

26 Historic Heritage

26.1 Purpose

The purpose of this chapter is to promote the sustainable management of the District's historic heritage¹ 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 Listed Heritage Features (26.8), which includes all listed buildings, structures, and other features;
- b. heritage Precincts;
- c. heritage Overlay Areas.

26.2 Identification and Protection

26.2.1 Categorisation and future listing

The District's most significant known listed heritage features are represented in the Inventory of Listed Heritage Features (26.8). 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 listed 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 listed 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 person with relevant qualifications and/or experience in heritage conservation or landscape architecture 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 individual buildings and structures, a report from a person with relevant qualifications and/or experience in heritage conservation, using the Council's criteria, and for Category 1 features, a Conservation Plan is encouraged. Any Conservation Plan shall be prepared in accordance with Heritage New Zealand's Best Practice guidelines;
- c. for sites that require the use of archaeological methods, a detailed assessment by a person with relevant qualifications and/or experience in archaeology.

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 ‘New Zealand Heritage List/ Rarangi Kohero’.
- 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 District Plan web mapping application. 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 web mapping application.

26.3 Objectives and Policies

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

Policies

26.3.1.1 Ensure historic heritage features within the District that warrant protection are recognised in the Inventory of Listed Features (26.8).

26.3.1.2 To enhance historic heritage through:

- a. increasing the knowledge and understanding of heritage values;
- b. 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.

26.3.1.3 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.

26.3.1.4 Where activities are proposed within the setting or extent of place of a listed heritage feature, to protect the heritage significance of that feature by ensuring that:

- a. the form, scale and proportion of the development, and the proposed materials, do not detract from the listed heritage feature located within the setting or extent of place;
- b. the location of development does not detract from the relationship that exists between the listed heritage feature and the setting or extent of place, in terms of the values identified for that feature;
- c. existing views of the listed heritage feature from adjoining public places, or publicly accessible places within the setting or extent of place, are maintained as far as is practicable;
- d. hazard mitigation activities and network utilities are located, designed, or screened to be as unobtrusive as possible.

26.3.1.5 Avoid the total demolition, or relocation beyond the site, of Category 1 heritage features.

26.3.1.6 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:

- a. other reasonable alternatives have been shown to be impractical;
- b. there is a significant risk to public safety or property if the feature or part of it is retained;
- c. the heritage feature is unable to serve a productive use or its retention would impose an unreasonable financial burden on the building owner.

- 26.3.1.7 Protect archaeological and historic heritage values of listed archaeological sites while managing the adverse effects of land use and development, including cumulative effects.
- 26.3.1.8 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.
- 26.3.1.9 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.
- 26.3.1.10 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 necessary repairs and upgrades, 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, listed heritage features, sites of significance to Maori, areas of heritage significance and 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 recommencing mining activities of a scale 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	District Plan web mapping application	

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

Table 2 Listed heritage features

Rule	Activity	Cat 1	Cat 2	Cat 3
26.5.3	<p>Total demolition or relocation to another site</p> <p>*For Category 3 heritage features discretion is restricted to:</p> <ol style="list-style-type: none"> the extent of the demolition proposed and the cumulative effects on the listed heritage feature; the effects on the heritage values and heritage significance, as evaluated in accordance with the criteria in section 26.6; where the listed 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*
26.5.4	<p>Partial demolition</p> <p>*For Category 3 heritage features discretion is restricted to:</p> <ol style="list-style-type: none"> the extent of the demolition; the effects on heritage values and heritage significance, in accordance with the evaluation criteria in section 26.6; the effects on the heritage values and heritage significance of the feature, including the cumulative effects resulting from incremental demolition; 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. 	NC	NC	RD*
26.5.5	<p>Relocation within the site</p> <p>The relocation of an existing listed heritage feature within the same site.</p> <p>*For Category 3 heritage features discretion is restricted to:</p> <ol style="list-style-type: none"> the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6; the physical effects on the heritage fabric and the effects on the setting or extent of place of the feature; any evidence that relocation is necessary for operational reasons; 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. 	NC	NC	RD*

Rule	Activity	Cat 1	Cat 2	Cat 3
26.5.6	<p>Notwithstanding 26.5.3 and 26.5.5, the relocation of Feature 3a (the Antrim's former engine and boiler) to another site or within the site.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6 the physical effects on the heritage fabric and the effects on the setting or extent of place of the feature; any evidence that relocation is necessary for operational reasons: 		RD	
26.5.7	<p>External alterations and additions</p> <p>*For Category 2 and 3 heritage features discretion is restricted to:</p> <ol style="list-style-type: none"> the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6; 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. 	D	RD*	RD*
26.5.8	<p>Internal alterations</p> <p>Internal alterations affecting the heritage fabric of a building.</p> <p>* For Category 2 heritage features (buildings) discretion is restricted to:</p> <ol style="list-style-type: none"> the extent of the alteration and the cumulative effects on the building; the effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6. <p>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.</p>	D	RD*	P

Rule	Activity	Cat 1	Cat 2	Cat 3
26.5.9	<p>Development within the setting or extent of place</p> <p>For the purpose of this rule, development mean new buildings and structures, earthworks requiring consent under Chapter 25, car park areas exceeding 15m² within the view from a public road, and car park areas exceeding 40m² located elsewhere.</p> <p>* For Category 2 and 3 heritage features, discretion is restricted to:</p> <ol style="list-style-type: none"> Development within the setting, or within the extent of place where this is defined in the Inventory under Rule 26.8; The extent of the development and the cumulative effects on the heritage feature, and its setting or extent of place; The effects on the heritage values and heritage significance of the feature in accordance with the evaluation criteria in Section 26.6; The operational reasons associated with the use of the heritage feature for the development to be located within the setting or extent of place. <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
26.5.10	Total and partial demolition or relocation beyond the site	D	P
26.5.11	Relocation within a heritage precinct	D	D
26.5.12	Relocation from a heritage precinct	D	P
26.5.13	<p>External alterations</p> <p>*Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the extent of the alterations and the cumulative effects on the heritage feature, and its setting or extent of place; 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; c. the effects on the heritage values and heritage significance of any affected heritage feature in accordance with the evaluation criteria in section 26.6. 	RD*	RD*
26.5.14	Internal alterations	P	P

Table 4: Deleted

Table 5 Heritage Overlay Areas

Rule	Activity Standard	All heritage areas
26.5.15	<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"> a. mining on a mining site where the volume of material excavated or subsequently stockpiled exceeds 500m³ per mining site per annum (but excluding farm track access, fencing, firebreaks and public use tracks); b. a building ancillary to mining on a mining site, which has a building footprint greater than 10m² in area; <p>(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)</p> <ul style="list-style-type: none"> c. removal or destruction of any heritage feature referred to in the Statement of Significance or Key Features to be protected; d. forestry. <p>Notes:</p> <ul style="list-style-type: none"> 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; 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; c. reference should also be made to the rules in Chapter 21, which also apply within Heritage Overlay Areas. 	D

Table 6 Archaeological sites

Rule	Activity	All archaeological sites
26.5.16	Any activity within an archaeological site listed in 26.12 for which an authority has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014. Advice note: This rule relates only to that aspect of the proposal covered by the authority. Rules 26.5.18 – 26.5.19 apply to any aspect of the proposed work not expressly approved by the authority.	P
26.5.17	Relocation of any archaeological building or structure located within an archaeological site listed in 26.12. Any activity that results in an archaeological building or structure or part thereof, located within an archaeological site listed in Section 26.12 being relocated with the same site or another site.	D
26.5.18	Modification of an archaeological site listed in section 26.12. For the purpose of this rule, modification means any new buildings and structures and any alteration to existing buildings and structures but excludes minor repairs and maintenance. *Discretion is limited to : The effect of the alteration or modification on the heritage and archaeological site.	RD*
Note: An authority from Heritage New Zealand Pouhere Taonga will also be required to destroy or modify or cause to be destroyed or modified the whole or any part of an archaeological site, pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 ² .		

