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Appendix A

'Other Expert' Methodology Reports

Upper Clutha 21.23 Schedules

To: Sarah Picard, Senior Planner (Policy) **At:** Queenstown Lakes District Council
From: Jack McConchie, Technical Director **At:** SLR Consulting NZ Limited
Date: 14 March 2022 **Ref:** 720.30028.00000 Landscape analysis
Subject: Landscape schedules – Expert geomorphic advice

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Introduction

Queenstown Lakes District Council (QLDC) are preparing landscape schedules for the Proposed District Plan. These schedules set out the landscape attributes, values, and capacity for priority areas of the district's Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

The schedules were drafted by the landscape architects. QLDC have subsequently sought expert advice in a range of scientific disciplines, including geomorphology, to review, and confirm where appropriate, the draft schedules.

Specifically, QLDC have requested that Dr John (Jack) McConchie:

1. Review and provide comments, from a geomorphic perspective, on the draft schedules for up to 11 ONF PAs and 13 ONL PAs;
2. Review and provide comments, from a geomorphic perspective, on the draft schedules for up to 5 RCL Pas, all located within the Upper Clutha;
3. Review and provide comments, from a geomorphic perspective, on the draft schedules for the other Upper Clutha RCL (quantity yet to be determined); and
4. Provide a brief statement setting out the methodology applied during the review.

The key output of the review is that it confirms, as appropriate, the draft schedules of the landscape attributes, values, and landscape capacity within those identified priority areas from a geomorphic perspective. The aim is to ensure that all landforms and landscape elements that meet specific geomorphic criteria are included in the schedules, while at the same time excluding features that do not.

This memorandum summarises the results of the review of the schedules from a landform and geomorphic perspective.

Reviewer

The review of the various landscape schedules was undertaken by Dr John (Jack) Allen McConchie. Jack is currently employed as the Technical Director (Hydrology & Geomorphology) by SLR Consulting (NZ). He has a Bachelor of Science degree with First Class Honours (from Victoria University of Wellington) and a PhD (also from Victoria University of Wellington). He is a member of several professional and relevant associations including the:

- (a) Australia-New Zealand Geomorphology Group;
- (b) New Zealand Hydrological Society;
- (c) American Geophysical Union;
- (d) New Zealand Geographical Society; and
- (e) Environment Institute of Australia and New Zealand.

Specific to this review, Jack was the New Zealand Geographical Society representative on the Joint New Zealand Earth Science Societies' Working Group on Geopreservation. This Working Group produced the first geopreservation inventory; published as the New Zealand Landform Inventory; now known as the New Zealand Geopreservation Inventory (<https://services.main.net.nz/geopreservation/>). He was also a Ministerial appointment to the Wilderness Advisory Group. He provided expert geomorphic evidence on behalf of Hurunui District Council to the Environment Court with respect to the Mt Cass Windfarm. He also provided expert evidence to both the Wellington District Plan and the Environment Court regarding the geomorphic significance of Quartz Hill.

Prior to the start of 2008, Jack was an Associate Professor with the School of Earth Sciences at Victoria University of Wellington. He taught undergraduate courses in hydrology and geomorphology, and a postgraduate courses in geomorphology, hydrology, hydrogeology, and water resources. He has written, or co-authored, 10 book chapters and over 50 internationally refereed scientific publications, including several papers focusing on landscape evolution and dynamics.

Methodology

The review of the various landscape schedules to the Proposed District Plan was solely a desktop study, using the technical expertise and experience of the Dr John (Jack) McConchie. As far as possible, given the desktop nature of the review, the review was consistent with both the New Zealand Geopreservation Inventory and the Best Practice Guide: Outstanding Natural Features, Geoscience Society of New Zealand Miscellaneous publication No. 154.

It should be recognised that, despite the unique geomorphic nature and character of Queenstown Lakes District, only a very few discrete landforms have been formally recognised i.e., through the New Zealand Geopreservation Inventory or any planning instrument. There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the district. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore,

the scale and distinctiveness of landforms which are considered significant are very subjective. It is recommended that these constraints be specifically noted and recognised within the schedules to the Proposed District Plan.

Despite the above constraints, each of the individual schedules was reviewed from the perspective of expert geomorphic knowledge and were either accepted, or edited where necessary, so that the schedule reflects the geomorphic character of the specific area.

Outcome of review

Following my review, I would offer the following comments:

- In general, the schedules provide a clear and concise summary of the overall geomorphic character and setting of the different areas.
- The level of detail provided is consistent with, and the result of, the constraints identified above.
- I think it would be useful to include a discussion that explicitly states that the specific landforms reference within each schedule is not a definitive list.
- That discussion could include something like the following:

There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the Queenstown Lakes District. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore, the scale and distinctiveness of landforms which are considered significant are very subjective. Therefore, by necessity, the discussion of the landscape and landforms in the various schedules is descriptive and general.

The schedules are not intended to provide a definitive list of all landforms, or even all 'significant' landforms, they contain. Consequently, the schedules are a starting point and not a definitive list of all significant landforms. More geomorphic information and detail will be added to the various schedules over time as it becomes available.

While the basic structure of the Queenstown Lakes District is controlled by the underlying geology (including schistosity) and faulting, the landscape has been modified extensively by successive glaciations. The effect of glaciation is apparent in both erosional landforms e.g., the lakes, kettles, tarns and roches moutonnées, and depositional landforms e.g., moraines. However, the largely glacially-derived landscape and landforms have been modified over time by slope, fluvial (river), and even 'coastal' processes. This interaction of a diverse range of geomorphic processes over time has led to a complex landscape composed of wide range of landforms, that vary in scale and by association. This leads to unique landscapes.

Consequently, there is an almost infinite number of landforms throughout the Queenstown Lakes District, and even within specific schedule areas. While some of these landforms are robust or resilient (roches moutonnées) others are prone to random and often rapid change (river bars, floodplains and deltas). Landforms in areas of higher elevation generally have a strong glacial signature while those on the flat and valleys tend to be dominated by fluvial processes including erosion and sedimentation.

- While a minor point, there is a need for consistency in spelling of spelling roches moutonnées (pl) or roche moutonnée (sing). While there is some 'variation' in the literature, the above spellings seem to have wide acceptance.

Methodology: Ecology

The work to be undertaken by the ecologist will be split into two stages/tasks:

1. a desktop assessment of all the PAs and;
2. follow up site inspections for verification (ground truthing) purposes and/or to address information gaps.

Desktop Assessments

This will involve a review of the following literature:

- SNA reports;
- Relevant resource consent applications and ecological impact assessments that apply to the PAs;
- DOC reports, including relevant tenure review conservation resource reports; and
- Citations of DOC and Council managed reserves where these exist. A review of satellite and aerial imagery.

Field Work

This will involve walk over surveys and/or utilising suitable vantage points where site access is not permitted. In addition, this work will be complemented by the ecologist's extensive working knowledge of the ecology of the Queenstown Lakes District which will ensure the field work is conducted in a targeted fashion.

Deliverables Ecological information relevant to each PA will be included in each schedule in a succinct fashion. This will include in descriptions of:

- Indigenous and exotic vegetation types –
- Any wetlands, their classification and condition;
- Non vegetation related habitats such as boulderfields, bluffs, talus and semi-braided riverbeds which along with some wetland types are naturally uncommon ecosystems; and
- The avifauna, herpetofauna and invertebrate communities the habitats in each PA are likely to support.
- The ecological significance of the vegetation / habitat types.

Inclusion of this spectrum of ecological information in each schedule will assist the landscape architects in understanding the natural values inherent to each PA, the relationships with surrounding landscapes from a contextual perspective, the degree of naturalness and the resilience or otherwise of each PA to absorb development. The latter is a key strategic matter set out in Chapter 3 of the PDP. The vulnerability of our landscapes to development is well highlighted following freeholding of the lower elevation land of the Crown pastoral estate bordering lake shorelines and river margins.

QLDC ONL/ONF/RCL PA Landscape Schedule Review Methodology Statement

Recreation & Tourism

1. Purpose

Queenstown Lakes District Council (Council) seeks the review of landscape schedules for parts of the district identified as priority areas by Council. The schedules have been set out to describe the landscape attributes, values and capacity for identified priority areas of parts of the districts Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

These schedules need to be detailed enough to capture values that need to be considered, protected and managed at the landscape scale, and assist future consent application processes. This report outlines the methodology Thrive Spaces and Places Ltd (formerly Geoff Canham Consulting Ltd) used to provide a review of the condition and effects of recreation and tourism capacity in the draft schedules provided by council for commentary. The key outcome was to review and confirm where appropriate the draft schedules of the landscape attributes, values and landscape capacity within those identified priority areas in relation to recreation and tourism capacity, this has particular regard to proposed policy 3.1B.5.b '*Landscape Capacity*.'

The landscape capacity of an ONL/ONF landscape feature is defined as being able to 'accommodate subdivision and development without compromising its identified landscape values, and; in relation to a landscape character area in a Rural Character Landscape, means the capacity of the landscape character area to accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values.'

The review of the schedules has been achieved in a way that is consistent with the definitions above and the Values Identification Framework set out in Chapter 3 of the Proposed District Plan. Where necessary statements of relevant information were provided to ensure concise and accurate schedules to assist future landscape assessment purposes in the district.

2. Scope

Review of draft landscape schedules: expert peer review to accurately capture recreation and tourism values in the PA Landscape Schedules. The final product will render concise and accurate schedules, namely;

- a. 11 ONF PAs in the Queenstown and Upper Clutha areas
- b. 13 ONL PAs; in the Queenstown and Upper Clutha areas

- c. 2 RCL PAs; in the Upper Clutha area.

More specifically, this involved evaluating the extent to which the draft PA Landscape Schedules identified the landscape values that need to be protected in each priority area from a recreation and tourism lens. In instances where there was additional information required adding red highlighted text descriptions as tracked recommended amendments.

3. Methodology

Review Process

Thrive has applied a systematic approach to reviewing the schedules. This is based on a generic framework of what we would normally cover in an assessment of effects on recreation and tourism. This framework provides a convenient template against which the PA schedules have been reviewed. These considerations are:

1. Examine the current recreation and tourism activities in the respective PAs to establish the broad scope of likely and potential outcomes which may affect recreation and/or tourism activity;
2. Establish an appropriate weighted vernacular within which potential capacity for future recreation and tourism activities are anticipated. This scope should be sufficient to cover:
 - a. The likely intended effects of increasing capacity for additional activities and/or developments, (i.e., high capacity) arising from the increased activity likely to coincide with higher capacity levels.
 - b. Possible effects which could arise from retaining the current capacity for recreation and/or tourism (i.e., low capacity);
3. Ensure there is an adequate evidence baseline which captures the current situations of the PAs (as relevant to a recreation and tourism assessment) and the expected future situation as a base case or “no change” future – i.e., no more improvements or additions to recreation and tourism infrastructure;
4. Utilise this baseline to examine the effects on recreation and tourism if recreation and tourism operations proceed unchecked (low probability);
5. Examine the effects on recreation and tourism if recreation and tourism continues in a manner that is complimentary to the landscapes and activities identified in the schedules; the current recreation and tourism operations; and the other values as identified the schedules (high probability).

The diagram below outlines the review process used to evaluate the recreation and tourism values.



Image 1: Recreation & Tourism review process.

Desktop analysis

Prior to a site visit Thrive reviewed the following documents, focusing on the information utilised, and the way in which the capacity for, and the potential effects on recreation and tourism of the ONL, ONF and RCL areas identified have been evaluated:

ITEM 1: QLDC GIS mapping platform, setting out the spatial extent of the PA areas <https://qldc.maps.arcgis.com/apps/webappviewer/index.html?id=568b4f4c78df47b0b6d22c48e130d5c5>

ITEM 2: PDP Decisions Version: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan>

ITEM 3: QLDC Proposed District Plan: Chapter 3, Strategic Direction Policies

ITEM 4: Development and Strategy - district wide;

- QLDC vision 2050 - <https://www.qldc.govt.nz/media/wgscwzro/qldc-vision-2050-boards-feb19-v2.pdf>
- The Remarkables plans for future ski area development
 - <https://www.nzherald.co.nz/nz/remarkables-ski-field-expansion-outlined-including-a-300m-tunnel/MRZEBAQS7Q3DU6RQJNBTS5NVI/>
- Mt Dewar development - <https://treespace.co.nz/>
- Skyline Queenstown development - <https://www.skyline.co.nz/en/queenstown-development-project/project-overview/>
- Gondola for The Remarkables - <https://www.stuff.co.nz/business/industries/109158213/funding-consent-sought-for-100-million-queenstown-gondola>
- Parkins Bay Development - <https://www.odt.co.nz/regions/wanaka/application-marks-progress-parkins-bay-development>
- Remarkables Park Masterplans - <https://www.remarkablespark.com/masterplans/neighbourhood-precincts/>
- Mt Cardrona Station (in development) - <https://mtcardronastation.co.nz/>

Criteria Development

Table 1 below underpins the rationale for recreation and tourism used in the review of the draft PA schedules. As discussed below the recreation and tourism values have been assessed in the review by the landscape capacity for additional activities and developments. The current level of development and availability for recreation and/or tourism has been used as a baseline for the purposes of this review.

Recreation & Tourism Capacity	Schedule Review Criteria
High Capacity	The PA features low development with high opportunities for recreation and/or tourism features sympathetic and appropriate to the surrounding environment; or the PA features development that would greatly benefit from adequate development of recreation and/or tourism opportunities.
Medium Capacity	The PA features existing development with some potential to expand recreation and/or tourism opportunities; or the PA features high use from recreation and tourism and would benefit from strategic development sensitive to the receiving environment.
Limited Capacity	The PA is susceptible to change with pre-existing larger scale developments; or the PA has a high number of recreation and/or

	tourism activities and features a high capacity; or the PA cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.
No Capacity	The PA is highly susceptible to change with pre-existing larger scale developments or the PA does not have pre-existing development and has high naturalness values; or the PA cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.

Table 1: Recreation & tourism capacity criteria for ONL/ONF/RCL PA review.

Site Visits

The PA areas were visited between February 22nd - 24th 2022. This involved physically viewing each PA area to determine the extent of development and confirm key points raised during the desktop analysis phase. Some of these key points were concerned with;

- a. Confirming the extents of recreation and/or tourism activities;
- b. Evaluating the capacity of the PA for increasing and/or reducing activities;
- c. Evaluating the extent to which increases in capacity would reduce the current recreation and/or tourism values associated within a particular PA landscape.

Draft Schedule Review

Table 2 below summarises the key personnel who reviewed the draft landscape schedules. Recreation and tourism were equally reviewed, utilising local knowledge and familiarity with landscape vernacular.

Name	Expertise
Geoff Canham (ARPro, CPPI, NDH, Dip Hort, NEBSM, MNZRA) Principal Parks & Recreation Specialist	Recreation assessment evidence, expert witness. Peer reviewer, expert evidence.
Brad Rowe (BCom, DipPM) Tourism Specialist & Project Manager	Tourism development specialist and Queenstown area local. Tourism reviewer.
Lucia Caves (BLA, PC PR&T) Landscape Architect & Parks Project Manager	Landscape & recreation assessment experience. Recreation reviewer.

Table 2: Review personnel: recreation and tourism

QUEENSTOWN LAKES DISTRICT COUNCIL LANDSCAPE SCHEDULES

Heritage & Archaeological Review
May 2022



Heritage and Archaeological Review of Queenstown Lakes District Council Landscape Schedules

Commissioned by Sarah Picard on behalf of the
Queenstown Lakes District Council

Prepared by Lucy King, Jeremy Moyle, and Jaime Grant
Origin Consultants Ltd

18 May 2022

*Cover: Topographical Sketch of the
Shotover District, May 1865, SO1489.*

Document History

Date	Version	Amendments
6 April 2022	Version 1 – Issued for Client review	
17 May 2022	Version 2 – Issued for Client review	Addition of RCL – Area 2 – Halliday Road

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Introduction

Origin Consultants Ltd (**Origin**) was engaged by the Queenstown Lakes District Council (**QLDC**) to provide an expert review of the Proposed District Plan (**PDP**) draft landscape schedules to be introduced into chapter 21 of the PDP. These draft schedules have been prepared by landscape architects to set out the landscape attributes, values, and capacity for identified priority areas (**PA**s) of parts of the District's Outstanding Natural Features (**ONF**), Outstanding Natural Landscapes (**ONL**), and Rural Character Landscapes (**RCL**). The aim of the review is to provide concise and accurate landscape schedules.

The key output was to review and confirm, where appropriate, the draft schedules and their description of landscape attributes, values, and capacity in relation to our area of expertise – heritage and archaeology.

The authors of this report are Lucy King, Heritage Consultant & Historian, Jeremy Moyle, Senior Archaeologist, and Jaime Grant, Archaeologist at Origin Consultants Ltd. Jeremy Moyle is a member of the New Zealand Archaeological Association.

Methodology

Origin adopted the following approach:

1. Understanding

Contextual research was carried out into the history and development of each ONF/L and RCL PA to identify significant archaeological and heritage values of each area and location. This principally involved a desktop assessment of archival sources and relevant databases to ascertain significant archaeological and heritage values. This did not represent a full re-assessment of the PA.

The desk-top assessment consulted several historic sources to try to establish and clarify the historical development and chronology of the areas. These included:

- Existing databases and resources which identify known archaeological and heritage values, including the QLDC PDP Inventory of listed Heritage Features (section 26.8), ArchSite (the New Zealand Archaeological Association's recording scheme) and associated site record forms, and the Heritage New Zealand Pouhere Taonga (HNZPT) List/Rārangī Kōrero and Digital Reports Library.
- Online and physical archives accessed via PapersPast, Archives New Zealand, and Land Information New Zealand (LINZ).
- Online and physical photographic archives, including the Lakes District Museum, Te Papa, and Digital NZ.
- Secondary sources, including books and the Queenstown Historical Society's magazine (the Queenstown Courier).

A site visit was completed on 9 March 2022 by Jaime Grant. The site visit was undertaken to make a brief visual assessment and appraisal of the environs of the areas. The following PAs were viewed: Dublin Bay; Mt Iron; Roys Bay; Mount Alpha; West Wānaka/Glendhu Bay; Mt Barker; McKay Station; Area 1 – Cardrona River/Mt Barker Rd; Area 3 – West of Hawea River; Area 4 – Church Road, Luggate; and Area 5 – Maungawera Valley. Due to the size and scale of the PAs, only a limited visual inspection was undertaken.

2. Review & Recommendations

Following the completion of contextual research, a close review of the draft landscape schedules was undertaken to ensure that these recognised relevant archaeological and heritage attributes and values identified during the contextual research.

Each draft was reviewed in accordance with the values identification framework in chapter 3 of the PDP, which provided a high-level methodology to identify landscape values and development capacity of each PA. The following questions were also considered for each review:

- Bearing in mind the role of the PA landscape schedules to identify landscape values that need to be protected in each priority area, are there any other heritage and archaeological attributes and values that are deserving of mention in the PA schedule of values?
- Are there amendments required to the (existing draft) description of values relevant to archaeology and heritage in the PA landscape schedules?

Key heritage and archaeological values of each PA were identified and described at an appropriate landscape scale. Where appropriate, heritage or archaeological features were identified in accordance with:

- QLDC PDP Inventory of Listed Heritage Features (section 26.8), including the reference number contained in the PDP;
- HNZPT List/Rāranġi Kōrero, including the List Number; and
- New Zealand Archaeological Association site recording scheme (ArchSite), including the site number (for example, F41/761). Where multiple archaeological sites were recorded within one PA, these were grouped and summarised for inclusion in the landscape schedule.

Constraints & Limitations

The key constraints and limitations in the heritage and archaeological review of the draft landscape schedules are considered to be as follows:

- Reasonable time and budget constraints meant that the scope of contextual research was limited to a brief desktop assessment of readily accessible sources. The history provided for each PA is brief and is not exhaustive.
- Time and budget constraints have also meant there has been no community engagement to identify significant heritage and archaeological attributes and values associated with the PAs.
- As outlined above, due to the size and scale of the PAs, only a limited visual inspection of sites in Wānaka and Hāwea was undertaken. The significant degree of development in these sites made it challenging to identify and potential archaeological features. Access restrictions also meant that it was not possible to view private properties or remote areas that make up part of the PAs.
- The archaeological sites recorded on ArchSite and heritage features within the PDP do not represent an exhaustive record of the Queenstown Lakes District's archaeological heritage. In particular, ArchSites are recorded ad hoc as a result of archaeological surveys or development projects. Numerous sites have been recorded in some areas (eg. along the Kawarau River) because these areas have been previously subject to extensive archaeological surveys. Other areas that have not been systematically surveyed (eg. Wānaka) potentially include numerous archaeological sites that have not been recorded. ArchSite is updated over time as new evidence becomes available. The archaeological sites described in this assessment are up to date as of 10 March 2022.
- Some ArchSites were recorded prior to GPS technology and were translated from paper records to the online mapping tool. This has meant that some were not accurately recorded. Until recently, ArchSite was also limited to recording an archaeological feature or site at one point. As such, sites that extend over a large area may not be included in this assessment.
- This assessment does not attempt to define mana whenua values. Where evident (ie. recorded as an archaeological site), Māori occupation has been recorded in the draft landscape schedules; however, the significance of this should be confirmed by an appropriate cultural advisor/manua whenua.

It is difficult to definitively establish the significant heritage and archaeological attributes and values of each PA. Each area encompasses a complex and interrelated variety of tangible and intangible heritage values relating to the human occupation. While a desktop review can begin to establish an area's broad historic

character, a robust understanding of the significant attributes and values that contribute to residents' sense of place in the District will require a more thorough research and engagement process.

Summary of Review & Recommendations

We note that very few archaeological and heritage surveys have been carried out around Wānaka and Hāwea. As such, there is a shortage of easily accessible information about the location and significance of archaeological and/or heritage features. Some PAs did not have any archaeological or heritage features recorded within the boundaries. We recommend that additional research and/or surveys are carried out in some areas. As outlined above, the extent of the research we were able to carry out was limited due to time and budget constraints relative to the scope of the PAs. Any further research should also involve community engagement to identify significant heritage values associated with the PAs.

The common theme in the changes made by Origin related to consistency: Text in the schedules was updated for consistency in referencing and how archaeological sites, heritage features, and attributes and values were discussed. Archaeological and heritage attributes and features were listed in specific terms, except where there were a series of interrelated sites (eg. historic gold mining sites along the Shotover and Kawarau Rivers). References to the heritage and archaeological values were made in broad terms, to recognise the tangible and intangible significance of the area.

We would also recommend that consideration is given to align the wording with the terms in the Resource Management Act 1991 (**RMA 1991**) and PDP, for example, referencing historic heritage as defined in the RMA 1991 and chapter 2 of the PDP. To further align with the PDP, we have removed reference to protected trees (where these were included in the relevant schedules). Protected trees are treated separately to heritage under the PDP.

1. ONF – Peninsula Hill (Queenstown)

Brief Historical Narrative

Following the Otago goldrushes of the early 1860s and the designation of Queenstown as a goldfield, the pastoral leases that covered the flat parts of the basin north of the Kawarau River were cancelled. William Gilbert Rees, who originally held a run in the location of present-day Queenstown, relocated to the southern side of the Kawarau Falls.¹

Rees combined a series of runs situated to the south of the Kawarau River, including Run 345, known as the “Peninsula Run.”² Grant, Gammie & Rees ran this station until 1865, when the partnership dissolved and the runs were sold to the Boyes Brothers.³ During the Boyes Bros ownership, there was a rapid increase in flock numbers, reaching a peak of 29,000 sheep in 1877. Numbers declined due to heavy snow and rabbit infestations. The Boyes Bros tenure also saw a dispute over land to the south, farmed by Jack Hanley.⁴

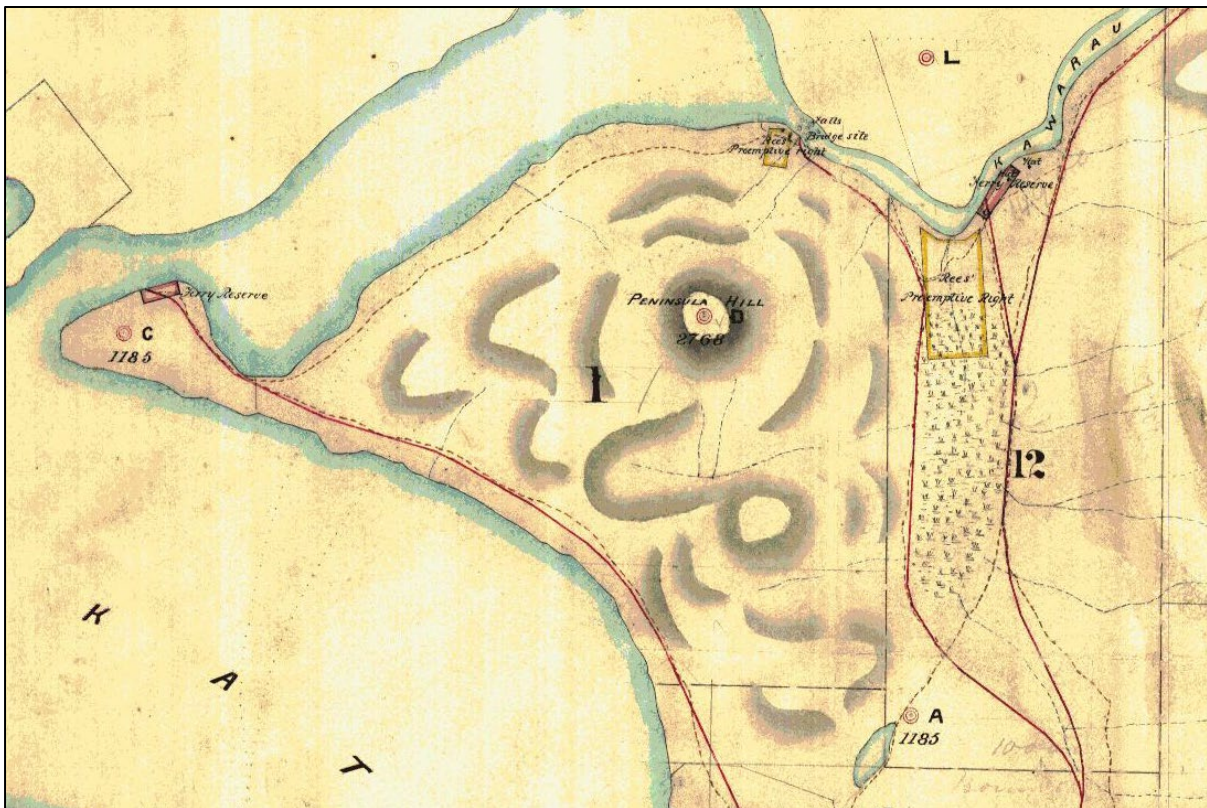


Figure 1. Topographical sketch of Peninsula Hill in 1866, showing Rees' homestead near Kawarau Falls and pre-emptive right.⁵

After several years of financial difficulty, the land was transferred to the New Zealand Loan and Mercantile Co Ltd.⁶ The NZ Loan and Mercantile Co. suffered a financial crisis in 1893 and the struggling station was sold to Daniel McBride in 1898.⁷ The station gradually reduced in size. In 1922, the station was sold to Dickinson and

¹ FWG Miller, *Golden Days of Lake Country* (Invercargill, NZ: Whitcombe and Tombs, 1949).

² D Jardine, *Shadows on the Hill (Remarkables Station)* (Wellington: A.H. and A. W. Reed, 1978).

³ Lake Wakatipu Mail, 1875

⁴ R. Iles, "The Brunswick Flour Mill" (Issue No. 76, 2006).

⁵ LINZ, SO343, cropped.

⁶ M. Mosley, *Illustrated Guide to Christchurch and Neighbourhood* (J. T. Smith & Co., 1885).

⁷ Peter Chandler, *Land of the Mountain and Flood: A Contribution to the History of Runs and Runholders of the Wakatipu District* (Invercargill, NZ: Craig Printing, 1996); Jardine, *Shadows on the Hill (Remarkables Station)*.

Mary Jardine and comprised of 40,000 acres. Dickinson Jardine Jnr took over and divided the station, giving his son the Kawarau Falls portion.⁸

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Peninsula Hill PA, associated with the Rees or the Boyes Bros early use of the area:

Site No.	Site Name/Details	Type	Description
F41/761	Rees or Boyes Cottage	Historic – Domestic	A schist cottage located on Lot 1 DP 10732, Block XII, Coneburn SD. Excavations related to renovations in November 2015 uncovered an intact Moa <i>tasometatarsus</i> bone.

There are no listed heritage features within the Peninsula Hill PA.

Significant Heritage & Archaeological Values

- The Peninsula Hill PA has significance in its representation of mid to late 19th century pastoral farming in the Wakatipu, particularly as part of WG Rees' early run. The use of the area has remained largely unchanged since early European settlement.
- The archaeological significance of the area is considered to be low. Due to the pastoral use of the land and known location of the Rees farmstead at Kawarau Falls, it is unlikely that there will be archaeological features within the Peninsula Hill PA.

Review & Recommendations

- Amendments were made to recognise the Rees or Boyes Cottage (F41/761) at the base of Peninsula Hill, and the association of the area with WG Rees.

⁸ GJ Griffiths, *Queenstown's King Wakatipu* (Dunedin, NZ: John McIndoe Ltd, 1971).

2. ONF – Feehly Hill (Queenstown)

Brief Historical Narrative

In 1919, William McBride requested that his lease on the other side of the hill be transferred to Thomas Alfred Feehly. McBride subsequently sold his farm to Thomas. Thomas was the son of Patrick Feehly, an Irish gold miner who arrived in Arrowtown in 1865/1866. Patrick married Catherine Josephine Crowe in 1868, and together they had five children. He was described as a pioneer of the Arrow District, “having followed the calling of miner and contractor for a number of years and later being engaged in business.” He was a proprietor of the Royal Oak Hotel and involved in gold mining. However, in the 1870s, he suffered bankruptcy and was in and out of court for disruptive behaviour and his stone house (at 57 Buckingham Street) was sold. Thomas spent 30 years mining on the Crown Terrace and was also farming in the district at the time, on an 18-acre farm on the Arrowtown-Lake Hayes Road known as ‘Spruce Grove.’ Spruce Grove remained in the Feehly family until 1964, when it was sold to Bruce Beadle.⁹

Feehly Hill later became known as ‘Dagg’s Hill,’ after Jack Dagg acquired the farm. In 1978, it was recorded as a reserve in a meeting with the Dunedin Lands and Survey Office and Arrowtown Borough Council. It is likely that this label evolved to include the entire hill.¹⁰



Figure 2. Arrowtown and Feehly Hill from Tobin’s Track.¹¹

Prior to its association with the Feehly family, the Arrowtown Cemetery was established at the base of Feehly Hill in 1863, and the hill was known as ‘Cemetery Hill.’ In 1923, the Arrowtown War Memorial was unveiled and there was a call for the hill to be renamed ‘Soldiers Hill.’¹²

⁹ Rita L Teele, et al. (2019) “The Feehlys of Feehly Hill,” *Queenstown Courier* 101.

¹⁰ Teele.

¹¹ Hocken Library, 4817.

¹² *Lake County Press*, 17 May 1923, 3.

In 1867, the hill formed the western boundary of the Arrowtown township when this was laid out and the land was gazetted as a reserve for tree planting.¹³ Since the 1860s, the landscape of the hill has varied – it was initially covered in tussock and used for grazing, but later became overgrown with weeds. More recently, native planting has been undertaken.¹⁴

Recorded Heritage & Archaeological Features

There is one listed heritage feature listed within the Feehly Hill PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Cemetery wall (Section 10, 12, 13, Block II, Town of Arrowtown)	3 (313)	

There are no archaeological sites recorded within the Feehly Hill PA; however, there are two archaeological sites recorded at the edge of the Feehly Hill PA:

- Luker's Cottage (F41/760) – a group of three stone buildings: cottage (c. 1880-1895)
- Arrowtown Magazine (F41/700) – a stacked schist building, with a timber-framed hip corrugated roof.

Significant Heritage & Archaeological Values

- Feehly Hill is a prominent feature in Arrowtown's townscape and has been utilised for multiple purposes, including a cemetery, reserve, and as the location for a memorial monument.
- Historically, Feehly Hill was utilised as a landscape feature to define the westernmost extent of Arrowtown.
- Feehly Hill has significance in its representation of mid to late 19th century pastoral farming in the Wakatipu Basin.
- Given the pastoral use of the land, it is unlikely that there will be archaeological features within the Feehly Hill PA. The archaeological significance of the area is considered to be low.

Review & Recommendations

- Amendments were made to recognise the adjacent cemetery wall (ref. 313), and the contextual value of Feehly Hill as a landscape feature that defined the westernmost extent of Arrowtown and association with the Arrowtown Cemetery and War Memorial.

¹³ National Library, 9917948353502836.

¹⁴ Teele.

3. ONF – Kimi Ākau/Shotover River (Queenstown)

Brief Historical Narrative

The Shotover River was the focus of intense mining efforts from 1862, after the discovery of gold at Arthurs Point. The rush to the Shotover was Otago's largest goldrush – Within six months, there were 4,000 miners "swarming all over the river."¹⁵ Early ground sluicing methods were employed to wash the gold bearing gravels, requiring the construction of water races. Following the decline in easily won alluvial gold, new mining techniques were trialled through into the early 20th century. Chinese miners arrived in the 1870s and worked extensive claims along the Shotover River. Choie Sew Hoy initiated the Big Beach dredging operation with a new type of dredge in 1889 and is credited with the starting Otago's dredging boom.¹⁶ New ideas and methods continued into the 1900s, with the construction of the Oxenbridge Tunnel to divert water in 1906.¹⁷ Another tunnel was constructed near Big Beach in 1963.¹⁸

The wider landscape had a number of towns constructed to support the mining community, with Arthurs Point remaining today. Arthurs Point was a key location for the transportation, lodging, and supply of the population living and working along the Shotover and Lower Shotover also became a hub.¹⁹ Routes in the mid-19th century crossed the Shotover River at two places – one at Arthurs Point and the other at Lower Shotover. In 1870, a timber bridge was constructed near its confluence with the Kawarau (Figure 3). It started from the eastern bank and crossed over the main river channel onto the dry riverbed, requiring travellers to ford or cross other tributaries, and the bridge was unusable during floods. A flood in 1878 washed a large part of the bridge away. The construction of a new bridge began in 1909, but was not completed until 1915. This bridge was in use until the construction of the SH6 Bridge in 1975.²⁰ The bridge was a gathering point for locals and travellers. A hotel was constructed on the eastern bank by Frederick Foster, and early ferryman. When the 1909-1915 bridge was constructed, the hotel was shifted there.²¹ At Arthurs Point, a wooden trestle bridge was constructed in 1875 (Figure 4) to replace a basic wooden bridge (constructed circa 1862). The construction of the current Edith Cavell Bridge began in 1917 and it opened in 1919. A bridge at this location was required to enable miners to mine both sides of the river, and also to provide access to Skippers.²²

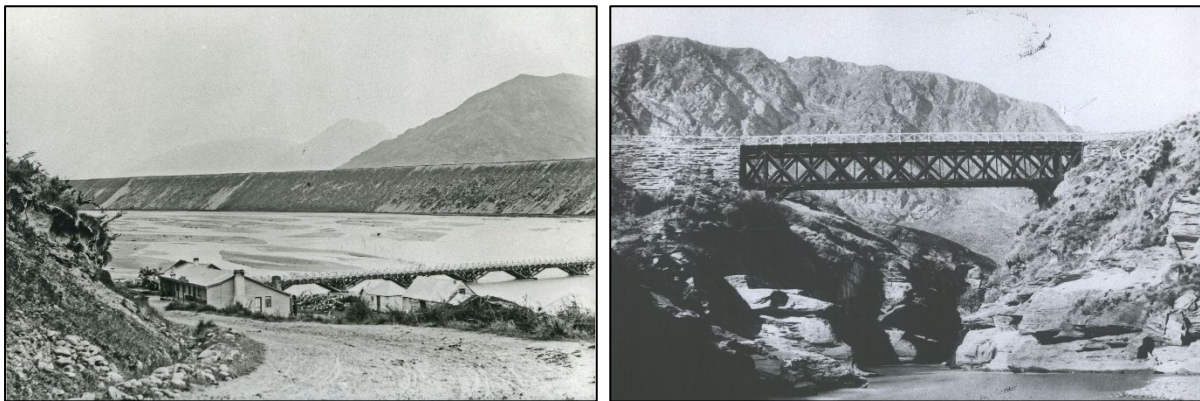


Figure 3. Lower Shotover Bridge, circa 1870s (left) and Arthurs Point bridge circa 1880 (right).²³

¹⁵ Gerald Cunningham, *Illustrated History of Central Otago and the Queenstown Lakes District* (Auckland, NZ: Reed Publishing Ltd, 2005).

