |               | 3        |
| 124    | 29      | Ben Lomond Station Homestead, 101 Malaghans Road  | Lot 2 DP 1800 Shotover SD (2907100700)  |               | 3        |
| 125    | 29      | Cockburn Homestead, 18 Malaghans Road   | Lot 1 DP 300530 (2907100502)  |               | 3        |
| 126    | 26      | Muter Farm Homestead (Roger Monk), McDonnell Road   | Part Section 88 Block VII Shotover SD (2918400400)  |               | 2        |
| 127    | 30      | Stone Barn, 297 Morven Ferry Road   | Lot 4 DP 300119 (2907132313)  |               | 3        |
| 128    | 30      | Stables, Morven Ferry Road  | Lot 2 DP 397 602 (2907132313)   |               | 3        |
| 129    | 13      | Royalburn Station Homestead, off Crown Range Road (Original Part Only)  | Lot 2 DP 304567 (2907212003)  |               | 3        |
| 130    | 10      | Mount Aurum Homestead, Skippers, Mount Aurum Recreational Reserve   | Sections 148, Block XI Skippers Creek SD Run 818 Blocks 2-4, 7, 8, 11. Poolnoon SD (2907300400)   | 2 / 5176      | 2        |

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|--------|---------|--|---|---------------|----------|
| 131    | 29      | Stables, Barn, Smithy, Stone Cottage, Wooden Cottage and Ruins, Thurlby Domain, Speargrass Flat Road<br><br>Extent of Place: Part of the land described as Lot 1 DP 22310 (CT35296) and the land described as Lot 2 DP 22310 (CT OT 14C/392), Otago Land District. The Extent of Place encompasses two areas linked by a corridor of land along part of the driveway and the road fence line. Included within the Extent of Place are the wooden cottage, the corrugated iron farm shed, the stone cottage, and two stone stables buildings. These are connected to the ruins of the former homestead by 0.5 m strip of land that runs along the fence line facing Speargrass Flat Road and includes a section of driveway off Speargrass Flat Road, including the iron gates extending 1 m either side of the centreline. For clarity, the Extent of Place includes an area of 1 m around the ruins. Refer to the map of the Extent of Place in <b>Section 26.8.1</b> . | Lot 2 DP 22310 (2907119704)   | 1 / 2240      | 1        |
| 132    | 13      | Seffers Town School House, Moke Creek  | Part Block XI, Mid Wakatipu SD  |               | 2        |
| 133    | 36      | Eureka House, 17 Ballarat Street, Queenstown   | Sections 23 SO 14826, Block II Town of Queenstown (2910503800)                        |               | 3        |
| 134    | 36      | Forresters Lodge building, Ballarat Street (all external façade)   | Lot 1, DP 21011 (previously Section 12), Block IV, Town of Queenstown (2910630600)    | 2 / 2332      | 2        |
| 135    | 36      | Van Der Walde Building - facade The Mall, Ballarat Street (Skyline Arcade)   | Lot 2, DP 19416 (previously Part Section 13) Block I, Town of Queenstown (2910651000) |               | 2        |
| 136    | 36      | Eichardts Hotel facade, Corner Ballarat Street (The Mall) & Marine Parade, Queenstown  | Sections 15 and 16, Block II, Town of Queenstown (2910503201)                         | 2 / 7439      | 2        |
| 137    | 36      | Mountaineer Hotel facade, Corner Rees and Beach Street, Queenstown   | Lot 2 DP 22252 Block VII, Town of Queenstown (2910645501)                             |               | 2        |
| 138    | 36      | Façade, 3 Rees Street, Queenstown  | Part Section 19 and Section 20 Block I, Town of Queenstown (2910651500)               |               | 3        |
| 139    | 10      | School House at Mt Aurum   | Section 148 Block XI Skippers Creek (2907300400)                                      | 2/5176        | 3        |
| 140    | 10      | Bullendale hydroelectric dynamo and mining site - including Eden Hut and Musters Hut .<br><br>Extent of Place: Part of the land described as Sec 148 Blk Skippers Creek SD (Recreation Reserve,NZ Gazette 1985,p 5386) and Pt Legal Road (Bullendale Track), Otago Land District, and includes all remnants around the site belonging to the gold mining era and all objects associated with the mining and power generation operations and settlement at Bullendale within the extent of the registration boundary.<br><br>Refer to the map of the Extent of Place in <b>Section 26.8.1</b> .   | Section 148 Block XI Skippers Creek (2907300400)                                      |               | 1        |
| 144    | 10      | Strohle's Hut  | Part Run 27 Shotover, Skippers Creek and Soho SD's (2907300200)                       |               | 3        |
| 145    | 10      | Otago Hotel  | Section 148 Block XI Skippers Creek (2907301600)                                      |               | 3        |
| 216    | 13      | Chard Road   | Road Reserve  |               | 2        |

| Ref No | Map Ref | Description  | Legal Description (Valuation Reference)  | HNZ Cat / No. | QLDC Cat |
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| 217    | 10      | Macnicol Battery, Aurum Basin  | Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400) |               | 2        |
| 218    | 10      | Eureka Battery, Jennings Creek   | Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400) |               | 3        |
| 219    | 10      | Nugget Battery below Nugget Terrace  | Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400) |               | 3        |
| 220    | 34      | Rifle Butt, Lake Wakatipu foreshore  | Lake Wakatipu (approx. 250m south-west from Fernhill Road Roundabout)                  |               | 3        |
| 221    | 35      | Beacon Tripod and Beacon   | Part Section 109 Block XX Shotover SD and Lake Wakatipu (2910654000)                   |               | 2        |
| 222    | 31      | Old Shotover Bridge  | Joins Crown Land Block II Shotover Survey District and Spence Road                     |               | 3        |
| 223    | 13      | Victoria Bridge Supports, Gibbston Highway   | River and Road Reserve   |               | 3        |
| 224    | 13      | Ryecroft House, 1800 Gibbston Highway  | Lot 1 DP 9947 (2907200800)   |               | 3        |
| 225    | 13      | Perriam's House, Gibbston Back Road  | Lot 3 DP 23253 (2907202903)  |               | 3        |
| 226    | 9       | Paradise House, (Miller House) Paradise Trust, 1771 Paradise Road                        | Section 30 Block II Dart SD (2911131900)   | 1/7766        | 2        |
| 227    | 25      | Coll Street Cottage, Coll Street   | Lot 1 DP 22743 (2911119101)  |               | 3        |
| 228    | 10      | Curries Hut, Dynamo Creek  | Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400) |               | 3        |
| 229    | 13      | Post Office at Seffertown  | Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)     |               | 2        |
| 230    | 13      | Store at Seffertown  | Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)     |               | 2        |
| 231    | 13      | Library at Seffertown  | Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)     |               | 2        |
| 232    | 13      | Resta Stone Stables, Resta Road/Camp Hill  | Glenroy Station  |               | 3        |
| 233    | 13      | Wentworth Cookshop, 2125 Gibbston Highway  | Lot 20 DP 27121 (2907201600)   |               | 3        |
| 234    | 13      | Remnants of Gibbston Hotel, Dairy, Stables and out buildings. Rapid No. 8, Coal Pit Road | Lot 1 and Lot 3 DP 385701 (2907201802, 2907201803)                                     |               | 3        |
| 235    | 13      | Gibbston school teachers house, 2214 Gibbston Highway                                    | Part Section 11 Block V Kawarau SD (2907202000)  |               | 2        |
| 236    | 13      | Rum Curries Hut, Rafters Road  | Section 39 Block V Kawarau SD (2907204500)   |               | 1        |
| 237    | 12      | Goods shed, Elfin Bay Station, beside wharf  | Section 12 SO 12351 (2911135401)   |               | 3        |
| 238    | 9       | E. Barnetts Hut - Wyuna Station Scheelite Mining Area                                    | Section 14 SO 369025 (2911125502)  |               | 3        |
| 239    | 25      | Kinloch jetty and wharf building   | Sec 4, Blk XX Town of Kinloch (associated with Kinloch Lodge) (2911121600)             |               | 2        |
| 240    | 30      | Marshall Cottage, Strains Road, Threepwood, Lake Hayes                                   | Lot 2 DP 21614 (2907123753)  |               | 3        |