26.5.19 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 Listed Heritage features (26.8)

The following criteria are used to determine the listing and category of listed features, whether a feature should be included in the Inventory, and the category of such listed features; and Heritage Assessments exist for many of the Listed Heritage Features and these provide a detailed assessment of the values of the feature and a conclusion of its overall significance. These assessments are available from the Council and should be used as the starting point for any evaluation. Where such an

²Heritage New Zealand Pouhere Taonga Act 2014

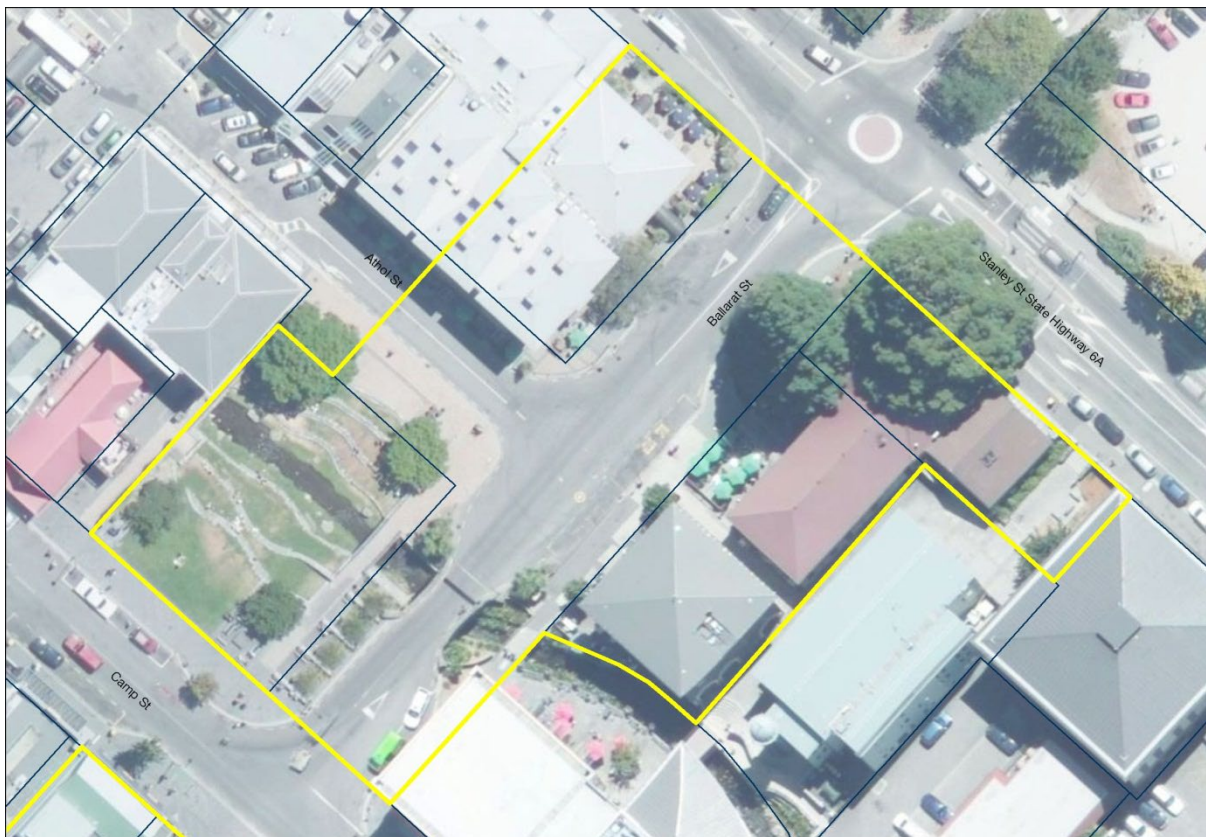
assessment does not exist, then your evaluation will need to be based on existing historical information, which can be obtained from various sources, including the Council's archaeological alert layer, Heritage New Zealand, the Council's resource consent files, and the Lakes District Museum.

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
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 Precincts

26.7.1 Queenstown Courthouse Heritage Precinct



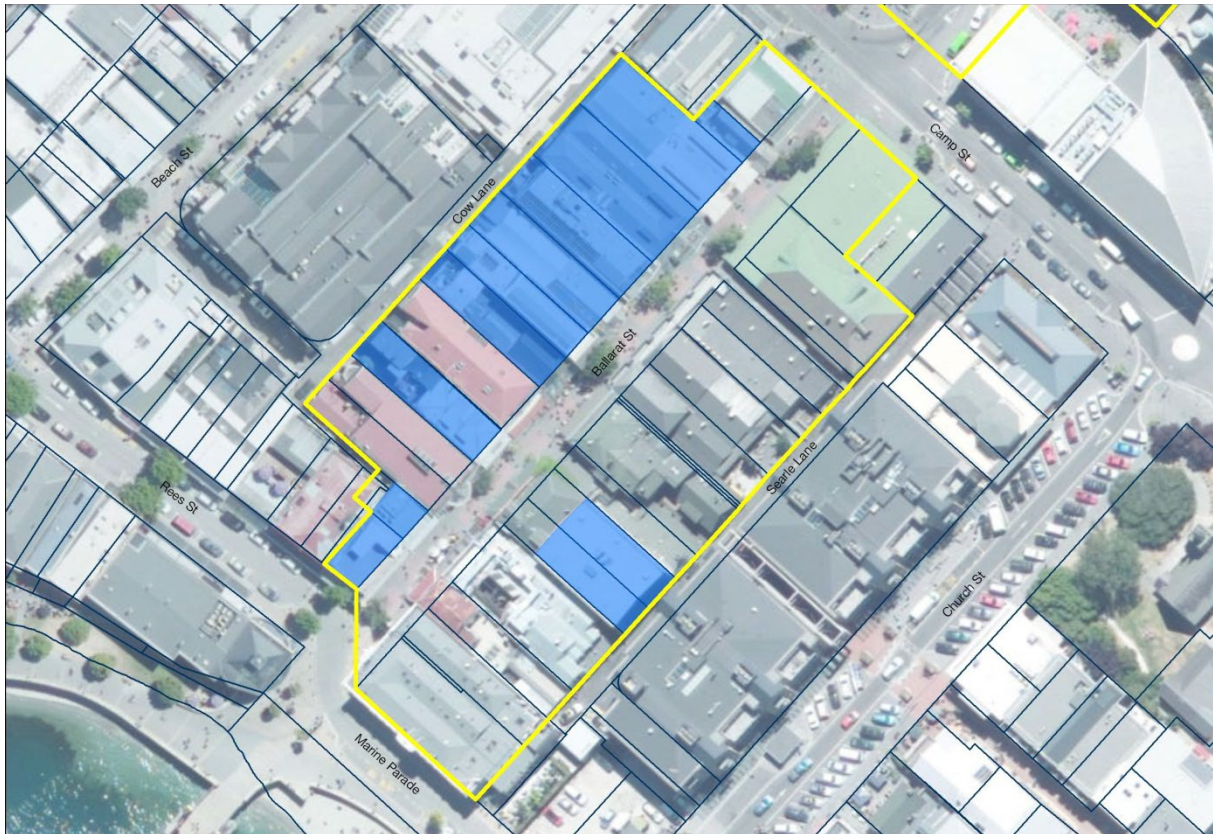
26.7.2 Statement of Significance

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



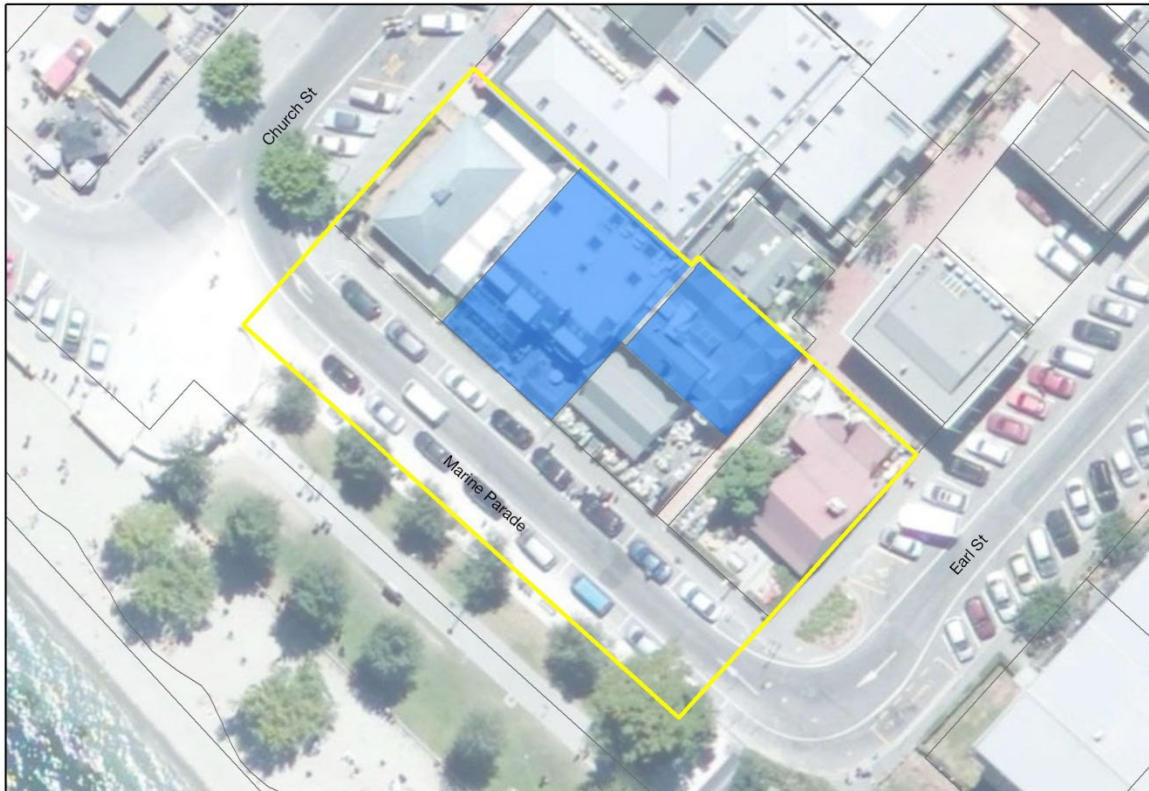
Blue shapes are the non-contributory buildings.