¹⁶ Shar Briden, *Shotover River Tunnel and Golden Terrace Extended Gold-Dredge, Big Beach*, 2012.

¹⁷ David Hay, "The Oxenbridge Tunnel," *Queenstown Courier* 92.

¹⁸ Briden.

¹⁹ J Hall-Jones, *Goldfields of Otago - An Illustrated History* (Invercargill, NZ: Craig Printing, 2005).

²⁰ Majorie Swan (1996), "The Lower Shotover Bridge," *Queenstown Courier* 56.

²¹ Swan.

²² ArchSite, Site Record Form E41/301.

²³ Lakes District Museum, EL0450; Hocken, 4896.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Shotover River PA:

Site No.	Site Name/Details	Site Type	Details
F41/790	Old Shotover Bridge stone causeway	Transport/ Communication	Rows of stone laid edge on with wooden piles either side.
F41/68	Dredging Beach/Big Beach	Mining – Gold	Beach dredged by Choie Sew Hoy from 1888.
F41/766	Alluvial gold mining sluicings	Mining – Gold	Site contains 19 th century sluicing remains undertaken during the extensive period of alluvial mining focused along the banks of the Shotover River.
F41/844	Thomas Bell Workings	Mining – Gold	300m long sequence of sluiced terrace and terrace faces above the Shotover River, featuring supplying water race, sluice channels, gulches, and sluiced terrace faces.
E41/255	Kawarau Diversion Syndicate Project	Mining – Gold	Dredge, formerly belonging to the Golden Terrace Extended Gold-Dredging Company, and diversion tunnel (on true left bank of the Shotover River).
E41/306	Historic house site	Historic – Domestic	Site consists of a remnant rectangular earth feature measuring approximately 4 x 3m. It is defined by a raised earth edge, with a collection of scattered schist stone in the centre, possibly indicating a collapsed chimney. Based on its dimensions and location, it is presumed to have once been a residential dwelling, possibly with earth, corrugate, or timber walls.
E41/301	Stone abutment of 1862 bridge	Transport/ Communication	Remains of the earlier bridge crossing the Shotover River.
E41/300	Edith Cavell Bridge	Transport/ Communication	A reinforced concrete arch bridge crossing the Shotover River.
E41/247	Morning Star Recreation Reserve	Mining – Gold	Remains of sluicings, tailings, water races, and at least one hut site in the bush and undergrowth of the reserve.
E41/243	Morning Star Reserve	Mining – Gold	A hut site, water/tail race, and three sections of stacked rock wall supporting tailings. The hut site is irregular in shape, with low dirt side walls and a stacked stone fireplace.
E41/94	Oxenbridge Tunnel	Mining – Gold	A tunnel through hard rock designed to divert the Shotover River so that it could be worked for gold. 230m long, 5m wide and 4.6m high built by the Oxenbridge Brothers in 1906, completed 1910. A steam engine standing nearby is part of this venture.

E41/95	Prince Arthur Dredge	Mining – Gold	Remains of the tumblers and tailings elevator from the Prince Arthur Dredge, located on the true left bank of the Shotover, 200m downstream of Moke Creek junction. Pins are visible along the sides of the canyon.
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There are six listed heritage features within the Shotover River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Thomas Arthur Monument, beside Edith Cavell Bridge	3 (29)	
Steam Engine beside Oxenbridge Tunnel	2 (31)	
Edith Cavell Bridge, Arthurs Point	1 (35)	1 (4371)
House and sleep out, Paddy Mathias Place	2 (62)	
Ferry Hotel, Spence Road	2 (92)	
Old Shotover Bridge	3 (222)	
Oxenbridge Tunnel		2 (5607)
Sew Hoys Big Beach Claim		Historic Area (7545)

Significant Heritage & Archaeological Values

- The Shotover River forms part of the Wakatipu Basin’s significant mining landscape, with archaeological and heritage features related to mining extending the length of the river.
- There are significant heritage and archaeological features within the PA, related to the early mining and occupation of the Wakatipu Basin, particularly transport requirements. The bridges over the Shotover River formed a key part of the transport network throughout the region for miners and supplies. When constructed, the Edith Cavell Bridge was the second reinforced concrete arch bridge in New Zealand. It has an unusual and distinctive design, and reuses the stone abutments which supported the 1875 wooden bridge.

Review & Recommendations

- Amendments were made to include the PDP reference numbers and HNZPT list numbers for the archaeological and heritage features listed in the draft schedule.
- The wording of the historic values was refined to reflect the importance of the heritage and archaeological features along the river. Reference to the naming of the river was removed, as this is not regarded to be a historic value.

4. ONF – Morven Hill (Queenstown)

Brief Historical Narrative

Historically, this part of the Wakatipu Basin contained a cluster of small farms, which developed from the late 1860s to early 1870s. The eastern end of Morven Hill formed part of the Baird family's Bendemeer Station.²⁴ The western end of Morven Hill was broken into smaller agricultural leases held by William Webster and Alexander Grey in 1867, and later, by Henry Steele.²⁵ A small area of gardens was marked on an 1865 topographical sketch.²⁶

In 1869, George White arrived at Lake Hayes and purchased Grey's share in the Morven Hill land.²⁷ White and Webster ran the land in partnership for two years. In 1871, White bought out Webster and expanded his land holding to a significant tract of land extending from Lake Hayes to the Kawarau River. A quarry was opened on the property for harvesting construction materials.²⁸ White and his family began fishing commercially on Lake Hayes in 1885, securing the sole right to net trout until 1897.²⁹ A stone fish smoker is constructed near the shore of Lake Hayes.³⁰

Gradually, White's land was purchased by Graham Baird from 1908 and, later, by Frederick Samuel Bloxham to become part of the Bendemeer Station.³¹



Figure 4. Survey of Morven Hill (1865).³²

²⁴ Archives New Zealand, Valuation Records 1905.

²⁵ LINZ, SO6371 and SO6390.

²⁶ LINZ, SO1489.

²⁷ Keith Grant, "The Loose Box – The Peacock Residence, Lake Hayes," *Queenstown Courier* 27 (November 1981).

²⁸ Grant.

²⁹ Bill McDonald, *Queenstown's Farms and Sheep Stations: Families that farmed the land* (New Zealand: 2010).

³⁰ McDonald.

³¹ CT151/162; *Lake Wakatipu Mail*, 17 April 1934.

³² LINZ, SO1505, cropped.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Morven Hill PA:

Site Number	Site Name/Details	Site Type	Details
F41/65	Chimney breast	Historic – Domestic	Remains of a fireplace made up of mortared split schist. The remains are of Henry Steele’s house. Steele was an orchardist.

There are no listed heritage features within the Morven Hill PA.

Significant Heritage & Archaeological Values

- Historically, Morven Hill defined communication routes in the Wakatipu Basin with early tracks and roading around its base.
- Morven Hill formed the base of the White family, who successfully exported smoked fish from Central Otago until the 1930s. Archaeological and heritage features associated with the White family fall outside the boundary of the PA.
- The land is also associated with pastoral farming and the Baird family, who ran the Bendemeer Station.

Review & Recommendations

- Amendments were made to include archaeological site F41/65, which provides representation of Morven Hill as a base for early primary industry.
- The historical significance of Morven Hill as a base for primary industry and as a landscape feature that defined communication routes was also recognised.

5. ONF – Lake Hayes & Slope Hill (Queenstown)

Brief Historical Narrative

Slope Hill was initially part of the Threepwood farm, located at the southwestern end of Lake Hayes. Surveyor's notes indicate that a farm was established on the Threepwood site by 1864 and record the original pack track to Arrowtown running along Slope Hill, near the edge of Lake Hayes.³³ The property was initially farmed by William Teal Marshall, who held 128 acres of land that he called Meadow Bank Farm (but it seems it was more commonly known as 'Hayes Lake Farm').³⁴ He lived at the property with his wife, Mary Marshall, and at least eight children.³⁵ In 1871, Marshall was granted further land around the lake, including the land where the cottage stands today.³⁶ In September 1881, the Marshall family left for New Mexico.³⁷

Early in 1882, John Trotter Butement bought the farm and most of the surrounding land, growing the property to 905 acres.³⁸ He renamed the property 'Avalon' and drew up plans for a homestead to be built by the lake, but this never eventuated. The "hungry eighties", when rabbits and low wool prices made land economically unviable, saw the end of his enterprise. In November 1887, Butement mortgaged his properties. There were no buyers, and the land went to the New Zealand Loan and Mercantile Agency Co Ltd in June 1888.³⁹

Business partners and brothers-in-law William Reid and Robert McDowell bought approximately 700 acres around the lake in May 1896.⁴⁰ McDowell managed the farm and lived on the property with his wife and 12 children.⁴¹ The partnership dissolved in 1910, and the ownership of the farm passed solely to McDowell. Later that year, the farm was sold at auction to Robert Lee, an English-born farmer who was heavily involved with mining in the area.⁴² Lee was the managing director of the New Zealand Coal and Oil Company, and instrumental in the opening of the Castle Hill Coal Mine near Kaitangata.⁴³ Lee bought approximately 800 acres, intending to pass management onto his son, Leo Lee. The property was renamed 'Threepwood' after Lee's place of birth ('Threepwood Hall') in Northumberland.⁴⁴

In 1938, the property was sold to a Dunedin couple, Eric and Mary Strain. The Strain family has farmed Threepwood farm, or parts of it, since that date.⁴⁵ In the 1980s, Marshall Cottage was subdivided from the main property. The Strain family retained 40 hectares but sold the homestead and 200 hectares to an American investment group for development. Plans for subdivision were approved in 2004 and the property was sold to Jim Boulton in 2005.⁴⁶ Since then, the property has been developed extensively as a rural-residential subdivision.

Lake Hayes was likely named in honour of the exploits of Donald Hay, who is believed to be the first European to discover the lake in 1859. It was referred to as 'Hay's Lake' in 1862 and may have adopted the current spelling following the arrival of Bully Hayes in Arrowtown.⁴⁷

³³ GM Barr, Field Book 158 (Otago), (LINZ Dunedin Office, 1864).

³⁴ Gillies, "Threepwood," 5; LINZ, SO6341 and 6388.

³⁵ See Gilles, "Threepwood," 5 which cites the Electoral Roll, Hampden, 1866. Marshall first appears in the year 1866-1867 but the records from 1865-1866 are missing.

³⁶ Gillies, "Threepwood," 5.

³⁷ *Arrow Observer*, 23 June 1881.

³⁸ *Lake Wakatip Mail*, 24 February 1882.

³⁹ Gillies, "Threepwood," 5-6.

⁴⁰ *Lake County Press*, 2 May 1896.

⁴¹ Gillies, "Threepwood," 6.

⁴² *Lake Wakatip Mail*, 9 August 1910 and 8 November 1910.

⁴³ *Lake Wakatip Mail*, 5 January 1912.

⁴⁴ *Lake Wakatip Mail*, 8 November 1910, 25 October 1910 and 6 December 1910.

⁴⁵ Anthony John Strain's evidence in the matter of the QLDC District Plan Hearing (21 April 2016).

⁴⁶ Gillies, "Threepwood," 7.

⁴⁷ *Southland Times*, 12 December 1862; Danny Knudson, "Lake Hayes or Hay's Lake," *Queenstown Courier* 83 (2010).

The Wakatipu Acclimatisation Society formed in 1866, used designated areas across the Wakatipu Basin to introduce and acclimatise animals, birds, fish, insects, trees, plants, and vegetables.⁴⁸ The Society operated until 1936, when it was amalgamated with other acclimatisation societies across the country.⁴⁹ Lake Hayes was designated as a reserve for the acclimatisation society and brown trout were introduced into the lake circa 1870.⁵⁰ White and his family began fishing commercially on Lake Hayes in 1885, securing the sole right to net trout until 1897.⁵¹ They constructed fishing vessels for use on the lake, including a large 16 ft vessel with a full sail rig, and a smoker for international export.⁵² The export of Lake Hayes trout continues until the 1930s, becoming one of the longest running export industries of Central Otago.⁵³



Figure 5. Lake Hayes and Slope Hill, circa 1885.⁵⁴

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Lake Hayes and Slope Hill PA. There are no listed heritage features within the Lake Hayes and Slope Hill PA.

Significant Heritage & Archaeological Values

- Slope Hill has significance due to its association with the Threepwood farm, which was one of the Wakatipu Basin's earliest farms.
- Lake Hayes was utilised by commercial fishermen, to exploit the introduced brown trout stocks, which became one of Central Otago's longest running export industries.

⁴⁸ AH McLintock (1966), 'Formation of Acclimatisation Societies,' in Te Ara – Encyclopaedia of New Zealand, 4.

⁴⁹ *Lake Wakatipu Mail*, "Government Amalgamation Proposals," 15 September 1936, 4.

⁵⁰ Marion Borrell (1973), *Old Buildings of the Lakes District*, Dunedin: David Johnson.

⁵¹ Bill McDonald (2010), *Queenstown's Farms and Sheep Stations: Families that farmed the land*.

⁵² Borrell; McDonald.

⁵³ McDonald.

⁵⁴ Te Papa.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Text was added to note the association of the area with Threepwood Farm and Lake Hayes as an early commercial fishing location.

6. ONF – Te Tapu-nui/Queenstown Hill & Ferry Hill (Queenstown)

Brief Historical Narrative

The area between Tucker Beach and Lake Johnson was initially part of the large-scale mining occurring along the Shotover River. A small dam and water race were formed from Lake Johnson to feed mining at Tucker Beach.⁵⁵ From 1875, farmers began to move into the area and bought land for agricultural uses. Industrial-scale mining ceased in the 1890s, and farming continued. The land around Lake Johnson was taken up by farmers – the north was farmed by Robert Grant as ‘Minaltrie Farm’ and the south by Christen Hansen as ‘Rotoiti Farm.’ After Robert died in 1877, his wife Elizabeth married Hansen. The chimneys from the Minaltrie homestead are reportedly still standing.⁵⁶

The gorge between Queenstown and Arthurs Point (known as the Queenstown Gorge) was also initially prospected, as early miners suspected that the gorge represented the original line of the Shotover River into Lake Wakatipu.⁵⁷ These initial prospectors appear to have been unsuccessful as almost all the land in the Shotover Gorge was taken up in 50-acre blocks for paddocks and agricultural purposes by 1866.⁵⁸ The area of the current Matakauri Wetland was held by Wilson Gray. Gray was the district court judge from 1864.⁵⁹ Further north towards Arthurs Point, the land was held by James Cooper.⁶⁰ Cooper was one of the first to take up land in the Shotover Gorge as a market gardener and held the land until his death in the late 1890s.⁶¹ McChesney’s Creek was named Cooper’s Creek on early maps and survey plans.

Queenstown Hill also formed part of the mining landscape, with the lower parts mined and sluiced for gold. The Sugar Loaf, above Big Beach on the Shotover River, was also worked for gold, as it was believed to be original riverbed, lifted 150 feet.⁶² The Lynch Brothers, notable Queenstown residents, began working the claim in 1893, and mining in the area continued until the 1930s.⁶³ The upper reaches of Queenstown Hill formed part of Run 32. This run was held by Francis McBride by the early 1900s.⁶⁴

A walking track was cut up Queenstown Hill by August 1890. At the top, tourists could get views of Frankton, the Kawarau and Shotover Rivers, the Crown Terrace, and look out to Skippers.⁶⁵

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Queenstown Hill and Ferry Hill PA:

Site No.	Site Name	Site Type	Details
F41/705	Lake Johnson Water Race	Mining – Gold	Water race dating to the 1860s.

There are no listed heritage features within the Queenstown Hill and Ferry Hill PA.

⁵⁵ Ben Teele, “Final Report for Archaeological Authority 2010/74 Tucker Beach Road, Queenstown: Gold Mining Sluicing and Tailings F41/705,” April 2015; LINZ, SO1495.

⁵⁶ Rosslyn Munro, “Portrait of Elizabeth Meldrum-Grant-Hansen 1852-1927,” *Queenstown Courier* 90 (Spring 2013).

⁵⁷ *Lake Wakatip Mail*, “Local News and Notes,” 6 May 1863, 4.

⁵⁸ *Lake Wakatip Mail*, 25 August 1866, 2.

⁵⁹ *Lake Wakatip Mail*, “Monthly Summary of Current Events,” 12 November 1864, 2.

⁶⁰ SO 6581, 1874.

⁶¹ *Lake Wakatip Mail*, “Unpublished – Special from Queenscliff,” 29 May 1874, 2.

⁶² Hon GJ Anderson, “Mines Statement by the Minister of Mines,” Appendix to the Journals of the House of Representatives, 1927 Session I (C-02), 28.

⁶³ “Application for extended claim – Lawrence Lynch – Sugar Loaf, Arthurs Point,” 1893, AEPG D9608 20966 Box 22, Archives New Zealand, Dunedin; “Big Beach Gold Mining Company Ltd Prospectus,” 21 June 1927, BN33, Lakes District Museum, Arrowtown; *Evening Star*; “Advertisements,” 4 October 1933, 10.

⁶⁴ *Lake County Press*, 8 February 1906.

⁶⁵ *Lake Wakatip Mail*, 1 August 1890.

Significant Heritage & Archaeological Values

- Queenstown Hill has been recognised for its tourist potential and panoramic views, with a walking track to the summit established before the turn of the century.
- The base of Queenstown Hill and Ferry were mined for gold, particularly near the Shotover River.
- Like Morven Hill (and other similar landscape features), Queenstown Hill defined communication routes in the Wakatipu Basin with early tracks and roading around its base.

Review & Recommendations

- Amendments were made to recognise the heritage and archaeological features and value associated with gold mining, and historic walking track to the summit of Queenstown Hill.

7. ONF – Arrow River (Queenstown)

Brief Historical Narrative

The Arrow River was one of the first rivers in the Wakatipu Basin to yield gold, and Arrowtown was the first mining settlement in the Basin.⁶⁶ As a result, almost the entire length of the river and its immediate surroundings have been worked for gold. There is some debate as to who first discovered gold, with William Gilbert Rees reporting he was shown gold by Māori Jack Tewa. While Rees also mentioned that John MacGregor and Thomas Low were the first European prospectors, William Fox has been associated with the initial discovery.⁶⁷

The roads of the District initially ran through land which gave access to the river banks and allowed travellers to be ferried across. Ferries and punts were intended to be a temporary measure, but lasted until the early 1880s. The road and bridge at the Arrow River crossing at Whitechapel Flat were surveyed in early 1880. Before this time, the road from Queenstown made a sharp turn to the south to meet the Morven Ferry punt site.⁶⁸



Figure 6. Arrowtown and the Arrow River circa 1880, showing workings along the river banks.⁶⁹

The Macetown Road was constructed from 1881 to 1884. Prior to the construction of this road, supplies were transported over Big Hill and the track along the river was almost non-existent. The road opened to dray traffic in 1884, which was almost too late – The Macetown quartz mines started to close in 1886. The Arrow irrigation pipeline was constructed along the Arrow River in the 1920s, following a review of rainfall records indicating that the area received less than 25" per year. The water was conveyed to farms south of the Shotover River, enabling dairying and more intensive cropping.⁷⁰

⁶⁶ Miller, *Golden Days of Lake Country*.

⁶⁷ Hall-Jones, *Goldfields of Otago - An Illustrated History*.

⁶⁸ Andrew Winter, "The Queenstown Trail: Archaeological Assessment of Effects Report," February 2014.

⁶⁹ Lakes District Museum, EL0501.

⁷⁰ Jill Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe," 1996.

Cooper's Terrace was an established settlement at the turn of the century, with multiple stone houses – One was surrounded by a castellated garden wall. A small group of German families lived there, and had to walk approx. 1km into Arrowtown each day to attend school or get supplies.⁷¹

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Arrow River PA:

Site No.	Site Name/Details	Site Type	Details
F41/652	MacGregor & Lows gold workings	Mining – Gold	Tailings across the top of the terrace across the river from the Fox Memorial.
F41/653	Cooper's Terrace	Mining – Gold	Small schist miner's hut, with chimney on the back wall.
F41/690	Hut	Historic – Domestic	Dressed schist hut built using mud mortar possibly with some lime. Large structure measuring 6.7m x 4.7m, walls range from ca. 1.2m down to 30cm high. Chimney 1.5m high with doorway facing river. Substantial water race up the hill behind hut.
F41/748	Arrow River Water Co. water race	Mining – Gold	Water race running parallel with the Arrow River, which supplied water to miners at Whitechapel Flat and the Arrow River Terraces.
F41/747	Water race	Historic – Land Parcel	Water race earthworks, running to the edge of the river. Possible evidence of flumed river crossing.
F41/691	Mining workings	Historic – Land Parcel	Evidence of mining workings, including a sluiced area, square-shaped wall enclosure or reservoir with two small channels, and cut horse track.
F41/746	Mining earthworks, Whitechapel Flat	Mining – Gold	Evidence of undefined mining earthworks at Whitechapel Flat, with no stacked tailings or observed channels
F41/745	Whitechapel Goldworkings	Mining – Gold	Traces of earthworks related to goldmining, including a small, stacked stone channel.
F41/59	Tailings	Mining – Gold	Tailings extending approx. 100x100m. A rifle box was found at this location.
F41/58	Tailings	Mining – Gold	Area of tailings extending approx. 50x30m.

There is one heritage feature within the Arrow River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Macetown Road, and all road stone retaining walls (from Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve	3 (6)	-

⁷¹ Hamel.

The Macetown Heritage Overlay area (MHOA) extends down the Arrow River towards Arrowtown, overlapping with the Arrow River ONF. This area recognises a concentration of mining sites, focussed on the deserted mining town of Macetown.⁷²

Significant Heritage & Archaeological Values

- The Arrow River forms part of the Wakatipu Basin’s significant mining landscape, with archaeological and heritage features related to mining extending the length of the river.
- The northern extent of the PA is within the MHOA, which recognises a high concentration of mining sites beginning in the 1860s and continuing into the 1930s.
- The banks of the Arrow River formed important transport routes to/from Macetown and to other mining along the river.

Review & Recommendations

- Amendments were made to add in reference numbers for heritage features.
- Text was removed relating to the MHOA, as this is contained elsewhere in the PDP.
- Text relating to the naming of the river was also removed.

⁷² QLDC, Proposed District Plan (April 2021), 26.10.11.

8. ONF – Kawarau River (Queenstown)

Brief Historical Narrative

Similarly to the Arrow River, the Kawarau River was the site of extensive gold mining. Alluvial workings extend from the confluence of the Arrow and Kawarau Rivers, past the Kawarau Suspension Bridge. By the end of 1862, many miners were working in the Kawarau River valley. Within months, major discoveries were announced in the main tributaries (the Arrow and Shotover Rivers). In the gorge, dispersed mining camps were established in the vicinity of the Roaring Meg and the Gentle Annie. Living conditions were fairly basic, but most settlements had a store and hotel within walking distance.⁷³ Near Gibbston, Rum Curries Hut is a single roomed mud brick building constructed by Pietro Tomanovitch in the late 1860s or early 1870s. Tomanovitch mined land on the other side of the Kawarau River and also grew an orchard adjacent to his cottage.⁷⁴



Figure 7. Kirtleburn Hotel and shop pre-1880s, situated adjacent to the Roaring Meg.⁷⁵

Prior to the gold rush, there was no road through the Kawarau Gorge. Access was hampered by the difficult terrain, thick scrub, and the deep swiftly flowing river. The rock bridge (also known to Europeans as the 'Natural Bridge') provided a crossing point; however, this was washed away in a major flood in 1957. While travellers were confined to one bank or the other, miners soon erected flying foxes for access to their claims.⁷⁶

⁷³ Jeremy Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment," (Unpublished report for the Queenstown Trails Trust, 2020).

⁷⁴ Heritage New Zealand, Listing Report for Tomanovitch Cottage (List No. 7595). Accessed at: <https://www.heritage.org.nz/the-list/details/7595>.

⁷⁵ Hocken Collections.

⁷⁶ Jeremy Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment," (Unpublished report for the Queenstown Trails Trust, 2020).

The large influx of miners gave the impetus for better communications. The original track/road between Cromwell and Queenstown ran along the true right of the Kawarau River.⁷⁷ During the mid-1860s, the road from Cromwell to Kirtleburn (Roaring Meg) was constructed and, by the late 1860s, workmen were tackling a difficult section of road around the Nevis Bluff. Early roads and transport routes were constructed through land which gave access to the riverbanks, allowing travellers to be ferried across. Punts and ferries were a good temporary measure, compared to expensive bridges. There were ferry sites at Victoria Flat, Owens Ferry, Morven Ferry, and near Lake Wakatipu.

Along the Kawarau, this 'temporary' measure lasted from 1860 to the 1880s. The Kawarau Suspension Bridge was opened in January 1881.⁷⁸ The road between the Kawarau Suspension Bridge and the Swiftburn was completed in the early 1880s. By the 1960s, it was decided to straighten the main road with an embankment across the Swiftburn Gully at the confluence of the Arrow and Kawarau Rivers and with a new bridge.⁷⁹

In the late 19th and early 20th century, land-based alluvial mining projects were proposed along the Kawarau, but largely do not appear to have been successful. In September 1897, an application was made for a hydraulic claim on Victoria Flat above the Nevis River junction.⁸⁰ Near the confluence of the Shotover River, the banks of the Kawarau River were dredged and sluiced for gold. The Golden Link Company was dredging along the southern bank from 1889; however, this operation ended by 1892.⁸¹

Recorded Heritage & Archaeological Features

There following archaeological sites are recorded within the Kawarau River PA:

Site No.	Site Name/Details	Site Type	Details
F41/521	West Rastus Burn	Mining – Gold	Sluiced area, with numerous well-defined sluiced islands.
F41/523	Rastus Burn Delta	Mining – Gold	River-edge sluicings covering approx. 100x75m with areas of stacked tailings and water races.
F41/1	Midden	Midden/Oven	Site of redeposited midden, which may be associated with the Owen's Ferry Hotel or Māori occupation.
F41/56	Owen's Ferry Hotel	Building – Hotel	Remains of an outhouse building associated with the Owen's Ferry Hotel.
F41/66	Ovens	Midden/Oven	Māori artefacts, blackened soil, and moa bones located near the bank of the river.
F41/53	Water Race	Industrial	Race running from Arrow Junction to the Kawarau River, at a point 1km upstream of the confluence with the Arrow River.
F41/309	Mining Trench	Industrial	Three small schist lined ponding areas and sluiced areas, just above the drop to the river.
F41/51 and F41/290	Tailings	Mining – Gold	Tailings extending approx. 800m from the confluence of the Kawarau and Arrow Rivers to the Kawarau Bridge.

⁷⁷ LINZ, SO724.

⁷⁸ *Otago Witness*, 1 January 1881, 1.

⁷⁹ Winter.

⁸⁰ Moyle, "Kawarau Gorge Cycle Trail Archaeological Assessment."

⁸¹ *Lake Wakatipu Mail*, 16 August 1889 and 13 February 1891; *Lake County Press*, 14 April 1892.

F41/849	Chard Farm sluicings	Industrial	Potential evidence of sluicing.
F41/50	House site	Historic – Domestic	Unmortared split schist constructed wall, which is thought to be the remains of a house.
F41/469 and F41/524	Gold workings	Mining – Gold	Gold workings along the true left bank of the Kawarau River, extending from the confluence with the Arrow River to the Kawarau Suspension Bridge.
F41/738	Old Road, near Kawarau Bridge	Transport/ Communication	Stone lined gully to drain water from the Old Road, into the Kawarau River.
F41/739	Stacked schist revetments	Transport/ Communication	Two sections of stacked schist revetment walling forming part of the old (c 1880) road.
F41/426	Kawarau Suspension Bridge	Transport/ Communication	Bridge over the Kawarau River, built in 1880 out of locally hewn schist and red beech decking. It was last used in 1963.
F41/283	Sluiced area	Mining – Gold	Sluiced area approx. 50x30m along the true right bank of the Kawarau River.
F41/284	Schist Hut	Mining – Gold	Decayed schist house, with low walls.
F41/287	Chimney	Unclassified	Remains of a schist chimney, reinforced with mud.
F41/286	Sluicings	Mining – Gold	Sluiced area covering 200 by 50m, with evidence of sludge channels and tailings stacks.
F41/607 and F41/609	Alluvial gold workings	Mining – Gold	Alluvial gold workings on either side of the creek, including tailraces and small stacks of tailings. The workings extend for approx. 350 meters along the bank of the Kawarau River to the east, and approx. 100m to the west.
F41/274 and F41/273	Sluiced area	Mining – Gold	A large area of confused tailings, approx. 800x200m.
F41/244	Sluice tailings	Mining – Gold	Area of tailings from the riverside to Tom's Creek.
F41/622	Alluvial gold workings	Mining – Gold	Area of shallow alluvial goldworkings on both sides of the Kawarau River, with tailraces and tailings scattered through the site.
F41/618, F41/619, F41/620 and F41/621	Alluvial mining tail races	Mining – Gold	A deeply incised tailrace leading to the river.
F41/454	Gold workings	Mining – Gold	Area of ground sluicings extending approx. 300-400m along the edge of the Kawarau River.
F41/616	Alluvial gold mining	Mining – Gold	Area of alluvial goldmining, with a tail race to the Kawarau River and stacked tailings.
F41/623	Stone walled enclosure	Health Care	Enclosure with stone walls on a low river terrace.

F41/624	Stone hut ruin	Historic – Domestic	A small stone hut ruin, which is missing the roof.
F41/625	Rum Currie’s Hut	Historic – Domestic	Restored stone hut.
F41/227	Tailings	Mining – Gold	Area of tailings extending along the Kawarau Riverbank to Frank’s Creek.
F41/219	Aqueduct	Industrial	Aqueduct that is approx. 40m long, 0.5-1m high, and 1.5m wide, with drystone revetments along its sites.
F41/218	Aqueduct	Industrial	Aqueduct that is approx. 33m long, 0.5m high, and 1.5m wide, running perpendicular to the Kawarau River.
F41/217	Tailings	Mining – Gold	Tailings beginning upriver of the Nevis Bluff, with deep sludge channels and aqueducts.
F41/840	Mine shaft	Mining – Gold	Possible collapsed mine shaft, approx. 2x1.5m.
F41/583	Tailings	Mining – Gold	Tailings visible, adjacent to the boundary fence of the property.
F41/581	Stone ruin	Historic – Domestic	Heap of stones that may have formed part of a hut associated with the workings.
F41/582	Tailings	Mining – Gold	Area of stone tailings, which forms part of a complex of mining features, including a sod walled dam, and head races.
F41/193	Mining dam	Industrial	An earth wall, approx. 1m high and 10m long, fed by a water channel.
F41/189	Sluicings	Mining – Gold	Sluice pits along the true left bank of the Kawarau River, above the Victoria Bridge.
F41/188	Earth dam	Industrial	A large shallow, earth-walled dam, approx. 200m long and 35m wide.

There are five heritage features within the Kawarau River PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Kawarau Gorge Suspension Bridge, Vicinity Gibbston	1 (41)	1 (50)
Roaring Meg Power Station, SH6	3 (94)	-
Chard Road	2 (216)	-
Victoria Bridge Supports, Gibbston Highway	3 (223)	-
Rum Curries Hut, Rafters Road	1 (236)	2 (7595)

Significant Heritage & Archaeological Values

- The area has strong links to Otago’s early mining, with evidence of residential sites including Tomanovitch’s cottage (Rum Curries Hut) and extensive sites related to gold mining (eg. races, sluicings).

- The Kawarau River has strong historical and contextual values related to shaping early infrastructure and travel routes (for example, the Kawarau Suspension Bridge and early ferry sites), and the later generation of power.

Review & Recommendations

- References to heritage and archaeological features were added. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites along the river.
- The Kawarau River was recognised as used by Māori as a trail – These comments should be affirmed by an appropriate advisor.