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|--------|---------|---|--|---------------|----------|
| 241    | 33      | Kawarau Falls Dairy and Meat Store  | Lot 4 DP 385775  |               | 2        |
| 242    | 30      | Threepwood Stables  | Lot 2 DP 21614   |               | 2        |
| 248    | 31      | Hicks Cottage, Old School Road  | Lot 101 DP325561   |               | 3        |
| 250    | 28      | Millers Flat Church, Roman's Lane, Arrowtown  | Part Section 3 Block x Town of Arrowtown (2918217100)  |               | 3        |
| 251    | 28      | Former Methodist Church, 8 Berkshire Street, Arrowtown  | Pt Secs 1&2 BLK VII Arrowtown (2918231100)   |               | 3        |
| 252    | 26      | Shanahan's Cottage, Arrowtown Golf Course   | Sec 3, Blk XXXII Tn of Arrowtown (2918400500)  |               | 3        |
| 253    | 26      | Stone Cottage, 253 Centennial Avenue, Arrowtown (Limited curtilage)   | Section 5 SO 445725 (2907130002)   |               | 2        |
| 301    | 28      | King Edward VII Memorial Lamp, Corner Wiltshire Street and Berkshire Street, Arrowtown<br><br>Extent of place: the immediate area around the King Edward VII Memorial Lamp. Refer to the map of the Extent of Place in section 26.8.1 | Road reserve adjacent to Block VI, Town of Arrowtown   | 2 / 2107      | 3        |
| 302    | 28      | Explosive Magazine, Malaghans Road, Arrowtow  | Sections 9 Block XIX, Town of Arrowtown (2918235002C)  | 2 / 2108      | 3        |
| 303    | 28      | World War I Field Gun, reserve, Corner Caernarvon and Durham Street   | Part Section 5 Block XVIII Town of Arrowtown (2918234800)  |               | 2        |
| 304    | 10      | Scholes Tunnel, Macetown Road   | Run 26 Block XVIII Shotover SD Macetown Road (2907214600)  |               | 3        |
| 305    | 28      | Cobbled Gutters, Berkshire Street, Arrowtown  | Road Reserve   | 2 / 2086      | 2        |
| 308    | 28      | World War I Memorial Reserve, Corner Caenarvon and Durham Street Arrowtown  | Part Section 5, Block XVIII Town of Arrowtown (2918234800)   | 2 / 2124      | 2        |
| 309    | 26      | William Fox Memorial, Coopers Terrace, Arrow River, Arrowtown   | Run 26 Block XVIII Shotover SD (2907214600)  |               | 2        |
| 310    | 28      | Stone Wall, Arrow Lane Arrowtown  | Fronting Lots 1 and 2, DP9213 and Lot 1 DP17116 Block VI, Town of Arrowtown (2918228100, 2918228200) |               | 3        |
| 311    | 28      | Stone Wall, Recreation Reserve, Buckingham Street Arrowtown   | Sections 1 and 2, Block XXV, Town of Arrowtown (2918233400, 2918232600)                              | 2 / 2120      | 3        |
| 312    | 28      | Ah Wak's Lavatory, 2 Buckingham Street Arrowtown  | Lot 4 DP 18410 (2918232900)  | 2 / 2084      | 2        |
| 313    | 28      | Cemetery Wall   | Block II Section 10, 12, 13 Town of Arrowtown (2918234900)   |               | 3        |
| 314    | 28      | Stone wall, old Arrowtown Primary School, Anglesea Street   | Section 14 Block IV Town of Arrowtown (2918223202)   |               | 2        |
| 315    | 28      | Cottage, 9 Anglesea Street Arrowtown  | Section 7, Block V, Town of Arrowtown (2918220300)   | 2 / 3167      | 2        |
| 316    | 28      | Cottage, 10 Anglesea Street Arrowtown   | Lot 2 DP 342961 (2918223204)   | 2 / 2087      | 3        |
| 317    | 28      | Cottage, 11 Anglesea Street Arrowtown   | Lot 2, DP11488 (2918220400)  | 2 / 3166      | 2        |

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|--------|---------|---|--|---------------|----------|
| 318    | 28      | Cottage, 12 Anglesea Street Arrowtown   | North Part Section 10/11, Block IV, Town of Arrowtown (2918223100)   | 2 / 2088      | 2        |
| 319    | 28      | Cottage, 21 Anglesea Street Arrowtown   | Part Section 6, Block II, Town of Arrowtown (2918219400)             | 2 / 2089      | 2        |
| 320    | 28      | Cottage, 7 Bedford Street Arrowtown   | Lot 1, DP 16248, Block XXIV, Town of Arrowtown (2918216300)          | 2 / 2091      | 2        |
| 321    | 28      | Cottage, 3 Berkshire Street Arrowtown   | Lot 1, DP 9213, Block VI, Town of Arrowtown (2918228100)             | 2 / 2122      | 2        |
| 322    | 28      | Cottage, 18 Berkshire Street Arrowtown  | Section 3, Block XIII, Town of Arrowtown (2918234400)                | 2 / 2090      | 2        |
| 323    | 28      | Dudley's House Chinese Residence and Butlers House, 4 Buckingham Street Arrowtown | Lot 1, DP 8232, being part Block VII, Town of Arrowtown (2918233000) | 2 / 2106      | 2        |
| 324    | 28      | Ah Lum's Cottage, Arrowtown Chinese Settlement, Middlesex Street                  | Lot 3 DP18410 Block VIII Town of Arrowtown (2918232800)              | 1 / 4366      | 1        |
| 325    | 28      | Cottage (O'Callaghan's) 16 Caernarvon Street Arrowtown                            | Section 3 Block XIV, Town of Arrowtown (2918224500)                  | 2 / 2100      | 2        |
| 326    | 28      | Old Fever Ward, 24 Caernarvon Street Arrowtown                                    | Lot 2, DP 10960 (2918224100)   | 2 / 2101      | 3        |
| 327    | 28      | Off Plumb Cottage, 38 Caernarvon Street Arrowtown                                 | Lot 1, DP 12438 (2918222200)   | 2 / 2112      | 2        |
| 328    | 28      | Cottage (Low) 15 Denbigh Street Arrowtown   | Lot 1, DP 11234 (2918221200)   | 2 / 2102      | 2        |
| 329    | 28      | McClintock's Cottage, 31 Merioneth Street Arrowtown                               | Sections 2 Block XX, Town of Arrowtown (2918211800)                  | 2 / 2103      | 2        |
| 330    | 28      | Masonic Lodge Building, 9 Wiltshire Street Arrowtown                              | Lot 1 DP19573, Block I, Town of Arrowtown (2918217800)               | 1 / 2110      | 2        |
| 331    | 28      | Cottage, 11 Wiltshire Street Arrowtown  | DP19573 Sections 6 & 7 Block I Town of Arrowtown (29182179000)       | 2 / 3168      | 2        |
| 332    | 28      | Cottage (former Vicarage) 34 Wiltshire Street Arrowtown                           | Section 20, Block VII, Town of Arrowtown (2918231500)                | 2 / 2105      | 2        |
| 333    | 28      | Reidhaven, 5 Villiers Street Arrowtown  | Part Section 10, Block VII, Town of Arrowtown (2918231900)           | 2 / 2116      | 2        |
| 334    | 28      | Cottage, 8 Villiers Street Arrowtown  | Part Sections 2 and 3, Block VIII, Town of Arrowtown (2918233200)    | 2 / 2104      | 2        |
| 335    | 28      | Adam's Cottage, 61 Buckingham Street Arrowtown                                    | Part Section 3, Block X Town of Arrowtown (2918217100)               | 2 / 2097      | 3        |
| 336    | 26      | Scheib Cottage (Original Part Only) Arrow Junction                                | Section 118 Block VIII Shotover SD (2907130800)                      |               | 3        |
| 337    | 26      | Doctor's House, Centennial Avenue   | Lot 1 DP 22726 Block XXXIII Town of Arrowtown (2918401200)           |               | 3        |
| 338    | 30      | Fitzgibbon Cottage, Arrow Junction Road/Morven Ferry Road                         | Section 82, Block VIII Shotover SD (29071328000)                     |               | 3        |
| 339    | 28      | Cottage, Corner Berkshire and Caernarvon Street, Arrowtown                        | Section 3 Block IV Town of Arrowtown (2918223500)                    |               | 3        |