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.

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

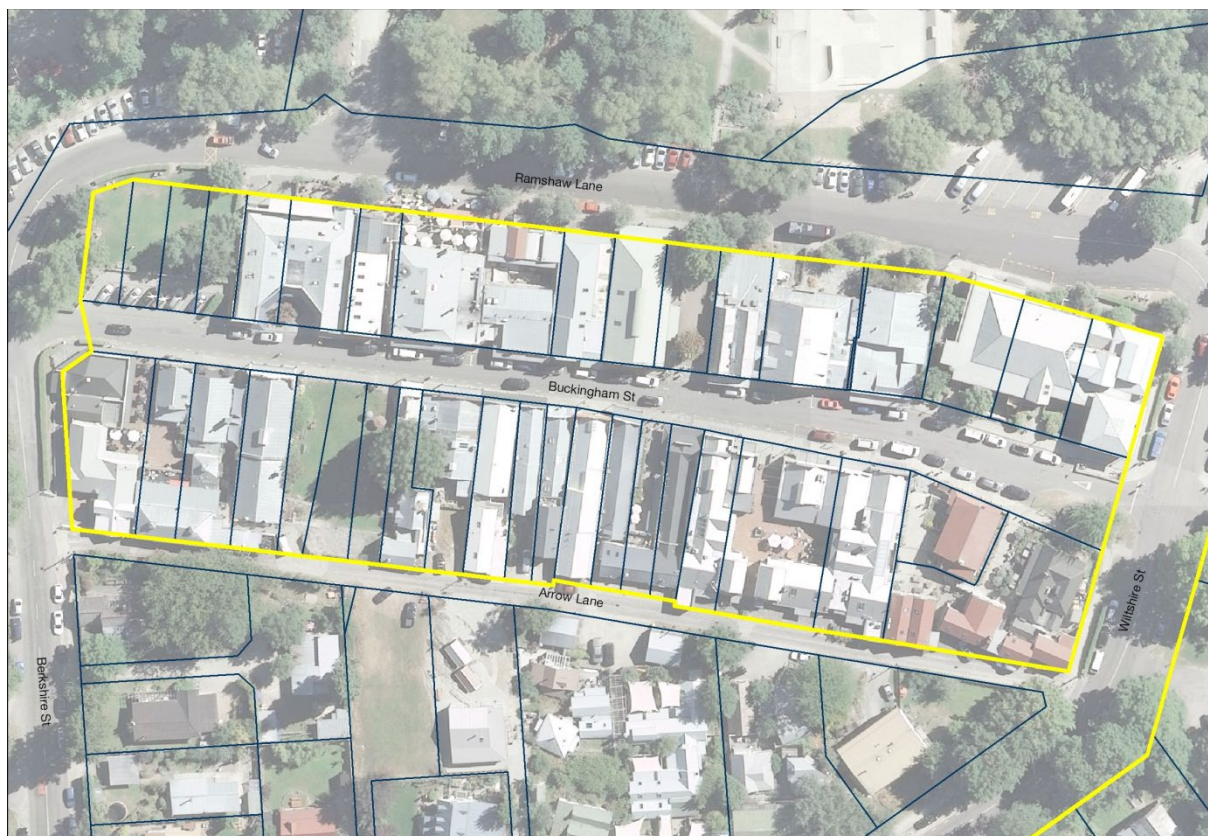
Blue shapes are the non-contributory buildings.

26.7.8 Summary 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.

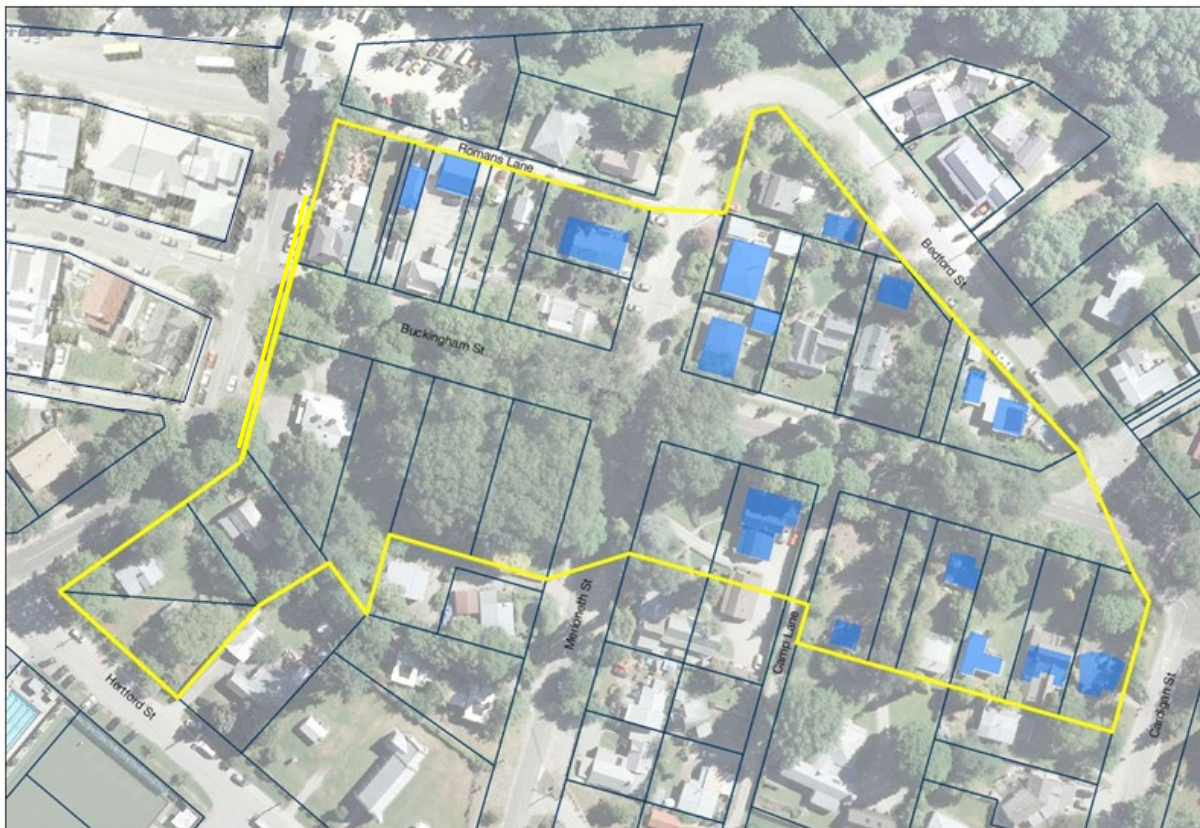
26.7.10 Arrowtown Town Centre Heritage Precinct**26.7.11 Statement of Significance**

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.

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.

26.7.13 Arrowtown Cottages Heritage Precinct



Blue shapes are the non-contributory buildings.

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.