9. ONF – Mata-Au/Clutha River (Upper Clutha)

Brief Historical Narrative

Like other rivers in the District, the Clutha River was used for transport. Reko used the Clutha to travel to Balclutha with Chalmers, after an arduous journey via the Mataura, Nokomai, and Nevis Valleys, and later logs were rafted down the river to Lowburn.⁸² There were multiple ferry and punt crossings, as using ferries and punts was cheaper than constructing bridges. At Albert Town, the first ferry in 1858 was a watertight waggon box used by Wilkin. In 1861, this was replaced by a whaleboat operated by G Hassing. At the time, this was the only place to cross the Clutha above Clyde. As a result of this punt, a busy little township with several stores developed.⁸³

In 1861, news reached Dunedin of a payable gold field in the Lindis Valley. This field was a failure, but hundreds of gold miners were drawn to the area. Hartley and Reilly's discovery in 1862 encouraged vigorous mining along the banks of the Clutha and tributaries. Hassing realised that he could gain more trade if he moved further downstream. He set up a new ferry and established a store at Sandy Point, 15km downstream from Albert Town. The presence of Sandy Point was short-lived, and was washed away in a flood in 1863.⁸⁴

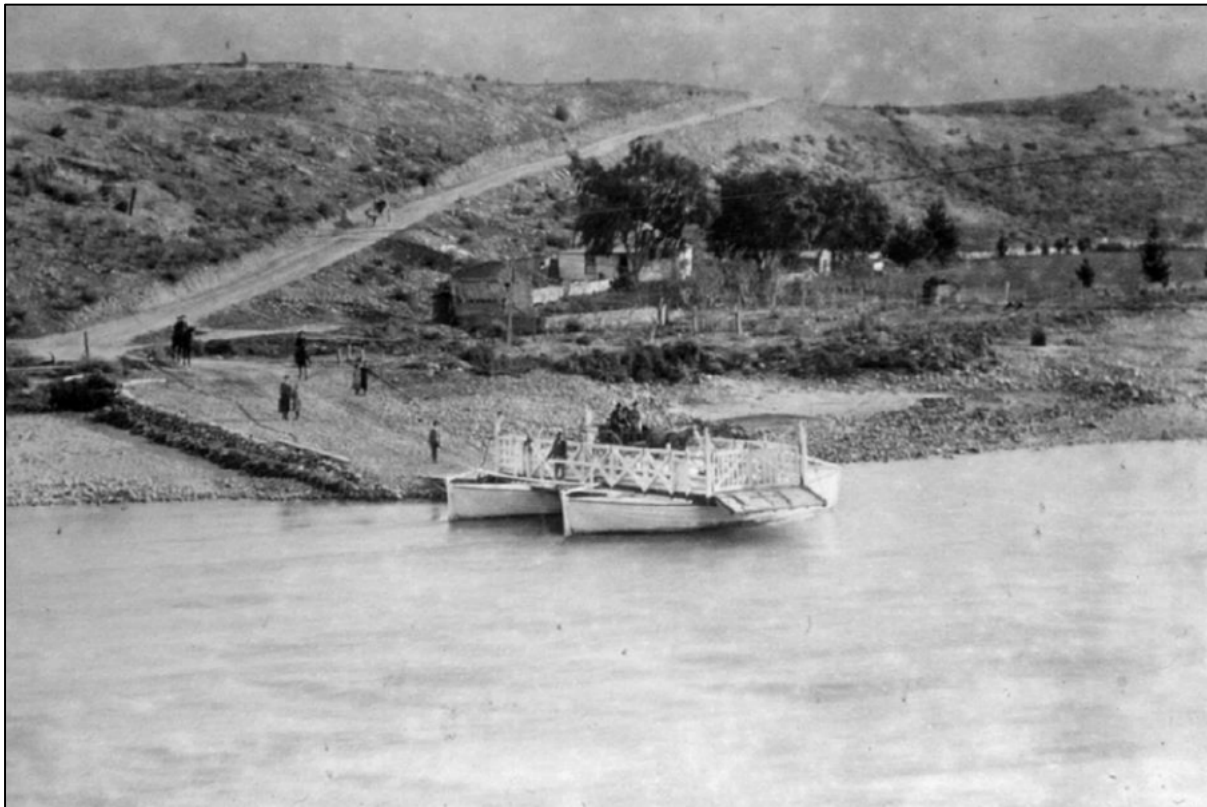


Figure 8. RW Murray slide of Luggate ferry (undated).⁸⁵

Another township had developed on the north bank of the Clutha immediately downstream of the Hawea confluence. By the 1870s, most of the businesses and houses here had moved across the river to Albert Town

⁸² Neville Ritchie, "Luggate: Archaeological Survey," 1980.

⁸³ Irvine Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts* (Dunedin, NZ: Whitcome & Tombs Ltd, 1957).

⁸⁴ Ritchie, "Luggate: Archaeological Survey."

⁸⁵ Matthew Sole, "Archaeological Authority Final Report 2018/715: Line removal & site mitigation - Reko's Point Conservation Area, Red Bridge, Luggate" 2018.

and in 1878 a flood wiped out the township.⁸⁶ A punt was bought and operated by the County in 1887, and operated until the James Horn Bridge opened in 1930.⁸⁷ A punt was established at Luggate in 1882, sited just downstream of the current bridge and operated until the construction of the Red Bridge in 1915.⁸⁸

A large number of dredge claims were taken up on the Clutha. By 1910, mining had practically ceased with the Luggate Hydraulic Sluicing Company being one of the few still in operation.⁸⁹



Figure 9. Archaeological features at Luggate.⁹⁰

Recorded Heritage & Archaeological Features

There following archaeological sites are recorded within the Mata-Au PA:

Site No.	Site Name/Details	Site Type	Details
F40/6	-	Artefact Find	Findspot for "Templeton greenstone adze"
F40/59	Punt moorings	Transport/ Communication	Two 'T' shaped depressions on the riverbank from the upper pint river crossing.
F40/22	Stone alignment	Agricultural/ Pastoral	Small rectangular area bounded by stones. May have been associated with the Albert Town/Newcastle Punt.
F40/20	Punt moorings	Transport/ Communication	Punt moorings visible on either side of the Clutha River. Two 'T' shaped stone-lined depressions and cable wire.

⁸⁶ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

⁸⁷ G Griffiths, *The Great Flood of '78* (1978).

⁸⁸ Rebecca Reid, "Luggate Road Bridge," in Queenstown Lakes District Council Heritage Inventory Register (June 2016), 56-59.

⁸⁹ Ritchie, "Luggate: Archaeological Survey."

⁹⁰ ArchSite, Site Record for G40/256.

F40/21	Hotel	Building – Hotel	Hotel associated with the punt. Demolished c. 2005.
G40/73	Tailings	Mining – Gold	Five compartments of box tailings, separated from each other by sludge channels.
G40/74	Dam	Industrial	Large dam (20x20 m) immediately behind the tailings.
G40/75	Water race	Industrial	Water race, 50cm wide and 10cm deep, running in a north-easterly direction.
G40/78	Tailings	Mining – Gold	100x35 m area of tailings.
G40/79	Hut	Historic – Domestic	Faint remains of hut walls.
G40/76	Dam	Industrial	Two earth walled embankments across a natural gully. A water race runs down to a large area of sluice tailings.
G40/91	Tailings	Mining – Gold	150x35 m long area of tailings.
G40/80	Dam walls	Industrial	Very faint remains of dam walls. Original site record also describes a large water race.
G40/90	-	Historic – Domestic	Schist cobble hut remains.
G40/104	Dredge moorings	Mining – Gold	Dredge moorings with approx. 2m long cross bar and 5-7m along the main cable channel.
G40/82	Tailings	Mining – Gold	Box and herring bone tailings stretching for 250m along the riverbank, up to 35m wide.
G40/81	Dam/water race	Industrial	Dam (40x15 m) fed by a water race.
G40/94	Tailings	Mining – Gold	Tailings in three compartments, 300m long and 100m wide.
G40/95	Tailings	Mining – Gold	Small and scattered series of tailings.
G40/96	Dam/races	Industrial	Dam measuring 100x20m with a long race feeding into the dam and a series of head races leading to tailings.
G40/97	Tailings	Mining – Gold	Herring bone tailings in two lobes.
G40/209	Miner's Hut	Historic – Domestic	Possibly of Chinese origin, indicated by the presence of two sherds of celadon rice bowls.
G40/84	Tailings	Mining – Gold	Tailings in herring bone pattern with sludge channels in between.
G40/98	Dams/races	Industrial	Large, stone lined, earth filled dam in an arc shape, with large race entering the dam in the south-west corner.
G40/85	Earth embankment	Agricultural/ Pastoral	40m long earth wall, up to 1.5m high.

G40/100	Mud brick hut	Historic – Domestic	Rectangular mud brick hut immediately behind area of tailings.
G40/99	Tailings	Mining – Gold	Tailings extending across peninsula for 1km.
G40/86	Tailings	Mining – Gold	Tailings consisting of piles of cobbles, with one area retaining original parallel piles of sluicings.
G40/103	Dredge remains	Mining – Gold	Remains of one dredges that worked the river, only a small part of the remains above water.
G40/87	Dam	Industrial	High earth embankment damming a natural depression, fed by both races and a natural spring.
G40/88	Dam/tailings	Industrial	Small rectangular dam, with low earth walls. Tailings to the south of the dam.
G40/101	Tailings	Mining – Gold	Three sections of tailings, 150m apart, and each about 50m long.
G40/102	Hut/dump site	Historic – Domestic	Scatter of artefacts in a 20x20m area.
G40/133	Tailings	Mining – Gold	Extensive set of herring bone tailings in approx. 300m area.
G40/134	Tent/hut site	Historic – Domestic	Rectangular area measuring 6x3m bounded by an earth wall.
G40/140	Dam/races	Industrial	Area of races, feeding tailings. Races are fed by a dam.
G40/136	Tailings	Mining – Gold	Extensive tailings in a herringbone pattern, approx. 150m and stretching for 300m.
G40/137	Tailings	Mining – Gold	Smaller group of tailings, extending for 150m and 50m wide.
G40/139	Enclosure	Agricultural/ Pastoral	Rectangular enclosure measuring 12x30m, bound on all sides by an earth wall.
G40/256	Water race	Industrial	Water race sourced from Luggate Creek.
G40/141	Tailings	Mining – Gold	Small set of amorphous tailings.
G40/255	Site of Luggate Ferry	Transport/ Communication	Luggate Ferry site with 'T' anchors on adjacent terraces with cable remnants just downstream of Luggate Red bridge opened in 1916. Ferry access and landing remain on either bank along with an downstream anchor pit and cable remnant. It is alleged that the first ferry was established in the 1870s but no records or details have survived.
G40/40	Water race	Industrial	Race travelling west.
G40/142	Gold workings	Mining – Gold	Gold workings consisting of various sequences of terrace herringbone sluicings and riverbank

			surface workings with associated box sluice/sludge channels.
G40/143	Water race	Industrial	Two separate water races from opposite directions in the vicinity of the G40/142 workings.
G40/152	Water race	Industrial	Water race running around the edge of the terrace, 50cm wide and 20cm deep.
G40/154	Tailings	Mining – Gold	Single tailing mound.
G40/153	Stone walling	Agricultural – Pastoral	Small structure constructed in mud mortared split schist cobbles.
G40/38	Dredge moorings	Mining – Gold	'T' shaped depressions, with evidence of stone lining.
G40/39	Tailings and water races	Mining – Gold	A group of tailings evident c. 3 - 4 m from the river. The site has been damaged by a track immediately inland of the tailings (2008).
G40/155	Hut	Historic – Domestic	Hut site (approx. 3.5m) bounded by schist rock and split schist walling, with chimney/fireplace.
G40/156	Tailings	Mining – Gold	Elongated areas of neatly stacked tailings, 260x25m.
G40/37	Hut	Historic – Domestic	Small rectangular hut, 4x3m, with stacked schist cobble walls.
G40/36	Road	Transport/ Communication	Road from the top of the terrace to the river, in a westerly direction. Used to take coal down to a dredge.
G40/157	Stone wall	Agricultural/ Pastoral	Line of schist cobbles, 60m long, 20cm wide, and 1 cobble high. May have been an early boundary marker.
G40/149	Tailings	Mining – Gold	Amorphous scatter of tailings extending for over 200m.
G40/150	Tailings	Mining – Gold	Area of parallel tailings.

There are five heritage features within the Mata-Au PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Early Graves and Pioneer Memorial Albert Town Cemetery Reserve, Lake Hāwea - Albert Town Road	2 (508)	-
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	2 (509)	-
Luggate Red Bridge, Rural Luggate	3 (515)	-
Old Stone Cottage, 100-120 Alison Avenue, Albert Town	3 (520)	-

Blacksmith Shop (Part of Templeton Garage) 21 Wicklow Terrace, Albert Town	3 (542)	-
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Significant Heritage & Archaeological Values

- The area has strong links to Otago's early mining, with evidence of residential sites including and extensive sites related to gold mining (eg. dams, races, sluicings).
- The Clutha River has strong historical and contextual values related to shaping early infrastructure and travel routes, for example, the early ferry sites which were utilised into the 1900s.

Review & Recommendations

- Text was added to refer to additional heritage features and archaeological sites within the PA.
- Text was added to outline the PAs historic attributes and values.
- Wording was updated to align with other schedules, specifically in adding PDP references and referring to multiple archaeological sites.

10. ONF – Mt Barker (Upper Clutha)

Brief Historical Narrative

Mt Barker was named after Charles Barker, an early landholder in the Wanaka area.⁹¹ The area around Mt Barker was divided into several large lots which were exclusively focused on agriculture with a few farmers owning large tracts of land. With the 1877 land ballot, more of the lots were divided up and sold to other farmers.

A number of families settled in the area for many years, Thomas Anderson, a farmer of Mt Barker opened the flour mill at Luggate but issues around the low quality of the wheat being grown at Mt Barker were brought up and Australian imports were still preferred.⁹² John Halliday who started the last gold rush in Otago owned a farm at Mt Barker before and after his stint as a gold miner. He regularly posted ads in the paper selling horses raised from his farm.

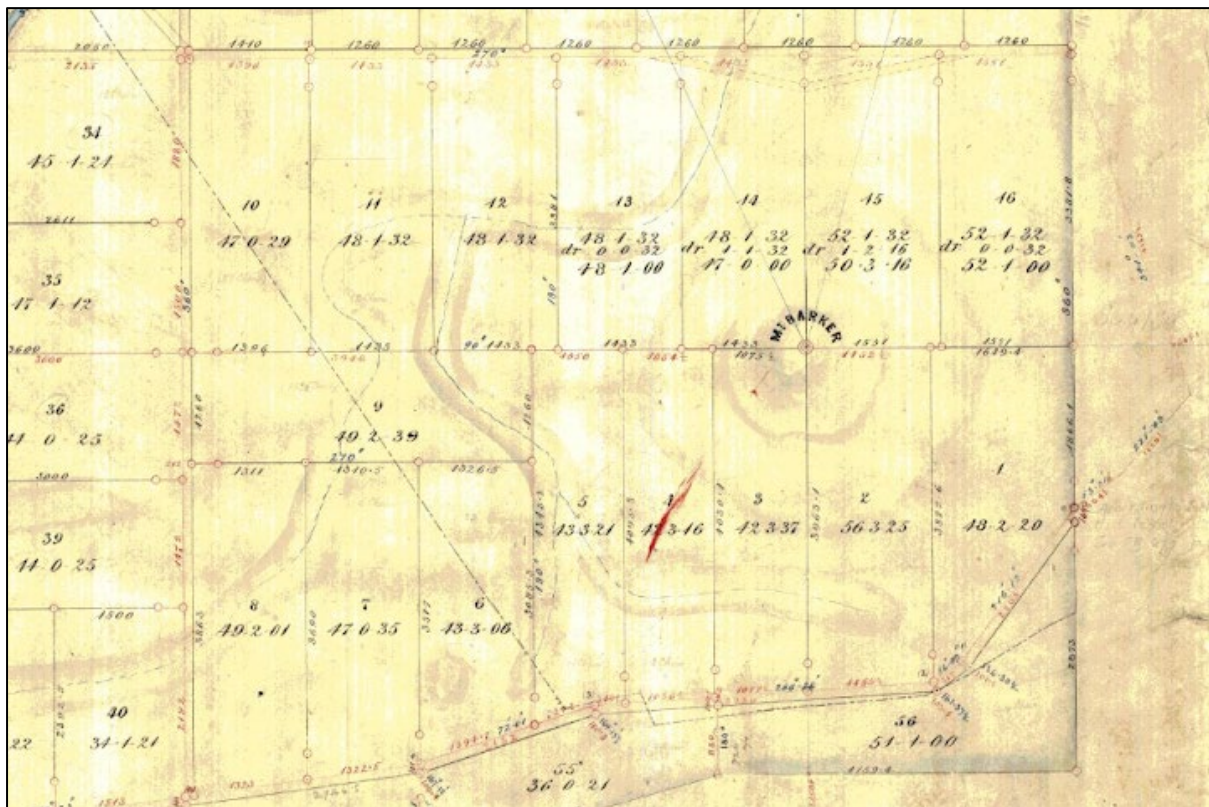


Figure 10. Detail of survey plan showing the sections around Mt Barker.⁹³

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded in the Mt Barker PA. There are no listed heritage features within the Mt Barker PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

⁹¹ Irvine Roxburgh, *Wanaka and Surrounding Districts* (Alexandra: Central Otago News Print, 1990).

⁹² *Cromwell Argus*, 17 April 1883.

⁹³ LINZ, SO952.

Significant Heritage & Archaeological Values

- Mt Barker has some contextual significance as a key reference point within early surveys of the Wānaka area.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Text was added to note that Mt Barker has contextual significance as part of early surveys.

11. ONF – Mt Iron (Upper Clutha)

Brief Historical Narrative

The early pastoral runs around Wanaka were large – generally well over 10,000 acres. The Wanaka Runs were taken up in 1858 by Robert Wilkin and Archibald Thomson. Wilkin's farm managers and shepherds, John Huchan, Oswald McCallum, John Goldie, and George Rennie, established the Wanaka Station homestead near the base of Mount Iron, with the woolshed completed in 1861 (Figure 7). In 1957, the foundations of this building were reportedly still visible in Albert Town.⁹⁴ In 1866, most of the Wanaka Station was purchased by M Holmes and Henry Campbell, with Campbell living on site at the Albert Town homestead.⁹⁵ At some point (circa 1880), the large runs were divided into smaller runs with Mount Iron becoming part of Run 240.⁹⁶ In 1884, the land at the southern base of Mount Iron was marked as a quarry reserve.⁹⁷



Figure 11. Detail of c. 1860s survey map, with the homestead at Albert Town (Newcastle) indicated.

Part of Mount Iron was gazetted as a scenic reserve in 1905. A track to the summit was completed in 1906.⁹⁸ Climbing Mount Iron was recommended to tourists in the early 1900s:⁹⁹

Almost at the foot of Mt Iron flows the Cardrona River and it is seen to empty into the Clutha. The Hawea River can be traced from its source, some five or six miles distant, to where it also joins its waters with the Clutha.

⁹⁴ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

⁹⁵ Roxburgh.

⁹⁶ Archives New Zealand DAAK 9429 D450/13.

⁹⁷ LINZ, SO963.

⁹⁸ Minister of Tourist & Health Resorts, "Tourist & Health Resorts Department Report," *AJHR* 1906 Session II, H-02.

⁹⁹ *Lake Wakatip Mail*, 24 March 1905.

Another 28 acres of land around Mount Iron was gazetted in 1933.¹⁰⁰



Figure 12. Burton Bros photograph of Mount Iron, circa 1870-1880.¹⁰¹

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded in the Mount Iron PA. There are no listed heritage features within the Mount Iron PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Like Mt Barker, Mt Iron has some contextual significance as a key reference point within early surveys of the area.
- Mt Iron has some historic value as an early tourist destination.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Recommend that additional research and engagement is undertaken to better understand the heritage and archaeological values of the PA are better understood.

¹⁰⁰ Department of Lands & Survey, "Scenery Preservation," *AJHR* Session I, C-06.

¹⁰¹ Te Papa, O.026532.

12. ONL – West Wakatipu Basin (Queenstown)

Brief Historical Narrative

The area was likely part of Run 356, Rees' run which also encompassed the current site of Queenstown and is thought to have extended to Moke Lake.¹⁰² The area was quickly overrun with miners following the discovery of gold in 1862, and Rees pastoral license was soon cancelled.¹⁰³

Gold mining took place near the creeks around the shoreline of Lake Wakatipu. In 1865, the Queenstown Prospecting Association (QPA) was formed to explore whether the terraces around the township also contained gold. The QPA worked the area around One Mile and Two Mile Creek, establishing a dam and water races from Two Mile Creek into One Mile Creek. Two miners reportedly discovered a 21oz nugget in the creek which attracted a considerable number of miners to the area.¹⁰⁴ While mining was occurring around these creeks, largely the land along the northern edge of Lake Wakatipu continued to be used for agricultural purposes. As early as 1868, settlers were grazing this area.¹⁰⁵ Pastoral land use continued into the mid-twentieth century, with aerials from 1954 showing little development.¹⁰⁶

It was not until the 1920s that the One Mile and Two Mile Creeks were investigated for use in generating hydro-electric power. One Mile Creek was considered suitable, and a power plant was constructed and opened in 1924. To control water supply, a dam was constructed along One Mile Creek, about 500ft above the level of the lake. Plans were made to carry out a similar scheme at Two Mile Creek.¹⁰⁷

The Queenstown Gorge was used for passage to the Shotover River and Skippers Canyon diggings, with the road through the gorge surveyed in the 1860s following a "cut horse track."¹⁰⁸ Halfway through the gorge was Jack's Hotel, with a substantial house and paddock for horses.¹⁰⁹ A timber decked bridge was constructed over the Shotover River, at the site of the present Edith Cavell Bridge in 1875. McChesney's bridge across the creek was likely constructed at a similar time to allow the transport of goods from Queenstown to the diggings, via Arthurs Point (Figure 12).¹¹⁰

Mining also took place up McChesney Creek. Historic gold mining features were recorded in the area in 2015, and included water races, tailings, and revetments. There was also a hut site, possibly constructed by John Watson, who applied for a one-acre alluvial claim in McChesney's Gully in October 1907.¹¹¹ Watson was reported as the largest producer of gold at McChesney Creek.¹¹²

¹⁰² Griffiths, *Queenstown's King Wakatipu*.

¹⁰³ Jill Hamel, "Domesticity in 19th Century Queenstown," 2000.

¹⁰⁴ *Lake Wakatipu Mail*, 9 April 1873.

¹⁰⁵ LINZ, SO5687; *Lake Wakatipu Mail*, 25 October 1877.

¹⁰⁶ Retrolens, SN842.

¹⁰⁷ *Lake Wakatipu Mail*, 23 September 1924.

¹⁰⁸ LINZ, SO489 (1865).

¹⁰⁹ *Lake Wakatipu Mail*, "Resident Magistrates Court," 9 March 1871, 3.

¹¹⁰ Rebecca Reid, "Old McChesney Bridge Abutment Remains," in Queenstown Lakes District Council Heritage Inventory Register (June 2016), 193-194.

¹¹¹ *Lake Wakatipu Mail*, 5 November 1907.

¹¹² *AJHR*, 1933 Session I, C-02.



Figure 13. McChesney's Bridge circa 1903.¹¹³

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the West Wakatipu Basin PA:

Site No.	Site Name/Details	Site Type	Details
E41/204	Hut	Unclassified	A small hut/tent site with a collapsed stone chimney at one end. There is a small dam which feeds into Two Mile Creek adjacent to the hut.
E41/228	One Mile Creek workings	Mining – Gold	Visible tailings near the One Mile Powerhouse driveway.
E41/236	Bridge abutments	Transport/ Communication	Stacked schist abutments which supported the earlier McChesney Creek bridge, thought to be constructed c. 1875.
E41/279	Workings	Mining – Gold	Gold mining site with heavy rock tailings and (collapsed) hut site dug into a bank. In various places, stacked revetments support a steep slope.

There are two heritage features within the West Wakatipu Basin PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Queenstown Powerhouse, One Mile	2 (96)	-

¹¹³ Hocken, 4889, cropped.

Old McChesney Bridge abutment remains, located by the one-way bridge by Arthurs Point Hotel, Arthurs Point	2 (104)	-
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Significant Heritage & Archaeological Values

- The area has strong links to Otago’s early mining, with evidence of sites related to gold mining, particularly near creeks.
- The area also has strong historical and contextual values related to shaping early infrastructure and travel routes (for example, the McChesney Creek Bridge), and the later generation of power.

Review & Recommendations

- Text was added to outline archaeological and heritage features. Where appropriate, these were described on a landscape-scale, for example, the sites related to gold mining.
- Text was added to recognise the historical and contextual values of the area.

13. ONL – Queenstown Bay & Environs (Queenstown)

Brief Historical Narrative

Queenstown Bay formed the base of Rees’ pastoral run, and a homestead and woolshed were constructed by 1859.¹¹⁴ Rees first placed a whaleboat on the lake in 1860 to help him move supplies and people from Kingston to his holdings at Queenstown.¹¹⁵ Following the discovery of gold, the wider area became the focus of a substantial gold rush. Large numbers of prospectors arrived, travelling through the gorge from Cromwell and up Lake Wakatipu from Kingston. This necessitated the movement of a large amount of supplies, which were primarily brought up from Bluff. By December 1863, there were 21 boats on Lake Wakatipu, shipping people and supplies.¹¹⁶ More extensive ferry and shipping services continued and the *Mountaineer* was launched in 1879 from Kelvin Heights, and a slipway was built to service the *Earnslaw* in 1914 (which falls outside the ONL).¹¹⁷ A beacon was constructed at the end of the Queenstown Gardens peninsula by 1880, to guide boats travelling from Frankton into Queenstown Bay.¹¹⁸

The Queenstown Gardens were established by 1867, when they were designated as a reserve for public purposes. Subsequently, the gardens were planted with imported vegetation and local residents were given permission to plant trees themselves, resulting in a wide range of species. The Gardens continued to develop and many facilities were added – The Bowling Club Pavilion was constructed in 1908, providing services for the tennis club and tea rooms for park users, and a band rotunda was constructed near the Park Street entrance. A small stone bridge was constructed over the pond by 1868. There are three memorials of historic interest in the Gardens – the Scott memorial remembering the loss of Captain Falcon Scott and his men in Antarctica in 1912; the Rees memorial to commemorate the arrival of William Gilbert Rees in February 1860; and the Ha Kite Kura plaque to remember the first woman to swim across Lake Wakatipu.¹¹⁹

Near the junction of Fernhill Road and Lake Esplanade, are the remains of the rifle butt which was used by local military volunteers for training. It was constructed circa 1899-1900 in stacked stone and coarse concrete, with the firing side showing evidence of iron reinforcement.¹²⁰

Following the Otago goldrushes of the early 1860s and the designation of Queenstown as a goldfield, the pastoral leases that covered the flat parts of the basin north of the Kawarau River were cancelled. Rees relocated to the southern side of the Kawarau Falls.¹²¹ Kelvin Heights (and Peninsula Hill) formed part of Rees’ new station.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Queenstown Bay and Environs PA:

Site No.	Site Name/Details	Site Type	Details
E41/305	Queenstown Rifle Butt	Military (non-Māori)	Remains of a concrete structure used by local military volunteers for training.

¹¹⁴ Griffiths, *Queenstown’s King Wakatip.*

¹¹⁵ R J Meyer, *All Aboard: The Ships and Trains That Served Lake Wakatipu* (Wellington, NZ: Railway and Locomotive Society, 1980).

¹¹⁶ Meyer.

¹¹⁷ Meyer.

¹¹⁸ Queenstown Lakes District Council Heritage Inventory Register (June 2016),

¹¹⁹ Queenstown Gardens Reserve Management Plan 2011.

¹²⁰ Rebecca Reid, “Concrete Remnant of Different Days,” *Queenstown Courier* 76(2006).

¹²¹ Miller, *Golden Days of Lake Country.*

E41/13	Midden	Midden/Ovens	Moa hunter ovens and midden "Potato" village. No further information is provided on the ArchSite report.
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The following heritage features are listed within the Queenstown Bay and Environs PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Queenstown Gardens & Plantation Reserve Block, including the Queenstown Garden Gates, 52 Park Street	2 (13)	-
William Rees Memorial, Queenstown Gardens	3 (24)	-
Haki Te Karu Plaque, Queenstown Gardens	3 (25)	-
Scott Rock Memorial	3 (26)	-
Queenstown Bowling Club Pavilion (excluding modern northern extension) located within the grounds of the Queenstown Gardens	2 (65)	-
Rifle Butt, Lake Wakatipu foreshore	3 (220)	-
Beacon Tripod & Beacon	2 (221)	-

Significant Heritage & Archaeological Values

- Queenstown Bay formed an essential part of the early transport network on Lake Wakatipu. Some significant features remain, for example, the beacon at the end of the Queenstown Gardens peninsula.
- There are multiple heritage features along the shoreline of Queenstown Bay, associated with the historic recreational use of the lake, shoreline, and gardens, including the rifle butt. The Queenstown Gardens have significance as an early public reserve, containing multiple heritage features and memorials.

Review & Recommendations

- Text was added to outline the archaeological and heritage features and historic values of the PA.

14. ONL – Northern Remarkables (Queenstown)

Brief Historical Narrative

The Kawarau Station (Run 345) was one of the largest runs in Central Otago, consisting of 81,000 acres. By 1867, over 36,000 sheep were recorded as being shorn on the station. From 1882, several of the large runs were subdivided after vigorous public agitation; however, many runholders resisted subdivision through the practice of having nominees hold the leases. The larger Kawarau Station was finally subdivided in 1910.¹²²

By the end of 1862, many miners were working in the Kawarau River. Prior to the gold rush, there was no road through the Kawarau Gorge connecting Queenstown and Cromwell. A road was slowly constructed throughout the 1860s and 1870s, and some individuals set up punts to ferry people across the Kawarau. The road originally ran along the southern bank of the Kawarau River at the base of the Remarkables.¹²³

Richard Chard applied for a residence area on the southern side of the Kawarau, adjoining the site of the Owens Ferry in 1877.¹²⁴ Chard appears to have mined the area near the horseshow bend and near the current location of Chard Farm from 1877 to the mid-1890s.¹²⁵ He transitioned from mining into agriculture in 1892, when he applied for a license to occupy the area for agricultural purposes.¹²⁶

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Northern Remarkables PA:

Site No.	Site Name/Details	Site Type	Details
F41/526	Sluice Pits	Mining – Gold	Sluicings located near the Rastus Burn delta. Believed to date to the 19 th century.
F41/678	Hut Site	Mining – Gold	Hut site with stone chimney and iron pipe chimney pot. There is a water race on the hillside directly above the hut.
F41/679	Water Races	Mining – Gold	Water races fed from the Rastus Burn, located immediately in front of F41/63.
F41/63	Schist Hut Ruin	Historic – Domestic	Stone hut ruin measuring approx. 4.6 by 6.1m.
F41/52	Chard Farm	Agricultural/ Pastoral	Farm constructed in the 1870s, after the area had been mined.
F41/522	Chard Road	Transport/ Communication	Cobbled road section, comprised of schist slabs. Chard Road is the historic route from the Owen’s Ferry punt, which operated until the Kawarau Bridge was opened in 1880. Chard Road would have been formed in 1866.

¹²² Neville Ritchie, “Kawarau River Valley: Archaeological Survey,” 1983.

¹²³ Ritchie.

¹²⁴ *Lake County Press*, 11 October 1877.

¹²⁵ *Otago Daily Times*, 6 September 1899.

¹²⁶ *Lake County Press*, 7 July 1892.

There is one heritage feature within the Northern Remarkables PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Chard Road	2 (216)	-

In November 2021, Bridget and Mike Mee (owners of the Kawarau Falls Station) announced they would be placing a Queen Elizabeth II National Trust covenant on 170ha of their land, extending from SH6 to the confluence of the Shotover and Kawarau River.¹²⁷

Significant Heritage & Archaeological Values

- The area has strong links to early gold mining in the District and there are various archaeological sites near the banks of the Kawarau River, related to gold mining and transport throughout the region to the gold fields.
- The area also has strong links to early pastoralism, particularly its association with the Kawarau Station – one of the largest stations in Central Otago.

Review & Recommendations

- Amendments were made to add the reference numbers for heritage and archaeological features within the area.
- Text was added to recognise the heritage and archaeological values of the area.

¹²⁷ *New Zealand Herald*, 19 November 2021.

15. ONL – Central Wakatipu Basin Coronet Area (Queenstown)

Brief Historical Narrative

A survey map dated to 1871 shows that the Coronet Peak pastoral lease (Run 356) was granted to Gammie and Grant in 1859. This run encompassed land from Vanguard Peak to the Shotover River, and was known as the 'Shotover Run.' The Run was eventually broken up into Runs 26, 27, and 34, which make up the existing Coronet Peak Station.¹²⁸

The European settlement of Arthurs Point began with the gold rush. Gold was discovered in the Shotover River in November 1862, by Thomas Arthur and Harry Redfern. From late 1862, numerous mining camps and settlements were established, including the main townships today. Miners initially worked below the present settlement of Arthurs Point and were able to gather 200 ounces of gold in eight days, precipitating the largest rush that ever occurred in Otago.¹²⁹ Within six months, there were 4,000 miners "swarming all over the river" with the numbers growing every week.¹³⁰ By September 1863, postmarks bearing the name 'Arthurs Point' were being issued, suggesting the presence of an office serving the new settlements in the area, of which Arthurs Point was the hub.¹³¹ Communications were further improved by the building of road bridges over the Shotover River, which started in March 1873.¹³²

In 1863, one of the local gold wardens estimated that the area between Arthurs Point and Skippers held a population of 2,500 people, whilst there were 1,200 in Arthurs Point itself and only 600 in Queenstown.¹³³ The transportation, lodging, and supply of all the people living and working in Skippers and the surrounding areas were some of the most important, and remunerative, occupations in the goldfields and led to a rapid growth of hostelry in the Arthurs Point area. It also supported a community of 'packers,' many of whom had stores and whose job it was to transport goods by packhorse to wherever they were needed. One of the most well-known in the Arthurs Point area was Julien Bordeau, who arrived there in 1863. Bordeau reportedly built a stone store near the turn-off from Arthurs Point to Skippers. He carted supplies from Queenstown to this store, where they were repacked into smaller bundles and loaded on to packhorses for the journey into Skippers.¹³⁴

The races at Arthurs Point were constructed by the Arthurs Point Race Company and the United Beach Company.¹³⁵ Both these races were operational by January 1864 and were the result of a considerable amount of effort by the local miners. Almost a third of the miners in Arthurs Point were employed in the project, and the work was considered the most extensive work of the kind being performed in the area of Arthurs Point. When completed, the races were intended to enable a large area along the Shotover riverbed and beaches to be worked. Sixty miners amalgamated their claims and worked for three months to cut the race at a cost of £3,000 (for hiring the labour). The races required blasting along their length because of the stone present, and the construction was also plagued by frequent floods and arguments with previous claim owners. The Arthurs Point company were forced to buy out a group of miners, whose claims stood in the way of the races progressing, for £280, but this was covered as a donation from the businessmen of Arthurs Point and Queenstown.¹³⁶

A network of races was also constructed across the face of Coronet Peak, to link various creeks and tributaries running down the mountain and supplying the reservoir at Arthurs Point, Sew Hoy at Big Beach, Morning Star

¹²⁸ LINZ, Crown Pastoral Land Tenure Review: Coronet Peak (January 2006).

¹²⁹ Vincent Pyke, *Early Gold Discoveries in Otago*, 1887.

¹³⁰ Cunningham, *Illustrated History of Central Otago and the Queenstown Lakes District*.

¹³¹ Lakes District Museum, "Archives," 2014.

¹³² Otago Witness, "Country News" (Issue 1112, 22 March 1873, Page 11, 1873).

¹³³ Susan Irvine, "Bordeau's Store," Heritage New Zealand Pohere Taonga, 2013.

¹³⁴ Irvine.

¹³⁵ *Lake Wakatipu Mail*, 12 December 1863.

¹³⁶ *Southland Times*, 16 December 1863.