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|--------|---------|--|--|---------------|----------|
| 340    | 28      | Crowie's Cottage, 53 Buckingham Street Arrowtown                                     | Part Section 1 Block X Town of Arrowtown (2918217500)      | 2 / 2093      | 2        |
| 341    | 27      | Wilcox Cottage, Corner Devon and Cornwall Street, Arrowtown                          | Lot 1 DP 12431 (2918105200)                                |               | 3        |
| 342    | 28      | Luker's Cottage, Feehly Hill, Durham Street  | Lot 4 DP 11307 (2918235503)                                |               | 3        |
| 343    | 28      | Forbes Cottage, original part only including chimney, 67 Buckingham Street Arrowtown | Section 2, Block XI Town of Arrowtown (2918215500)         |               | 3        |
| 344    | 28      | McLaren Cottage, Corner Ford and Bedford Street Arrowtown                            | Lot 2 DP 9802 (2918203900)                                 |               | 3        |
| 345    | 28      | Granny Jone's Cottage 59 Buckingham Street Arrowtown                                 | Part Section 2 & 3 Block X Town of Arrowtown (2918217200)  | 2 / 2096      | 2        |
| 346    | 28      | Gilmour's Cottage original parts only, 5 Hertford Street Arrowtown                   | Lot 2 DP 19573 (2918218000)                                |               | 3        |
| 347    | 28      | Meg Cottage corner Hertford and Merioneth Street Arrowtown                           | Section 5 Block XII Town of Arrowtown (2918212200)         |               | 3        |
| 348    | 27      | Johnston Cottage 51 Devon Street Arrowtown.  | Lot 2 DP 16516 (2918105900)                                |               | 3        |
| 349    | 28      | Brodie Cottage 32 Kent Street Arrowtown  | Section 6 Block XV Town of Arrowtown (2918222600)          |               | 3        |
| 350    | 28      | Preston Cottage 30 Kent Street Arrowtown   | Section 5 Block XV Town of Arrowtown (2918222700)          |               | 3        |
| 351    | 28      | Furneaux Smith House, 5 Caernarvon Street Arrowtown                                  | Lot 7 DP 11302 Town of Arrowtown (2918234000)              |               | 3        |
| 352    | 27      | Currie's Cottage, Manse Road Arrowtown   | Lot 2 DP 300024 Town of Arrowtown (2918410800)             |               | 3        |
| 353    | 28      | Murphy's House, 1 Merioneth Street Arrowtown   | Lot 2 DP 25997 Block XI Town of Arrowtown (2918215800)     |               | 3        |
| 354    | 28      | Cottage (Fitzpatrick) 27 Merioneth Street Arrowtown                                  | Section 2 Block XX Town of Arrowtown (2918211800)          |               | 3        |
| 355    | 28      | Policeman's House 70 Buckingham Street, Arrowtown                                    | Lot 19 DP 9914 Block VI (2918214300)                       |               | 3        |
| 356    | 28      | Pittaway's Cottage, 69 Buckingham Street Arrowtown                                   | Section 3 Block XI Town of Arrowtown (2918215600)          | 2 / 2099      | 3        |
| 357    | 28      | Roman's Cottage 65 Buckingham Street, Arrowtown                                      | Lot 1 DP 12521 (2918217000)                                | 2 / 2098      | 2        |
| 358    | 28      | Stevenson's Cottage 55 Buckingham Street, Arrowtown                                  | Part Sections 1 & 2 Block X Town of Arrowtown (2918217400) | 2 / 2094      | 2        |
| 359    | 28      | Cottage, 28 Wiltshire Street Arrowtown   | Part Section 1 Block VII Town of Arrowtown (2918231200)    |               | 2        |
| 360    | 28      | Summers Cottage 16 Wiltshire Street, Arrowtown                                       | Lot 1 DP 23743 Town of Arrowtown (2918227801)              |               | 2        |
| 361    | 28      | Summers Cottage, 12 Stafford Street Arrowtown  | Lot 2 DP 16665 Block XVI Town of Arrowtown (2918226200)    |               | 2        |
| 362    | 28      | Postmaster's House, 54 Buckingham Street, Arrowtown                                  | Lot 2 DP 21884 Block VI (2918228801)                       | 2 / 2113      | 2        |
| 363    | 26      | Walnut Cottage, 265 Arrowtown-Lake Hayes Road, original building only                | Lot 1 DP 5746 (2907114002)                                 |               | 3        |
| 365    | 28      | Reid's Stables, 40 Wiltshire Street, Arrowtown                                       | Lot 9 DP 1923 (2918231800)                                 | 2 / 2115      | 2        |