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	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
1	St Peter's Anglican Church Organ, St Peter's Church, corner Church and Camp Streets	Lot 1 DP 365052 (2910504403)		3
2	St Peter's Anglican Church Carved Eagle Lectern, St Peter's Church, corner Church and Camp Streets	Lot 1 DP 365052 (2910504403)		3
3a	The paddle steamship Antrim's former engines and boiler within the winding house, Kelvin Peninsula.	Section 25 SO 17906 and legal road between Sections 25 and 26 SO 17906		2
3b	Slipway and Cradle, Kelvin Peninsula	Section 26 SO 17906 and legal road between sections 25 and 26 SO 17906		3
4	Group of Stone Building remains, Whitechapel	Lot 2 DP 15996 Block VIII, Shotover SD (2907210100)		3
5	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	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	The Hillocks, vicinity Dart Bridge	Part Sections 1 & 2, Block IV, Dart SD (2911130400, 2911130500)		3
8	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	Judge and Jury Rocks, rock features only, Vicinity Kawarau Gorge Bridge	Section 4, Block I, Kawarau SD (2907213800)		3
10	Peter Tomb's rock, near Diamond Lake	Section 43 Block II Dart SD (2911131800)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
11	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	Hotop's Rise, Corner Earl and Camp Street	Road Reserve (Camp Street)		2
13	Queenstown Gardens and Plantation Reserve Block, including the Queenstown Garden Gates, 52 Park Street	Section 7 Block LI Town of Queenstown (2910507200)		2
14	Copper mine tunnel, Moke Creek	Run 11 Glenorchy Mid Wakatipu (2907305900)		3
15	Re-direction tunnel, Moke Creek	Run 11 Glenorchy Mid Wakatipu (2907305900)		3
16	Boatshed, Slipway and original Old Ticket Office, Frankton Marina Recreation Reserve	Sections 59 & Part Section 39 Block XXI Shotover SD (2910331100)		2
17	Queenstown Cemetery, Brecon Street	Section 132 Block XX Shotover SD (2910614701)		2
18	Transit of Venus Site, 8 Melbourne Street, Queenstown	Section 15, Block XXXVI, Town of Queenstown (2910537500)		2
19	Cemetery, Skippers	Section 56, Block XI, Skippers Creek SD (2907301000)		3
20	Lake Level Plaque, Marine Parade (beside Jetty), Queenstown	Section 6 Block LI Town of Queenstown (2910506600)		3
21	Rees Tablet, Waterfront, Marine Parade, Queenstown	Section 6 Block LI Town of Queenstown (2910506600)		3
22	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	War Memorial, Mull Street, Glenorchy	Section 1560R, Block XII, Town of Glenorchy (Adjacent to 2911101100)		2
24	William Rees Memorial, Queenstown Gardens	Part Section 7 Block LI Town of Queenstown (2910507200)		3
25	Haki Te Karu Plaque, Queenstown Gardens	Part Section 7 Block LI Town of Queenstown (2910507200)		3
26	Scott Rock Memorial, Queenstown Gardens	Part Section 7 Block LI Town of Queenstown (2910507200)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
27	War Memorial Gate, Marine Parade	Road Reserve and Section 6 Block LI Town of Queenstown (Marine Parade) (Road reserve and 2910506600)		2
28	1940 Centennial Gates, Queenstown Airport	Lot 2 DP 304345 (2910100106)		3
29	Thomas Arthur Monument, Beside Edith Cavell Bridge, Arthurs Point	Road Reserve Crown Land Block XIX Shotover SD (Road Reserve opposite 2910721001)		3
30	Centennial Gates, Entrance to Recreation Ground, Corner Mull and Oban Streets, Glenorchy.	Section 1 Block XX Town of Glenorchy (2911118700)		3
31	Steam Engine Beside Oxenbridge Tunnel, Arthurs Point	Part Section 148 Crown Land (Shotover River) Block XIX Shotover SD (2907303900)		2
33	Trig Station, Mount Nicholas Station	Block X, Part Run 630, Mid Wakatipu SD (2911136100)		3
34	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	2/5603 & 5604	3
35	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	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	Bridge over Horne Creek - 11 Camp Street	Lot 2 DP 357929 (2910500401)		2
39	Lychgate, St Peter's Anglican Church, Corner Camp and Church Street	Lot 1 DP 365052 (29105 04403)		3
40	Kawarau Falls Bridge, Frankton	Bridge adjoining Section 4 Block XVIII, Town of Frankton (Adjoining 2910121800)	1 / 7448	1
41	Kawarau Gorge Suspension Bridge, Vicinity Gibbston	Bridge adjoining Sections 63 and 64, Block I, Kawarau SD. (2907200700)	1 / 50	1
42	Stone Walled Race, 26 Hallenstein Street Queenstown	Section 12, Block XXXV, Town of Queenstown (2910532900)	2 / 5224	3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
43	Fish Smoker, Lake Hayes	Lot 6 DP 353144 (2907126606)		2
44	Stone Walls, Queenstown Cemetery, Brecon Street.	Section 132 Block XX Shotover SD (2910614701)		3
45	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	Scheelite Battery, Glenorchy (Mt Judah)	SECTION 7 SO 369025 (2911125502)		3
47	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	Old Frankton Racecourse Stand (Mount Cook Hangar), Lucas Place	Lot 2 DP 304345 (2910100106)		3
49	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	Stone Buildings, Tucker Beach Road	Lot 13 DP 351843 (2907146701)		3
51	Railway Shed and Track, Recreation Reserve Benmore Place, Glenorchy	Section 22 Block IV Glenorchy SD (2911124100)		3
52	Glenorchy Wharf, Vicinity of Recreation Reserve Benmore Place, Glenorchy	Lake Bed Adjacent to Section 22 Block Glenorchy SD (Adjacent to 2911124100)		3
53	Glenorchy Library Building, 15 Argyle Street, Glenorchy	Section 23 Block II Town of Glenorchy (2911113900)		3
54	Scheelite mine and associated ruins, sluicing area and compressor. And other shaft entrances, Paradise Trust	Section 39 Block II Dart SD (2911131900)		3
55	Dam in Skippers Creek	Part Section 148 Block XI Skippers Creek SD (2907300400)		3
56	Hulbert House (Tutuila) 68 Ballarat Street 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 Section 26.8.1	Sections 4 & 5, Part Sections 3 & 6 Block XX Town of Queenstown (2910615900)	2 / 2343	2
57	Dwelling, Complex Gorge Road (former Bordeaus store) 201 Arthur's Point Road Extent of Place: Refer to the map of the Extent of Place in Section 26.8.1	Lot 1, DP 16632, being part of Block XIX, Shotover SD (2907100900)	2 / 2238	2

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
58	Stone Building, 17 Brisbane Street, Queenstown Extent of Place: Refer to the map of the Extent of Place in Section 26.8.1	Lot 9 DP 9667 (2910514500)	2 / 5225	3
59	McNeill Cottage (Mullhollands Stone House), 14 Church Street	Sections 4, SO 14826, Block III, Town of Queenstown (2910505900)	2 / 2330	3
60	Frederick Daniels House, 47 Hallenstein Street, Queenstown	Lot 2 DP 20343, Block XLVI, Town of Queenstown (2910548000)	2 / 2333	2
61	Waldmann Cottage "Nil Desperandum", 2 York Street, Queenstown	Lot 4 DP 17970 Town of Queenstown (2910544200)		3
62	House and sleep out, Paddy Mathias Place, Arthurs Point Road, Arthurs Point	Section 123 Block XIX, Shotover SD (2910720700)		2
63	Cottage, 28 Park Street	Section 17 Block XXXVIII Town of Queenstown (2910512900)		2
64	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	Queenstown Bowling Club Pavilion, (excluding modern northern extension) located within the grounds of the Queenstown Gardens	Part Sections 4-5 & 7 Block LI Queenstown Town (2910507200)		2
66	Williams Cottage (Mullhollands Wooden House) 21 Marine Parade	Lot 2 DP 24375 Block III Town of Queenstown (2910505500)	2 / 2336	1
67	Pleasant Terrace Workings, Sainsbury's House and outbuilding, Skippers Mt Aurum Recreational Reserve. 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. Refer to the map of the Extent of Place in section 26.9.1	Section 148 Block XI Skippers Creek SD, (2907300400)	1 / 5175	1
68	Glenarm Cottage, 50 Camp Street, Queenstown	Section 1 Block XII Town of Queenstown (2910634200)		2
69	Laurel Bank House, 47 Maxs Way, Lower Shotover, Queenstown	Lot 8 DP 325561 (2907464700)		3
70a	Threepwood Timber Villa, Lake Hayes	Lot 21 DP 378242 (2907123716)		2
70b	Threepwood Stone Woolshed	Lot 21 DP 378242 (2907123716)		3
71	Stone Cottage (McAuley), Malaghans Road Extent of Place: legal description 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	Hanan's House, McDonnell Road	Part Section 19, Block VII, Shotover SD (2907129300)		3
73	Thompson House (excluding additions made after 1900), 66 Hallenstein Street	Lot 1 DP 3401 Block XVI Queenstown (2910527300)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
74	McMaster House, Morven Ferry Road	Lot 1 DP 23902 Block VIII Shotover SD (2907132400)		3
75	Loose Box (Mt Linton) House, SH 6/Lake Hayes	Lot 1 DP 9052 Shotover SD (2907126200)		2
76	Mill House, 549 Speargrass Flat Road (Mill Creek)	Lot 1 DP 12234 Block VII Shotover SD (2907113302)		3
77	Oast House, 557 Speargrass Flat Road (Mill Creek)	Lot 1 DP 18523 Block VII Shotover SD (2907113301)	2 / 2241	3
78	Stone Cottage (Rees), 148 Kingston Road, SH 6, original part only	Pt Section 40 BLK XII Coneburn SD (2909954703)		3
79	Tomanovitch Cottage, East of DOC Reserve, Gibbston 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	Cottage Whitechapel, (Tomes) (Original Part Only)	Section 126, Block VIII Shotover SD (2907210500)		3
81	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 Extent of Place: legal description Refer to the map of the Extent of Place in section 26.9.1	Lot 1 DP 27625, Otago Land District (2918530510A)		2
83	Shaw Cottage, Morven Ferry Road	Lot 2 DP 15559 (2907132100)		3
85	Boyne Building, The Mall, 11 Ballarat Street	Section 20 and 21, SO 14826, Block II, Town of Queenstown (2910503600)	2 / 5226	3
86	Colonial Bank, The Mall, 5 Ballarat Street	Section 17, SO 14826, Block II, Town of Queenstown (2910503400)		2
87	Gratuity Cottage, 9 Gorge Road Queenstown	Lot 1 DP 12476 (2910623700)	2/2339	3
88	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	House, 5 Brisbane Street	Lot 12 DP 9667 (2910514100)	2 / 2331	3
90	The Cow Restaurant, Cow Lane	Section 16, Block I, Town of Queenstown (2910651200)	2 / 5227	2
91	Kinross Store and Buildings, Gibbston	Lot 1 DP 24857 Block V, Kawarau SD (2907203903)	2 / 7240	3
92	Ferry Hotel, Spence Road, Lower Shotover	Part Section 106 Block III Shotover SD (2907122201)		2
93	Butel's Flourmill (original foundations and stone wall), Off Butel Road, Millbrook Area Extent of Place: legal description Refer to the map of the Extent of Place in Section 26.8.1	Lot 1 DP 300042 (2918500103)		2