Beach, and Sugar Loaf Hill. A race man was hired to check water flow, particularly during heavy rain. This system was active until the 1930s and 1940s.¹³⁷

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Central Wakatipu Basin Coronet Area PA:

Site No.	Site Name/Details	Site Type	Details
E41/288	Morning Star Beach Reserve	Mining – Gold	Workings (including the McCaffrey and MacDonald water races) related to gold mining in the area.
F41/851	United Beach Company water races	Industrial	United Beach Co. water race, constructed with the Arthurs Point Co. in 1864.
F41/850	Arthurs Point Company water race	Industrial	Water race constructed by Arthurs Point Co.
F41/550	Coronet Face water race – Race man’s hut	Historic – Domestic	Remains of race man’s hut, only a stacked schist chimney remains.
F41/792	Coronet Face water race	Industrial	4km section of water race with various structural components including iron fluming sections; aqueduct structures and benching via retained walling/rock benching
F41/653	Cooper’s Terrace	Mining – Gold	Small schist miner’s hut, with chimney on the back wall.

The following heritage features within the Central Wakatipu Basin Coronet Area PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Macetown Road, and all road stone retaining walls (from Butler Park, Buckingham Street, Arrowtown through to Macetown Historic Reserve	3 (6)	-
Cockburn Homestead, 18 Malaghans Road	3 (125)	-
Scholes Tunnel, Macetown Road	3 (304)	-
William Fox Memorial, Coopers Terrace, Arrow River, Arrowtown	2 (309)	-
Stone Wall, Recreation Reserve, Buckingham Street Arrowtown	3 (311)	-
Police Camp Building Butler Park, Arrowtown	2 (375)	-

The Macetown Heritage Overlay overlaps with the Central Wakatipu Basin Coronet Area PA. The Macetown Heritage Overlay recognises a concentration of historic gold mining sites (focused on the deserted mining town of Macetown), featuring a distinct landscape with diverse mining features.

¹³⁷ ArchSite, Record Form: F41/550.

Significant Heritage & Archaeological Values

- The area has strong links to the District's gold mining history, with multiple gold mining sites throughout the PA. The eastern extent of the PA is within the MHOA, which recognises a high concentration of mining sites beginning in the 1860s and continuing into the 1930s.
- The area has strong links to early pastoralism, and a run was established near Coronet Peak in 1859. Parts of this land are still linked to agriculture, as part of Coronet Peak Station.
- Coronet Peak was New Zealand's earliest commercial skifield, recognising the potential for Queenstown as a winter resort town.

Review & Recommendations

- Text was added to highlight significant heritage and archaeological features within the PA. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites.
- Amendments were made to recognise the historic values relating to gold mining, early pastoralism, and the significance of Coronet Peak skifield.

16. ONL – Victoria Flats (Queenstown)

Brief Historical Narrative

In the late 19th to early 20th century further land-based alluvial mining projects were proposed along the Kawarau, but these either did not come to fruition or proved ultimately less significant than the early boom years. In September 1897 an application was made for a hydraulic claim on Victoria Flat above the Nevis River junction. This was the first proposal for hydraulic mining in the Cromwell area. However, it did not eventuate as it would have entailed a very costly race-line to get the necessary pressure. No attempt was made to mine these flats until Macale and Party floated the Kawarau High Levels Mining Company in 1926 and conveyed water to the Flat from Doolans Creek via a 1400 feet long tunnel (F41/208) cut through a spur at Mt Mason. Their efforts were largely in vain because the ground was rough and there were too many boulders for successful hydraulic mining.¹³⁸

Much of the old Victoria Flat Road formation was destroyed in 1999, with the formation of the landfill. The western section of the road still survives in part, as do fragments of the approach down to the ferry site.¹³⁹

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Victoria Flats PA:

Site No.	Site Name/Details	Site Type	Details
F41/210	Sluice tailings	Mining – Gold	Sluice tailing, approx. 30m wide.
F41/211	Miner’s Dam	Industrial	Earth dam with a split schist retaining wall.
F41/839	Earth bank	Industrial	Long, circa 0.5m high earth bank extending on a NE-SW bearing from the roadside. Cut by two water races. The function of the bank is unclear. The age of all features is also unclear. Clearly visible on a 1964 aerial photograph.
F41/840	Mine shaft	Mining – Gold	Possible collapsed shaft. Circa 2m x 1.5m rectangular depression.
F41/209	Sluice tailings	Mining – Gold	Small sluiced area, circa 30m wide and stretching 25m back from the river. Small herringbone patterns are evident.
F41/583	Tailings	Mining – Gold	Area of tailings.
F41/579	Stone hut	Historic – Domestic	Three stacked stone walls remaining of a small hut (approx. 2x3m).
F41/580	Dam and water races	Timber Milling	Sod-walled dam, water races, head races, and metal pipe that marks a subsurface tank or reservoir. Sod wall runs in a north-south direction for approx. 50m, then curves to run east-west for approx. 65m.

¹³⁸ Jeremy Moyle, “Kawarau Gorge Cycle Trail Archaeological Assessment,” (Unpublished report for the Queenstown Trails Trust, 2020).

¹³⁹ Petchey, “Victoria Flats Sanitary Landfill Archaeological Survey” (1999).

F41/581	Stone Ruin	Historic – Domestic	Stone ruin near tailings, may have formed part of a hut.
F41/582	Tailings	Mining – Gold	Area of stone tailings, which form part of a complex of mining features.
F41/459	Old Victoria Flat Road	Transport/ Communication	Otago Provincial Council road that crossed Victoria Flat to the Nevis Ferry. The ferry opened in December 1866 and was replaced by the first Victoria Bridge in 1874.
F41/423	Stone cottage	Historic – Domestic	Schist slab stone cottage in ruinous state measuring 6x4m, with a plastered interior.
F41/187	Springburn Race	Mining – Gold	Water race measuring approx. 2m across, with narrow raised earth banks. The race has been modified for irrigation.
F41/193	Mining Dam	Industrial	Earth wall, approx. 1m high.
F41/188	Dam	Industrial	Large, shallow walled dam approx. 200m long.
F41/189	Victoria Bridge North	Mining – Gold	Sluicings. The site consists of two large sluice pits with a very complex reservoir and race system above them.
F41/190	Hut site	Historic – Domestic	Drystone wall remains of a stone hut.
F41/191	Tailings	Mining – Gold	Neatly stacked rows of schist rocks, at right angles to a sludge channel.
F41/192	Hut remains	Historic – Domestic	Remains of a mud mortared stone hut, with a chimney.
F41/194	Sluice tailings	Mining – Gold	Area of sluiced land from the confluence of the Nevis and Kawarau River to Victoria Flat.
F41/195	Victoria Bridge Hotel	Commercial	Hotel was built by Mr J. McCormick some time after 1874. Oats and chaff were grown on the land associated with the hotel. There were about 4 buildings in the hotel complex, including the main hotel buildings and stables.
F41/196	Sluice tailings	Mining – Gold	Sluice tailings, approx. 100m wide.
F41/197	Mining Hamlet	Health Care	Stone chimneys and fire places. Probably a mining hamlet.
F41/198	Mining features	Mining – Gold	Mining dam and sluicings.
F41/199	Sluice tailings	Mining – Gold	Tailings, extending for approx. 800m downriver from Victoria Bridge.
F41/753	Nevis Crossing Ferry	Transport/ Communication	Site of the Nevis Crossing Ferry that operated on the Cromwell to Queenstown road from 1866 until the Victoria Bridge opened in 1874.
F41/200	Sluice tailings	Mining – Gold	A water race runs from the road into two sluiced gullies.

F41/201	Sluicings	Mining – Gold	Two small, sluiced gullies.
F41/202	Edwards Ferry Hotel	Commercial	Hotel site. The remains of this hotel date back to before the first Victoria Bridge in the 1880's.
F41/203	Sod enclosure	Agricultural/ Pastoral	Earth walled dam, approx. 25 by 36m.
F41/204	Water race	Industrial	Section of water race, approx. 20m long.
F41/205	Chimney	Unclassified	Isolated split schist and mud mortar chimney, approx. 1.8m high, 1.2m wide, 0.8m thick, with two iron bars through sides to support fireplace area.
F41/206	Stone hut	Historic – Domestic	Split schist and mud mortar walls, 0.5m thick and up to 1.6m high. Hut floor area is 5x4m.
F41/208	Doolan's Creek Tunnel	Industrial	1,400ft tunnel cut through to carry water from Doolan's Creek to Victoria Flat.
F41/817	Sluicings and tailings	Mining – Gold	Area of mining sluicings and tailings.
F41/836	Dam	Industrial	Approx. 20x35m earth dam, and may have supplied water for workings at F41/817.
F41/838	Sluicings	Mining – Gold	Small sluiced area measuring circa 30m x 40m.
F41/458	Sluicings	Mining - Gold	Set of riverbank ground sluicings. The sluicings cut through the old road line that goes down the Nevis Ferry site that crossed the Kawarau River at this location from 1866.
F41/837	Reservoir	Industrial	Approx. 40x180m reservoir beside Victoria Flats Road. A water race runs off the east end and turns northward.
F41/207	Water race	Industrial	Race is approx. 0.5m deep, with raised earth edges.

There is one listed heritage feature within the Victoria Flat PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Victoria Bridge Supports, Gibbston Highway	3 (223)	-

Significant Heritage & Archaeological Values

- The area has strong associations with gold mining and early European settlement (including hotel and ferry sites).

Review & Recommendations

- Amendments were made to add reference numbers to the archaeological and heritage features.
- Amendments were made to clarify the historic attributes and values related to mining and early settlement (including transport).

17. ONL – Cardrona Valley (Upper Clutha)

Brief Historical Narrative

Before 1862, the Cardrona Valley was part of the route to travel from Lake Wanaka to Queenstown and Arrowtown. The first Europeans to explore the Cardrona Valley were the early runholders and their employees. William Gilbert Rees and Nicholas von Tunzelmann travelled through to Lake Wakatipu via the Cardrona Valley in early 1860, following the route from Wanaka Station over the saddle. Following the establishment of Rees' station at present-day Queenstown, the Cardrona Valley became the favoured route between the two stations.¹⁴⁰ There were two pack tracks from Cromwell to Cardrona, which both entered the valley via Tuohy's Gully.¹⁴¹

The western side of the Cardrona Valley initially formed part of the extensive Wanaka Station (Run 334) and the eastern side formed part of Run 240, with the Cardrona River acting as a boundary between the two Runs. Later survey plans indicate that the larger stations had been divided, with smaller sections surveyed south of Boundary Creek. The land opposite the Cardrona commonage later became the Waiorau Run (Run 629). Historic surveys record buildings at Branch Burn and Spot Burn.

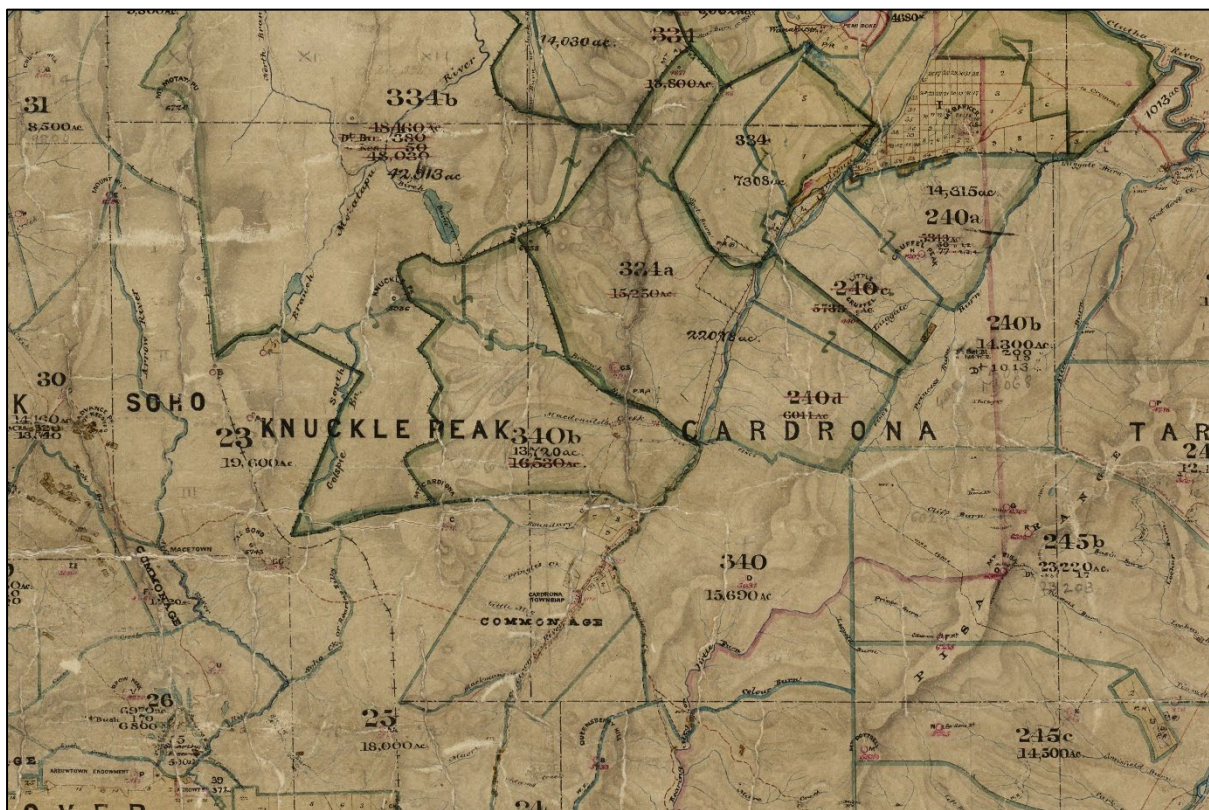


Figure 14. Detail of circa 1880s Run Map showing the subdivided runs.¹⁴²

Gold was discovered in the Cardrona Valley in 1862. In the earliest phases of mining, the focus was initially on the upper valley, with shallow riverbeds and banks being worked. Leads at least 30 feet deep were worked on the flat ground of the Waiorau Run, with tunnels probably extending down the whole extent of the flat ground.¹⁴³ Later, parts of the valley were hydraulically sluiced with water brought into dry areas with races

¹⁴⁰ Benjamin Teele, "Curtis Road Subdivision Archaeological Assessment" (Unpublished report for the Roberts Family Trust, 2020).

¹⁴¹ Jill Hamel, "Historic and Archaeological Sites on Waiorau, Cardrona Valley" (Unpublished report, 1991).

¹⁴² Archives New Zealand, DAAK 9429 D450/13.

¹⁴³ Hamel, "Historic and Archaeological Sites on Waiorau, Cardrona Valley."

over large distances.¹⁴⁴ In 1889, the warden reported that prospecting was being carried out along the face of the Criffel Range.¹⁴⁵

By 1863, nearly 300 miners were working in the Cardrona field. At its peak, the Cardrona Valley had a population of 3,000-4,000 people. Two townships developed in the valley – the upper (surviving) township was the original settlement and another sprang up a mile down the valley close to a series of payable claims, a school opened in 1870, and the township serviced traffic to Arrowtown.¹⁴⁶ The Cardrona Hotel was built in 1865, and was one of four hotels in the township, offering accommodation, livery services, and a coach stop for gold miners and travellers.¹⁴⁷

The size of the townships declined from the end of the 1870s and flooding in 1878 undermined roading and affected mining yields. The mining population continued to decline until the late 1880s, when almost 40 miles of water races were constructed to enable the ground to be worked by hydraulic sluicing. The Cardrona Company Water Race and Little’s Water Race were visible above the township, travelling along the contours of the mountain.¹⁴⁸ Otago’s dredging boom in 1889/1890 saw ground in the valley taken up for dredging, but was not worked until after 1900.¹⁴⁹

The Chinese has a sizeable presence in the Cardrona Valley, and outnumbered European miners for many years. The exodus of European miners in the late 1860s to the West Coast was followed by an influx of Chinese miners. From 1870, the Chinese established large stores and hotels.¹⁵⁰

Recorded Heritage & Archaeological Features/Sites

The following archaeological sites are recorded within the Cardrona Valley PA:

Site No.	Site Name/Details	Site Type	Details
F41/564	Stone wall	Agricultural/ Pastoral	Stone wall measuring 20m long and 1m high, approx. 500m south of the Cardrona Hotel.
F41/464	Gold sluicings	Mining – Gold	Small area of sluicings on both sides of the Cardrona River, which may have been worked by Chinese circa 1893.
F41/757	Galvin’s Cottage	Historic – Domestic	Cottage named for Paddy Galvin, a gold rush miner, who settled in Cardrona Valley in the 1860s.
F41/520	Beaumonts	Agricultural/ Pastoral	Free standing field wall, 46m long and approx. 1m high, built in angular pieces of schist rather than slabs. Formed the back wall of the drovers’ holding paddock associated with a camp site.
F41/676	House	Agricultural/ Pastoral	Site of a mud brick 19 th century house and associated pasture. House was demolished circa 2011.

¹⁴⁴ A. Middleton, “Mt. Cardrona Station Archaeological Assessment of Study Area” (Report for Queenstown Lakes District Council, 2006).

¹⁴⁵ Hamel, “Historic and Archaeological Sites on Waiorau, Cardrona Valley.”

¹⁴⁶ Peter Petchey, “Cardrona Valley Archaeological Survey” (Unpublished report for Southroads Ltd, 1999).

¹⁴⁷ Teele, “Curtis Road Subdivision Archaeological Assessment.”

¹⁴⁸ See: Lakes District Museum, EL2025.

¹⁴⁹ Petchey, “Cardrona Valley Archaeological Survey.”

¹⁵⁰ Petchey.

F41/787	Ditch	Artefact Find	A goldfields-era drain/ditch containing 19 th century bottle glass, bottle tops, Chinese and English ceramics, and clay pipes.
F41/788	Cardrona Hotel	Building – Hotel	Cardona Hotel built in 1870.
F41/441	Mine shaft	Industrial	Partially collapsed mine shaft reputedly part of the Gin and Raspberry Mine workings. Later destroyed by mining of the river flats.
F41/440	Hydraulic pond	Mining – Gold	Pond with large pile of tailings stacked to one side of the pond. Later destroyed by mining of the river flats.
F41/584	Sluicings	Mining – Gold	Sluiced faces opposite the Cardrona Hotel, which may be related to F41/440 and F41/441.
F41/842	Pong’s Creek workings	Mining – Gold	Eroded and poorly defined alluvial gold mining features.
F41/562	Huts/enclosure	Historic – Domestic	Building foundations related to early mining. Site relocated after survey.
F41/585	All Nations Hotel	Commercial	Location of the All Nations Hotel, built in 1860s by Gioachino La Franchi, and destroyed by fire.
F41/591	Historic Road	Transport/ Communication	Remains of historic road running parallel with Cardrona Valley Road.
F41/587	Town	Health Care	Two historic buildings at the site of the lower Cardrona township. One is a former butchery, and contains artefacts and an exterior stone-lined underground storeroom. The central street is still visible, as a wide dusty track lined with willows.
F41/457	Dredge	Mining – Gold	Deeply buried dredge near the gate to the Waiorau homestead. Constructed by La Franchi in 1902, and sunk in 1918.
F41/466	Dredge tailings	Mining – Gold	Tailings covering the valley floor of Tuohys Gully, approx. 1800m north-east of the Cardrona township.
F41/474	Sunrise Mine	Mining – Gold	Location of the Sunrise Mine on Advance Peak. First mines on Advance Peak started work in 1878, with the Sunrise Co taking over in 1887.
F41/467	Dam Paddock	Mining – Gold	Small sluice faces and reservoirs lying in the ground south of the Nordic Skifield Road (now Waiorau Nordic Road).
F41/560	Sod ruins	Historic – Domestic	Likely habitation site, with mounds of sod likely to the walls of huts.
F41/561	Historic Road	Transport/ Communication	Continuation of the Cardrona – Roaring Meg pack track, leading west of Mt Cardrona.
F41/559	Homestead	Historic – Domestic	Location of Knuckle Peak homestead destroyed by fire circa 2005.

F41/586	Cemetery	Burial/ Cemetery	Cardrona cemetery established in the early 1860s. Many burials are unmarked and the bodies of some Chinese miners have been exhumed and returned to China.
F41/588	Tailings	Mining – Gold	An area of tailings along Branch Burn.
F41/599	Robrosa dredge tailings	Mining – Gold	Tailings on the flat terrace on the western boundary of the Robrosa property. Tailings may be related to the Rolling Stone Gold Dredge Co. who had a claim at this location in 1899.
F41/596	Robrosa homestead water race	Industrial	Remains of a section of an irrigation race.
F41/597	Robrosa homestead water race	Industrial	Substantial race, 2.2m wide and 50cm deep, running from a waterfall and running south to north.
F41/600	Robrosa Homestead	Historic – Domestic	House constructed circa 1920 by William Robertson, runholder of Robrosa.
F41/468	Robrosa Cottage	Historic – Domestic	One room hut, measuring 3.5 by 4.5m, constructed in sawn studs and packed with mud. Known locally as Little’s Hut.
F41/566	Water race	Industrial	Water race on the west side of Cardrona Valley, above the Cardrona Co. water race.
F41/565	Hut ruins	Historic – Domestic	Levelled area behind a shelter of macrocarpa trees.
F41/763	Mining features	Mining – Gold	An area containing a portion of Little’s Water Race, two sections of dray track, and prospected sluicings associated with Pringles Creek built pre-1900.
F41/589	Cardrona Co Water Race	Industrial	Water race constructed by a syndicate of gold miners in 1890 to work ground 40ft deep by hydraulic elevation.
F41/733	–	Pit/Terrace	Two raised rim circular pits located close to each other on terrace on the true right of Boundary Creek.
F41/590	Little’s Water Race	Industrial	Walter Little constructed this race in the 1890s.
F41/846	Cardrona G D Co Water Race	Industrial	Water race that likely supplied miners working the flats of the Cardrona River, near its confluence with Boundary Creek.
F41/465	Tuohy’s Gully	Mining – Gold	Massive sluice faces all down the true left of the gully. Appear to be no huts, with dwellings presumably closer to the road.
F41/659	Gold mining	Mining – Gold	Small sluice faces and reservoirs lying in the ground south of the Nordic Skifield Road (now Waiorau Nordic Road).

There are four listed heritage features within the Cardrona Valley PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Old Butchery, Tuohy's Gully, Cardrona	2 (500)	-
Studholme Nursery Plaque, Vicinity of the site of early Cardrona nursery, Cardrona Road, Cardrona Valley	2 (510)	-
Cardrona Hotel Façade, Crown Range Road, Cardrona	1 (543)	2 (2239)
Cardrona Hall and Church, Cardrona Valley Road	1 (552)	-

Significant Heritage & Archaeological Values

- Alongside pastoral farming, the discovery of gold in 1862 in Cardrona dramatically changed the landscape in the Cardrona Valley. There is clear evidence of gold mining throughout the valley – There are large, sluiced faces and cliffs, and visible water races almost extending along the length of the valley and Mount Cardrona.
- The Cardrona Valley formed part of the historic route from Wānaka and Queenstown.

Review & Recommendations

- Text was added to highlight the archaeological and heritage features within the PA. Where appropriate, these were described on a landscape-scale, for example, the extensive mining sites
- Text was added to recognise the historic values related to goldmining and early pastoralism in the Cardrona Valley.

18. ONL – Mount Alpha (Upper Clutha)

Brief Historical Narrative

Mount Alpha was originally part of Run 334, which extended from the Pembroke township to the Matukituki River. The licence was first issued to John Roy, circa 1860.¹⁵¹ The homestead for this run was established on the banks of Lake Wanaka by the first manager Abel Ferris Domini – better known as Henry Norman – and his family.¹⁵² The Run contained two other building parcels, one at Branch Burn and another at Spotburn (Figure 12).

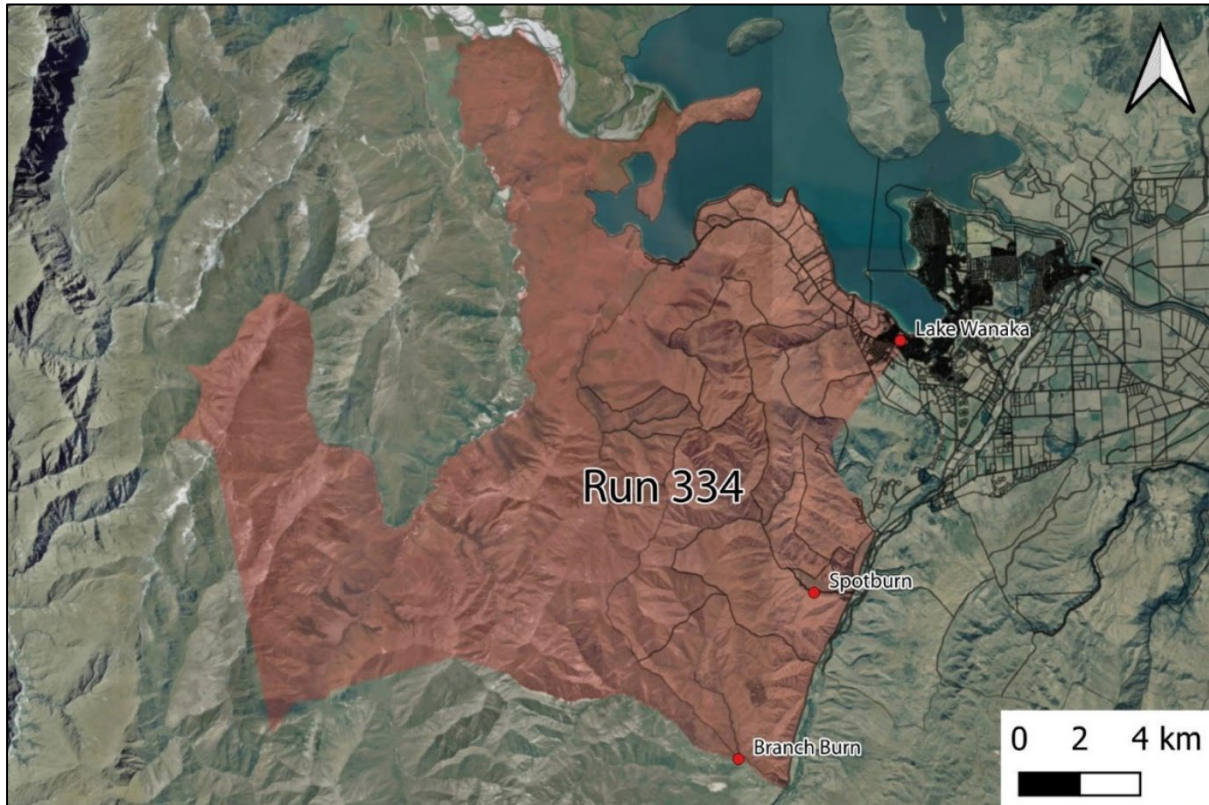


Figure 15. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.¹⁵³

Run 334 was acquired circa 1862 by Wilkin and Thomson, who incorporated it into Wanaka Station. Wanaka Station was created in the early 1860s through the amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley. Initially it appears to have covered over 300,000 acres (c. 120,000 hectares). At this time the main homestead of Wanaka Station was located at Albert Town, but at least some early homestead/farm structures associated with Run 334 appear to have endured. Several buildings and a sheep dip are shown on a survey map thought to date to the late 1860s; presumably these are the structures thought to have been constructed by Norman during Roy's tenure at the run.¹⁵⁴ Another map possibly dating to the 1860s also shows a single small house at the Spotburn building site.¹⁵⁵

¹⁵¹ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁵² Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁵³ Based on SO16361-16363.

¹⁵⁴ SO1489 (1865).

¹⁵⁵ This date is inferred from the involvement of John A Connell, a surveyor who is known to have been active in the area during the 1860s and was responsible for the original surveys of the Pembroke (Wanaka) and Newcastle (Albert Town) Townships.

Features around Mount Alpha were named after early settlers: Mount Roy was named after John Roy; Damper Bay was named after 'damper' cooked there by an early settler, Jack 'Dublin' Shepherd.¹⁵⁶

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Mount Alpha PA. There is one listed heritage feature located at the edge of the Mount Alpha and West Wanaka PA. This has been discussed as part of the West Wanaka PA.

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Scaife Plaque, Mount Roy	2 (511)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Mount Alpha (and Mount Roy) have heritage significance as part of an early pastoral landscape, which later became part of a large landholding. Presumably, Mount Roy and Roy's Peak were named after the early runholder, John Roy.
- Due to the terrain and known locations of building sites/homesteads, the archaeological potential of the site is considered to be low.

Review & Recommendations

- Amendments were made to recognise heritage features and values associated with early pastoralism and to add in reference numbers.
- There are historic homesteads (at Hillend and Hawthenden) which are not recognised in the PDP or on ArchSite. Further research or archaeological survey should be carried out into the heritage and archaeological significance of the PA.

¹⁵⁶ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

19. ONL – Roys Bay (Upper Clutha)

Brief Historical Narrative

The land around Roys Bay formed part of Wanaka Station, an amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.¹⁵⁷ In 1866, most of Wanaka Station was purchased by M Holmes and Henry Campbell. During his tenure, Campbell oversaw various agricultural developments around the station, including the construction of the Wanaka Woolshed in 1861 (Figure 15).¹⁵⁸ In 1876, Campbell added to his landholding, acquiring four more runs in the area. From 1871, Run 334 was divided into smaller holdings – Run 334 and Runs 334a-d.¹⁵⁹



Figure 16. Detail of 1860s survey map showing the location of the Wanaka Station buildings near Pembroke (now Wanaka).

The township was surveyed in 1863 as the town of Pembroke, and gradually grew in size due to the timber industry in the Matukituki Valley and the use of Lake Wanaka for transport. Tourism ventures began in the 1860s, and remained popular over the following decades. Both runholders and tourist operations on the lake required the construction of jetties and wharves, which were built along the southern shore of the lake at Pembroke/Wanaka.¹⁶⁰ The original Pembroke Wharf was built at the eastern side of the town, and seems to have measured 95 feet in length (Figure 14). The earliest reference to the original structure is 1873, when it was leased from the Government.¹⁶¹ This wharf was subsequently dismantled, and a new wharf was built by the Public Works Department in 1929 around the corner of the bay on the eastern shore which offered more

¹⁵⁷ SO1489 (1865).

¹⁵⁸ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁵⁹ 1871 Crown Grant Index Map.

¹⁶⁰ *Otago Daily Times*, 1926.

¹⁶¹ Evening Star, "Waste Land Board" (ISSUE 3134, 6 MARCH 1873, 1873).

protection from the northerly and north-westerly winds.¹⁶² This is now known as the Mackay Street Jetty. This was subsequently made obsolete by the construction of more modern boating facilities closer to Wanaka.

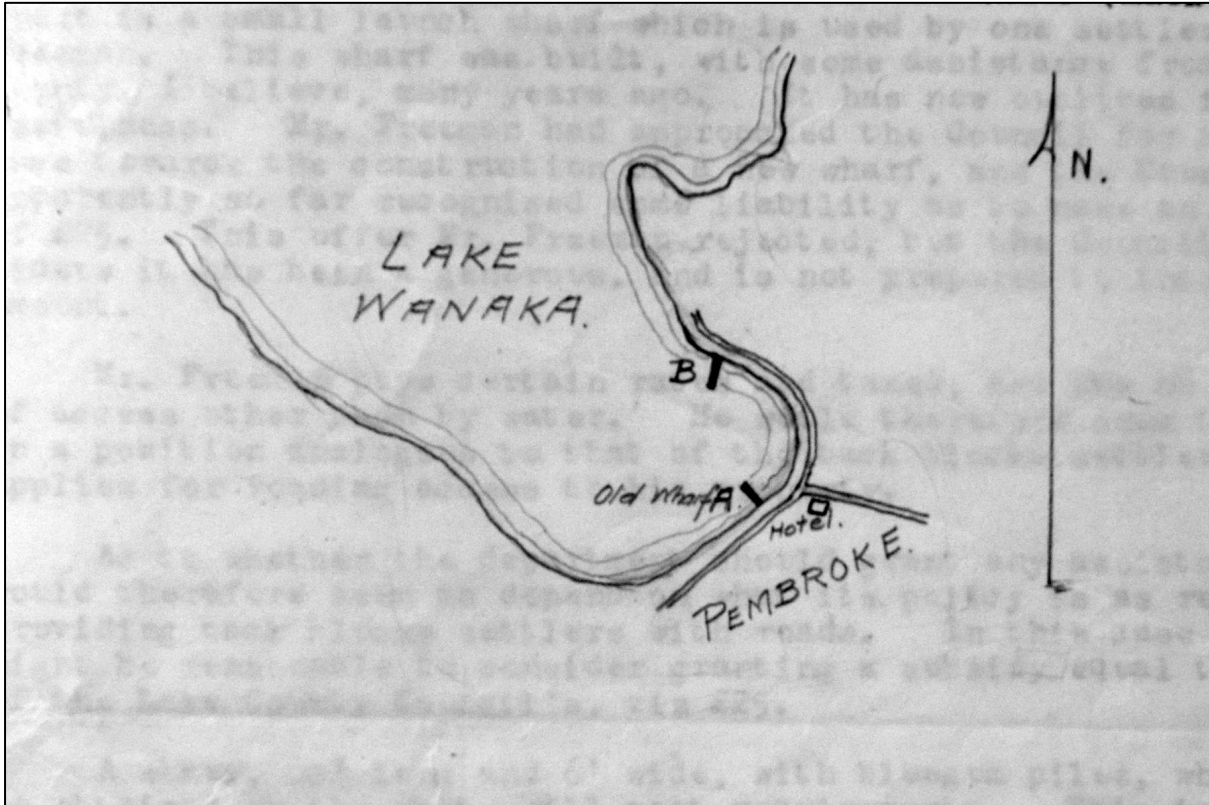


Figure 17. Record of the new wharf location at Roy's Bay.¹⁶³

Roy's Bay and surrounding landmarks were named after John Roy, an early runholder of Run 334.¹⁶⁴ Eely Point is believed to have been derived from 'Healy,' an early resident on the point.¹⁶⁵ There was a beacon positioned at the point to warn boats in the lake about the shallow, rocky bay.¹⁶⁶ Ruby Island was originally known as Merino Island or Roy's Island (Figure 13). In 1927, a Cabaret building was constructed on Ruby Island by John Hunt, who towed beech trees cut at Makarora down the lake. Car tyres were placed under the dance floor to create a sprung dance floor and power was supplied from a generator recycled from an old car. At Ruby Island, the Hunt family ran a successful commercial venture, serving morning and afternoon tea with dancing in the evening. The Cabaret building burned down in 1936.¹⁶⁷

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Roys Bay PA:

Site No.	Site Name/Details	Site Type	Details
F40/10	Māori Midden	Midden/Oven	Several hangi stones and charcoal fragments located in the middle of Beacon Point Road

There is one listed heritage feature within the Roys Bay PA:

¹⁶² Lake Wakatipu Mail, "The Lakeside Wharves" (ISSUE 4459, 19 MARCH 1940, 1940).

¹⁶³ Archives NZ, DAHG D320 9001 Box 311.