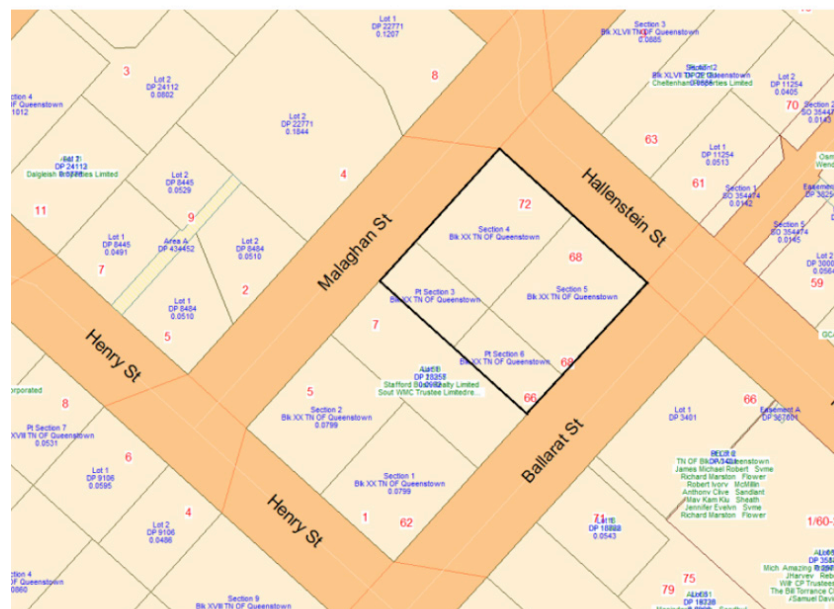
| Ref No | Map Ref | Description   | Legal Description (Valuation Reference)   | HNZ Cat / No. | QLDC Cat |
|--------|---------|---|---|---------------|----------|
| 366    | 27      | Presbyterian Manse, 51 Manse Road Arrowtown   | Lots 1 DP 342248 (2918410007)   |               | 2        |
| 367    | 28      | St John's Church, 26 Berkshire Street Arrowtown   | Section 1, Block XVIII, Town of Arrowtown (2918234700)  | 2 / 2119      | 2        |
| 368    | 28      | St Paul's Anglican Church, 13-15 Berkshire Street, Arrowtown                                      | Section 1 & 2, Block IV, Town of Arrowtown (2918223400)   | 2 / 2121      | 2        |
| 369    | 28      | Anglican Vestry Building, 15 Berkshire Street, Arrowtown  | Sections 1 & 2, Block IV, Town of Arrowtown (2918234700)  | 2 / 2123      | 3        |
| 370    | 28      | St Patrick's Church (Roman Catholic) & Blessed Mary MacKillop Cottage 7 Hertford Street Arrowtown | 2918218100  | 2 / 2117      | 2        |
| 372    | 28      | Arrowtown Borough Council Buildings, 57 Buckingham Street Arrowtown                               | Lot 1 DP 26376 Block X, Town of Arrowtown (2918217300)  | 2 / 2095      | 1        |
| 373    | 28      | Post Office, 52 Buckingham Street, Arrowtown  | Lot 1 DP 21884 Block VI Arrowtown (2918228800)  | 2 / 2114      | 2        |
| 374    | 28      | Jail and Reserve (0.0545ha), 8 Cardigan Street Arrowtown  | Lot 7, DP 9914, being Part Section 15, Town of Arrowtown (2918213600)   | 1 / 350       | 1        |
| 375    | 27      | Police Camp Building Butler Park, Arrowtown   | Part Section 2 Block XXV Town of Arrowtown (2918233400)   |               | 2        |
| 378    | 28      | Arrowtown General Store, 18-20 Buckingham Street, Arrowtown                                       | Lot 1 DP 27544 (2918229800)   | 1 / 4370      | 2        |
| 379    | 28      | Stable Block (The Stables Restaurant), 28 Buckingham Street, Arrowtown                            | Lot 1 DP 12884 (2918229600)   | 2 / 2118      | 2        |
| 380    | 28      | Stone Cottage, 51 Buckingham Street Arrowtown   | Part 1 Section 1, Block X, Town of Arrowtown (2918217600)   | 2 / 2092      | 2        |
| 381    | 28      | B.N.Z Agency Building, 30 Buckingham Street, Arrowtown  | Lot 2 DP 12884 (2918229500)   | 2 / 2085      | 2        |
| 382    | 28      | Lakes District Museum (former Bank), 47 Buckingham Street, Arrowtown                              | Sections 1-3 Block IX Arrowtown (2918230900)  | 2 / 2111      | 2        |
| 385    | 10      | Macetown Ruins and Reserve, Vicinity Macetown   | Land on SO's 14538, 18539 and 18612. Section 1, Block XIV, Shotover SD, SO18612, Sections 1-6, Block I, Sections 104, Block II; Sections 1-10 Block III, Sections 1-6 Block V; Sections 1-6 Block VI; Sections 2 & 5 Block VII; Sections 1-15 Block VIII; Sections 1-4 Block IX; Sections 1-10 Block X; sections 1-10 Block XI; Sections 1-9 Block XII; and Sections 1-9 Block XIII; Mining Reserve adjoining Block II,III,IV,IX,X & XII and adjacent to Block I & VIII and Crown Land adjoining Blocks V, VI,VII,VIII,IX & XIII and adjacent to Block 1; Town of Macetown. As in all document no's 489403 and 149467. SO Plan 14537; SO Plan 14538; SO Plan 18539 and 18612. |               | 3        |

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|--------|---------|---|---|---------------|----------|
| 387    | 10      | Britannia Terrace, Macetown Road  | Block XVIII Shotover SD, Lot 1 DP 12267; Lots 1 & 2 DP 12940; Lots 1-4 DP 15443; Sections 3-5 Block VI Town of Arrowtown; Lots 1 & 2 DP 21884, Sections 14-15 Block IX Town of Arrowtown; Lot I DP 27170, Lot 1 DP 21701; Town of Arrowtown and the legal road to which all these properties front, Sections 1-9 Block IX (2907214600, 2918229600, 2918229500, 2918229400, 2918229300, 2918229200, 2918229100, 2918229000, 2918228902, 2918228800, 2918228801, 2918230300, 2918230400, 2918230500, 2918230600, 2918230700, 2918230800, 2918230900   |               | 3        |
| 400    | 39      | Stone seat, Kingston foreshore  | Section 1 Block XX Kingston Town (2913106700)   |               | 3        |
| 401    | 39      | Square stone culvert, under railway yards.  | Road Reserve - Kent Street  |               | 3        |
| 402    | 39      | Stone cairn, site of the launching of the Earnslaw  | Road Reserve - Kent Street  |               | 3        |
| 403    | 39      | Rock retaining wall, wharf approach, Kingston   | Lake Wakatipu   |               | 3        |
| 404    | 39      | Wharf, Kingston   | Lake Wakatipu   |               | 3        |
| 405    | 39      | Old School Building (current library), 48 Kent Street   | Lot 1 Section 15 Block 1 Kingston (2913126700)  |               | 3        |
| 410    | 39      | Ships Inn, 24 Cornwall Street   | Section 16 Block X Town of Kingston (2913114300)  |               | 3        |
| 411    | 39      | Kingston Flyer Railway, including: Railway turntable, water tank and crane. The railway line from Kingston to Fairlight (up to the QLDC District boundary) Kingston Railway Station. Water weir | Lots 1 & 6 DP 306647 Lot 2 Part Lot 1 DP 318661; Block I, V, XII Kingston SD; Sections 1-3, 5, 7-10, 12-15, 20, 23 & 24 Block VI Town of Kingston; Section 2, 4, 6-8, 10, 11, 25, Part Section 3, 5, 9 Section 1; SO7617; Section 1-3 SO10898 SO 10760; Run 593. Lot 2 Part Lot 1 DP 318661; Lot 1 DP 306648; Block I, V, XII Kingston SD; Sections 1-3, 5, 7-10, 12-15, 20, 23 & 24 Block VI Town of Kingston; Section 2, 4, 6-8, 10, 11, 25, Part Section 3, 5, 9 Section 1; SO7617; Section 1-3 SO10898 SO 10760; Run 593; Lot 9DP 306647; Lot 4DP 318631 Section 1 Block X Part Section 8 Block I Kingston SD Scenic Reserve Balance at 29280-43500 (2913104205 2913102800, 2913104205, 2913109901, 2913104206, 2913104209, 2913104210, 2913101801, 2913102800) |               | 2        |
| 500    | 10      | Old Butchery, Tuohy's Gully, Cardrona   | Part Section 3 Block I Cardrona SD  |               | 2        |
| 506    | 20      | Wilkin Memorial 2 Mclellan Place, Albert Town   | Lot 23 DP 24481 Block IV Lower Wanaka SD (2908326330)   |               | 2        |
| 507    | 21      | Soldiers Monument Chalmers Street Lookout QLDC Local Purpose Reserve Wanaka   | Lot 1 DP 4961 Wanaka Memorial Reserve (2905309900)  |               | 2        |