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
94	Roaring Meg Power Station, SH6	Part Riverdale Reserve, Crown land adjacent to Kawarau River Block VI Kawarau SD (2907214500)		3
95	Ruins Maynes Hotel, SH6, Lake Hayes Corner	Lot 1 DP352501 (2907126902)		2
96	Queenstown Powerhouse, One Mile	Part Sections 110 Block XX Shotover SD (2910654000)		2
97	Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch	Section 4 Block XX Town of Kinloch (2911121600)		2
98	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	St Peter's Anglican Church, Corner Camp Street and 4 Church Street	Lot 1 DP 365052 (2910504403)	2 / 2341	3
100	St Peters Parish Hall, 5 Earl Street	Lot 3 DP 365052 (2910504404)	2 / 5404	3
101	St Peter's Parish Centre (former Vicarage), 1 Earl Street	Lot 2 DP 365052 (2910504404)	2 / 2342	3
102	St Joseph's Roman Catholic Church, 41 Melbourne Street	Sections 6 SO 14831, Block XXXIV, Town of Queenstown (2910529300)	2 / 2340	2
103	Church, 13 Argyle Street, Glenorchy	Section 22 Block II Town of Glenorchy (2911114000)		3
104	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	Stone Stable, located on the former Littles farm, Littles Road, Wakatipu Basin	Lot 9 DP 301885 (2907108804)		3
106	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	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	Coronation Bath House, Marine Parade 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 Section 26.8.1	Section 6, SO 20747 Block LI, Town of Queenstown (2910506600)	2 / 5223	3
109	Old School Building, 1771 Paradise Road	Section 30 Block II Dart SD (2911131900)		2
110	Ayrburn Homestead and Stone Farm Buildings	Lot 2 DP 540788 (house) and Lot 1 DP 540788 (Dennisons Farm) (2907113108, 2907113107)		2
111	Homestead and Stone Stables, Bendemeer Station	Lot 2 DP 366461 (2907127311)		2
112	McQuilkin Cottage and Stables (Original Part Only), Bendemeer Bay, Lake Hayes	Lot 1 DP 15921 (2907136301)		3
113	Brodie Homestead and Farm Buildings (Glen Russell)	Lots 1 and 2, DP 22393 Block VIII Shotover SD (2907211501)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
114	Closeburn Homestead Queenstown/Glenorchy Road, Closeburn	Lot 1 DP 22593 (2907317901)		3
115	Crown Lodge	Lot 1 DP 16512, Lot 1, DP 21358 Block VIII (2907212200)		3
116	Kawarau Station Woolshed, SH 6, Gibbston	Lot 20 DP 27121 (2907201600)		3
117	Stronsay Farm Buildings, Gibbston	Lot 8 DP 23706 (2907203702)		3
118	McEntyre Homestead, Lake Hayes/Arrowtown Road, (Original Part Only)	Lot 1 DP 20834 Block VII Shotover SD (29071 28600)		3
119	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 / 7729	2
120	Bridesdale, Ladies Mile	Lot 3 DP 392823 (2907400508)		3
121	Douglas Vale, Ladies Mile	Lot 1 DP 337267 (2907401005)		3
122	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	Willowbrook Homestead, 760 Malaghans Road	Lot 1 DP 20331 Block VI Shotover SD (2907110800)		3
124	Ben Lomond Station Homestead, 101 Malaghans Road	Lot 2 DP 1800 Shotover SD (2907100700)		3
125	Cockburn Homestead, 18 Malaghans Road	Lot 1 DP 300530 (2907100502)		3
126	Muter Farm Homestead (Roger Monk), McDonnell Road	Part Section 88 Block VII Shotover SD (2918400400)		2
127	Stone Barn, 297 Morven Ferry Road	Lot 4 DP 300119 (2907132313)		3
128	Stables, Morven Ferry Road	Lot 2 DP 397 602 (2907132313)		3
129	Royalburn Station Homestead, off Crown Range Road (Original Part Only)	Lot 2 DP 304567 (2907212003)		3
130	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

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
131	Stables, Barn, Smithy, Stone Cottage, Wooden Cottage and Ruins, Thurlby Domain, Speargrass Flat Road 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 Section 26.8.1.	Lot 2 DP 22310 (2907119704)	1 / 2240	1
132	Seffers Town School House, Moke Creek	Part Block XI, Mid Wakatipu SD		2
133	Eureka House, 17 Ballarat Street, Queenstown	Sections 23 SO 14826, Block II Town of Queenstown (2910503800)		3
134	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	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	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	Mountaineer Hotel facade, Corner Rees and Beach Street, Queenstown	Lot 2 DP 22252 Block VII, Town of Queenstown (2910645501)		2
138	Façade, 3 Rees Street, Queenstown	Part Section 19 and Section 20 Block I, Town of Queenstown (2910651500)		3
139	School House at Mt Aurum	Section 148 Block XI Skippers Creek (2907300400)	2/5176	3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
140	Bullendale hydroelectric dynamo and mining site - including Eden Hut and Musters Hut . 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. Refer to the map of the Extent of Place in Section 26.8.1.	Section 148 Block XI Skippers Creek (2907300400)	1/5601	1
144	Strohle's Hut	Part Run 27 Shotover, Skippers Creek and Soho SD's (2907300200)		3
145	Otago Hotel	Section 148 Block XI Skippers Creek (2907301600)		3
216	Chard Road	Road Reserve		2
217	Macnicol Battery, Aurum Basin	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		2
218	Eureka Battery, Jennings Creek	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		3
219	Nugget Battery below Nugget Terrace	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		3
220	Rifle Butt, Lake Wakatipu foreshore	Lake Wakatipu (approx. 250m south-west from Fernhill Road Roundabout)		3
221	Beacon Tripod and Beacon	Part Section 109 Block XX Shotover SD and Lake Wakatipu (2910654000)		2
222	Old Shotover Bridge	Joins Crown Land Block II Shotover Survey District and Spence Road		3
223	Victoria Bridge Supports, Gibbston Highway	River and Road Reserve		3
224	Ryecroft House, 1800 Gibbston Highway	Lot 1 DP 9947 (2907200800)		3
225	Perriam's House, Gibbston Back Road	Lot 3 DP 23253 (2907202903)		3
226	Paradise House, (Miller House) Paradise Trust, 1771 Paradise Road	Section 30 Block II Dart SD (2911131900)	1/7766	2
227	Coll Street Cottage, Coll Street	Lot 1 DP 22743 (2911119101)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
228	Curries Hut, Dynamo Creek	Part Section 148 Block XI Skippers Creek Part Mt Aurum Recreation Reserve (2907300400)		3
229	Post Office at Seffertown	Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)		2
230	Store at Seffertown	Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)		2
231	Library at Seffertown	Part Run 794 Mid Wakatipu, Shotover, Skippers Creek and Glenorchy SDs (2907303900)		2
232	Resta Stone Stables, Resta Road/Camp Hill	Glenroy Station		3
233	Wentworth Cookshop, 2125 Gibbston Highway	Lot 20 DP 27121 (2907201600)		3
234	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	Gibbston school teachers house, 2214 Gibbston Highway	Part Section 11 Block V Kawarau SD (2907202000)		2
236	Rum Curries Hut, Rafters Road	Section 39 Block V Kawarau SD (2907204500)		1
237	Goods shed, Elfin Bay Station, beside wharf	Section 12 SO 12351 (2911135401)		3
238	E. Barnetts Hut - Wyuna Station Scheelite Mining Area	Section 14 SO 369025 (2911125502)		3
239	Kinloch jetty and wharf building	Sec 4, Blk XX Town of Kinloch (associated with Kinloch Lodge) (2911121600)		2
240	Marshall Cottage, Strains Road, Threepwood, Lake Hayes	Lot 2 DP 21614 (2907123753)		3
241	Kawarau Falls Dairy and Meat Store	Lot 4 DP 385775		2
242	Threepwood Stables	Lot 2 DP 21614		2
248	Hicks Cottage, Old School Road	Lot 101 DP325561		3
250	Millers Flat Church, Roman's Lane, Arrowtown	Part Section 3 Block x Town of Arrowtown (2918217100)		3
251	Former Methodist Church, 8 Berkshire Street, Arrowtown	Pt Secs 1&2 BLK VII Arrowtown (2918231100)		3
252	Shanahan's Cottage, Arrowtown Golf Course	Sec 3, Blk XXXII Tn of Arrowtown (2918400500)		3
253	Stone Cottage, 253 Centennial Avenue, Arrowtown (Limited curtilage)	Section 5 SO 445725 (2907130002)		2