¹⁶⁴ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁶⁵ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁶⁶ Ida Darling, *Memories of Early Wanaka*, cited in QLDC, *Wanaka Lakefront Reserves Management Plan* (2014).

¹⁶⁷ Queenstown Lakes District Council, *Heritage Inventory Register* (2005).

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Cabaret Building Foundations, Ruby Island	3 (514)	

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- Roys Bay formed an important centre of transport and tourism in Lake Wanaka. Early infrastructure was developed in the bay and features in the bay were named after early settlers. There was no observable trace of the original Pembroke Wharf was observed during a site survey in 2017.
- The Ruby Island Cabaret site serves as a reminder of the innovative commercial operation set up on Lake Wanaka in the 1920s.

Review & Recommendations

- Text was added to highlight heritage features and archaeological sites within the PA.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.
- Text was added to recognise the historic recreational use of the lake, lakeshore, and islands, and the use of the lake and Roys Bay for lacustrine traffic.

20. ONL – West Wānaka (Upper Clutha)

Brief Historical Narrative

The area was also initially part of Run 334, which extended from the Pembroke township to the Matukituki River. The licence was first issued to John Roy, circa 1860.¹⁶⁸ The homestead for this run was established on the banks of Lake Wanaka by the first manager Abel Ferris Domini – better known as Henry Norman – and his family.¹⁶⁹ The Run contained two other building parcels, one at Branch Burn and another at Spotburn (Figure 12). Run 334 was acquired circa 1862 by Wilkin and Thomson, who incorporated it into Wanaka Station. Wanaka Station was created in the early 1860s through the amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley. Initially it appears to have covered over 300,000 acres (c. 120,000 hectares).¹⁷⁰ In 1866, most of Wanaka Station was purchased by M Holmes and Henry Campbell.¹⁷¹

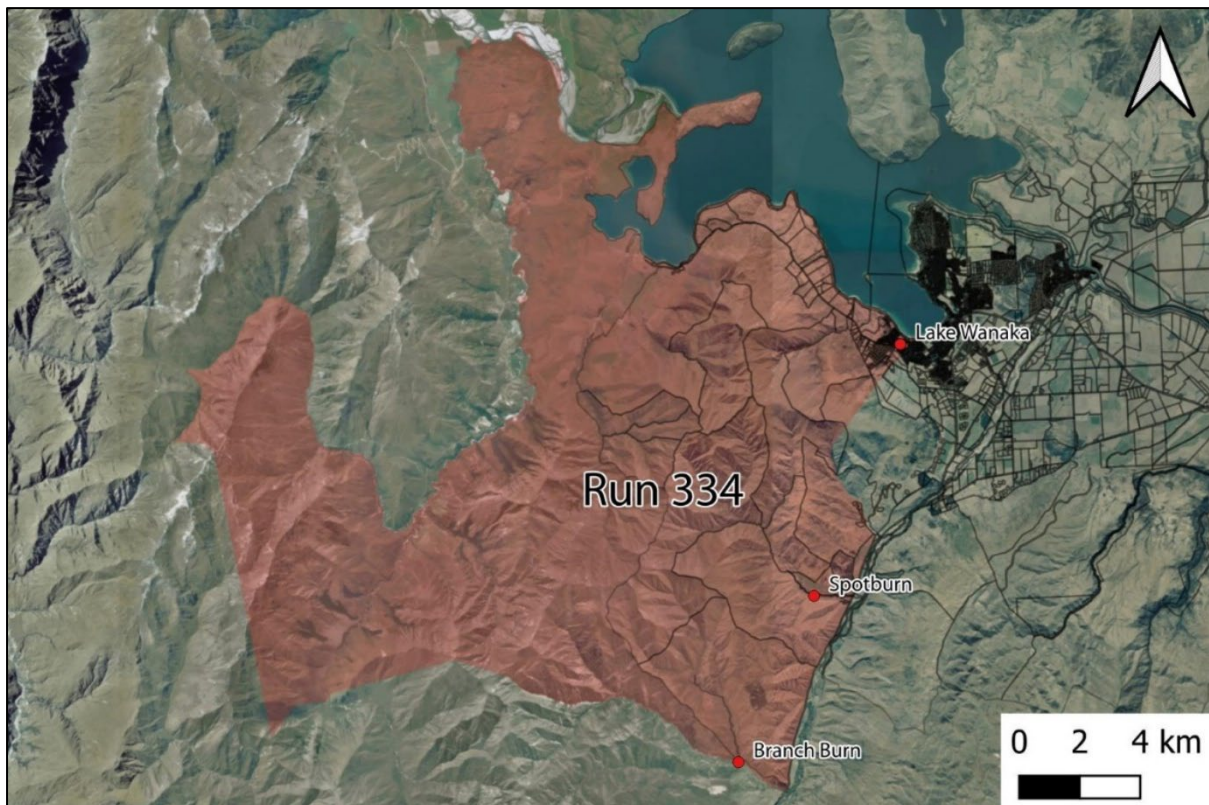


Figure 18. Approximate extent of the original Run 334, with the building sites at Lake Wanaka, Branch Burn, and Spotburn marked.¹⁷²

Glendhu Bay was initially named Mount Aspiring Bay. There was a hut near its western end named 'Glendhu Hut,' which was owned by Cambell.¹⁷³ Eventually, Run 334 was divided into smaller holdings, with Glendhu Bay and the Motatapu Valley forming part of Run 334c. Glendhu Station was separated off in 1897, and purchased by Henry Barker.¹⁷⁴ Wallis Allan Scaife purchased the property in November 1907 and farmed at Glendhu bay for 50 years.¹⁷⁵

¹⁶⁸ Otago Register of Runs, Archives New Zealand, DAAK 21436 D84/768; Upper Clutha Historical Records Society.

¹⁶⁹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁰ SO1489 (1865).

¹⁷¹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷² Based on SO16361-16363.

¹⁷³ SO950.

¹⁷⁴ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁵ *Mataura Ensign*, 18 November 1907.



Figure 19. The Bluffs at Glendhu Bay, undated.¹⁷⁶

Glendhu Bay was a useful stopping point for explorers headed towards the Matukituki and Motatapu Valleys (which provided tracks through to the West Coast and Queenstown).¹⁷⁷ The Motatapu Valley was also subject to some gold mining.¹⁷⁸ From 1897, claims were held by Weir and party along the banks of the Motatapu River and, in 1900, another claim was held by Theodore Russell. Small huts and enclosures are marked on these survey plans from the turn of the century.¹⁷⁹

In later years, Glendhu Bay became a popular recreational spot with the Glendhu Bay Campground beginning as a small family run camp in the 1920s.¹⁸⁰

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the West Wānaka PA:

Site No.	Site Name/Details	Site Type	Details
F40/121	Cookshop	Health Care	Location of cookshop near the remains of a woolshed on the true left bank of the Motatapu River. Recorded as 'Health Care,' however, 'Agricultural/Pastoral' would be more accurate.

¹⁷⁶ Hocken Collections, c/n E6200/30.

¹⁷⁷ *Otago Witness*, 2 April 1881; 1 July 1903; 22 January 1905.

¹⁷⁸ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁷⁹ LINZ, SO5813; SO5816.

¹⁸⁰ Roxburgh, *Wanaka and Surrounding Districts*.

F40/122	Men's Quarters	Health Care	Location of former men's quarters near the remains of a woolshed on the true left bank of the Motatapu River. Recorded as 'Health Care,' however, 'Agricultural/Pastoral' would be more accurate.
F40/123	Woolshed	Agricultural/ Pastoral	Location of a woolshed, with only a partial stonewall remaining.
F40/118	Track	Transport/ Communication	Approx. 5km track (unknown age) running near a woolshed and hay barn.
F40/117	Ditch/Drain	Mining – Gold	20m long ditch/drain running east to west across a paddock near the woolshed.
F40/120	Prospecting Pit/ Trench	Mining – Gold	Four prospecting pits, approx. 5m in diameter.
F40/119	Hut Floor/Site	Mining – Gold	Stone structure excavated into a bank, with three walls lined with stone, approx. 5m by 2m.
F40/5	Cattle Flat Paddle	Artefact – Wooden	Wooden paddle located in cleft of ricks going up Matukituki Road.
F40/3	Ovens/Adze	Midden/Oven	Oven and adze fragments on north bank of Matukituki River mouth.

There is one listed heritage feature within the West Wānaka PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Scaife Plaque, Mount Roy	2 (511)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoralism, and later broken up into smaller runs, with evidence of historic homesteads remaining.
- Glendhu Bay was utilised as part of an early transport network on Lake Wānaka for shipping supplies and stock, and later became a popular recreational destination.

Review & Recommendations

- Text was added to recognise archaeological and heritage features and historic value associated with early pastoralism and recreational use of the lake and lakeshore.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

21. ONL – Dublin Bay (Upper Clutha)

Brief Historical Narrative

The land around Dublin Bay also formed part of Wanaka Station, an amalgamation of a number of runs around Lake Wanaka and down the Cardrona Valley, covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.¹⁸¹ Later, Wanaka Station was broken up into smaller Runs with the land north of the Clutha River becoming part of Run 239a and the land to the south becoming part of Run 240.¹⁸²

Prior to becoming part of the Wanaka Station, the East Wanaka Run (also known as the Forks Run or Run 338) was taken up by Brittan and Burke. Burke eventually sold to the Scottish Trust and little else is known about his presence on the East Wanaka Run except his name in Mt Burke and Mt Burke Station. Run 239 and 240 were applied for by C Freeland and J Maude, and C Maude and J Brittan respectively. Both Run 239 and 240 were soon sold to Wilkin and Thomson after application.¹⁸³

While there were efforts to sell off part of the land between the Clutha River and Roys Bay, it appears that few sections were taken up.¹⁸⁴ By 1884, the bank of the Clutha River was designated as a reserve for roading, and a large portion of the land extending to Beacon Point was designated as a plantation reserve.¹⁸⁵ As in other areas, the banks of the Clutha River were subject to gold mining. A dredging claim along part of the Clutha River was held by James Anderson from November 1899.¹⁸⁶

While Lake Wanaka was used for the transportation of goods from stations and runs along the lake, unlike Roys Bay, Dublin Bay does not appear to have been an early transport hub.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Dublin Bay PA:

Site No.	Site Name/Details	Site Type	Details
F40/11	-	Artefact Find	A medium green argillite adze, with a polished blade and the rest of the adze flaked. Found c. 1930.

There are no listed heritage features within the Dublin Bay PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoralism, most significantly the Wānaka Station.

Review & Recommendations

- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

¹⁸¹ SO1489 (1865).

¹⁸² Archives New Zealand, DAAK 9429 D450/13.

¹⁸³ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁸⁴ *Otago Witness*, 16 May 1885.

¹⁸⁵ LINZ, SO963.

¹⁸⁶ LINZ, SO5501.

- Text was added to recognise the history of high-country farming and early pastoralism, particularly the association with the Wanaka Station.

22. ONL – Lake McKay Station & Environs (Upper Clutha)

Brief Historical Narrative

Gold was discovered here in 1883 by Cardrona miner, farmer, musterer, John Halliday, and Henderson and Beattie. They managed to keep it secret until 1885, when around fifty miners rushed to the site. Mining continued into the 1890's with 27 miners, and ended in the first decade of the 20th Century. Around 2000 ounces of gold was produced per year, although the figures are rubbery, as much of it went undeclared.¹⁸⁷ Gold was found in alluvial gravels, being ancient beach deposits, uplifted over time high into the Criffel Ranges. The gravels are on the ridges, with little gold found in the gullies below. The gold is coarse, dark coloured, not much waterworn, impregnated with, or attached to quartz, and of a poor quality.

The goldfield was the last discovered in the Otago Region, almost 25 years after gold was discovered in Gabriel's Gully, and is also one of the highest in New Zealand, at around 1200 metres. The area is snow bound six months of the year. It is a windswept, bleak place, of tussock grass, hills, gullies, and bogs. The area contains pink and white scars from sluicing across three closely spaced areas. There is a fourth area six kilometres to the south in the upper Luggate Creek, which is not easily accessible. The main area covers 7 by 2 kilometres. This shows sluice faces up to 15 metres high, old pack trails, and remains of dams, and two water races constructed by Halliday and Craig 24 and 16 kilometres long.

Reports on who was mining here at the time. Halliday with mates Henderson and Beattie; Craig and Robertson; Hawthorne, Huggen and Young; J.C. Barker and his two sons; and the Fox brothers. A reef had been discovered not far from the workings, while sluicing by Alex McKenzie, Jason Corringan, Jason McCormack, and W.D. Andrews, stated as 4 feet thick, trending east-west, and dipping west.¹⁸⁸

Lake McKay Station and Criffel Station were combined after WW1.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Lake McKay Station and Environs PA:

Site No.	Site Name/Details	Site Type	Details
G40/218	Rock shelter	Cave/Rock Shelter	This had been a well built site with enclosing rock walls and the chimney still at full height in 1991 (last site visit)
G40/112	Fireplace	Historic – Domestic	A schist slab. mud mortar fireplace 1mx1.5mx1m high.
G40/113	Tailings and hut	Mining – Gold	Scattered tailings along 100m of the creek bank and the foundations of a hut 4x3m made of schist rock.
G40/114	Water race	Industrial	Water race 60cm wide and 10cm deep
G40/115	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent head races. The mounds are in parallel rows separated by small channels.
G40/116	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent

¹⁸⁷ Minedat.org, Wanaka, Queenstown Lakes, South Island, New Zealand.

¹⁸⁸ *Otago Daily Times*, 1887.

			head races. The mounds are in parallel rows separated by small channels.
G40/117	Tailings	Mining – Gold	Amorphous and overgrown mounds of schist rock with one obvious central tail race but no apparent head races. The mounds are in parallel rows separated by small channels.
G40/118	Hut	Historic – Domestic	A split schist hut with mud mortar 6x3.5m. Chimney and fireplace in the eastern wall and the southern side of the hut has been set into the hillside.
G40/119	Rock shelter	Cave/Rock Shelter	Cave with notable charcoal stains on the ceiling
G40/120	Wing dam	Industrial	The wing dam is 15m long, with a breach in the middle splitting it into two sections. The dam is made of vertically stacked schist and river cobbles.
G40/121	Water race	Industrial	Water race connected to the raised enclosure near the wing dam. It has schist stone revetments on both sides.
G40/122	Stone pillar	Unknown	A lone stone pillar apparently not associated with any other site. Loosely stacked schist 1.5m high and filled with earth and debris.
G40/219	Lower Luggate Creek	Mining	Two drives probably used for prospecting
G40/123	Lower Luggate Creek	Mining	Hydraulic elevator tailings. The mounds of the tailings indicated that they came off the end of an elevator. They are in heaps, crescents and C-shapes.
G40/124	Rabbiter's cache	Unclassified	A rectangular pile of schist rocks, rabbit skeletons can be seen under the rocks.
G40/125	Wing dam	Industrial	An S shaped dam composed of large pieces of river worn schist and river cobbles. 10cm high with stones placed both vertically and horizontally.
G40/126	Luggate Flour Mill	Flour milling	A water race that is lined in various places with rocks, especially near the rock shelter at G40/131.
G40/127	Lower Luggate Creek	Historic – Domestic	A series of small stone huts of varying ages with one potentially being a small farmstead.
G40/128	Tent sites	Historic – Domestic	A series of small levelled areas and a standing stone wall at the northern end.
G40/129	Tent sites	Historic – Domestic	Two levelled areas, each with a stone fireplace and a damaged chimney

G40/130	-	Mining – Gold	A small flat rectangular area covered with a low mound of carefully placed schist cobbles, around 10cm high.
G40/131	Rock shelter	Cave/ Rock Shelter	A natural rock overhang that has been walled up with split schist walling. The interior is split into two levels and there is a fireplace in the eastern corner near the doorway.
G40/109	Water race	Industrial	The water race is 50cm wide and 40cm deep at its deepest point. It is stone revetted for much of the way. The revetment wall is of dry split schist and schist cobbles stacked in an intricate pattern. Running from Dead horse creek to a house site
G40/168	Hut	Historic – Domestic	Mostly destroyed, some foundations remain.
G40/170	Hut/water race	Historic – Domestic	Hut seems to have been destroyed prior to 1979, The water race is most likely G40/109
G40/171	Hut	Historic – Domestic	Mostly destroyed, foundations still visible. Hut was around 5mx3m with a stone fireplace at the eastern end.
G40/48	Chimneys	Historic – Domestic	Two chimneys, one of split schist and mud mortar, the other made of cob.
G40/173	Goldworkings	Mining – Gold	Small flat-bottomed gully with small hummocky mounds adjacent to the creek.
G40/172	Sheepskin Creek	Mining – Gold	The race is located on the flats 1km south of Luggate. It runs out of Dead Horse Creek, winds south across the flats to Sheepskin Creek and to a small reservoir 3km up the creek from SH6.

There are no listed heritage features within the Lake McKay Station and Environs PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area contains many sites and features related to gold mining in the 19th century, although many of them are likely to be in poor condition.
- The sites in this area are good examples of late 19th century gold mining, and were part of the last gold rush in Otago. The gold workings are also some of the highest in New Zealand, at around 1,200m. While gold mining sites are common in Otago, these were part of a unique moment in the history of the region.

Review & Recommendations

- Amendments were made to consolidate references to archaeological and heritage features.

23. ONL – Hāwea North South Grandview

Brief Historical Narrative

Surveyor JT Thomson travelled through the Lindis Pass in 1857. The Lindis Pass was an important route, which linked Wanaka and Hawea with North Otago and Canterbury (with which the region had close ties). A track over Grandview provided the shortest route.¹⁸⁹

The eastern extent of the PA and Grandview formed part of Run 236, which was part of Morven Hills Station held by John Maclean and his family.¹⁹⁰ From circa 1900, the Morven Hills Station began to be broken up into smaller grazing sections. Land at the base of Cameron’s Hill was occupied by James Buchanan and Perry from 1909, with a new homestead site designated in this area. Buchanan constructed a house and water races for water supply.¹⁹¹ In 2019, a timber dwelling of early 1900s construction was still present in the area.

The western extent of the PA formed part of Run 239. Run 239 (also known as the Upper Clutha West) was applied for by C Freeland and J Maude. It was soon sold to Wilkin and Thomson after application, becoming part of Wanaka Station.¹⁹² A hut was recorded in 1870 near the current site of Glen Dene.¹⁹³ However, Glen Dene appears to be a more recent subdivision.

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Hāwea South and North Grandview PA:

Site No.	Site Name/Details	Site Type	Details
G40/64	Māori ovens	Pit/Terrace	Four pits (one with a distinct rim) located in the Lake Hāwea camping ground.
G40/65	Hut remains	Historic – Domestic	Remains of Thomas Pinn’s hut in the Lake Hāwea camping ground. Only a chimney remains.
G40/208	Ovens	Midden/Oven	Location of an oven marked on a cadastral map.
G40/2	Adze findspot	Artefact Find	Adze found at the former mouth of John’s Creek.
G40/216	Trig	Memorial	Unusual metal trig on stone plinth.
G40/215	Trig	Memorial	Mt Grandview trig on a rough stone plinth, with metal bayonet.

There are no listed heritage features within the Hāwea South and North Grandview PA.

Significant Heritage & Archaeological Values

- Mt Grandview has some contextual significance as a key reference point within early surveys of the area.
- The area is associated with early pastoral farming, originally as part of the Morven Hills Station and later broken up into smaller grazing sections.

Review & Recommendations

- Text was added to highlight the archaeological sites/features within the PA.

¹⁸⁹ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁹⁰ Roxburgh.

¹⁹¹ LINZ, SO 948.

¹⁹² Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

¹⁹³ LINZ, SO8874.

- Text was added to recognise the association of Grandview with early surveys of the area, and the association of the land with early pastoral farming.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/manā whenua.

24. ONL – Eastern Wakatipu Basin & Crown Terrace (Queenstown)

Brief Historical Narrative

The Glencoe Run was once part of the Wanaka Station, and later Motatapu. From 1874 to 1913, the Run was farmed by William Paterson, who also farmed at Ayrburn near Arrowtown. Paterson's Ayrburn homestead was close to Arrowtown and across the Arrow River from Glencoe. When Paterson took up the Run, he likely established the Glencoe homestead. This homestead consisted of a square wooden house, a long wooden building for musterer's quarters, wooden stables, a corrugated iron woolshed, and a wooden farm cottage, which were likely constructed circa 1906. These buildings surround a stone cottage, built by Peter Henderson in the 1870s. Henderson likely mined at Bracken's Gully in the early 1900s.¹⁹⁴

Part of the land was mining reserve, and Henderson's cottage is situated at the boundary. The cottage was built of mud mortared schist slabs with a stone chimney at the southern end. When examined by Hamel in 1996, the cottage was relatively intact with a wooden floor, four-pane windows, and corrugated iron roof.¹⁹⁵

The track from Arrowtown to the Crown Terrace was constructed from 1874, by Thomas Tobin. He settled just off Tobin's Track with his family. A stone cairn now marks the site of their home.¹⁹⁶

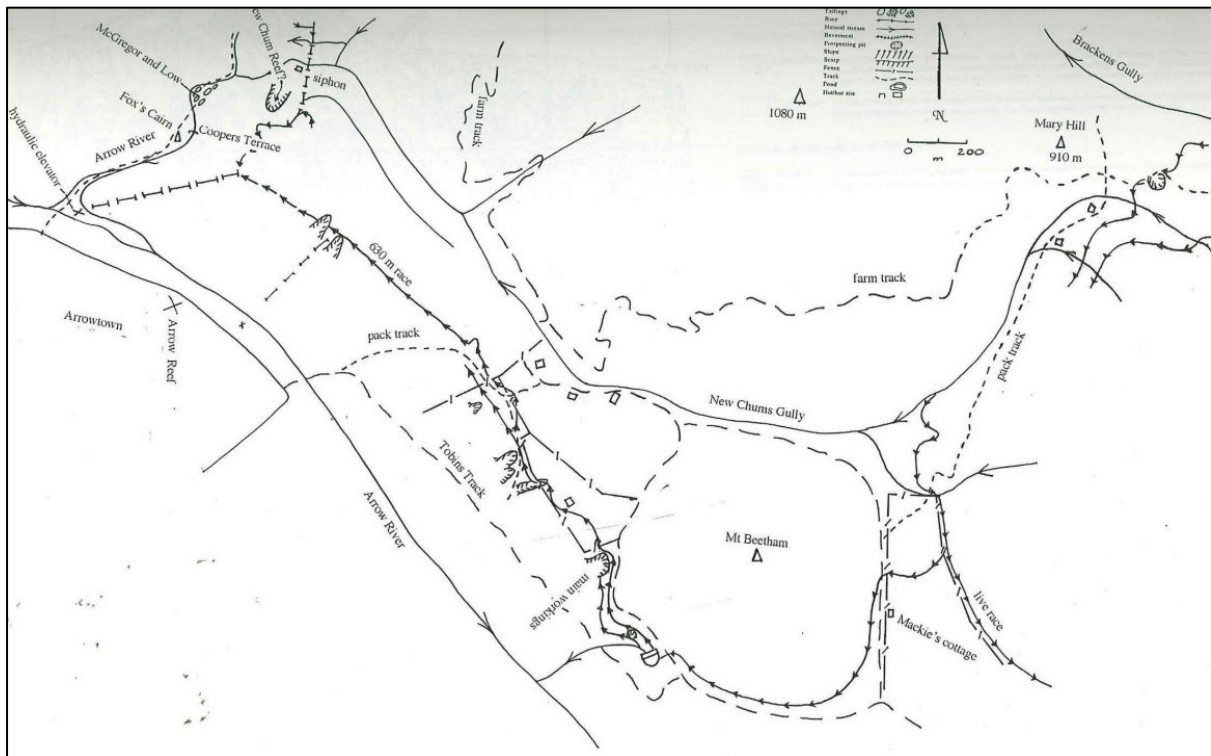


Figure 20. Diagram of workings around Mt Beetham on Glencoe.¹⁹⁷

Extensive mining was carried out along New Chums Gully and in Brackens Gully (which falls outside the PA), as part of the Arrow Rush. The Arrow River was mined from the 1860s to the 1930s, while New Chums Gully was mostly mined in the early period of the gold rush until 1876. In 1866, a quartz mine was worked by Cornish and Company in New Chums Gully, and in 1872 a six-acre claim was worked by Healy and Moran at the mouth of New Chums Gully. Multiple water races were constructed through Glencoe to work the land and New

¹⁹⁴ Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe."

¹⁹⁵ Hamel.

¹⁹⁶ Frances Lewis (2014), "Letitia Tobin Nee Nash (1832-1919)," *Queenstown Courier* 91.

¹⁹⁷ Hamel, "The Arrow, The Billy and Brackens Gully: Gold Mining on Glencoe."

Chums Gully – one ran along the top of the terrace on Glencoe and another ran along the lower slopes of Mt Beetham into a substantial reservoir. This was used to work minor sluicings en route to major workings below the cattle stop on Glencoe Road.¹⁹⁸

In 1892, gold was found on John Baker’s agricultural leasehold land on the Crown Terrace (section 9 and 10, Block X, Shotover SD). This was followed by a short rush to the area, and workings were joined by a complex of water races. Only one or two miners did well at Baker’s. The Mackie family settled on the Crown Terrace by 1867, constructing a cottage on the eastern side of Mt Beetham. It is a large, mud mortared, schist slab hut, 9x6m, with a sold stone chimney at the end. It likely supplied bread to the Bracken Gully miners.¹⁹⁹

The lower extent of the PA extends down to the Kawarau River, and encompasses mining features near the banks of the river and historic transport infrastructure at Swiftburn Gully from the construction of SH6 (F41/744).

Recorded Heritage & Archaeological Features

The following archaeological sites are recorded within the Eastern Wakatipu Basin & Crown Terrace PA:

Site No.	Site Name/Details	Site Type	Details
F41/743	Sluiced area	Mining – Gold	Sluiced area to the north of SH6, with an unsluiced pinnacle of earth representative of the original ground height.
F41/744	Swiftburn Gully	Transport/ Communication	Portion of old road, stacked stone revetments, and stone bridge abutments at the Swiftburn Gully.
F41/742	Schist lined channel	Mining – Gold	A short, stacked schist wall (likely part of a sludge channel or tail race associated with goldmining).
F41/741	Stone channel	Mining – Gold	A stone lined channel, which formed part of the large series of goldworkings along the north bank of the Kawarau River.
F41/740	Mining earthworks	Mining – Gold	Small gully of mining earthworks.
F41/633	Henderson’s Cottage	Historic – Domestic	Miner’s cottage of mud mortared schist, approx. 4x7m.
F41/631	Baker’s sluicings	Mining – Gold	Sluicings along the western side of Glencoe Road as it skirts around Mount Beetham.
F41/632	Water race	Mining – Gold	Water race connecting to the reservoir (F41/630) and running towards Arrowtown.
F41/630	Reservoir	Mining – Gold	Reservoir with a substantial bank (40m long, 6m across, and 3m high) and supplied by a race from Brackens Gully.
F41/510	Gold mining	Mining – Gold	Alluvial gold mining workings thought to be from the turn of the century.

¹⁹⁸ Hamel.

¹⁹⁹ Hamel.

There is one listed heritage features within the Eastern Wakatipu Basin & Crown Terrace PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Judge & Jury Rocks (rock features only), Vicinity Kawarau Gorge Bridge	3 (9)	-

Significant Heritage & Archaeological Values

- Extensive gold mining features are present in the area, and physical remnants remain including sluiced faces and water races.
- Glencoe homestead and remaining historic buildings from William Paterson’s establishment of the Glencoe Run.
- Historic transport tracks and infrastructure, including Tobin’s Track (constructed 1874) and features associated with the construction of SH6 (eg. F41/744).

Review & Recommendations

- Text added to highlight archaeological and heritage features at Glencoe Station, near the Kawarau Bridge and Kawarau River, and early transport infrastructure.

25. ONL – Homestead Bay (Queenstown)

Brief Historical Narrative

Following the discovery of gold, the area around Queenstown became the focus of a substantial gold rush. Large numbers of prospectors arrived, travelling through the gorge from Cromwell and up Lake Wakatipu from Kingston. This necessitated the movement of a large amount of supplies, which were primarily brought up from Bluff and shipped across Lake Wakatipu. By December 1863, there were 21 boats on Lake Wakatipu, shipping people and supplies. More extensive ferry and shipping services continued and the *Mountaineer* was launched in 1879 from Kelvin Heights and, later the *Earnslaw*.²⁰⁰

Rees constructed a woolshed and associated buildings, including shearers quarters and a bathhouse for the Kawarau Falls Station, in 1863. The site was chosen due to its proximity to Lake Wakatipu, allowing goods to be shipped to and from the site via the lake. The remains of a timber jetty are still visible on the lake shore. The woolshed was later modified by the subsequent run holders (Boyes Brothers) in the mid-1870s. Subsequent economic depression due to rabbit plagues saw the site remain relatively unchanged through into the 20th century. The original shearers quarters burnt down mid-20th century and were replaced by a building sourced from the Roxburgh Dam project. Extensive alterations to the woolshed and site were undertaken around 2007, including the complete remodel of the woolshed into a residential dwelling. These works were carried out without an archaeological authority, and little is known of the disturbance footprint. All other buildings on site are either post-1900 in origin or relocated from other parts of the station.²⁰¹

Recorded Heritage & Archaeological Features

There is one archaeological feature recorded within the Homestead Bay PA:

Site No.	Site Name/Details	Site Type	Details
F41/843	Woolshed Bay	Agricultural/ Pastoral	Site of woolshed and associated buildings, which have been demolished.

There are no listed heritage features within the Homestead Bay PA.

Significant Heritage & Archaeological Values

- The use of Lake Wakatipu for the transportation of supplies, goods, and people to the Otago goldfields.
- The remaining structures at Woolshed Bay, and their association with Rees and as an outpost of the Kawarau Station.

Review & Recommendations

- The story about Jack Tewa was removed, as this related to locations outside the PA.
- Text was added to highlight the Woolshed Bay archaeological site.
- Text was added to recognise the use of Lake Wakatipu to transport supplies, goods, and people to the Otago goldfields.

²⁰⁰ Meyer, *All Aboard: The Ships and Trains That Served Lake Wakatipu*.

²⁰¹ ArchSite, Site Record Form: F41/843.

26. ONL – Western Remarkables (Queenstown)

Brief Historical Narrative

The western face of the Remarkables were part of Run 331, applied for by D A Cameron in 1859. It was later named the Staircase Run. It does not appear to have been developed by Cameron, and later became part of Rees Kawarau Station.²⁰²

The Kawarau Station was one of the largest runs in Central Otago, consisting of 81,000 acres. By 1867, over 36,000 sheep were recorded as being shorn on the station. From 1882, several of the large runs were subdivided after vigorous public agitation; however, many runholders resisted subdivision through the practice of having nominees hold the leases. The Kawarau Station was finally subdivided in 1910.²⁰³

The Remarkables were reportedly named by Alexander Garvie in 1857/8 during a reconnaissance survey of the district. The name has had wide appeal, due to the saw-toothed outline, changing appearance with variations of light throughout the day, and beautiful cloud formations.²⁰⁴ The *Lake Wakatip Mail* reported that a Government geologist, Mr Hacket, successfully summited Mt Remarkable at 7,559 feet.²⁰⁵

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Western Remarkables PA. There are no listed heritage features within the Western Remarkables PA.

In November 2020, Dick and Jillian Jardine announced they would gift 900ha of the Remarkables Station, between SH6 and the base of the Remarkables, to the Queen Elizabeth II National Trust.²⁰⁶ In November 2021, Bridget and Mike Mee (owners of the Kawarau Falls Station) announced they would also be placing a QE II National Trust covenant on 170ha of their land, extending along the southern side of the Kawarau River from SH6 to the confluence of the Shotover and Kawarau River.²⁰⁷

Significant Heritage & Archaeological Values

- The site was associated with one of the largest pastoral runs in Otago; however, the PA was unlikely to have been viable pastoral land due to the gradient.
- The Remarkables have heritage value as a significant landscape feature, which was celebrated by early residents.

Review & Recommendations

- Amendments were made to recognise that no heritage or archaeological features or sites have been recorded within the PA.
- Removed the reference to the naming of the Remarkables, as this is not considered to be a historic value.

²⁰² W H Beattie, *The Southern Runs* (Invercargill, NZ: Southland Times Co. Ltd., 1979).

²⁰³ Ritchie, "Kawarau River Valley: Archaeological Survey."

²⁰⁴ Miller, *Golden Days of Lake Country*.

²⁰⁵ *Lake Wakatip Mail*, 6 October 1864.

²⁰⁶ *New Zealand Herald*, 25 November 2020.

²⁰⁷ *New Zealand Herald*, 19 November 2021.

27. RCL – Area 1 – Cardrona River/Mt Barker Road (Upper Clutha)

Brief Historical Narrative

The Wanaka Station initially extended down the Cardrona Valley, covering approximately 300,000 acres around Lake Wanaka and Cardrona. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wanaka, at Spotburn, and at Branch Burn.²⁰⁸ The larger Wanaka Station was gradually divided into smaller Runs and the area became part of Run 240. By 1872, Run 240 was broken up into smaller grazing sections/runs.²⁰⁹

These grazing runs were farmed by small landholders, and a small homestead was likely constructed on each. A small, historic cottage was recorded to the north of Mount Barker in 2012. This was believed to have been constructed by Henry Maidman, who had farmed in the area since the 1870s/1880s. The cottage was demolished for development of the wider area of land.²¹⁰

The Cardrona River and banks were designated as a mining reserve in 1885.²¹¹



Figure 21. Detail of circa 1880s Run Map showing the subdivided runs.²¹²

²⁰⁸ LINZ, SO1489 (1865).

²⁰⁹ LINZ, SO952 (1872).

²¹⁰ ArchSite, Site Record Form: F40/126.

²¹¹ LINZ, SO957 (1885).

²¹² Archives New Zealand, DAAK 9429 D450/13.

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Cardrona River/Mt Barker Road PA:

Site No.	Site Name/Details	Site Type	Details
F40/126	Hudson Cottage	Historic – Domestic	A small timber cottage, constructed circa 1900 and later demolished.

There are two listed heritage features within the Cardrona River/Mt Barker Road PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Pearce Clay Stone Hut, 590 Mt Barker Road	3 (525)	-
Cob House and Stone Shed, 107 Maxwell Road	3 (526)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area provides evidence of early landholding in New Zealand, where land was initially held as large pastoral runs and gradually broken into smaller grazing runs. This type of landholding is still evident today.

Review & Recommendations

- References to the listed heritage features and archaeological sites were amended to align with the other draft schedules.
- Amendments were made to reflect the association of the land with large pastoral runs, which were gradually subdivided into smaller runs.
- Recommend that further research is undertaken into the known heritage and archaeological sites to better understand their heritage significance.
- The area would also benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area. There is likely to be archaeological evidence of mining along the banks of the Cardrona River, which was designated as a mining reserve.