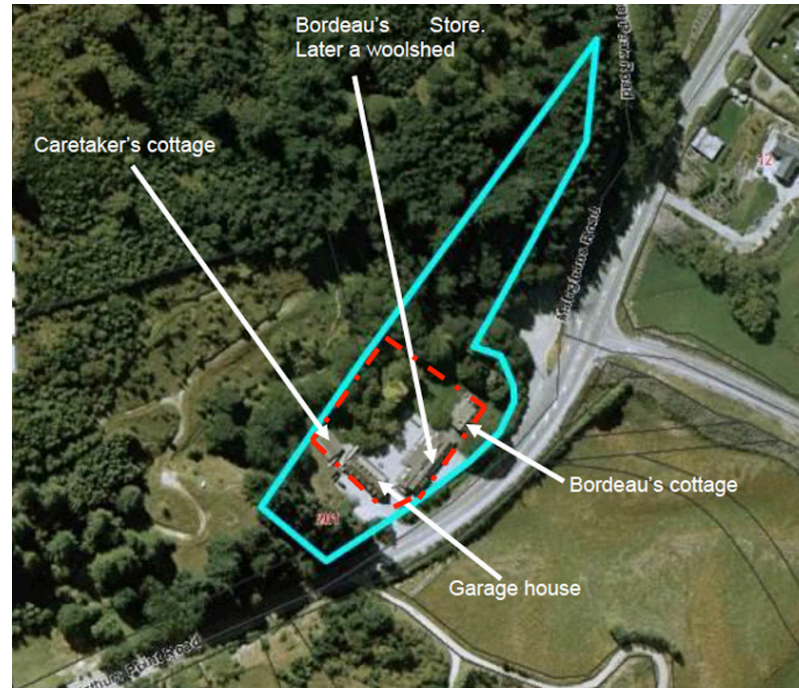
| Ref No | Map Ref | Description  | Legal Description (Valuation Reference)  | HNZ Cat / No. | QLDC Cat |
|--------|---------|--|--|---------------|----------|
| 508    | 24      | Early Graves and Pioneer Memorial Albert Town Cemetery Reserve, Lake Hawea -Albert Town Road   | Section 20, Block V Lower Wanaka SD (2908201200)                                 |               | 2        |
| 509    | 24      | James Horn Plaque, Albert Town Bridge over the Clutha River (Albert Town side of the river, upstream side of the bridge), Albert Town, Lake Hawea Road | Road Reserve adjacent to Section 1 SO 24606 (Adjacent to 2908330323)             |               | 2        |
| 510    | 10      | Studholme Nursery Plaque, Vicinity of the site of early Cardrona nursery, Cardrona Road, Cardrona Valley   | Road Reserve adjacent to P254 part Run 505C Cardrona SD (Adjacent to 2906119900) |               | 2        |
| 511    | 7       | Scaife Plaque, Mount Roy   | Part Section 1 SO 22998 (2906122801)   |               | 2        |
| 512    | 18      | Stone Ruin (Landreth property) 342 Kane Road, Hawea Flat   | Section 51 Block VII Lower Hawea SD (2908211300)                                 |               | 3        |
| 513    | 22      | Homestead Foundation QLDC Recreation Reserve Norman Terrace to Mt Aspiring Road  | Lot 1 DP 16152 Lower Wanaka SD (2905401400)                                      |               | 2        |
| 514    | 18      | Cabaret Building Foundations, Ruby Island  | Ruby Island Lower Wanaka SD (2906122700)   |               | 3        |
| 515    | 8       | Luggate Red Bridge, Rural Luggate  | Road and River Reserve   |               | 3        |
| 520    | 24      | Old Stone Cottage 100-120 Alison Avenue Albert Town  | Lot 39 DP 7458 Albert Town Extn No 3 (2908330500)                                |               | 3        |
| 521    | 23      | Glebe House, 133 Stone Street, original house only   | Lot 2 DP 24047 (2905371000)  |               | 2        |
| 522    | 18      | Halliday Homestead, 85 Halliday Road   | Lot 2 DP 340274 (2906304710)   |               | 3        |
| 523    | 8       | Drake Family Stone House, Hawea Back Road  | Section 34 Block I Lower Hawea SD (2908207200)                                   |               | 3        |
| 524    | 11      | Stone Cottage and Stables next to Luggate Hotel, 60 Main Road, Luggate   | Lot 1 DP 15124 Block VI Tarras SD (2908300900)                                   |               | 2        |
| 525    | 18      | Pearce Clay stone hut, 590 Mount Barker Road   | Part Lot 1 DP 17508 Block I Lower Wanaka SD (2906109502)                         |               | 3        |
| 526    | 18      | Cob House and Stone Shed, 107 Maxwell Road   | Lot 2 DP 23129 Block I Lower Wanaka SD (2906109500)                              |               | 3        |
| 527    | 8       | Old John Cottage – (F Urquhart Property) Corner Gladstone Road and Hawea Back Road, Hawea  | Part Section 52 Block I, Lower Hawea SD (2908204500)                             |               | 3        |
| 528    | 18      | “Blairnhall” 115 Hawea Back Road (Private Dwelling)  | Lot 1 DP 9204 Block V Lower Hawea SD (2908207800)                                |               | 3        |
| 529    | 18      | Sod Cottage, 25 Loach Road, Hawea Flat   | Section 88 Block XII Lower Hawea SD (2908215500)                                 |               | 3        |
| 530    | 18      | McClennan’s Cottage, 64 McClennan Road Hawea Flat  | Lot 2 DP 343710 (2908214101)   |               | 3        |
| 531    | 8       | Cob Cottage, 324 Luggate-Tarras Road, Hawea Flat   | Part Section 3 Block VII Tarras SD (2908211800)                                  |               | 2        |
| 532    | 8       | McPherson House, Hawea-Albert Town Road  |  |               | 3        |
| 534    | 21      | St Columba Anglican Church Corner MacDougall/Upton Street Wanaka   | Section 4 & 5 Block XXI Wanaka Town (2905338100)                                 | 2 / 7465      | 3        |
| 535    | 18      | Former St Patricks Catholic Church 65 Newcastle Road, Hawea Flat   | Lot 1 DP 337991 (2908212605)   |               | 3        |
| 536    | 18      | St Ninians Presbyterian Church, Kane Road, Hawea Flat  | Part Section 11 Block V Lower Hawea SD (2908217800)                              |               | 3        |

| Ref No | Map Ref | Description   | Legal Description (Valuation Reference)                          | HNZ Cat / No. | QLDC Cat |
|--------|---------|---|--|---------------|----------|
| 538    | 21      | Old Jail Buildings – timber cell and stone building 2 Dunmore Street Wanaka   | Lot 3 DP 27690 (2905307103)                                      |               | 2        |
| 539    | 11      | Luggate School Plaque Kingan Road Luggate   | Part Section 5 Block VI Tarras SD (2908301200)                   |               | 2        |
| 540    | 18      | Old Post Office Building, Camp Hill Road, Hawea Flat  | Part Section 11 Block V Lower Hawea SD - Hawea Flat (2908217500) |               | 3        |
| 541    | 18      | Hawea Flat School building, located on the north-eastern corner of the school site, corner of Camphill Road and Kane Road, Hawea Flat | Part Section 11 Block V Lower Hawea SD (2908217700)              |               | 3        |
| 542    | 24      | Blacksmith Shop (Part of Templeton Garage) 21 Wicklow Terrace, Albert Town  | Lot 1 DP 19201 Section 4 Block XI Albert Town (2908333300)       |               | 3        |
| 543    | 24      | Cardrona Hotel Facade, Crown Range Road Cardrona  | Part of Sections 4, 9-10 Block VII Cardrona Town (2906123800)    | 2 / 2239      | 1        |
| 544    | 11      | Old Flour Mill 114 & 126 Main Road SH 6 Luggate   | Part Section 1, Block VI, Tarras SD (2908309100)                 | 2 / 3242      | 2        |
| 545    | 11      | Hotel Stonework Facade, 60 Main Road/SH 6, Luggate  | Lot 1 DP 15124 Block VI Tarras Surrey District (2908300900)      |               | 3        |
| 546    | 21      | Wanaka Store Façade, 70 Ardmore Street  | Lot 2 DP 17535 (2905202400)                                      |               | 2        |
| 549    | 18      | Stone Homestead McCarthy Road Hawea Flat  | Section 41 Block I, Lower Hawea SD (2908207300)                  |               | 3        |
| 550    | 22      | Woolshed Studholme Road, Wanaka   | (2905373922)   |               | 3        |
| 552    | 24      | Cardrona Hall and Church, Cardrona Valley Road  | Section 10 Block I Cardrona SD (2906125700)                      |               | 1        |