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
301	King Edward VII Memorial Lamp, Corner Wiltshire Street and Berkshire Street, Arrowtown 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	Explosive Magazine, Malaghans Road, Arrowtown	Sections 9 Block XIX, Town of Arrowtown (2918235002C)	2 / 2108	3
303	World War I Field Gun, reserve, Corner Caernarvon and Durham Street	Part Section 5 Block XVIII Town of Arrowtown (2918234800)		2
304	Scholes Tunnel, Macetown Road	Run 26 Block XVIII Shotover SD Macetown Road (2907214600)		3
305	Cobbled Gutters, Berkshire Street, Arrowtown	Road Reserve	2 / 2086	2
308	World War I Memorial Reserve, Corner Caenarvon and Durham Street Arrowtown	Part Section 5, Block XVIII Town of Arrowtown (2918234800)	2 / 2124	2
309	William Fox Memorial, Coopers Terrace, Arrow River, Arrowtown	Run 26 Block XVIII Shotover SD (2907214600)		2
310	Stone Wall, Arrow Lane Arrowtown	Fronting Lots 1 and 2, DP9213 and Lot 1 DP17116 Block VI, Town of Arrowtown (2918228100, 2918228200)		3
311	Stone Wall, Recreation Reserve, Buckingham Street Arrowtown	Sections 1 and 2, Block XXV, Town of Arrowtown (2918233400, 2918232600)	2 / 2120	3
312	Ah Wak's Lavatory, 2 Buckingham Street Arrowtown	Lot 4 DP 18410 (2918232900)	2 / 2084	2
313	Cemetery Wall	Block II Section 10, 12, 13 Town of Arrowtown (2918234900)		3
314	Stone wall, old Arrowtown Primary School, Anglesea Street	Section 14 Block IV Town of Arrowtown (2918223202)		2
315	Cottage, 9 Anglesea Street Arrowtown	Section 7, Block V, Town of Arrowtown (2918220300)	2 / 3167	2
316	Cottage, 10 Anglesea Street Arrowtown	Lot 2 DP 342961 (2918223204)	2 / 2087	3
317	Cottage, 11 Anglesea Street Arrowtown	Lot 2, DP11488 (2918220400)	2 / 3166	2
318	Cottage, 12 Anglesea Street Arrowtown	North Part Section 10/11, Block IV, Town of Arrowtown (2918223100)	2 / 2088	2
319	Cottage, 21 Anglesea Street Arrowtown	Part Section 6, Block II, Town of Arrowtown (2918219400)	2 / 2089	2
320	Cottage, 7 Bedford Street Arrowtown	Lot 1, DP 16248, Block XXIV, Town of Arrowtown (2918216300)	2 / 2091	2
321	Cottage, 3 Berkshire Street Arrowtown	Lot 1, DP 9213, Block VI, Town of Arrowtown (2918228100)	2 / 2122	2

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
322	Cottage, 18 Berkshire Street Arrowtown	Section 3, Block XIII, Town of Arrowtown (2918234400)	2 / 2090	2
323	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	Ah Lum's Cottage, Arrowtown Chinese Settlement, Middlesex Street	Lot 3 DP18410 Block VIII Town of Arrowtown (2918232800)	1 / 4366	1
325	Cottage (O'Callaghan's) 16 Caernarvon Street Arrowtown	Section 3 Block XIV, Town of Arrowtown (2918224500)	2 / 2100	2
326	Old Fever Ward, 24 Caernarvon Street Arrowtown	Lot 2, DP 10960 (2918224100)	2 / 2101	3
327	Off Plumb Cottage, 38 Caernarvon Street Arrowtown	Lot 1, DP 12438 (2918222200)	2 / 2112	2
328	Cottage (Low) 15 Denbigh Street Arrowtown	Lot 1, DP 11234 (2918221200)	2 / 2102	2
329	McClintock's Cottage, 31 Merioneth Street Arrowtown	Sections 2 Block XX, Town of Arrowtown (2918211800)	2 / 2103	2
330	Masonic Lodge Building, 9 Wiltshire Street Arrowtown	Lot 1 DP19573, Block I, Town of Arrowtown (2918217800)	1 / 2110	2
331	Cottage, 11 Wiltshire Street Arrowtown	DP19573 Sections 6 & 7 Block I Town of Arrowtown (29182179000)	2 / 3168	2
332	Cottage (former Vicarage) 34 Wiltshire Street Arrowtown	Section 20, Block VII, Town of Arrowtown (2918231500)	2 / 2105	2
333	Reidhaven, 5 Villiers Street Arrowtown	Part Section 10, Block VII, Town of Arrowtown (2918231900)	2 / 2116	2
334	Cottage, 8 Villiers Street Arrowtown	Part Sections 2 and 3, Block VIII, Town of Arrowtown (2918233200)	2 / 2104	2
335	Adam's Cottage, 61 Buckingham Street Arrowtown	Part Section 3, Block X Town of Arrowtown (2918217100)	2 / 2097	3
336	Scheib Cottage (Original Part Only) Arrow Junction	Section 118 Block VIII Shotover SD (2907130800)		3
337	Doctor's House, Centennial Avenue	Lot 1 DP 22726 Block XXXIII Town of Arrowtown (2918401200)		3
338	Fitzgibbon Cottage, Arrow Junction Road/Morven Ferry Road	Section 82, Block VIII Shotover SD (29071328000)		3
339	Cottage, Corner Berkshire and Caernarvon Street, Arrowtown	Section 3 Block IV Town of Arrowtown (2918223500)		3
340	Crowie's Cottage, 53 Buckingham Street Arrowtown	Part Section 1 Block X Town of Arrowtown (2918217500)	2 / 2093	2
341	Wilcox Cottage, Corner Devon and Cornwall Street, Arrowtown	Lot 1 DP 12431 (2918105200)		3
342	Luker's Cottage, Feehly Hill, Durham Street	Lot 4 DP 11307 (2918235503)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
343	Forbes Cottage, original part only including chimney, 67 Buckingham Street Arrowtown	Section 2, Block XI Town of Arrowtown (2918215500)		3
344	McLaren Cottage, Corner Ford and Bedford Street Arrowtown	Lot 2 DP 9802 (2918203900)		3
345	Granny Jone's Cottage 59 Buckingham Street Arrowtown	Part Section 2 & 3 Block X Town of Arrowtown (2918217200)	2 / 2096	2
346	Gilmour's Cottage original parts only, 5 Hertford Street Arrowtown	Lot 2 DP 19573 (2918218000)		3
347	Meg Cottage corner Hertford and Merioneth Street Arrowtown	Section 5 Block XII Town of Arrowtown (2918212200)		3
348	Johnston Cottage 51 Devon Street Arrowtown.	Lot 2 DP 16516 (2918105900)		3
349	Brodie Cottage 32 Kent Street Arrowtown	Section 6 Block XV Town of Arrowtown (2918222600)		3
350	Preston Cottage 30 Kent Street Arrowtown	Section 5 Block XV Town of Arrowtown (2918222700)		3
351	Furieux Smith House, 5 Caernarvon Street Arrowtown	Lot 7 DP 11302 Town of Arrowtown (2918234000)		3
352	Currie's Cottage, Manse Road Arrowtown	Lot 2 DP 300024 Town of Arrowtown (2918410800)		3
353	Murphy's House, 1 Merioneth Street Arrowtown	Lot 2 DP 25997 Block XI Town of Arrowtown (2918215800)		3
354	Cottage (Fitzpatrick) 27 Merioneth Street Arrowtown	Section 2 Block XX Town of Arrowtown (2918211800)		3
355	Policeman's House 70 Buckingham Street, Arrowtown	Lot 19 DP 9914 Block VI (2918214300)		3
356	Pittaway's Cottage, 69 Buckingham Street Arrowtown	Section 3 Block XI Town of Arrowtown (2918215600)	2 / 2099	3
357	Roman's Cottage 65 Buckingham Street, Arrowtown	Lot 1 DP 12521 (2918217000)	2 / 2098	2
358	Stevenson's Cottage 55 Buckingham Street, Arrowtown	Part Sections 1 & 2 Block X Town of Arrowtown (2918217400)	2 / 2094	2
359	Cottage, 28 Wiltshire Street Arrowtown	Part Section 1 Block VII Town of Arrowtown (2918231200)		2
360	Summers Cottage 16 Wiltshire Street, Arrowtown	Lot 1 DP 23743 Town of Arrowtown (2918227801)		2
361	Summers Cottage, 12 Stafford Street Arrowtown	Lot 2 DP 16665 Block XVI Town of Arrowtown (2918226200)		2
362	Postmaster's House, 54 Buckingham Street, Arrowtown	Lot 2 DP 21884 Block VI (2918228801)	2 / 2113	2
363	Walnut Cottage, 265 Arrowtown-Lake Hayes Road, original building only	Lot 1 DP 5746 (2907114002)		3
365	Reid's Stables, 40 Wiltshire Street, Arrowtown	Lot 9 DP 1923 (2918231800)	2 / 2115	2
366	Presbyterian Manse, 51 Manse Road Arrowtown	Lots 1 DP 342248 (2918410007)		2
367	St John's Church, 26 Berkshire Street Arrowtown	Section 1, Block XVIII, Town of Arrowtown (2918234700)	2 / 2119	2