28. RCL – Area 2 – Halliday Road/Corbridge

Brief Historical Narrative

The area around Halliday Road/Corbridge was initially part of the Wanaka Station, with the original homestead located nearby across the Cardrona River at Albert Town.²¹³ The large station was gradually divided into smaller runs, with this land becoming part of Run 240. Eventually, these runs were broken up into smaller grazing sections/runs.²¹⁴ These grazing runs were farmed by small landholders, and a small homestead was likely constructed on each.

The first known settler on the land adjacent to the Cardrona River was Gideon Anderson, who bought the land in 1885.²¹⁵ Like most migrants, Anderson tried his hand at gold mining before shifting to Albert Town in 1879 to charge of the punt across the Clutha/Mata-Au and Hāwea Rivers. Anderson occupied the site for nine years prior to selling to Matthew Halliday in 1894. Prior to this acquisition, Halliday was recorded as a miner at Mt Criffel. Significantly, the discovery of the Criffel goldfield is credited in part to John Halliday, Matthew's brother.²¹⁶ The Halliday Homestead was constructed in 1927 in a California bungalow style and represents a kit-set style of bungalow imported from North America and Canada. Reportedly, the house was built mainly from material salvaged from an older dwelling on the riverside.



Figure 22. Detail of circa 1880s Run Map showing the subdivided runs.²¹⁷

²¹³ LINZ, SO1489 (1865).

²¹⁴ LINZ, SO952 (1872).

²¹⁵ OT 88/82.

²¹⁶ *Cromwell Argus*, 1939.

²¹⁷ Archives New Zealand, DAAK 9429 D450/13.

The area along the Cardrona River was designated as a mining reserve, with some gold mining activities also taking place nearby along the Clutha River/Mata-Au to the north.²¹⁸

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the Halliday Road/Corbridge PA. There is one listed heritage feature within the Halliday Road/Corbridge PA:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Halliday Homestead, 85 Halliday Road	3 (522)	-

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 – Site Visit.

Significant Heritage & Archaeological Values

- The area provides some evidence of early land use in New Zealand, related to the small-scale pastoral farming.

Review & Recommendations

- The area would also benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area. There is likely to be archaeological evidence of mining along the banks of the Cardrona River, which was designated as a mining reserve.

²¹⁸ LINZ, SO957 (1885).

29. RCL – Area 3 – West of Hāwea River

Brief Historical Narrative

The land west of the Hāwea River was previously part of Wanaka Station as part of Run 239 (known as the Forks Run). Wanaka Station amalgamated a number of runs around Lake Wanaka and down the Cardrona Valley, covering approximately 300,000 acres. Later, Wanaka Station was broken up when the Runs were subdivided into smaller runs. The land north of the Clutha River and west of Hāwea River became Run 239a.²¹⁹ The land was eventually broken up again, and sold to be used for smaller scale pastoral farming on the outskirts of Wanaka. William Kingan's block at Maungawera was 800 acres.²²⁰

The Hāwea River was not bridged and was crossed by punts; however, there reportedly was a suspension bridge in 1878 (sited downstream of where the river left the lake) to connect Hāwea Flat with the Forks district. This bridge was demolished when the Hāwea Dam was constructed.²²¹

Given the mining activity in the area, the Hāwea River was likely prospected for gold but does not appear to have been subjected to the same extent of mining. In 1878, the Hāwea River flooded and washed through part Hāwea Flat.²²²



Figure 23. Junction of the Hāwea and Clutha River.²²³

²¹⁹ *Evening Star*, "The Land Board," 5 May 1881.

²²⁰ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²²¹ *Wanaka Sun*, "History of Bridges across the Hāwea River," 11 May 2018.

²²² *Cromwell Argus*, "Lake Wanaka," 29 October 1878.

²²³ Hocken, *Otago Witness*, 4714.

Recorded Heritage & Archaeological Features

There are no archaeological sites recorded within the West of Hāwea River PA. There are no listed heritage features within the West of Hāwea River PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area provides some evidence of early pastoral land use in New Zealand.
- The Hāwea River was a landscape feature, which shaped the development of early local infrastructure.

Review & Recommendations

- The area would benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area.
- Text amended to align with other schedules outlining there are no historic heritage features, heritage overlays, or archaeological sites.

30. RCL – Area 4 – SH8/Church Road, Luggate

Brief Historical Narrative

In 1861, news reached Dunedin of a payable gold field in the Lindis Valley. This field was a failure, but hundreds of gold miners were drawn to the area. Hartley and Reilly's discovery in 1862 encouraged vigorous mining along the banks of the Clutha and tributaries.²²⁴

The area around Church Road was primarily a mining and farming area. There are a large number of gold mining sites along the river nearby, while the interior was used for small-scale pastoral farming on the outskirts of Wanaka. Aerials from the 1950s show vacant land, with little development visible (Figure 24).



Figure 24. Whites Aviation photograph (1956).²²⁵

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Church Road/Shortcut Road PA:

Site No.	Site Name/Details	Site Type	Details
G40/144	Tailings	Mining – Gold	A small timber cottage, constructed circa 1900 and later demolished.

There are various other sites recorded along the bank of the Clutha River, related to gold mining. There are no listed heritage features within the Church Road/Shortcut Road PA.

²²⁴ Ritchie, "Luggate: Archaeological Survey."

²²⁵ National Library, cropped, 753267.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area has some association with early pastoral land use and goldmining.

Review & Recommendations

- The area would benefit from additional research into the heritage and archaeological values. There appear to have been no surveys or investigations into this area.
- Text amended to align with other schedules outlining there are no historic heritage features, heritage overlays, or archaeological sites.

31. RCL – Area 5 – Maungawera Valley (Upper Clutha)

Brief Historical Narrative

The Maungawera Valley was also initially part of the large Wanaka Station. Like other large pastoral runs, the run was gradually broken up into smaller runs and grazing sections. An 1876 survey plan records a pre-emptive right registered by Campbell & McLean as part of Run 239.²²⁶ Henry Campbell and McLean put a double-furrowed plough into operation on the Forks Run.²²⁷ By 1880, the Maungawera Valley was part of Run 239A and labelled as Speargrass Valley.²²⁸ In 1883, the land of the Forks Run was broken up into smaller grazing runs and offered for sale.²²⁹ By 1893, a number of families were reported to be living on the Forks Run land, including William Kingan.²³⁰ Gold was discovered on the Forks Run in 1880, with nuggets reportedly weighing 4oz.²³¹



Figure 25. Detail of survey plan showing Mount Brown and Spear Grass Valley.²³²

Recorded Heritage & Archaeological Features

There is one archaeological site recorded within the Maungawera Valley PA:

Site No.	Site Name/Details	Site Type	Details
F41/12	-	Midden/Oven	Oven site recorded from hearsay.

²²⁶ LINZ, SO5488 (1876).

²²⁷ Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²²⁸ Archives New Zealand, DAAK 9429 D450/13; LINZ, SO5484.

²²⁹ *Lake County Press*, 19 January 1883.

²³⁰ *North Otago Times*, 1 May 1893; Roxburgh, *Wanaka Story: A History of the Wanaka, Hawea, Tarras, and Surrounding Districts*.

²³¹ *Press*, 3 July 1880.

²³² LINZ, SO5488.

F40/13	-	Artefact Find	Findspot for a nephrite chisel, 11cm long with a cross-section thickness and width of 2cm. Found c. 1900.
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There are no listed heritage features within the Maungawera Valley PA.

Site Visit

A site visit was carried out on 9 March 2022 to observe whether there were any notable or visible heritage or archaeological features. A summary of the site visit is included as Appendix 1 - Site Visit.

Significant Heritage & Archaeological Values

- The area was associated with early pastoral use by European settlers. There is evidence of early homesteads from the early grazing runs, including Kingan's homestead constructed in 1910.


Review & Recommendations

- Amendments were made to recognise that the Mount Burke Station homestead falls outside the scope of the PA.
- Evidence of early Māori occupation was noted, but the significance of this should be confirmed by an appropriate cultural advisor/mana whenua.

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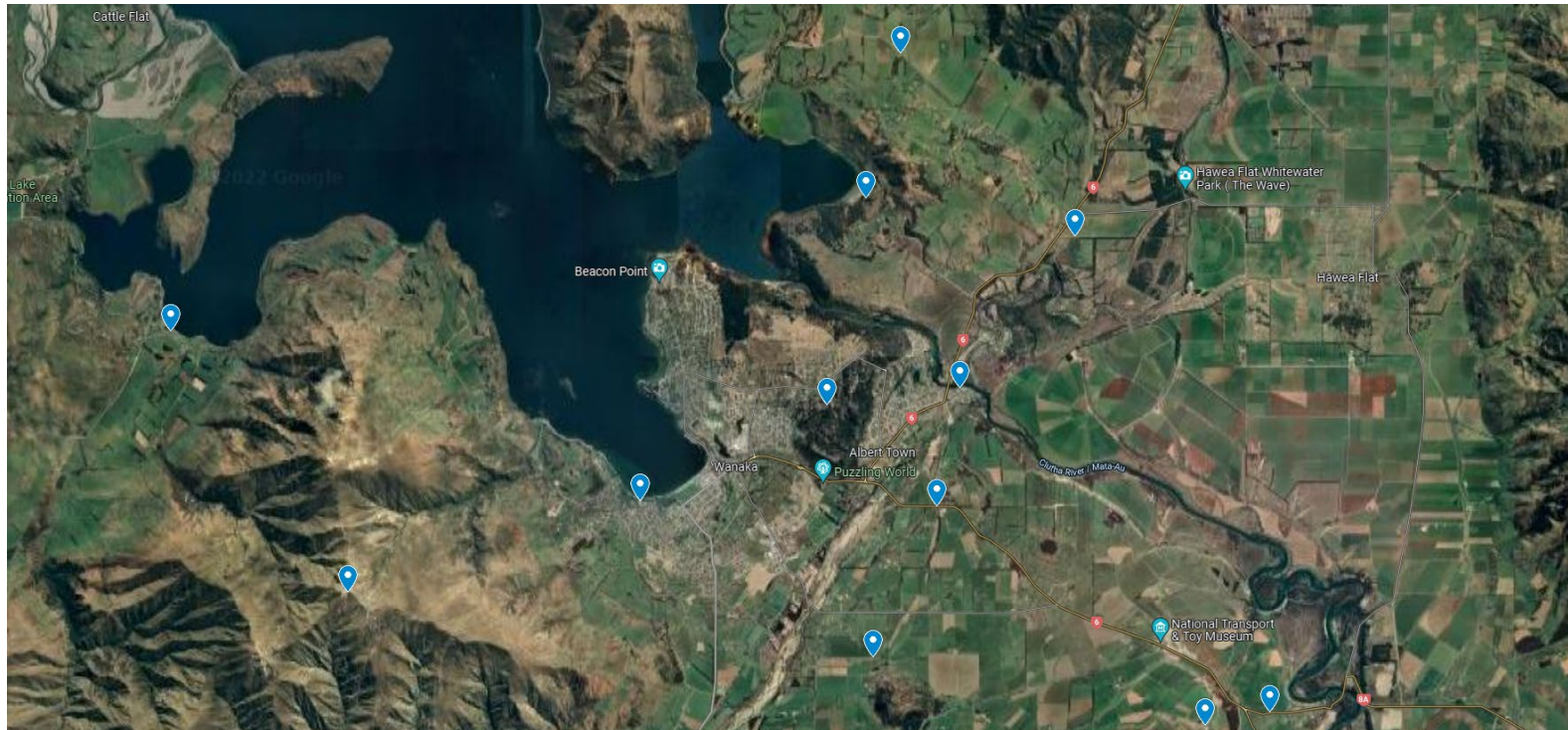
Appendix 1 – Site Visit

Archaeological Site Inspection Report			
Job Number:	787	Job Name:	QLDC Landscape scheduling
Date of Inspection:	09/03/2022	Site Contact:	N/A
Area/Location of site:	Wānaka	Staff Member:	Jaime Grant
On Site notes:	<p>On 9 March 2022 the areas listed below were inspected by Archaeologist Jaime Grant of Origin Consultants: Area 3: West of Hawea River; Area 5 Maungawera Valley; Dublin Bay; Mt Iron; Roys Bay; Mount Alpha; West Wānaka/Glendhu Bay; Area 2: Halliday Rd; Area 1: Cardrona River/Mt Barker Rd; Mt Barker; McKay Station; and Area 4: Church Road, Luggate.</p> <p>Many of the areas have a historical connection to mining and agriculture but the archaeological sites tend to be focused close to the Clutha River and streams, with the highest concentration of sites near Luggate. The few recorded Māori sites are closer to Lake Wānaka.</p> <p>No new archaeological sites were encountered during this inspection, the areas listed are either actively being used for farmland, private residences, or built-up residential areas.</p>		

Site Visit Photo Registry



**Map/
Location:**



**Image 1:
Glendhu Bay**



**Image 2:
Roys Bay**



**Image 3:
Lake McKay
Station**



**Image 4:
Area 3 - West
of Hawea
River**



**Image 5:
Area 5 -
Maungawera
Valley**



**Image 6:
Dublin Bay**



Appendix A

'Other Expert' Methodology Reports

Mata-au Clutha River PA Schedule

To: Daniel Hadfield, Senior Policy Planner
From: Jack McConchie, Technical Director
Date: 16 May 2023
Subject: Non-priority Area Rural Character Landscapes – Expert geomorphic advice

At: Queenstown Lakes District Council
At: SLR Consulting NZ Limited
Ref: 720.30028.00000 Landscape analysis

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Introduction

Queenstown Lakes District Council (QLDC) are preparing landscape schedules for the Proposed District Plan. These schedules set out the landscape attributes, values, and capacity for priority areas of the district's Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Rural Character Landscapes (RCL).

The schedules were drafted by the landscape architects. QLDC have subsequently sought expert advice from a range of scientific disciplines (including geomorphology) to review, and confirm where appropriate, the draft schedules.

QLDC initially requested that Dr John (Jack) McConchie review the Priority Area Landscape Schedules and that work was completed in March 2022.

QLDC have now requested that I review of the draft Non-priority Area Rural Character Landscape (RCL) schedules from the perspective of my expertise (i.e., geomorphology).

The key output of the review is that it confirms, as appropriate, the draft schedules of the landscape attributes, values, and landscape capacity within those identified non-priority RCL areas from a geomorphic perspective. The aim is to ensure that the key landforms are described in a consistent, accurate and concise manner in terms that can be readily understood and interpreted by a layperson.

I have therefore reviewed the 12 Schedules provided and undertaken my assessment in a manner consistent with the VIF set out in Chapter 3 of the PDP. This memorandum summarises the results of my review of the RCL area schedules from a geomorphic perspective.

Reviewer

The review of the various RCL area schedules was undertaken by Dr John (Jack) Allen McConchie. Jack is currently employed as the Technical Director (Hydrology & Geomorphology) by SLR Consulting (NZ). He has a Bachelor of Science degree with First Class Honours (from Victoria University of Wellington) and a PhD (also from Victoria University of Wellington). He is a member of several professional and relevant associations including the:

- (a) Australia-New Zealand Geomorphology Group;
- (b) New Zealand Hydrological Society;
- (c) American Geophysical Union;
- (d) New Zealand Geographical Society; and
- (e) Environment Institute of Australia and New Zealand.

Specific to this review, Jack was the New Zealand Geographical Society representative on the Joint New Zealand Earth Science Societies' Working Group on Geopreservation. This Working Group produced the first geopreservation inventory; published as the New Zealand Landform Inventory; now known as the New Zealand Geopreservation Inventory (<https://services.main.net.nz/geopreservation/>). He was also a Ministerial appointment to the Wilderness Advisory Group. He provided expert geomorphic evidence on behalf of Hurunui District Council to the Environment Court with respect to the Mt Cass Windfarm. He also provided expert evidence to both the Wellington District Plan and the Environment Court regarding the geomorphic significance of Quartz Hill.

Prior to the start of 2008, Jack was an Associate Professor with the School of Earth Sciences at Victoria University of Wellington. He taught undergraduate courses in hydrology and geomorphology, and a postgraduate courses in geomorphology, hydrology, hydrogeology, and water resources. He has written, or co-authored, 10 book chapters and over 50 internationally refereed scientific publications, including several papers focusing on landscape evolution and dynamics.

Jack previously undertook the review the Priority Area Landscape Schedules from a geomorphic perspective. That work was completed in March 2022.

Methodology

The review of the various landscape schedules to the Proposed District Plan was solely a desktop study, using the technical expertise and experience of the Dr John (Jack) McConchie. As far as possible, given the desktop nature of the review, the review was consistent with both the New Zealand Geopreservation Inventory and the Best Practice Guide: Outstanding Natural Features, Geoscience Society of New Zealand Miscellaneous publication No. 154.

It should be recognised that, despite the unique geomorphic nature and character of Queenstown Lakes District, only a very few discrete landforms have been formally recognised, either through the New Zealand Geopreservation Inventory or any planning instrument. There has been no systematic or comprehensive survey of landforms, or landform assemblages, throughout the district. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore, the scale and distinctiveness of landforms which are considered significant are very subjective. It is recommended that these constraints be specifically noted and recognised within the schedules to the Proposed District Plan.

Despite the above constraints, each of the individual RCL area schedules was reviewed from the perspective of expert geomorphic knowledge and were either accepted, or edited where necessary, so that the schedule reflects the geomorphic character of the specific area.

Outcome of review

Following my review, I would offer the following comments:

- In general, the schedules provide a clear and concise summary of the overall geomorphic character and setting of the different RCL areas.
- The level of detail provided is consistent with, and the result of, the constraints identified above.
- I think it would be useful to include a discussion that explicitly states that the specific landforms referenced within each schedule is not a definitive list.
- That discussion could include something like the following:

There has been no systematic or comprehensive survey of landforms, or landform assemblages throughout the Queenstown Lakes District. This acts as a significant constraint on the completeness of any geomorphic analysis underpinning the schedules of landscape attributes. Furthermore, the scale and distinctiveness of landforms which are considered significant are very subjective. Therefore, by necessity, the discussion of the landscape and landforms in the various schedules is descriptive and general.

The schedules are not intended to provide a definitive list of all landforms, or even all 'significant' landforms, they contain. Consequently, the schedules are a starting point and not a definitive list of all significant landforms. More geomorphic information and detail will be added to the various schedules over time as it becomes available.

While the basic structure of the Queenstown Lakes District is controlled by the underlying geology (including schistosity) and faulting, the landscape has been modified extensively by successive glaciations. The effect of glaciation is apparent in both erosional landforms e.g., the lakes, kettles, tarns and roches moutonnées, and depositional landforms e.g., moraines and outwash fans/terraces etc. However, the largely glacially-derived landscape and landforms have been modified over time by slope, fluvial (river), and even 'coastal' processes acting at the shore of the various lakes. This interaction of a diverse range of geomorphic processes over time has led to a complex landscape composed of wide range of landforms, that vary in scale and by association. This leads to unique landscapes.

Consequently, there is an almost infinite number of landforms throughout the Queenstown Lakes District, and even within specific schedule areas. While some of these landforms are robust or resilient (roches moutonnées) others are prone to random and often rapid change (river bars, floodplains, and deltas). Landforms in areas of higher elevation generally have a strong glacial signature while those on the flat and valleys tend to be dominated by fluvial processes including erosion and sedimentation.

- While a minor point, there is a need for consistency in the spelling of roches moutonnées (pl) or roche moutonnée (sing). While there is some 'variation' in the literature, the above spellings seem to have wide acceptance.

Methodology: Ecology – RCL Schedules - Ecology

The work to be undertaken by the ecologist will be split into two stages/tasks:

1. a desktop assessment of the RCL's and;
2. site inspections for verification (ground truthing) purposes and/or to address information gaps.

Desktop Assessments

This will involve:

- Review of the SNA and DOC reserve summaries;
- Analysis of Google Earth and QLDC aerial imagery.

Site Inspections

This involved walk over surveys and/or utilising suitable vantage points where site access is not possible or permitted. These observations will be complemented where necessary by local knowledge of the ecology of the Wanaka and Hawea Basins.

Deliverables

The draft schedules to each RCL will be updated based on the desktop assessments and field observations. This will include further information where appropriate on:

- Indigenous and exotic vegetation communities and associated landforms/locations/land uses;
- SNAs and DOC reserves;
- Wetlands, type and condition;
- Habitats such as boulderfields, bluffs, talus and semi-braided riverbeds;
- Avifauna and herpetofauna present and favoured habitats;
- Predators and animal and plant pests present or likely to be present.

QLDC PA Landscape Schedule Review

Part B Methodology Statement

Recreation & Tourism

1. Purpose

Queenstown Lakes District Council (Council) seeks the review of landscape schedules for parts of the district identified as Rural Character Landscapes (RCL). The schedules have been set out to describe the landscape attributes, values and capacity for identified priority areas of parts of the districts Rural Character Landscapes.

These schedules need to be detailed enough to capture values that need to be considered, protected and managed at the landscape scale, and assist future consent application processes. This document outlines the methodology Thrive Spaces and Places Ltd used to provide a review of the condition and effects of recreation and tourism capacity in the draft schedules provided by Council. The key outcome was to review and confirm where appropriate the draft schedules of the landscape attributes, values and landscape capacity within those identified areas in relation to recreation and tourism capacity, this has particular regard to proposed policy 3.1B.5.b '*Landscape Capacity*.'

The landscape capacity of a rural character landscape is defined as being able to '*accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values.*'

The review of the schedules has been achieved in a way that is consistent with the definitions above and the Values Identification Framework set out in Chapter 3 of the Proposed District Plan. Where necessary, statements of relevant information were provided to ensure concise and accurate schedules to assist future landscape assessment purposes in the district.

2. Scope

Review of draft landscape schedules: expert peer review to accurately capture recreation and tourism values in the Landscape Schedules. The final product will render concise and accurate schedules, namely;

- a. 12 non PA RCLs in the Upper Clutha area.

More specifically, this involved evaluating the extent to which the draft RCL's identified the landscape values that need to be protected in each area from a recreation and tourism lens. In instances where there was additional information required adding red text descriptions as tracked recommended amendments or as comments to existing text.

3. Methodology

Review Process



Thrive has applied a systematic approach to reviewing the schedules. This is based on a generic framework of what we would normally cover in an assessment of effects on recreation and tourism. This framework provides a convenient template against which the schedules have been reviewed. These considerations are:

1. Examine the current recreation and tourism activities in the respective areas to establish the broad scope of likely and potential outcomes which may affect recreation and/or tourism activity;
2. Establish an appropriate weighted vernacular within which potential capacity for future recreation and tourism activities are anticipated. This scope should be sufficient to cover:
 - a. The likely intended effects of increasing capacity for additional activities and/or developments, (i.e., high capacity) arising from the increased activity likely to coincide with higher capacity levels.
 - b. Possible effects which could arise from retaining the current capacity for recreation and/or tourism (i.e., low capacity);
3. Ensure there is an adequate evidence baseline which captures the current situations of the areas (as relevant to a recreation and tourism assessment) and the expected future situation as a base case or “no change” future – i.e., no more improvements or additions to recreation and tourism infrastructure;
4. Utilise this baseline to examine the effects on recreation and tourism if recreation and tourism operations proceed unchecked (low probability);
5. Examine the effects on recreation and tourism if recreation and tourism continues in a manner that is complimentary to the landscapes and activities identified in the schedules; the current recreation and tourism operations; and the other values as identified the schedules (high probability).

The diagram below outlines the review process used to evaluate the recreation and tourism values.

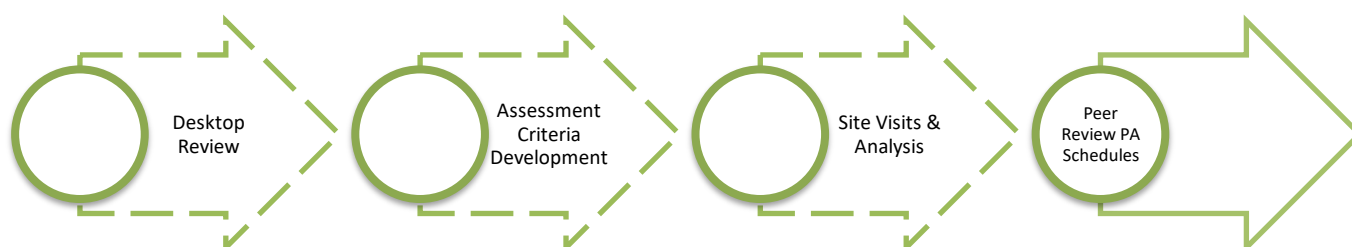


Image 1: Recreation & Tourism review process.

Desktop analysis

Prior to a site visit Thrive reviewed the following documents, focusing on the information utilised, and the way in which the capacity for, and the potential effects on recreation and tourism of the ONL, ONF and RCL areas identified have been evaluated:

ITEM 1: QLDC GIS mapping platform, setting out the spatial extent of the RCL areas <https://qldc.maps.arcgis.com/apps/instant/sidebar/index.html?appid=8bce57e3bd944ca1b0d754192377974e&locale=en-AU>

ITEM 2: PDP Decisions Version: <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan>

ITEM 3: QLDC Proposed District Plan: Chapter 3, Strategic Direction Policies.

Criteria Development

Table 1 below underpins the rationale for recreation and tourism used in the review of the draft schedules. As discussed below the recreation and tourism values have been assessed in the review by the landscape capacity for additional activities and developments. The current level of development and availability for recreation and/or tourism has been used as a baseline for the purposes of this review.

Recreation & Tourism Capacity	Schedule Review Criteria
High Capacity	The RCL features low development with high opportunities for recreation and/or tourism features sympathetic and appropriate to the surrounding environment; or the RCL features development that would greatly benefit from adequate development of recreation and/or tourism opportunities.
Medium Capacity	The RCL features existing development with some potential to expand recreation and/or tourism opportunities; or the RCL features high use from recreation and tourism and would benefit from strategic development sensitive to the receiving environment.
Low / Limited Capacity	The RCL is highly susceptible to change with pre-existing larger scale developments; or the RCL has a high number of recreation and/or tourism activities and features a high capacity; or the RCL cannot accommodate additional tourism/ recreational operations or developments due to the nature of the landscape e.g., high visibility or unsuitability.

Table 1: Recreation & tourism capacity criteria for RCL review.

Site Visits

The RCL areas were visited on June 26th by the recreation consultant and 3rd July 2023 by the tourism consultant. This involved physically viewing each area to determine the extent of development and confirm key points raised during the desktop analysis phase. Some of these key points were concerned with;

- Confirming the extents of recreation and/or tourism activities;
- Evaluating the capacity of the RCL for increasing and/or reducing activities;
- Evaluating the extent to which increases in capacity would reduce the current recreation and/or tourism values associated within a particular RCL landscape.

Draft Schedule Review

Table 2 below summarises the key personnel who reviewed the draft landscape schedules. Recreation and tourism were equally reviewed, utilising local knowledge and familiarity with landscape vernacular.

Name	Expertise
Geoff Canham (ARPro, CPPI, NDH, Dip Hort, NEBSM, MNZRA) Principal Parks & Recreation Specialist	Recreation assessment evidence, expert witness. Peer reviewer, expert evidence.
Brad Rowe (BCom, DipPM)	Tourism development specialist and Queenstown Lakes resident. Tourism reviewer.

Tourism Specialist & Project Manager	
Jeremy Sisson (BLSA) Landscape Architect	Internationally experienced landscape architect and recreation expert. Recreation reviewer.

Table 2: Review personnel: recreation and tourism

QUEENSTOWN LAKES DISTRICT COUNCIL LANDSCAPE SCHEDULES - PART B

Heritage and Archaeological Review
July 2023



Heritage and Archaeological Review of Queenstown Lakes District Council Landscape Schedules – Part B

Commissioned by Daniel Hadfield on behalf of the
Queenstown Lakes District Council

Prepared by Jeremy Moyle, Lucy King, Sasha Meyer, and
Jaime Grant

Origin Consultants Ltd

21 July 2023

*Cover: Mt Pisa Runs, February 1921, SO
1174.*

Document History

Date	Version	Amendments
21 July 2022	V2 – Issued for Client Review	

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Introduction

Origin Consultants Ltd (**Origin**) has been engaged by the Queenstown Lakes District Council (**QLDC**) to provide an expert review of the Proposed District Plan (**PDP**) draft landscape schedules to be introduced into chapter 21 of the PDP. These draft schedules have been prepared by landscape architects to set out the landscape attributes, values, and capacity for the non-priority area Rural Character Landscapes (**RCL**). The aim of the review is to provide concise and accurate landscape schedules. This report represents Part B of a two-part process. Previously, Part A involved the review of the Priority Area schedules in 2022.¹

The key output was to review and confirm, where appropriate, the draft schedules and their description of landscape attributes, values, and capacity in relation to our area of expertise – heritage and archaeology.

The authors of this report are: Jeremy Moyle, Senior Archaeologist and Heritage Consultant; Sasha Meyer, Heritage Assistant; Lucy King, Heritage Consultant and Historian; and Jaime Grant, Archaeologist.

Methodology

Origin adopted the following approach:

1. Understanding

Contextual research was carried out into the history and development of each RCL to identify significant archaeological and heritage values of each area and location. This involved a desktop assessment of archival sources and relevant databases to ascertain significant archaeological and heritage values. This did not represent a full re-assessment of the RCL. Several historic sources were consulted to try to establish and clarify the historical development and chronology of the areas. These included:

- Existing databases and resources which identify known archaeological and heritage values, including the QLDC PDP Inventory of listed Heritage Features (section 26.8), ArchSite (the New Zealand Archaeological Association's recording scheme) and associated site record forms, and the Heritage New Zealand Pouhere Taonga (HNZPT) List/Rārangī Kōrero and Digital Reports Library.
- Online archives accessed via PapersPast and Archives New Zealand.
- Online and physical photographic archives, including the Lakes District Museum, Te Papa, Digital NZ, and Retrolens.
- Survey plans accessed online via Premise.
- Secondary sources, primarily Irvine Roxburgh's *Wānaka Story*.

No site visit was undertaken. An extensive survey of each area may have been able to provide a more granular understanding of the RCLs. However, this would have taken a significant amount of time and was determined to be not feasible within the limited scope of the RCL review.

2. Review and Recommendations

Following the completion of contextual research, a close review of the draft landscape schedules was undertaken to ensure that these recognised relevant archaeological and heritage attributes and values identified during the contextual research.

Each draft was reviewed in accordance with the values identification framework in Chapter 3 of the PDP, which provided a high-level methodology to identify the landscape values and development capacity of each RCL. The following questions were also considered for each review:

¹ Lucy King, Jeremy Moyle, and Jaime Grant, *Queenstown Lakes District Council Landscape Schedules: Heritage and Archaeological Review* (Unpublished report for Queenstown Lakes District Council, 2022).

- Bearing in mind the role of the RCL landscape schedules to identify landscape values that need to be protected in each area, are there any other heritage and archaeological attributes and values that are deserving of mention in the RCL schedule of values?
- Are there amendments required to the (existing draft) description of values relevant to archaeology and heritage in the RCL landscape schedules?

Key heritage and archaeological values of each RCL were identified and described at an appropriate landscape scale. Where appropriate, heritage or archaeological features were identified in accordance with:

- QLDC PDP Inventory of Listed Heritage Features (section 26.8), including the reference number contained in the PDP;
- HNZPT List/Rārangī Kōrero, including the List Number; and
- New Zealand Archaeological Association site recording scheme (ArchSite), including the site number (for example, F41/761).

Constraints and Limitations

The key constraints and limitations in the heritage and archaeological review of the draft landscape schedules are considered to be as follows:

- Reasonable time and budget constraints meant that the scope of contextual research was limited to a brief desktop assessment of readily accessible sources. The history provided for each RCL is brief and is not exhaustive.
- Time and budget constraints have also meant there has been no community engagement to identify significant heritage and archaeological attributes and values associated with the RCLs.
- As outlined above, no site visit was undertaken. An extensive survey of each area may have been able to provide a more granular understanding of the RCLs. However, this would have taken a significant amount of time and was deemed to be not feasible within the limited scope of the RCL review. For comparison, the Clutha Valley Project – a detailed survey of archaeological sites across a similar area as the proposed RCLs – took several years to complete.²
- The archaeological sites recorded on ArchSite and heritage features within the PDP do not represent an exhaustive record of the Queenstown Lakes District's heritage. Both ArchSite and QLDC features are recorded ad hoc as a result of surveys, development projects, or public reporting. Numerous sites have been recorded in some areas (e.g., along the Kawarau River) because these areas have been previously subject to extensive archaeological surveys. Other areas that have not been systematically surveyed (e.g., Wānaka) and potentially include numerous archaeological sites that have not been recorded. ArchSite is updated over time as new evidence becomes available. The archaeological sites described in this assessment are up to date as of June 2023.
- Some ArchSite records were recorded prior to GPS technology and were translated from paper records to the online mapping tool. This has meant that some were not accurately recorded. Until recently, ArchSite was also limited to recording an archaeological feature or site at one point. As such, sites that extend over a large area may not be included in this assessment.
- This assessment does not attempt to define mana whenua values. Where evident (i.e., recorded as an archaeological site), Māori occupation has been recorded in the draft landscape schedules; however, the significance of this should be confirmed by an appropriate cultural advisor/manua whenua.

It is difficult to definitively establish the heritage and archaeological attributes and values of each RCL. Each area encompasses a complex and interrelated variety of tangible and intangible heritage values relating to the human occupation. While a desktop review can begin to establish an area's broad historic character, a

² N. Ritchie, "The Clutha Archaeological Project 1977-87: A Summary Report," *Archaeology in New Zealand* 33 (1990): 4–20.

robust understanding of the significant attributes and values that contribute to residents' sense of place in the District will require a more thorough research and engagement process.

Summary of Review and Recommendations

We note that very few archaeological and heritage surveys have been carried out around Wānaka and Hāwea. As such, there is a shortage of easily accessible information about the location and significance of archaeological and/or heritage features. Some RCLs did not have any archaeological or heritage features recorded within the boundaries. The accuracy of the schedules would benefit from additional research and/or surveys being carried out for each area. As outlined above, the extent of the research we were able to carry out was limited due to time and budget constraints relative to the scope of the RCLs. Any further research should also involve community engagement to identify significant heritage values associated with the RCLs.

The historic research that was carried out as part of this review identified that most of the RCLs had a similar historic background of rural development from pastoral runs to more intensive pastoralism and agriculture. Accordingly, most RCLs were identified as having important historic attributes and values relating to this agricultural history, though other attributes and values were also identified in some areas. References to the heritage and archaeological values were made in broad terms, to recognise the tangible and intangible significance of the area, while important archaeological and heritage features were listed specifically.

We would also recommend that consideration is given to align the wording with the terms in the Resource Management Act 1991 (**RMA 1991**). Specifically, archaeological sites fall under the umbrella of 'historic heritage' in the context of the RMA and invoking them separate to heritage within the Schedule of Landscape Values may cause confusion.

To further align with the PDP, we have removed reference to protected trees (where these were included in the relevant schedules). Protected trees are treated separately to heritage under the PDP.