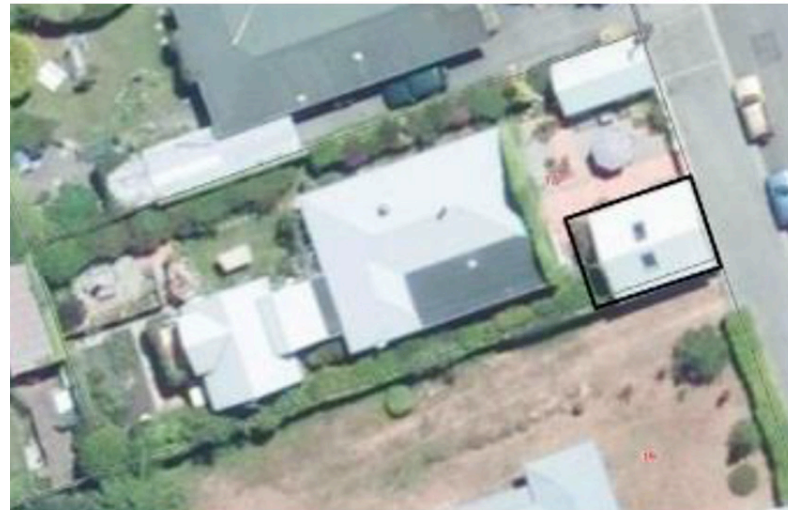
## 26.8.1 Maps showing and defining ‘extent of place’



56 - Hulbert House - 68 Ballarat Street, Queenstown. The Extent of Place is shown by the black outline.



57 - Bordeau's Store - 201 Arthurs Point Road. The Extent of Place is indicated by the red dotted line. The Extent of Place includes only the land surrounding the original store and cottage.

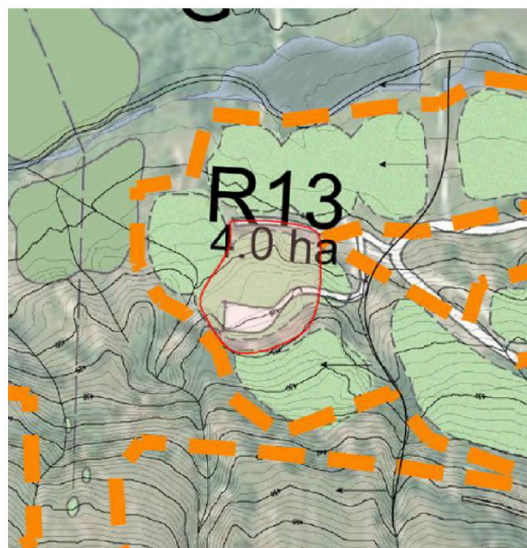


58 - Stone Building - 17 Brisbane Street, Queenstown. The Extent of Place is shown by the black outline.





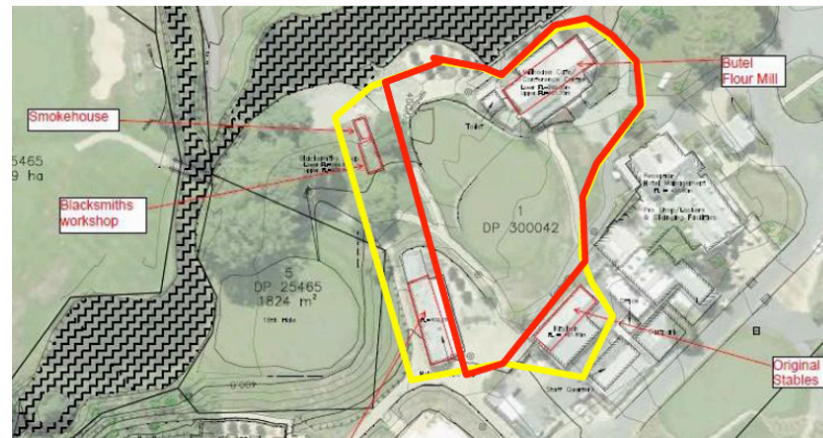
67 - The Pleasant Terrace Workings - Sec 148 Blk XI Skippers Creek SD (NZ Gazette, 1985, p.5386) and legal road (part of Skippers Road), Otago Land District. The Extent of Place is shown by the red outline.



71 - Stone Cottage (McAuley) - Malaghans Road - Lot 1 DP 27269 Secs 29 57 Blk VI Shotover SD. The Extent of Place is shown by the red outline.



82 - Millbrook stables (remaining historic stone structure), the implement shed (remaining historic stone structure), and the blacksmith's building/ smoker - The Extent of Place is shown by the red outline.



93 - Butel's Flourmill (original foundations and stone wall), Off Butel Road, Millbrook Area - The Extent of Place is shown by the red outline.

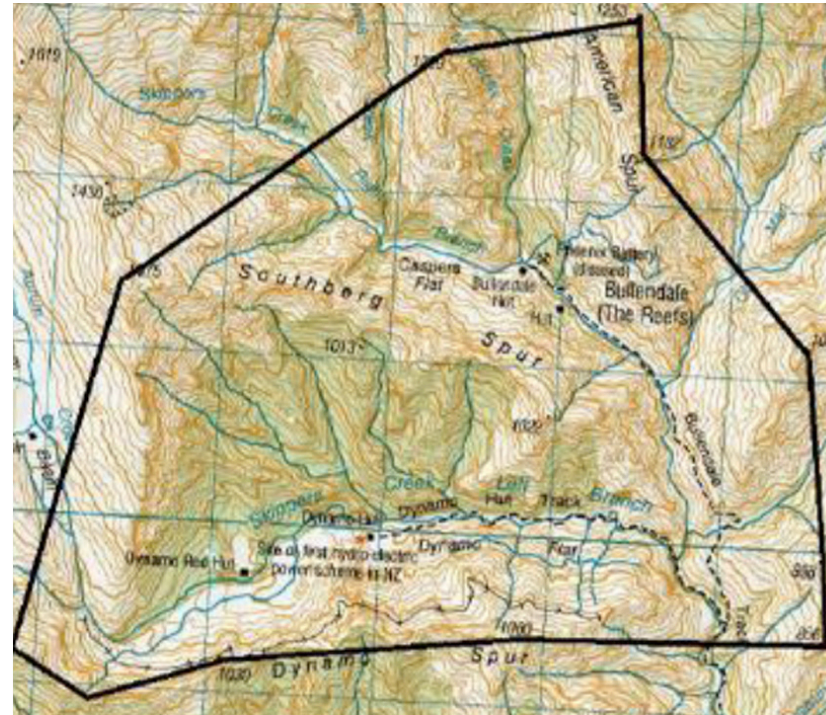




108 - Coronation Bath House, Marine Parade. The Extent of Place is indicated by the white circle.



131 - Thurlby Domain - Speargrass Flat Road. The Extent of Place is shown by the purple outline.