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
368	St Paul's Anglican Church, 13-15 Berkshire Street, Arrowtown	Section 1 & 2, Block IV, Town of Arrowtown (2918223400)	2 / 2121	2
369	Anglican Vestry Building, 15 Berkshire Street, Arrowtown	Sections 1 & 2, Block IV, Town of Arrowtown (2918234700)	2 / 2123	3
370	St Patrick's Church (Roman Catholic) & Blessed Mary MacKillop Cottage 7 Hertford Street Arrowtown	2918218100	2 / 2117	2
372	Arrowtown Borough Council Buildings, 57 Buckingham Street Arrowtown	Lot 1 DP 26376 Block X, Town of Arrowtown (2918217300)	2 / 2095	1
373	Post Office, 52 Buckingham Street, Arrowtown	Lot 1 DP 21884 Block VI Arrowtown (2918228800)	2 / 2114	2
374	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	Police Camp Building Butler Park, Arrowtown	Part Section 2 Block XXV Town of Arrowtown (2918233400)		2
378	Arrowtown General Store, 18-20 Buckingham Street, Arrowtown	Lot 1 DP 27544 (2918229800)	1 / 4370	2
379	Stable Block (The Stables Restaurant), 28 Buckingham Street, Arrowtown	Lot 1 DP 12884 (2918229600)	2 / 2118	2
380	Stone Cottage, 51 Buckingham Street Arrowtown	Part 1 Section 1, Block X, Town of Arrowtown (2918217600)	2 / 2092	2
381	B.N.Z Agency Building, 30 Buckingham Street, Arrowtown	Lot 2 DP 12884 (2918229500)	2 / 2085	2
382	Lakes District Museum (former Bank), 47 Buckingham Street, Arrowtown	Sections 1-3 Block IX Arrowtown (2918230900)	2 / 2111	2
385	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

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
387	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	Stone seat, Kingston foreshore	Section 1 Block XX Kingston Town (2913106700)		3
401	Square stone culvert, under railway yards.	Road Reserve - Kent Street		3
402	Stone cairn, site of the launching of the Earnslaw	Road Reserve - Kent Street		3
403	Rock retaining wall, wharf approach, Kingston	Lake Wakatipu		3
404	Wharf, Kingston	Lake Wakatipu		3
405	Old School Building (current library), 48 Kent Street	Lot 1 Section 15 Block 1 Kingston (2913126700)		3
410	Ships Inn, 24 Cornwall Street	Section 16 Block X Town of Kingston (2913114300)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
411	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	Old Butchery, Tuohy's Gully, Cardrona	Part Section 3 Block I Cardrona SD		2
506	Wilkin Memorial 2 Mclellan Place, Albert Town	Lot 23 DP 24481 Block IV Lower WānakaWānaka SD (2908326330)		2
507	Soldiers Monument Chalmers Street Lookout QLDC Local Purpose Reserve WānakaWānaka	Lot 1 DP 4961 WānakaWānaka Memorial Reserve (2905309900)		2
508	Early Graves and Pioneer Memorial Albert Town Cemetery Reserve, Lake Hāwea - Albert Town Road	Section 20, Block V Lower WānakaWānaka SD (2908201200)		2
509	James Horn Plaque, Albert Town Bridge over the Clutha River (Albert Town side of the river, upstream side of the bridge), Albert Town, Lake Hāwea Road	Road Reserve adjacent to Section 1 SO 24606 (Adjacent to 2908330323)		2
510	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	Scaife Plaque, Mount Roy	Part Section 1 SO 22998 (2906122801)		2
512	Stone Ruin (Landreth property) 342 Kane Road, Hāwea Flat	Section 51 Block VII Lower Hāwea SD (2908211300)		3
513	Homestead Foundation QLDC Recreation Reserve Norman Terrace to Mt Aspiring Road	Lot 1 DP 16152 Lower Wānaka SD (2905401400)		2
514	Cabaret Building Foundations, Ruby Island	Ruby Island Lower Wānaka SD (2906122700)		3

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
515	Luggate Red Bridge, Rural Luggate	Road and River Reserve		3
520	Old Stone Cottage 100-120 Alison Avenue Albert Town	Lot 39 DP 7458 Albert Town Extn No 3 (2908330500)		3
521	Glebe House, 133 Stone Street, original house only	Lot 2 DP 24047 (2905371000)		2
522	Halliday Homestead, 85 Halliday Road	Lot 2 DP 340274 (2906304710)		3
523	Drake Family Stone House, HāweaHāwea Back Road	Section 34 Block I Lower Hāwea SD (2908207200)		3
524	Stone Cottage and Stables next to Luggate Hotel, 60 Main Road, Luggate	Lot 1 DP 15124 Block VI Tarras SD (2908300900)		2
525	Pearce Clay stone hut, 590 Mount Barker Road	Part Lot 1 DP 17508 Block I Lower Wānaka SD (2906109502)		3
526	Cob House and Stone Shed, 107 Maxwell Road	Lot 2 DP 23129 Block I Lower Wānaka SD (2906109500)		3
527	Old John Cottage – (F Urquhart Property) Corner Gladstone Road and Hāwea Back Road, Hāwea	Part Section 52 Block I, Lower Hāwea SD (2908204500)		3
528	“Blairnhall” 115 Hāwea Back Road (Private Dwelling)	Lot 1 DP 9204 Block V Lower Hāwea SD (2908207800)		3
529	Sod Cottage, 25 Loach Road, Hāwea Flat	Section 88 Block XII Lower Hāwea SD (2908215500)		3
530	McClennan’s Cottage, 64 McClennan Road Hāwea Flat	Lot 2 DP 343710 (2908214101)		3
531	Cob Cottage, 324 Luggate-Tarras Road, Hāwea Flat	Part Section 3 Block VII Tarras SD (2908211800)		2
532	McPherson House, Hāwea-Albert Town Road			3
534	St Columba Anglican Church Corner MacDougall/Upton Street Wānaka	Section 4 & 5 Block XXI Wānaka Town (2905338100)	2 / 7465	3
535	Former St Patricks Catholic Church 65 Newcastle Road, Hāwea Flat	Lot 1 DP 337991 (2908212605)		3
536	St Ninians Presbyterian Church, Kane Road, Hāwea Flat	Part Section 11 Block V Lower Hāwea SD (2908217800)		3
538	Old Jail Buildings – timber cell and stone building 2 Dunmore Street Wānaka	Lot 3 DP 27690 (2905307103)		2
539	Luggate School Plaque Kingan Road Luggate	Part Section 5 Block VI Tarras SD (2908301200)		2
540	Old Post Office Building, Camp Hill Road, Hāwea Flat	Part Section 11 Block V Lower Hāwea SD - Hāwea Flat (2908217500)		3
541	Hāwea Flat School building, located on the north-eastern corner of the school site, corner of Camphill Road and Kane Road, Hāwea Flat	Part Section 11 Block V Lower Hāwea SD (2908217700)		3
542	Blacksmith Shop (Part of Templeton Garage) 21 Wicklow Terrace, Albert Town	Lot 1 DP 19201 Section 4 Block XI Albert Town (2908333300)		3
543	Cardrona Hotel Facade, Crown Range Road Cardrona	Part of Sections 4, 9-10 Block VII Cardrona Town (2906123800)	2 / 2239	1