1. RCL – Mount Aspiring Road

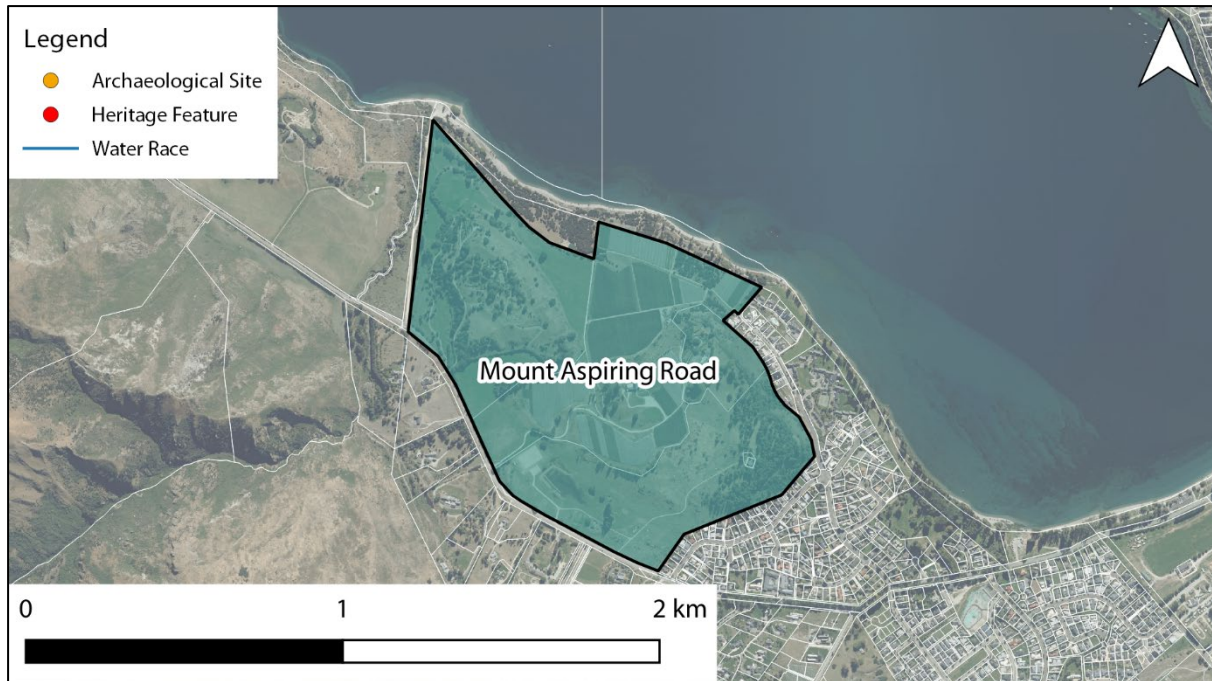


Figure 1. East of Wānaka/Mount Aspiring Road RCL.

Brief Historical Narrative

The Mount Aspiring Road RCL was originally part of Run 334, which extended from the Pembroke township to the Matukituki River. The land around Mount Aspiring Road formed part of Wānaka Station, an amalgamation of runs around Lake Wānaka and down the Cardrona Valley that covered approximately 300,000 acres.³ In 1866 most of Wānaka Station was purchased by M Holmes and Henry Campbell. The Crown Index Record shows that Henry Campbell owned the land around and including the Mount Aspiring Road RCL and another survey shows that it had been divided by fencing and featured a sheep dip and washpool,⁴ while to the north towards the lake was a mix of swamp, bracken and manuka scrub.⁵ The surveys show that a number of exotic trees had been planted within the area, though mostly following the route of the road.

The land was bought by Percy Sargood, a successful businessman and philanthropist in 1912. As well as continuing to run sheep on the property (though a reduced scale), Sargood also introduced an irrigation scheme to the area and began fruit growing.⁶ After Sargood's tenure, the vineyard established during the 1980s.⁷

Though the Mount Aspiring Road RCL was a part of a wider landscape occupied by Māori nohoanga, and European settlers prior to 1900, there is only limited historic evidence that suggest any archaeological features would exist within the area. The historic surveys of the area and the historic aerial photographs show little to no evidence of occupation. Very few archaeological sites have been found in the area suggesting that most sites that did exist, have been destroyed by 20th century agricultural activities.

³ Irvine Roxburgh, *Wanaka Story* (Dunedin: Otago Centennial Historical Publications, 1957).

⁴ SO 5523.

⁵ SO 2425.

⁶ <https://www.sargoodbequest.org.nz/history/sir-percy-rolfe-sargood>.

⁷ <https://www.rippon.co.nz/people/>.

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date within the RCL.

Important Historic Attributes and Values

- The Mount Aspiring Road RCL has significance in its representation of the evolution of farming in the Wānaka Area. The RCL was initially part of the nucleus of the expansive Wānaka Station during the 19th century, while later early 20th century agriculture on this property was associated with fruit growing and irrigation schemes that ultimately anticipated the viticulture that is present today.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

2. RCL – Studholme Road

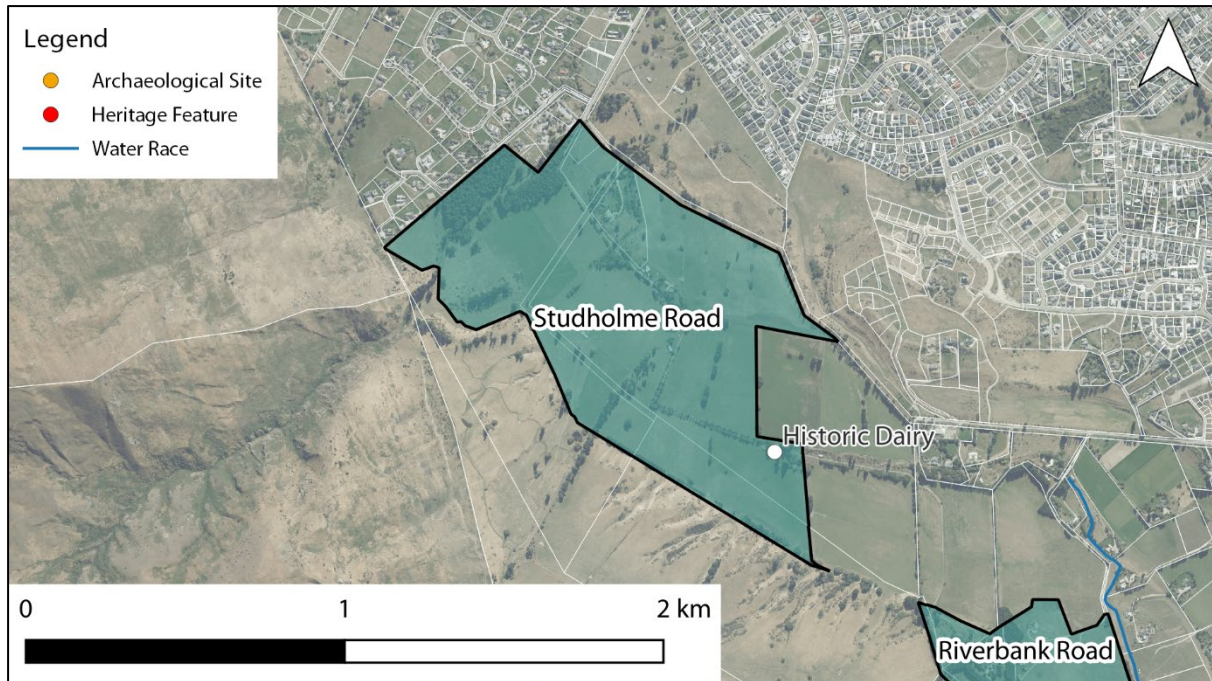


Figure 2. Studholme Road RCL.

Brief Historical Narrative

Initially, the Studholme Road RCL was mostly encompassed by Run 334, which extended from the Pembroke township to the Matukituki River. The land around Mount Aspiring Road formed part of Wānaka Station, an amalgamation of runs around Lake Wānaka and down the Cardrona Valley that covered approximately 300,000 acres.⁸ Later in the 19th century the extent of the large pastoral stations was reduced, and it appears that the Studholme Road area was split between Wānaka Station and a farm owned by the Studholme family. Robert Studholme cleared the area of native bush and rocks to establish the paddocks and farmland. The upper and lower terraces of the farm were originally ploughed, cropped and pasture seeded, as well as farm tracks being formed. Many of the exotic trees that exist as mature trees today were planted by the Studholme family.⁹

Though the Studholme Road RCL was also a part of a wider landscape occupied by Māori nohoanga, and European settlers prior to 1900, there is only limited historic evidence that suggest any archaeological features would exist within the area. The historic surveys of the area and the historic aerial photographs show little to no evidence of occupation. Very few archaeological sites have been found in the area suggesting that most sites that did exist, have been destroyed by 20th century agricultural activities.

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date. However, research has identified a *circa* 1890 historic dairy associated with the Hawthenden homestead.

⁸ Roxburgh, *Wanaka Story*.

⁹ Hannah Ayres and Peter Rough, *Hawthenden Farm - Wanaka: Landscape and Visual Assessment* (Unpublished report for Hawthenden Ltd, 2015); Robin Miller and Jeremy Moyle, *Studholme Woolshed: Heritage Impact Assessment* (Unpublished report for Southern Ventures, 2019).

Important Historic Attributes and Values

- The Studholme Road RCL has significance in its representation of the evolution of farming in the Wānaka Area. The RCL was initially part of the nucleus of the expansive Wānaka Station during the 1860s and 1870s, while later 19th century agriculture focused on more-intensive, smaller-scale sheep farming. This is a transition that is typical for most rural land in Central Otago and the Queenstown Lakes District.

Review and Recommendations

- Amendments were made to remove the scheduled tree and note the historic stone dairy as an identified/recorded historic feature in the RCL.
- The reference to the RCL's possible inclusion in Hillend Station was removed from the Important Archaeological and Heritage and Features section.
- Amendments were made to include the important historic attributes and values outlined above.

3. RCL – Riverbank Road

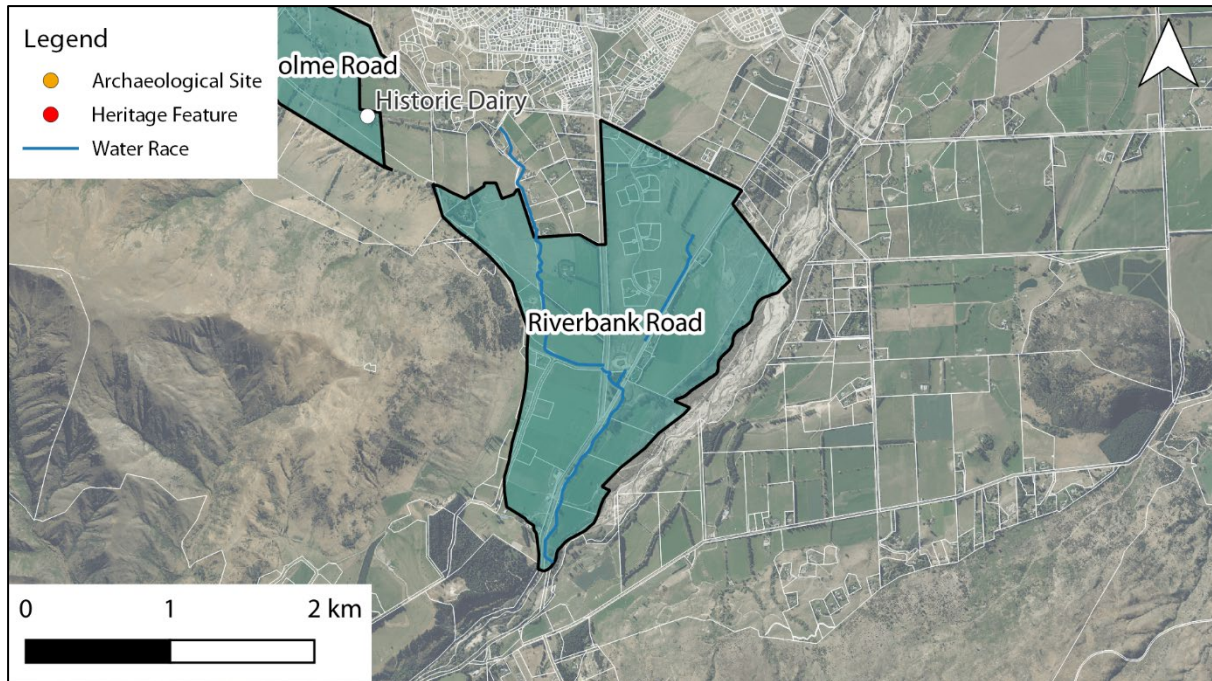


Figure 3. Riverbank Road RCL.

Brief Historical Narrative

Initially, the land on the Riverbank Road was mostly encompassed by Run 240 known as Criffel Run, taken up in 1858 by C. Maude and J. Britten, more as an investment than for active farming. It became part of Wilkin and Thomson's extensive Wānaka Station holding in the 1860s and was managed from a farmstead at Albertown (then known as Newcastle). Run 240 eventually became Wānaka Station, and was managed from a homestead on the western side of the present Wānaka township as pastoral lease.

Early titles show that the Turnbull family of Patearoa were the first to acquire the freehold. Robert McGregor Turnbull was the 1860s runholder of Linnburn station with his brother, Charles, appears on the titles as tenants in common in 1890 for 509 acres, was held on the same title to the mid-20th century.

At the start of the 20th century the parcels were held under three groupings of the sections, some of which extended beyond the boundaries of the Riverbank Road area. The sections that overlap with the Riverbank Road area, were acquired by Montagu Turnbull (law clerk of Dunedin) from the warrant system in 1907 and held by Annie Louisa Turnbull wife of Robert McGregor Turnbull, Patearoa Runholder. The Turnbills transferred the sections south of Wānaka, to the Sargood family in 1912, when Percy Sargood took up the lease of Wānaka Station.¹⁰ Notably, the area of this RCL appears to have been incorporated into Sargood's Wānaka Station irrigation scheme and a large orchard was formally present adjacent to the Cardrona River.¹¹

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date. However, water races are identified on SO 2388 that are believed to be related to Sargood's irrigation scheme.

¹⁰ Hamel, J. *Archaeological Assessment of Willowridge (Three Parks), Wanaka*, 2006.

¹¹ Miller and Moyle, *Studholme Woolshed: Heritage Impact Assessment*; SO 2388.

Important Historic Attributes and Values

- The area is notable as being one of the first areas in Otago to employ a systematic irrigation scheme during the early 20th century.
- The area is associated with early commercial fruit growing.
- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Review and Recommendations

- Amendments were made to note the historic water races as identified/recorded historic feature in the RCL.
- The reference to the RCL's possible inclusion in Hillend Station was removed from the Important Archaeological and Heritage and Features section.
- Amendments were made to include the important historic attributes and values outlined above.

4. RCL – Wānaka Airport

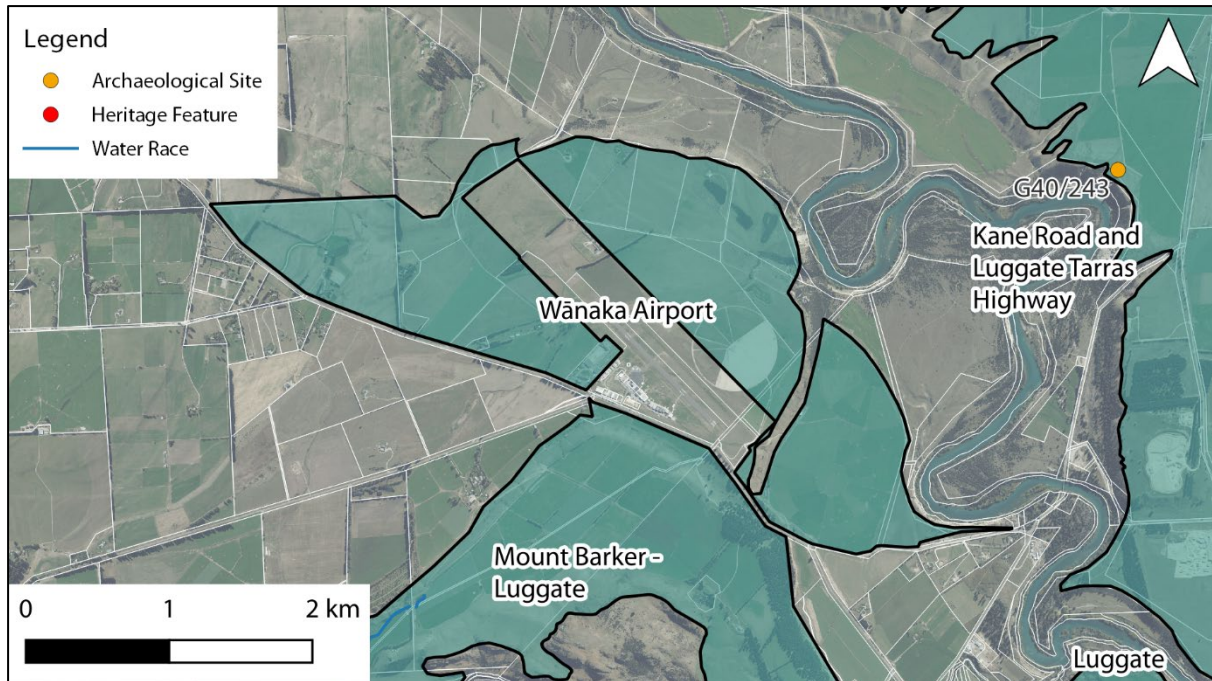


Figure 4. Wānaka Airport RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.¹²

During the early phase of European occupation, the area around Wānaka Airport was encompassed by the pastoral Run 240. This area of land, known as the Criffel Run and established in the 1850s, extended across a large area of land between Luggate Creek, Lake Wānaka, the Clutha River, and around 15km across the Criffel Range and down the Cardrona Valley from the lake.¹³ This pastoral estate appears to have been subdivided by the 1880s, with the land around Wānaka Airport laid out into new 250 acre sections.¹⁴ A historic aerial photograph of the area from the 1950s shows the landscape as almost entirely vacant pastureland.¹⁵ A concentration of trees visible in this image on what is today Lot 1 DP 368240 suggests the presence of an early homestead at this property.

Alongside this early farming, alluvial mining was also carried out along the Clutha River from the 1860s into the early 20th century. Though this mining was focused along the riverbanks, there is the possibility that water races supporting this industry were carried across the Wānaka Airport RCL (though none have been identified to date). However, this is not considered to be a significant characteristic of the RCL.

¹² Atholl J Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850* (Dunedin: Otago University Press and Dunedin City Council, 1998).

¹³ John Sinclair, *The Early Pastoral Runs of Otago and Southland: A Listing to Provide Quick Reference to the Runs by Number and Name and by Name and Number; with Maps Indicating the Boundaries, for the Most Part Drawn from the 1871 Provincial Map* (Unpublished report for Dunedin Public Libraries, 2003).

¹⁴ SO 944.

¹⁵ Retrolens, SN1007-C-9.

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

5. RCL – Mount Barker-Luggate

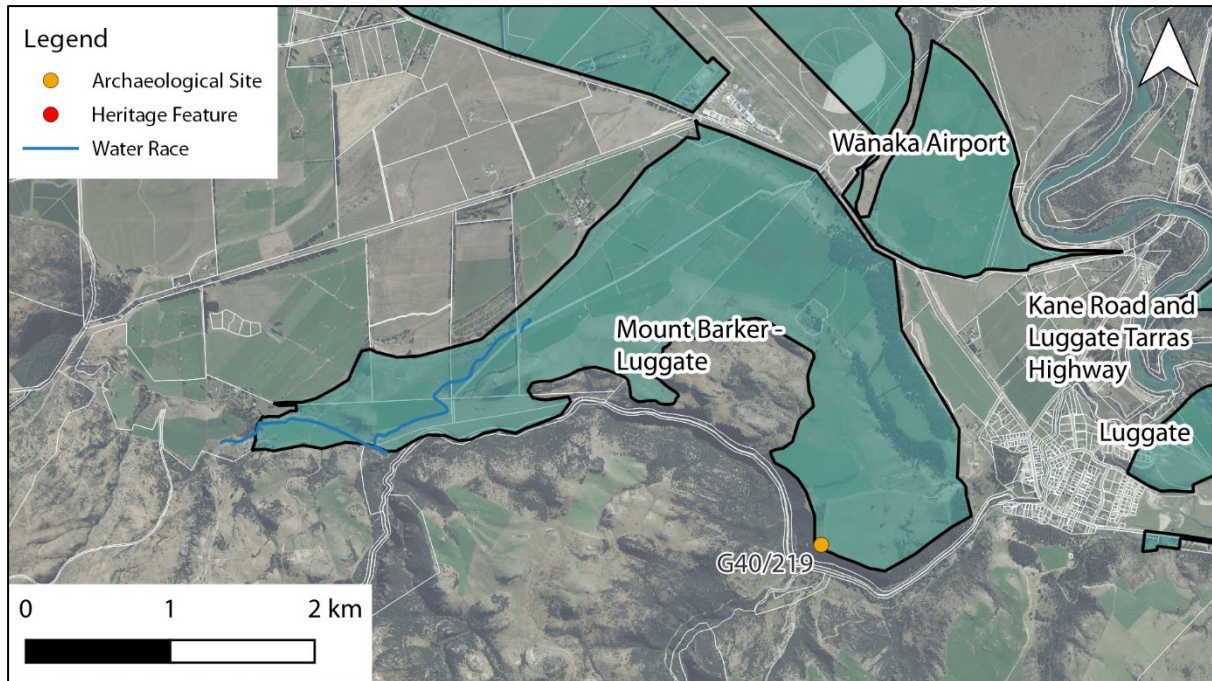


Figure 5. Mount Barker-Luggate RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.¹⁶

Following the arrival of Europeans, this landscape was inundated with miners during the latter half of the 19th century. The Mount Barker-Luggate RCL sits on the northern periphery of a variety of gold mining operations that were active in Luggate Creek. Miners established claims throughout the Upper Clutha Area from the 1860s onwards, and by the 1870s Luggate Creek had become a particular focal point for alluvial mining.¹⁷ Numerous archaeological sites relating to this mining activity have been recorded along this waterway.¹⁸ Historic aerial photographs show at least two water races passing through the RCL near its eastern edge (though these appear to have been destroyed by more recent agricultural practices).¹⁹ There are also some water races still present near the western edge of the RCL, though it's unclear if these relate to mining or later farming.²⁰

Prior to and after the mining boom European occupation of the area was limited to scattered pastoral farming. Early on the land appears to have been part of Run 240, which appears to have been incorporated into the large Wānaka Station. Closer settlement in the area seems to have begun around the beginning of the 1880s, with much of the land around the foothills surveyed into 200-300 acre agricultural parcels. While this may have resulted in more intensive pastoralism and agriculture, land records and survey plans indicate that most

¹⁶ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

¹⁷ Roxburgh, *Wanaka Story*.

¹⁸ Neville Ritchie, *Luggate Archaeological Survey* (Unpublished report to the New Zealand Historic Places Trust, 1980).

¹⁹ Retrolens, SN1007-C-9.

²⁰ Retrolens, SN835-2262-44.

of the land in the RCL continued to be leased until at least the early 20th century.²¹ Historic aerials show that most of the area consisted of vacant farmland divided into paddocks and locate a historic homestead at what is now 87 Mt Barker Road (though this is located outside the RCL).²²

Important Archaeological and Heritage and Features

At least two water races potentially associated with historic farming or mining activity have been identified in the RCL (Figure 5).

There is one archaeological site is recorded within the RCL:

Site No.	Site Name	Site Type	Details
G40/219	Lower Luggate Creek	Mining – Gold	The site consists of two drives, probably used for prospecting.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.
- The southern periphery of the RCL, along Luggate Creek, is important as a focal point of mining from the 1870s and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining in this locale, and the sites associated with it, is characteristic of the more-intensive mining practices that was established around the district in the wake of the 1860s rushes.

Review and Recommendations

- Amendments were made to note the water races and mining tunnels as historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

²¹ OT273/194; SO 289, SO 953, SO 1174, SO 7378.

²² Retrolens, SN1007-C-9.

6. RCL – Luggate

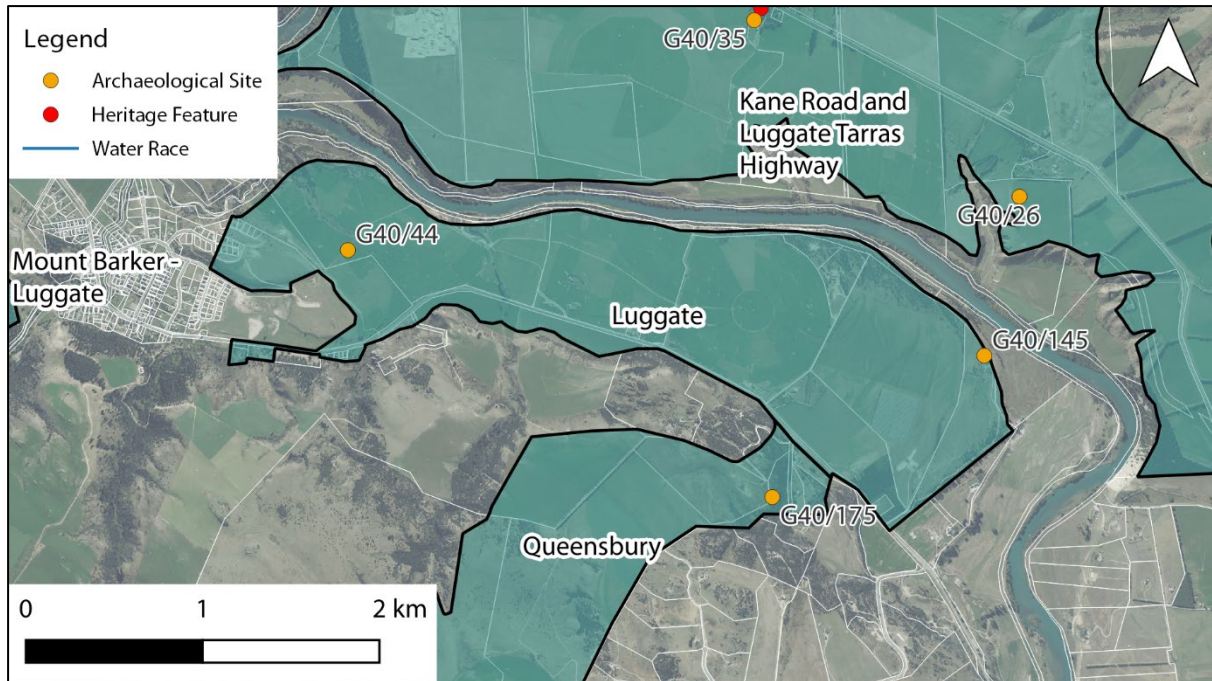


Figure 6. Luggate RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.²³ Importantly, the East of Luggate RCL sits alongside the Clutha River Mata-au. This was utilised by mana whenua as an ara tawhito providing a communication route between the Upper Clutha area and the East Coast, facilitating access to mahika kai and pounamu from Te Tai Poutini. For this reason, as well as its genealogical and cosmological connections, and its mauri, the river is held in high esteem by mana whenua.²⁴

Following the arrival of Europeans to the area, Luggate appears to have developed as a minor centre in the Upper Clutha. Situated at the nexus of Luggate Creek and the Clutha River, the current settlement location is centred around the historic flour mill established there in the early 1880s.²⁵ This served the variety of farmers in the surrounding area who were attempting to grow grain crops. A school was later established there in 1885.²⁶ To the east of the township, survey plans indicate a scattering of dispersed occupation across the fields and terraces south of the river. This appears to have consisted of small cottages or houses situated in large paddocks, many of which were close to the Luggate-Cromwell Road.²⁷ Importantly, the area to the east of Luggate was also the site of a designated settlement area (known as a pre-emptive right) for either Run 240 or 245 (close to the location of G40/44 on Figure 6). A hut and sheep yard are shown here in an undated, but

²³ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

²⁴ Ngāi Tahu Claims Settlement Act 1998, Schedule 40.

²⁵ Roxburgh, *Wanaka Story*.

²⁶ Upper Clutha Historical Records Society, *The Upper Clutha: 150 Years* (Wanaka: Upper Clutha Historical Records Society, 2010).

²⁷ SO 7430, SO 7423, SO 7374, SO 7451, SO 7453, SO 9179.

likely 1860s, survey plan.²⁸ This sort of scattered settlement seems to have been generally clustered closer to Luggate, with the area closer to sandy point remaining largely unoccupied. This is confirmed to some extent by historic aerial photographs from the mid-20th century that show the majority of the areas as vacant land.²⁹ The general lack of field-systems in this image compared with other areas of the Upper Clutha indicates that farming, where it was carried out, was largely limited to low-intensity pastoralism.

During the 19th and early 20th centuries the farming economy was supplemented by, or even in service of, local gold mining. Miners arrived following the discovery of gold in the 1860s and mining operations became ubiquitous along the Clutha and up the surrounding valleys. Sandy point is known to have been a local hub for early miners, with a ferry and store established in association with the diggers there.³⁰ Archaeological remains provide evidence of 19th century gold sluicing at several locations along the Clutha between Luggate and Sandy Point, and later dredging claims show that the area continued to be prospected and worked into the early 20th century.³¹

Important Archaeological and Heritage and Features

Sandy point is known to have also played host to a historic ferry crossing and store during the 1860s gold rush era. The exact location of these features is unclear but it likely to have been located outside the RCL.

There are two archaeological sites recorded within the RCL:

Site No.	Site Name	Site Type	Details
G40/44	Stone Hut	Mining – Gold	5x5m hut with a chimney, situated on the bank of the stream. Made of split schist and mud mortar.
G40/145	Tailings	Mining - Gold	A small patch of sluice tailings located right on the river bank.

Important Historic Attributes and Values

- Historic land use in the Luggate area is representative of the sort of dispersed settlement and multi-faceted rural economy that historically existed in parts of the Upper Clutha area. Scattered settlement in the RCL is associated with a mixture of large-scale pastoralism, smaller-scale farming, and mining, with some locals expected to have been involved with two or even all three of these industries. A historically low population, and a need to be close to farms and/or mining sites resulted in homesteads (likely just cottages and huts) being established far apart.
- The northern periphery of the RCL, along the Clutha River, is important as a focal point of mining during the 19th century and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining along the riverbank in this area is mainly understood to relate to sluicing and dredging operations during the late 19th-early 20th centuries, though some early, small-scale mining is known to have taken place at sandy point.
- The RCL encompasses much of an early European communication route alongside the Upper Clutha up from Cromwell. This has evolved into today's Luggate-Cromwell Road.

²⁸ SO 16294.

²⁹ Retrolens, SN835-2262-48.

³⁰ Roxburgh, *Wanaka Story*; SO 8873.

³¹ Ritchie, *Luggate Archaeological Survey*; SO 7421, SO 7392.

Review and Recommendations

- Amendments were made to note the stone hut and tailings as identified/recorded historic feature in the RCL. Reference to the sandy point store and ferry was moved to the archaeological and heritage features and their locations.
- The reference to the RCL's possible inclusion in Lake Mackay station was removed from the Important Archaeological and Heritage and Features section.
- Amendments were made to include the important historic attributes and values outlined above, with the existing reference to sandy point incorporated.

7. RCL – Queensberry

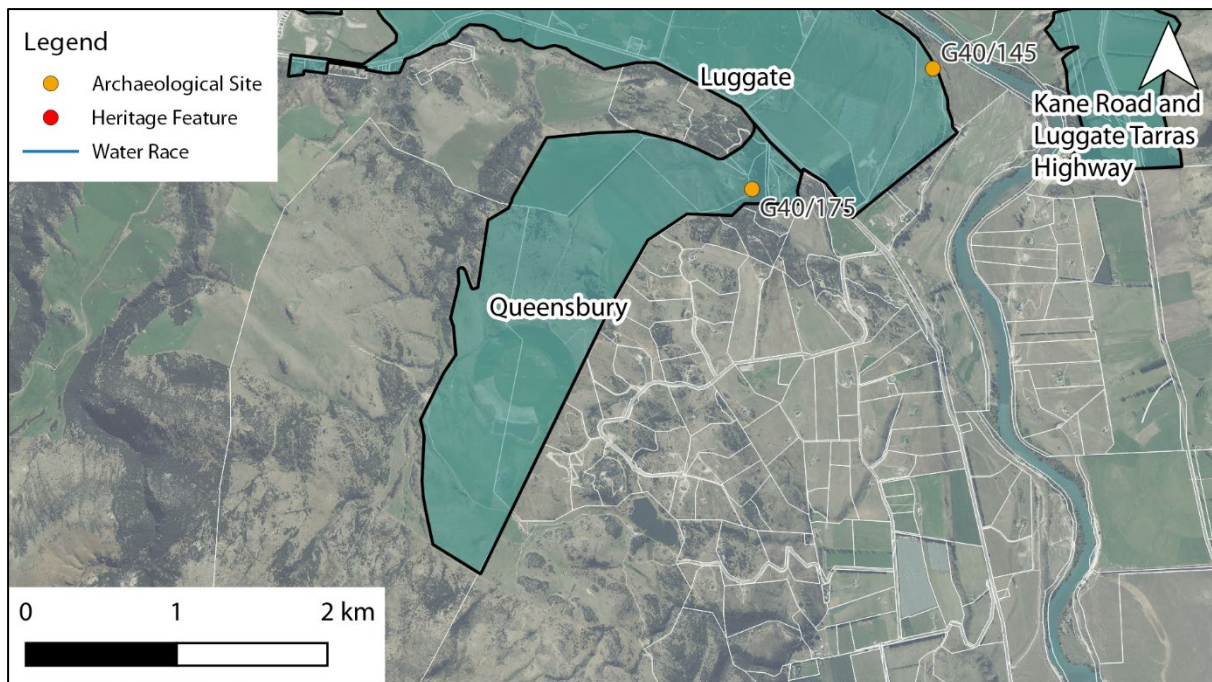


Figure 7. Queensberry RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement.³² However, due to the marginal nature of the land encompassed by the Queensberry RCL, mana whenua interaction with this particular area was likely limited.

During the 19th century and into the 20th century the RCL was part of a large pastoral run. Initially this was known as Run 245, or the Mount Pisa run, which spanned across the mountainous area between Luggate Creek and the Kawarau River.³³ This situation appears to have endured reasonably unchanged until the 1910s-1920s when Run 245 was broken into several 8,000-12,000 acre runs across the Pisa Range, with some smaller freehold sections established across the foothills overlooking the Clutha between Luggate and Sandy Point.³⁴ The function of these latter sections is unclear, but the presence of at least one pre-existing house on a parcel suggests they were created to formalise the occupation of small-scale farmers/miners' settlements alongside the Cromwell-Luggate Road.³⁵

It is probable that there was also a degree of gold mining within the Queensberry RCL, but the full extent and nature of any mining in the area is unclear. Limited water availability likely restricted mining potential within most of the RCL.