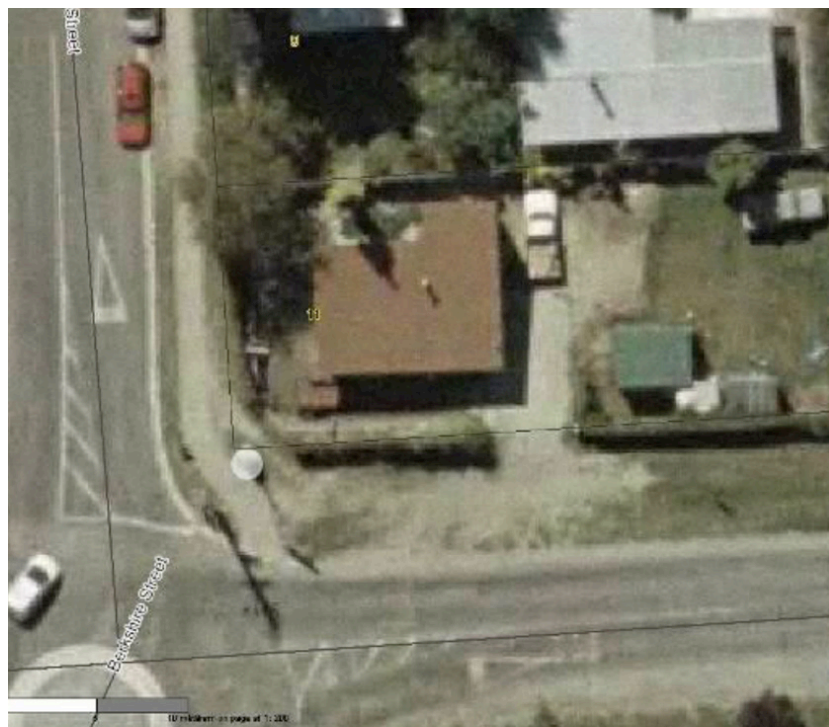


140 - Bullendale - Section 148 Block XI Skippers Creek. The Extent of Place is shown by the black outline.



Ref 253 - 253 Centennial Ave, Arrowtown - Speargrass Flat Road. The Extent of Place is shown by the red outline.





301 - King Edward VII Memorial Lamp - Corner of Wiltshire Street and Berkshire Street, Arrowtown. The Extent of Place is indicated by the white circle.



333 - Reidhaven - 7 Villier's St, Arrowtown. The Extent of Place is shown by the yellow outline.



367 - St John's Church - 26 Berkshire Street Arrowtown. The Extent of Place is shown by the red outline.



379 - Stable Block (The Stables Restaurant) - 28 Buckingham Street, Arrowtown. The Extent of Place is shown by the black outline.

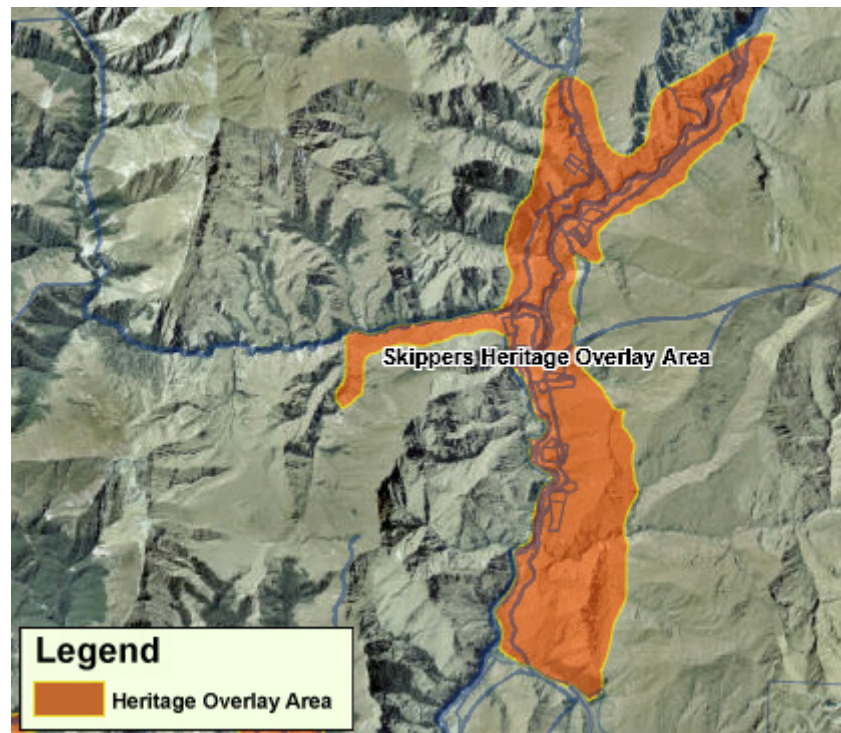
## 26.9

## Sites of Significance to Maori

## 26.10

## Heritage Overlay Areas

### 26.10.1 Skippers Heritage Overlay Area



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## 26.10.2 Statement of Significance

The Skippers Heritage Overlay Area (SOA) represents some of the most historically and archaeologically significant 19th century gold mining sites in Otago and Southern New Zealand. Together, the diverse gold mining sites and features form a historically rich landscape that embodies the 1860s gold mining efforts and challenges of early miners, as well as later, more sophisticated mining technology that was needed to access the more difficult deposits of gold. In combination with the remote and stunning natural landscape of the Shotover River valley, the SHL offers a unique, largely intact, and publicly accessible historic gold mining experience for visitors to the Shotover River. Within the SOA, the precipitous later 19th century Skippers Road (1883 to 1890), the deserted Skipper's Township (1862) and the 1901 Skippers Suspension Bridge are all highly significant heritage sites that have been recognised by their Heritage New Zealand listings. In addition, over 130 archaeological sites within the SHL are entered on the New Zealand Archaeological Association Site Recording Scheme, demonstrating the outstanding heritage significance of the Skippers Heritage Overlay Area.

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## 26.10.3 Key Features to be protected

**26.10.3.1** The Skippers Road and its historic revetments and construction features.

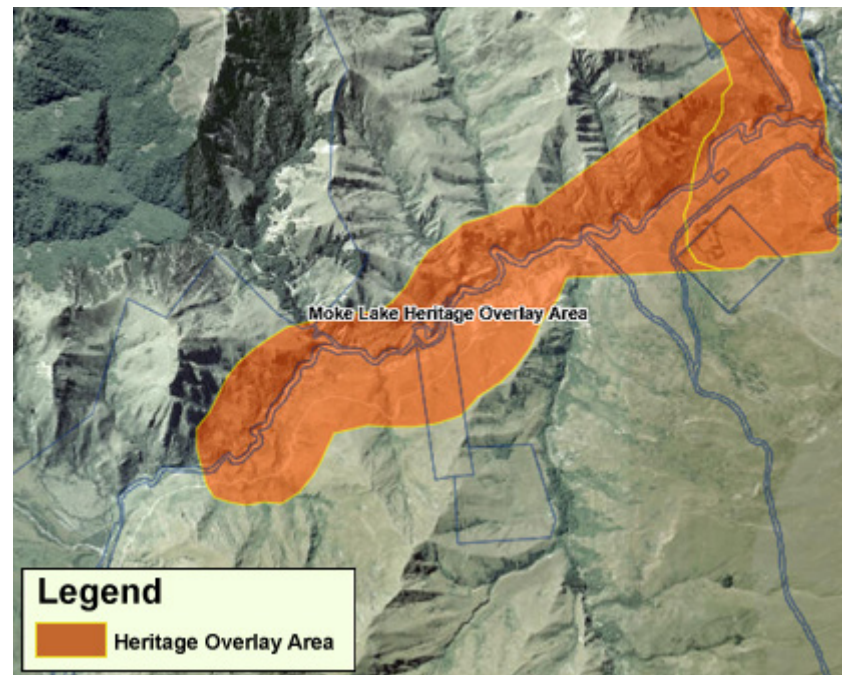
**26.10.3.2** The Skippers suspension bridge and former township area.