Ref No	Description	Legal Description (Valuation Reference)	HNZ Cat / No.	QLDC Cat
544	Old Flour Mill 114 & 126 Main Road SH 6 Luggate	Part Section 1, Block VI, Tarras SD (2908309100)	2 / 3242	2
545	Hotel Stonework Facade, 60 Main Road/SH 6, Luggate	Lot 1 DP 15124 Block VI Tarras Surrey District (2908300900)		3
546	Wānaka Store Façade, 70 Ardmore Street	Lot 2 DP 17535 (2905202400)		2
549	Stone Homestead McCarthy Road Hāwea Flat	Section 41 Block I, Lower Hāwea SD (2908207300)		3
550	Woolshed Studholme Road, Wānaka	(2905373922)		3
552	Cardrona Hall and Church, Cardrona Valley Road	Section 10 Block I Cardrona SD (2906125700)		1
553	Chalmers' Cottage, 41 Warren Street/corner of Helwick Street, Wānaka (excluding carport)	Section 16 Block XXX Town of Wānaka (2905316100)	2/9045	3

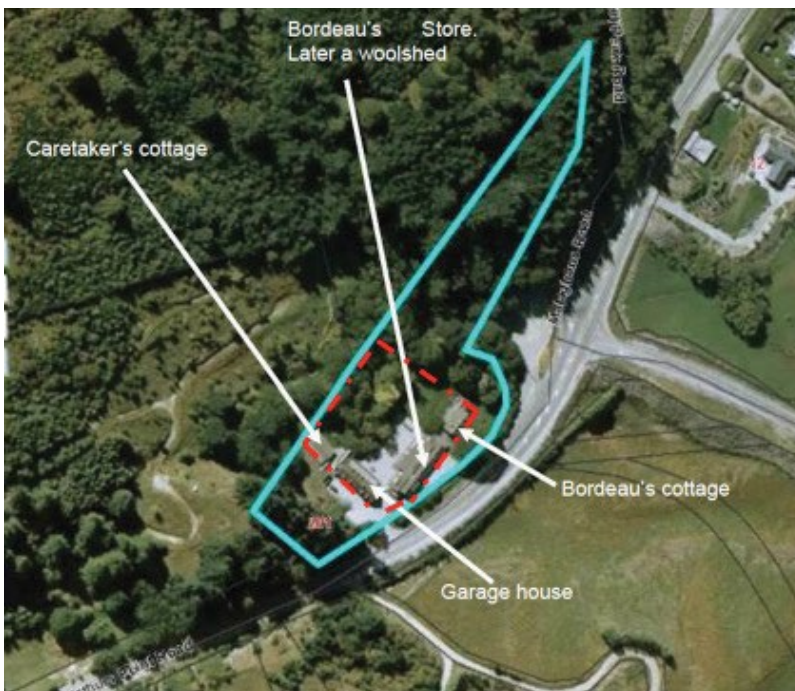
26.8.1 Maps showing and defining 'extent of place'



3a and 3b - Antrim Engine and Boiler, and Slipway and Cradle, Kelvin Peninsula. The Extent of Place is shown by the red outline



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



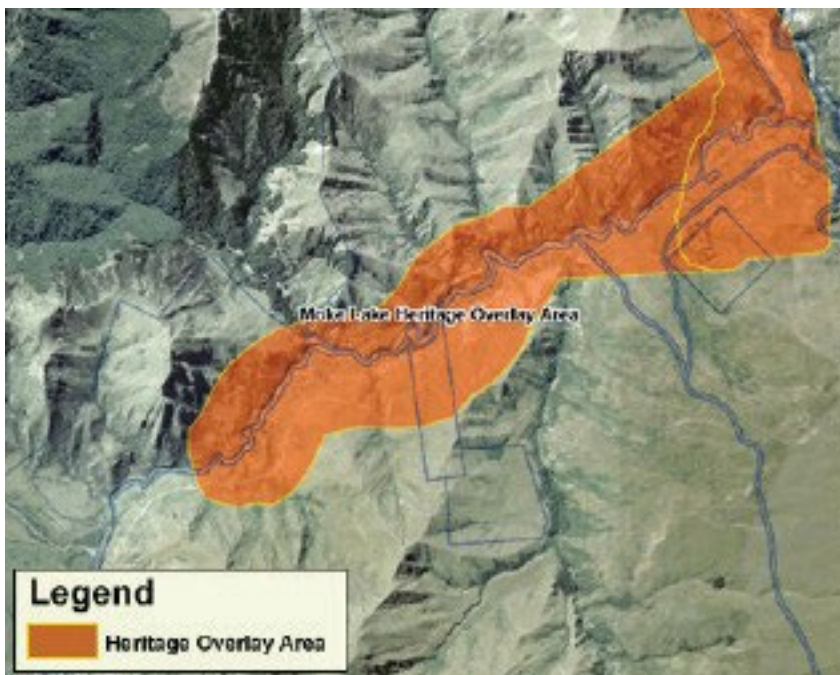
26.10.2 Statement of Significance

The Skippers Heritage Overlay Area (SHOA) 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 SHOA offers a unique, largely intact, and publicly accessible historic gold mining experience for visitors to the Shotover River. Within the SHOA, 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 SHOA are entered on the New Zealand Archaeological Association Site Recording Scheme, demonstrating the outstanding heritage significance of the Skippers Heritage Overlay Area.

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



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.

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 Sheeppark Terrace and the Moonlight Creek.
- 26.10.6.5 The 8.8km water race leading from above Montgomery's Creek to the Sheeppark 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 mine portals and associated structures, mining huts, the cableway and track ways within the GHOA boundary last used prior to 1960.

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 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 MHOA.

26.11 Heritage Orders

Ref No	Map Ref	Related Listed Heritage 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

26.12 Inventory of Archaeological Sites

Ref. No.	Map Ref	Description	Legal Description	HNZ Cat/No
700	9	Maori Ti Pits and paved area. Between Dart Bridge and Kowhai Creek true right bank of Dart River below road	Sec 3 SO 24940; Pt Sec 20 Block I Dart SD	2/5600
705	9	Sawmill Settlements Turners Creek – Kinloch Mill Creek	PT Recreation Reserve C, Block II Upper Wakatipu SD (NZG 1891 p.790)	2/5605
706	10	Suspended Pipe Siphon in Stony Creek	Part Mt Aurum Historic Reserve Run 753 Block XI Skippers SD, Sec 1 SO 430611	2/5606
707	13	Mining Tunnel Oxenbridge Tunnel	Crown Land Block XIX Shotover SD, Marginal Strip; Pt Section 148 Blk XIX Shotover SD	2/5607
708	28	Lime Kilns and Manager's residence Bobs Cove	Pt Reserve A Block V Mid Wakatipu SD (recreation Reserve, NZ Gazette 1897 p.1049)	2/5608
709	38	Gold Mining – All relics in Twelve Mile Creek	Part Run 707 Block IV Mid Wakatipu SD	2/5609
710	28	Arrowtown Chinese Settlement	Lot 3, 4 and 5 DP 1841, Arrowtown Historic Reserve, Sections 1 and 2 SO 21055, Section 17 TN of Block XIX Arrowtown	2/5613
711	10	Wong Gong's Terrace Historic Area	Part Run 27	7549
712	39	Sew Hoy's Big Beach Claim Historic Area	Legal River	7545