**26.10.3.3** All other known archaeological sites, including sluiced terraces.

**26.10.3.4** Unobstructed views along the Skippers Canyon section of the Shotover River.



#### 26.10.4 Moke Lake and Sefferton Heritage Overlay Area





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### 26.10.5 Statement of Significance

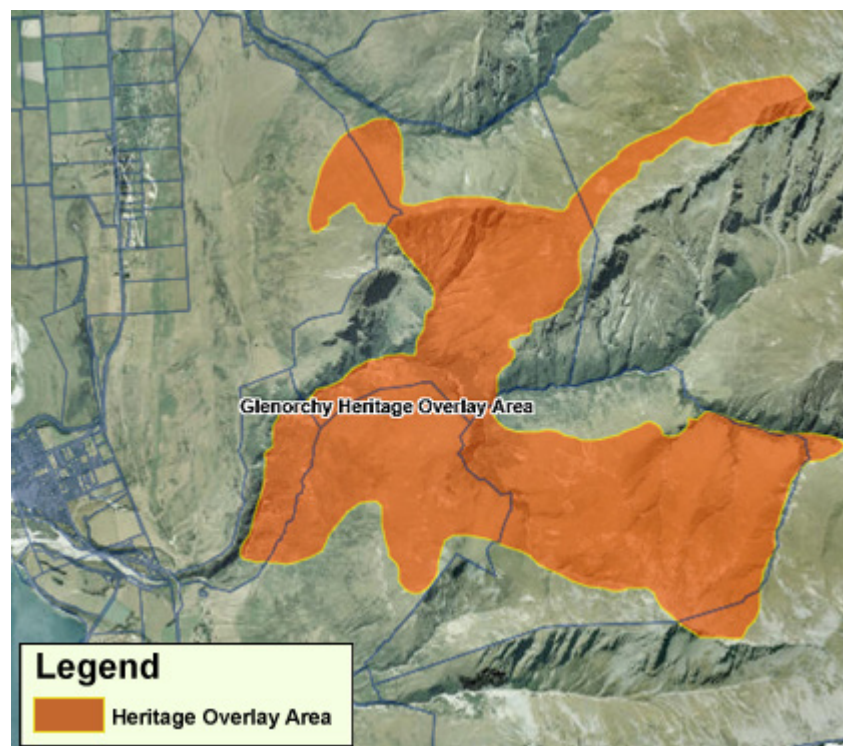
The Sefferton and Moke Lake Heritage Overlay Areas ((SMLHOA) are significant for their concentrations of historic gold and copper mining remains, which include both mining infrastructure and settlement sites. The extensive and well preserved complex of features along Moonlight Creek and Moke Creek are an important part of the wider history of the Wakatipu gold rush, linking closely with the Shotover River, Arrow River and Macetown / Rich Burn goldfields. Sefferton / Moke Creek was the site, albeit short lived, of an early tented gold rush township that settled into a remote, mountain community that survived into the 1950's. Its remains provide tangible reminders of the many local stories that survive of the mining community and their hardships and life in the mountain goldfields of Otago.

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### 26.10.6 Key Features to be protected

- 26.10.6.1** The former mining settlement remains at Moke Creek / Sefferton including the surviving cottages, huts, gardens and plantings.
- 26.10.6.2** The copper mining site along Moke Lake Road.
- 26.10.6.3** Moke Lake Road and the historic track to Butchers Hut along the true right bank of the Moonlight Creek.
- 26.10.6.4** The extensive stone and earthwork mining remains centred on Sheeppyard Terrace and the Moonlight Creek.
- 26.10.6.5** The 8.8km water race leading from above Montgomery's Creek to the Sheeppyard Terrace area and below.
- 26.10.6.6** All other known archaeological sites and listed historic places within the SMLHA.

### 26.10.7 Glenorchy Heritage Overlay Area



### 26.10.8 Summary of Significance

The Glenorchy Heritage Overlay Area (GHOA) is significant for its specific scheelite mining activities that extended from the 1880's until the 1980's, which have left a significant group of mine sites and infrastructure, along with a unique social history of the people who worked there. Collectively, these activities left behind a sequence of evidence that follows the mining cycle that began here in the 1880s and which may well recommence at some point in the future. The sites within this heritage overlay area represent the hard won and sometimes fruitless endeavours of a close knit community of miners that spanned a hundred years of mining at Glenorchy. The GHOA encompasses the majority of the key mine sites, tracks, a cableway and sections of water races that represented the primary scheelite producing area in New Zealand. The combination of private and state-owned mines is also a unique part of the GHOA's history in the ubiquitous and contemporary gold mining industry of the Wakatipu Basin. Overall, the scheelite mining history symbolised by the GHOA is a unique one of national heritage significance.

## 26.10.9 Key features to be protected

**26.10.9.1** All mines, mining huts, the cableway and track ways within the GHL boundary (including the Black Peak Mine).

**26.10.9.2** The mine sites along the Mount Judah Road.

**26.10.9.3** All other known historic mining sites within the GHOA.

## 26.10.10 Macetown Heritage Overlay Area



### 26.10.11 Summary of significance

Although it covers a large area, the Macetown Heritage Overlay Area (MHOA) is significant for its concentration of historic gold mining sites, focussed on the deserted mining town of Macetown, which span from the earliest exploitation of gold in the Arrowtown area in 1862, through to the end of gold mining in the 1930's. Such a continuum of mining activity – first alluvial then hard-rock or quartz – has left a distinct and intelligible landscape with diverse features and stories linked by a series of mining tracks that still allow access to this remote and stunning countryside. The MHOA encompasses three key areas; the Rich Burn Valley, Macetown and the Arrow River valley, all three of which have distinctive characters and features that coalesce to form a broader mining heritage of regional significance. Among these, Macetown is highly significant, representing the surviving remains of a remote 19th century mining village to which stories are still attached and some history has been traced to its founders, occupants and demise. Situated within its larger mining heritage context, Macetown can be interpreted as part of a community of gold mining activity sites, which are a key part of the wider Otago gold mining story.

### 26.10.12 Key features to be protected

- 26.10.12.1** The (Department of Conservation) Macetown Historic Reserve area including the Macetown Road.
- 26.10.12.2** The Rich Burn mining remains (e.g., Anderson's Battery and the Homeward Bound Battery; the Sunrise Mine Office).
- 26.10.12.3** The historic mining tracks of Hayes Creek, Sawpit Gully and Advance Peak and similar tracks within the MHOA.
- 26.10.12.4** All other known archaeological sites and listed historic places within the MHA.

## 26.11

## Heritage Orders

| Ref No | Map Ref | Related Protected Features | Purpose  | Heritage Protection Authority     | Site and Legal Description  |
|--------|---------|----------------------------|--|-----------------------------------|---|
| 1      | 28      | See 362 and 373            | To protect and preserve the buildings known as the Postmaster's House and the Arrowtown Post Office and their associated buildings and their surrounding land (refer to site files for complete description of heritage order).  | Queenstown Lakes District Council | 52 and 54 Buckingham Street Lots 1 and 2, DP 21884, Block VI, Town of Arrowtown (Valuation reference 2918228800 and 2918228801) |
| 2      | 36      |                            | To protect the building known as Archer cottage and the historic relationship created by buildings on Marine Parade, the space between these buildings and the relationship between these buildings and the public space onto which they front (refer to site files for complete description of heritage order). | Queenstown Lakes District Council | Lot 15 DP 302022  |