Additionally, an early topographical survey map of the area from 1870 shows a proposed road running along the Queensberry RCL area from the Cromwell-Luggate Road to the upper reaches of the Pisa Range towards

³² Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

³³ Sinclair, *The Early Pastoral Runs of Otago and Southland: A Listing to Provide Quick Reference to the Runs by Number and Name and by Name and Number; with Maps Indicating the Boundaries, for the Most Part Drawn from the 1871 Provincial Map*.

³⁴ SO 1174.

³⁵ SO 7451.

Cromwell.³⁶ This suggests it may have been used as a communication route at some point during its early history.

Important Archaeological and Heritage and Features

There is one archaeological site is recorded within the RCL:

Site No.	Site Name/Details	Site Type	Details
G40/175	Hut	Historic-Domestic	The site consists of a stone chimney standing 1m high on a flat terrace. Potentially other hut sites on the terrace but thick vegetation made it difficult to confirm.

Important Historic Attributes and Values

- The Queensbury RCL is representative of the type of high-country landscape that endured as a pastoral run used for low-intensity stock grazing from the mid-19th century through into the 20th century (unlike other, less-marginal areas that began to be farmed more intensively).
- The area was likely subject to some amount of early goldmining, though restricted water availability would have limited the land's viability.
- The RCL likely encompasses of an early European communication route branching off from the Luggate-Cromwell Road.

Review and Recommendations

- Reference to the hut remains in the important archaeological and heritage features section was revised.
- Amendments were made to include the important historic attributes and values outlined above.

³⁶ SO 8873.

8. RCL – Kane Road and Luggate-Tarras Highway

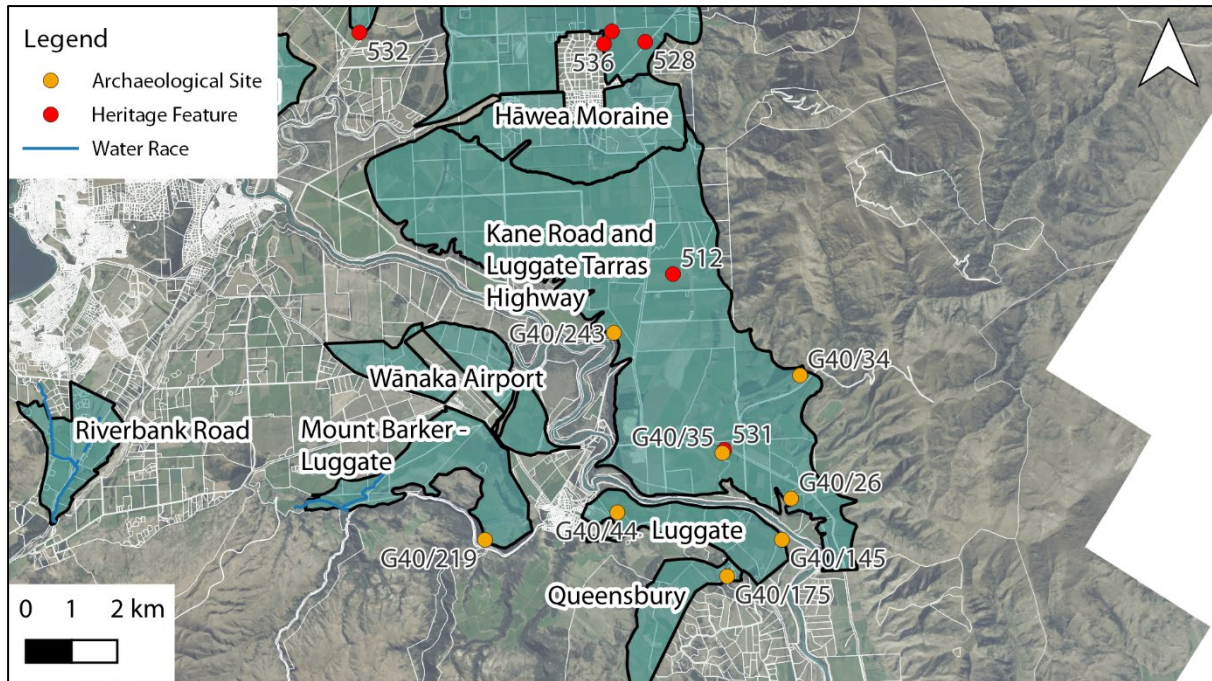


Figure 8. Kane Road and Luggate-Tarras Highway RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.³⁷ Importantly, this RCL sits adjacent to the Clutha River Mata-au. This was utilised by mana whenua as an ara tawhito providing a communication route between the Upper Clutha area and the East Coast, facilitating access to mahika kai and pounamu from Te Tai Poutini. For this reason, as well as its genealogical and cosmological connections, and its mauri, the river is held in high esteem by mana whenua.³⁸

Initial European occupation in the area took the form of the sheep runs that were progressively established around the lakes and the Clutha River during the late 1850s. Early 1850s-1860s maps indicate that the area is part of Run 236.³⁹ A possible musterers hut is recorded in the area (G40/34), but aside from this there are no specific occupation sites associated with the early run identified within the RCL.

The Kane Road and Luggate-Tarras Highway RCL appears to encompass reasonably marginal land – from a traditional farming standpoint – and the agricultural development of the area during the 19th and early 20th was limited. Subdivisions for closer settlement of the area south of the Hāwea Moraine began in the 1880s, but the land further southeast around Kane Road and the Luggate-Tarras Highway was only formally surveyed circa 1913. Early survey plans depict almost no cultural landscape features beyond three water races servicing mining operations along the Clutha and two houses near Sandy Point (outside of the RCL). Despite this limited early occupation, hopeful agriculturalist still ensured surveys included a railway reserve running alongside the

³⁷ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

³⁸ Ngāi Tahu Claims Settlement Act 1998, Schedule 40.

³⁹ Archives NZ, R10302718.

Luggate-Tarras Highway up towards Lake Hāwea.⁴⁰ Aerial photographs from the mid-20th century show that none of the land to the west of Kane Road was cultivated at this time and only approximately 30 percent of the RCL is shown as being laid out in fields.⁴¹ Given its marginal quality, most of the land is assumed to have been subject to low-intensity grazing, though grain crops may have been grown in some specific localities.⁴² The RCL includes a handful of dispersed farmsteads, most of which were thought to have been constructed during the 20th century based on the survey information available.⁴³

Goldmining was the other important activity that had taken place across the surrounding landscape. Miners arrived in the area during the 1860s and became a dominant population around the Lakes District for much of the 19th century.⁴⁴ Most of the Clutha Riverbank was set out as a mining reserve and there are several archaeological sites recorded alongside the river that relate to sluicing and/or dredging. These mining landscape features are mostly located immediately next to the river, but there is the possibility that some features and associated sites may extent into the RCL.⁴⁵

Important Archaeological and Heritage and Features

There are two heritage features recorded within the RCL:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Stone Ruin (Landreth property) 342 Kane Road, Hāwea Flat	3 (512)	N/A
Cob Cottage, 324 Luggate-Tarras Road, Hāwea Flat	2 (531)	N/A

There are four archaeological sites is recorded within the RCL:

Site No.	Site Name/Details	Site Type	Details
G40/26	Wooden and cob buildings and structures	Agricultural/pastoral	Cob building with plaster on inside walls beside an old wooden house. It has two rooms, and a SE corner is a concrete addition. Possibly a shed or storage building. On south-west side of wooden house is a tumbled down addition made of cob.
G40/34	Stone cottage	Historic – domestic	Split schist and mortar cottage with chimney at West end. Reputedly a boundary riders cottage on the original Morven Hills Station. More recently used by rabbiters. Lined with scrim and roofed with corrugated iron (in 1977).
G40/35	Wooden and cob buildings	Historic – domestic	Wooden house originally only two roomed but has several additions. A cob building, reputedly a

⁴⁰ SO 939, SO 1656.

⁴¹ Retrolens.

⁴² Roxburgh, *Wanaka Story*.

⁴³ SO 939, SO 1656.

⁴⁴ Roxburgh, *Wanaka Story*.

⁴⁵ Roxburgh.

Site No.	Site Name/Details	Site Type	Details
			former kitchen, sits to the rear of the house. The interior and exterior of the cob building are plastered. The age of these buildings is unclear.
G40/243	McKay Road Miners Trail	Transport/ communication	Old miners trail along the Clutha River.

Important Historic Attributes and Values

- The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, when compared to nearby areas like the Hāwea Flat, the development of this latter type of agriculture appears to have been limited by marginal quality of the land in the RCL. Most recorded heritage and archaeological sites in the RCL relate to these historic agricultural attributes.
- The southern periphery of the RCL, along the Clutha River, is important as a focal point of mining during the 19th century and numerous archaeological sites have been recorded in the vicinity (though mostly outside the RCL). Mining along the riverbank in this area is mainly understood to relate to sluicing and dredging operations during the late 19th-early 20th centuries.
- The RCL encompasses much of an early European communication route alongside the Upper Clutha up from Cromwell. For the most part this has evolved into the Luggate-Tarras Road, but fragments of an earlier miners' trail have also been identified in the RCL (G40/243) and 'paper railway' winds across the landscape.

Review and Recommendations

- Reference to the stone ruin and cob cottage in the important archaeological and heritage features section was revised.
- Additional archaeological and heritage features were added.
- The existing important historic attributes and values relating to specific sites were replaced with those outlined above to better characterise the RCL at a landscape scale.

9. RCL – Hāwea Moraine

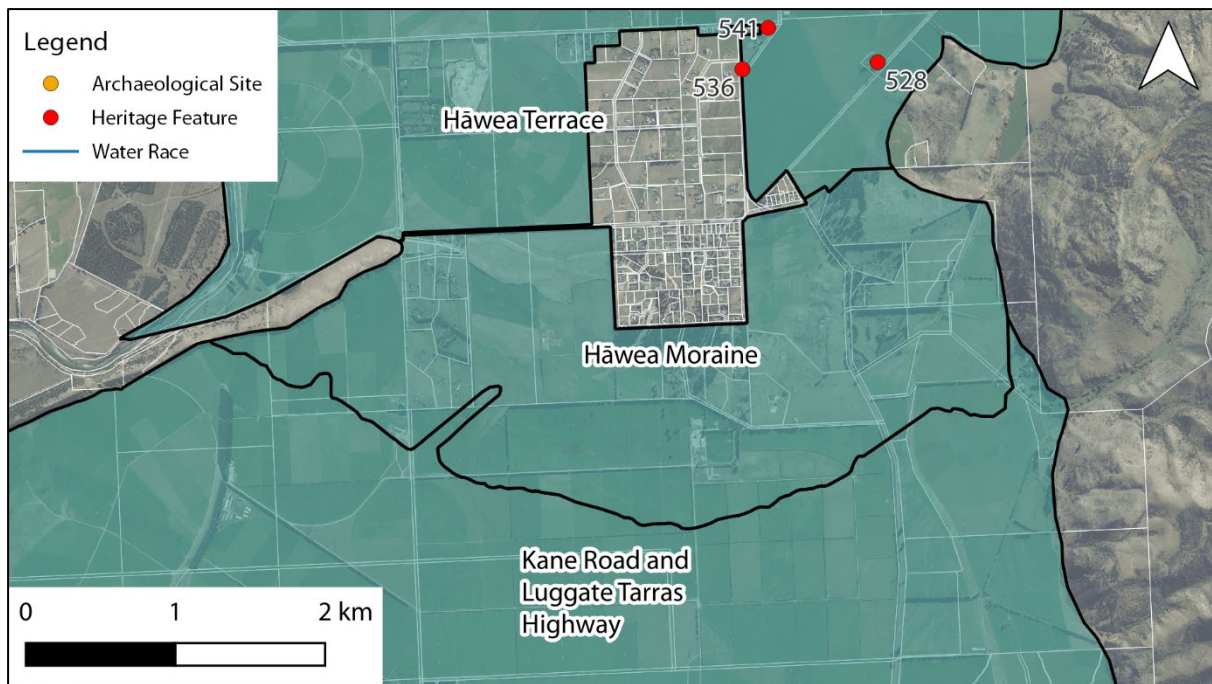


Figure 9. Hāwea Moraine RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been in the vicinity of Lake Hāwea and throughout the Upper Clutha area. Anderson's history of southern Māori notes the presence of a settlement on the lake shore known as Te Tawaha o Hāwea (at the outlet of Lake Hāwea).⁴⁶ The runaka consultancy group Aukaha note that this latter settlement is recoded as having been a permanent settlement and a pā.⁴⁷ Overall, it is understood that there was a small, but regionally significant, Māori population in the upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁴⁸

Initial European occupation in the area took the form of the sheep runs that were progressively established around the lakes during the late 1850s. Early 1850s-1860s maps indicate that the area is part of Run 236.⁴⁹ A designated settlement area for this run (known as a pre-emptive right) is noted as being present in the 1880s near 728 Kane Road, though no buildings are depicted.⁵⁰

Later farmers worked the land more intensively with a mixture of crops and livestock. The subdivision and letting of land in the Hāwea Moraine area began in the 1880s, with several 100-200 acre parcels surveyed for farms around several clusters of smaller suburban sections intended as 'village' settlements. One of these is today the Hāwea Flat township. Notably, the optimism about future agricultural development in the area led to the creation of a railway reserve winding its way across the eastern side of the area. This was envisioned as an extension of the Central Otago Railway.⁵¹ Wheat and oats appear to have been a major crop alongside the

⁴⁶ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁴⁷ Phoenix Hale, pers. comm.

⁴⁸ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁴⁹ Archives NZ, R10302718.

⁵⁰ SO 939, SO 937.

⁵¹ SO 939.

familiar flocks of sheep. Productivity was severely damaged by growing rabbit numbers from the 1880s onwards. Small scale farming appears to have continued into the 20th century and up until at least the second world war.⁵²

Gold mining appears to have been focused on the rivers and hill country around Hāwea Moraine, and not in the area itself.⁵³

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. This latter farming was primarily focused on grazing, but some cropping was also carried out where viable.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

⁵² Roxburgh, *Wanaka Story*.

⁵³ Roxburgh.

10. RCL – Hāwea Terrace

Brief Historical Narrative

A variety of Māori sites are known to have been in the vicinity of Lake Hāwea and throughout the Upper Clutha area. Anderson’s history of southern Māori notes the presence of a settlement on the lake shore known as Te Tawaha o Hāwea (at the outlet of Lake Hāwea).⁵⁴ The runaka consultancy group Aukaha note that this latter settlement is recorded as having been a permanent settlement and a pā.⁵⁵ Overall, it is understood that there was a small, but regionally significant, Māori population in the upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁵⁶

Initial European occupation in the area took the form of the sheep runs that were progressively established around the lakes during the late 1850s. Early 1850s-1860s maps indicate that the area is part of Run 236 and show buildings on the shore of Lake Hāwea near Gladstone/John’s Creek and at a site near Lagoon Creek.⁵⁷

Later farmers worked the land more intensively with a mixture of crops and livestock. The subdivision and letting of land across Hāwea Terrace appears to have begun in the 1860s, and progressed in a major way during the 1870s.⁵⁸ By the end of the 1880s there were at least 10 farms established across the area. Wheat and oats appear to have been a major crop alongside the familiar flocks of sheep. Productivity was severely damaged by growing rabbit numbers from the 1880s onwards. Small scale farming appears to have continued into the 20th century and up until at least the second world war.⁵⁹

Gold mining seems to have been focused on the rivers and hill country around Hāwea Terrace, and not in the area itself.⁶⁰

Important Archaeological and Heritage and Features

There are six heritage features recorded within the Hāwea Terrace RCL:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
Drake Family Stone House, Hāwea Back Road	3 (523)	-
Old John Cottage - F Urquhart, Cnr Gladstone Road and Hāwea Back Road, Hāwea	3 (527)	-
Blairnhall, Hāwea Back Road (Private Dwelling)	3 (528)	-
St Ninians Presbyterian Church, Kane Road, Hāwea	3 (536)	-
Hāwea Flat School, Hāwea Flat	3 (541)	-
Stone Homestead, McCarthy Road Hāwea Flat	3 (549)	-

⁵⁴ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁵⁵ Phoenix Hale, pers. comm.

⁵⁶ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁵⁷ Archives NZ, R10302723, R10302725, R10302718, and SO 929.

⁵⁸ SO 936, SO 934, SO 932, and SO 929.

⁵⁹ Roxburgh, *Wanaka Story*.

⁶⁰ Roxburgh.

There are no archaeological sites recorded within the Hāwea Terrace RCL.

Important Historic Attributes and Values

- The agricultural history and development of the area is typical of the Wānaka and Upper Clutha area, with low-intensity pastoralism giving way to denser agricultural settlement during the late-19th to early 20th centuries. Cropping was a particularly prominent form of agriculture across Hāwea Terrace (in contrast to much of the Upper Clutha where grazing was more common).
- Compared to many other areas of the Upper Clutha, the agricultural settlement that eventuated around the Hāwea Terrace appears to have been particularly dense. This sort of settlement, and its relative geographic circumscription by the mountains and lake, allowed the area to develop an identity as a distinct rural community complete with institutions like schools, churches, stores, and post offices.

Review and Recommendations

- District plan reference numbers were added to the important archaeological and heritage features listed. The post office was removed as it falls outside of the RCL.
- The existing important historic attributes and values relating to specific sites were replaced with those outlined above to better characterise the RCL at a landscape scale.

11. RCL – Crosshill

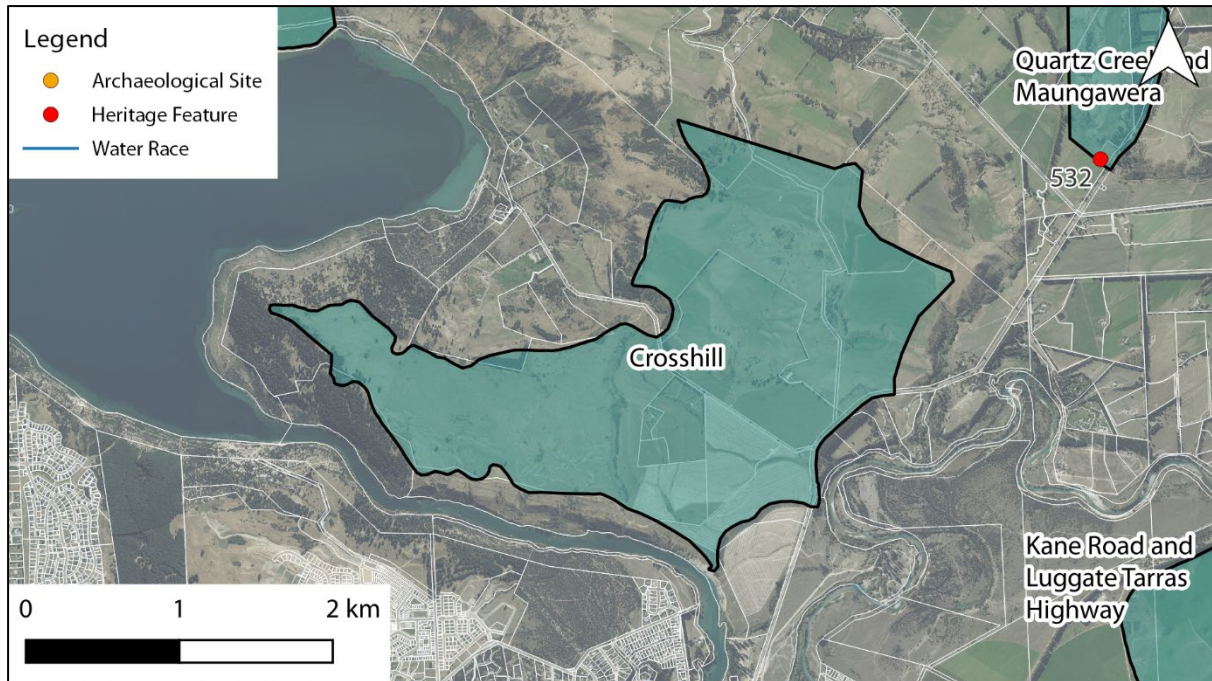


Figure 10. Crosshill RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁶¹ Nohoanga are recorded at Dublin bay and Albert Town.⁶²

Following European arrival, Crosshill initially formed part of the large Wānaka Station, an amalgamation of several runs around Lake Wānaka and down the Cardrona Valley, covering approximately 300,000 acres. The original homestead was located at Albert Town, but there were other station buildings located near the edge of Lake Wānaka, at Spotburn, and at Branch Burn.⁶³ Later, Wānaka Station was broken up into smaller Runs with the land north of the Clutha River becoming part of Run 239a.⁶⁴ The station was first run by H. Campbell along with Run 239, until 1885 when he surrendered Run 239a.⁶⁵ The run was not profitable and continued to pass through different runholders.⁶⁶ It was later leased as a series of even smaller runs.⁶⁷

⁶¹ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁶² Phoenix Hale, *Cultural Values Statement: Queenstown Lakes District Council Overflow Discharge* (Unpublished report for the Queenstown Lakes District Council, 2019).

⁶³ SO1489.

⁶⁴ Archives New Zealand, R10302727

⁶⁵ Evening Star, 1 March 1882; Lake Wakatip Mail, 24 October 1885; Otago Daily Times, 22 October 1885

⁶⁶ Dunstan Times, 24 November 1893

⁶⁷ Cromwell Argus, 13 November 1916

Following several decades as a sheep run, the Crosshill area was subdivided into circa 500-acre rural sections in 1893.⁶⁸ Historic aerial photos show that most of the land was vacant with about 20 percent of the area laid out in defined fields, presumably for smaller-scale sheep farming.⁶⁹

Important Archaeological and Heritage and Features

No historic heritage features, heritage protection orders, heritage overlays or archaeological sites have been identified/recorded to date.

Important Historic Attributes and Values

- The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, when compared to nearby areas like the Hāwea Flat, the development of this latter type of agriculture appears to have been limited by marginal quality of the land in the RCL.

Review and Recommendations

- Amendments were made to note the lack of identified/recorded historic features in the RCL.
- Amendments were made to include the important historic attributes and values outlined above.

⁶⁸ SO 959.

⁶⁹ Retrolens, SN1007-D-3.

12. RCL – Quartz Creek and Maungawera

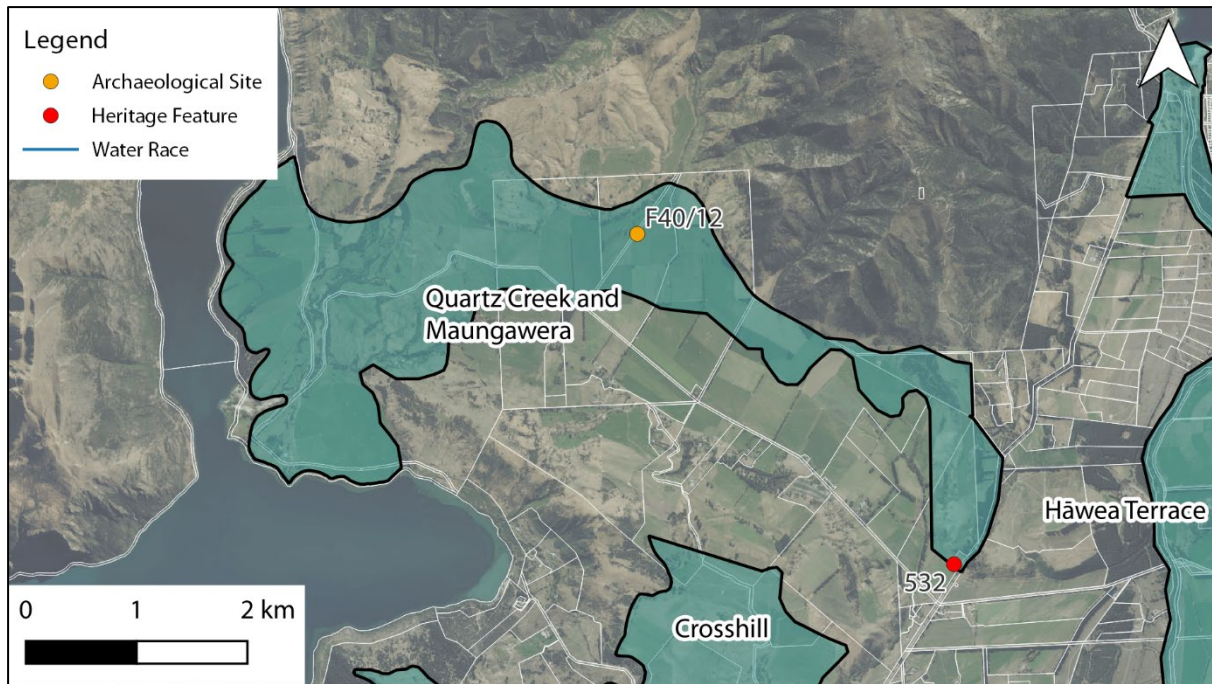


Figure 11. Quartz Creek and Maungawera RCL.

Brief Historical Narrative

A variety of Māori sites are known to have been present throughout the Upper Clutha area. It is understood that there was a small, but regionally significant, Māori population in the Upper Clutha area prior to European settlement. Accounts from the 1830s suggest that at the time there were around 25 people in four families living in the area around Hāwea and Wānaka. The nature of this settlement is unclear, as there are conflicting accounts suggesting that it was either occupied seasonally or all year round.⁷⁰ A nohoanga is recorded nearby at Dublin Bay.⁷¹

Following the arrival of Europeans, the area was incorporated into the Run 239 – also known as the Mt Burke Run – and stocked with sheep. The run covered a large area of hill country between the Clutha and Hāwea Rivers, Lake Wānaka, and Mt Burke. Fairly early in its history it was incorporated into the extensive Wānaka Station.⁷² A pre-emptive right area associated with the Run 239 and an associated section is located in the Maungawera Valley to the south of the RCL, at the current Forks Farm site, suggesting this was the site of initial European settlement in the immediate area.⁷³ Another homestead site associated with the run is depicted in the 1860s to the north of the RCL on the east shore of Stevenson's Arm, near the mouth of East Wānaka Creek.⁷⁴

From the 1880s some land in the valley was surveyed into *circa* 100–200-acre sections for closer settlement,⁷⁵ and by the mid-20th century aerial photographs show most of the area divided into field systems. By 1893, a

⁷⁰ Anderson, *The Welcome of Strangers: An Ethnohistory of Southern Maori, A.D. 1650-1850*.

⁷¹ Hale, *Cultural Values Statement: Queenstown Lakes District Council Overflow Discharge*.

⁷² Sinclair, *The Early Pastoral Runs of Otago and Southland: A Listing to Provide Quick Reference to the Runs by Number and Name and by Name and Number; with Maps Indicating the Boundaries, for the Most Part Drawn from the 1871 Provincial Map*.

⁷³ SO 5488.

⁷⁴ SO 950.

⁷⁵ SO 958, SO 959, SO 960.

number of families were reported to be living in the area.⁷⁶ However, it appears that the land around the lower reaches of Quartz Creek remained within a pastoral run into the early 20th century. A homestead settlement and associated field systems is shown at the mouth of Quartz Creek on a survey plan from 1916.⁷⁷

Small quantities of gold were found at Quartz Creek from 1862 and there is a possibility for mining remains to be present in the area.⁷⁸ However, there is no mention of consistent mining in newspapers and no mining survey plans are recorded in the area, suggesting that the gold was not payable, and any mining was likely limited.

Important Archaeological and Heritage and Features

There is one heritage feature recorded within the RCL:

Description	QLDC Cat. (Ref No.)	HNZPT Cat. (List No.)
McPherson House, Hāwea-Albert Town Road	3 (532)	-

There is one archaeological site is recorded within the RCL:

Site No.	Site Name/Details	Site Type	Details
F40/12	Unclassified	Midden/Oven	Ovens, recorded from hearsay. Ploughed over.

Important Historic Attributes and Values

- The agricultural history and development of the area follows a similar trajectory to other locales in the Upper Clutha, with low-intensity pastoralism transitioning to more intensive farming and settlement over time. However, the lower reaches of Quartz Creek within the RCL encompasses an area that has endured as a pastoral lease from the 1850s through till today.

Review and Recommendations

- Archaeological and heritage features were added.
- Amendments were made to include the important historic attributes and values outlined above.

⁷⁶ *North Otago Times*, 1 May 1893; Irvine Roxburgh, *Wanaka Story: A History of the Wanaka, Hāwea, Tarras, and Surrounding Districts* (Dunedin, NZ: Whitcome & Tombs Ltd, 1957).

⁷⁷ SO 968.

⁷⁸ *Otago Witness*, 26 July 1862.

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Appendix B

Consultation Summary Tables
with Landscape Comments

Consultation for non-Priority Area Rural Character Landscapes

This report summarises the feedback received for consultation on non-Priority Area Rural Character Landscapes (RCLs). The Council first consulted on non-Priority Area RCLs as part of the Priority Area Landscape Schedule consultation, and then again during a separate consultation process for the Upper Clutha Landscapes Variation (RCL's).

The purpose of the consultation was to gather the community's perspectives on the values associated with landscapes of the Upper Clutha. This feedback will help inform the values and attributes that accompany each of the landscape schedules.

Consultation

The first consultation for landscape schedules was undertaken via the Council's Let's Talk page from the 9th of March 2022 to the 3rd of April 2022. Feedback was sought on the 29 Priority Areas, but also on the non-Priority Area RCLs which were referred to as 'all other Upper Clutha RCL areas'. The online consultation received eight responses relating to non-Priority Area RCLs, with all other responses relating to identified Priority Areas.

On the 4th of July 2023 QLDC hosted a drop-in session for members of the public to attend in person and speak with staff about the values they associated with the non-Priority Area RCLs (which were mapped into 12 areas by this stage), and the Clutha Mata Au Priority Area. Over the course of the evening several people attended with only one providing feedback which was recorded, and others seeking general information about the proposal.

An online consultation for the Upper Clutha Landscapes was also undertaken between 22nd of June 2023 and the 6th of August 2023. The community were again invited to provide comment on the Upper Clutha RCLs and the Clutha Mata Au Priority Area via the Council's Let's Talk page. Four people responded during this process.

A total of 13 people provided feedback on the landscapes during both the online consultation and drop-in session. The topic themes that were canvassed in the responses included:

- Scenery and Landscape Values;
- Management of Development;
- Methodology;
- Rural values; and
- Protection of water bodies
- Other

A summary of this feedback is provided in the table below. Where relevant, the **bold** text in the 'response' column indicates the part of that response related to the theme.

Appendix 1: Rural Character Landscape and Clutha Mata-Au Consultation Feedback

Theme	Response	Landscape Area	Consultation	Landscape Architect Comments
Scenery and Landscape Values	Absolutely stunning natural scenery and should be protected from development. The most beautiful drive in NZ. You feel like you are escaping into the national park once you leave Wanaka. Love that very few buildings are visible from the road.	Mount Aspiring Road	RCL Consultation-Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation.
Scenery and Landscape Values	Stunning valley landscape with very little development - value the peace and open view of fields.	Quartz Creek and Maungawera	RCL Consultation-Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation.
Management of Development	The ability to see the heritage buildings [church and UCT mill house] and river when you enter Luggate are special features and <u>any development around these should be sensitive and ensure they are central features</u> for the public to enjoy.	Luggate	RCL Consultation-Online	These features relate to PA Schedule 21.23.4 which is not addressed in this Variation.
Scenery and Landscape Values	<u>The ability to see the heritage buildings [church and UCT mill house] and river when you enter Luggate are special features</u> and any development around these should be sensitive and ensure they are central features for the public to enjoy.	Luggate	RCL Consultation-Online	These features relate to PA Schedule 21.23.4 which is not addressed in this Variation.

Methodology	I consider that all of these Upper Clutha RCL landscapes should be the subject of VIF landscape analysis schedules in the same way as the so-called Priority Areas, such that the capacity to absorb development without destroying existing landscape values is identified by professional landscape artists. Ditto for all of the areas below	All	RCL Consultation-Online	The Schedules have been structured and evaluated applying the same methodology as the PA Schedules. Refer Methodology Report.
Management of Development	The feedback I would like to provide is more general in respect to the entire Wanaka, Hawea, Luggage, Mt Aspiring region. This is where we live and therefore has the most impact for us. A relevant question that should be asked is, "why do we live here?" Just look at the landscapes that surround us. The mountains, the lakes, the rivers, the untouched majestic vistas that we are able to enjoy. That's why we live here, that's why people want to visit the region. It would be a travesty if the <u>landscapes that surround this wonderful part of New Zealand were desecrated by ill advised developments.</u> The entire region must be protected to preserve its natural landscapes for future generations to enjoy. <u>This includes our urban landscapes which are at a high risk of overdevelopment.</u> For example, granting consents to develop residential areas to upwards of 11 metres is NOT in the best interest of preserving the region's landscapes and we should be avoiding this. Any central government mandates around "Urban Intensification" should quite frankly be ignored	All	RCL Consultation-Online	These various landscape values are incorporated into the Schedule description and rating of landscape attributes and values and landscape capacity evaluation where appropriate. The calibration of the landscape capacity rating scale is cognisant of the landscape sensitivity of the area to development change (refer Methodology Report).

	<p>in the interest of protecting and preserving our region and its biggest drawcard, our landscapes. Our landscapes are worth more to locals and tourists alike if our natural landscapes are left pristine and <u>development is kept to a minimum.</u></p> <p>Thanks for the opportunity to provide feedback.</p>			
Scenery and Landscape Values	<p>The feedback I would like to provide is more general in respect to the entire Wanaka, Hawea, Luggage, Mt Aspiring region. This is where we live and therefore has the most impact for us. A relevant question that should be asked is, "why do we live here?" <u>Just look at the landscapes that surround us. The mountains, the lakes, the rivers, the untouched majestic vistas that we are able to enjoy.</u> That's why we live here, that's why people want to visit the region. It would be a travesty if the landscapes that surround this wonderful part of New Zealand were desecrated by ill advised developments. <u>The entire region must be protected to preserve its natural landscapes for future generations to enjoy. This includes our urban landscapes</u> which are at a high risk of overdevelopment. For example, granting consents to develop residential areas to upwards of 11 metres is NOT in the best interest of preserving the region's landscapes and we should be avoiding this. Any central government mandates around "Urban Intensification" should quite frankly be</p>	All	RCL Consultation-Online	<p>These various landscape values are incorporated into the Schedule description and rating of landscape attributes and values and landscape capacity evaluation where appropriate. The calibration of the landscape capacity rating scale is cognisant of the landscape sensitivity of the area to development change (refer Methodology Report).</p>

	<p>ignored in the interest of protecting and preserving our region and its biggest drawcard, our landscapes. <u>Our landscapes are worth more to locals and tourists alike if our natural landscapes are left pristine</u> and development is kept to a minimum.</p> <p>Thanks for the opportunity to provide feedback.</p>			
Methodology	<p>This survey is as much a sham as the last one. There are questions on demographics, there is no question which asks which area you live in, there is only one very general question on 'giving feedback' but none asking what 'landscape values' you assign to different areas. Asking about feedback implies the respondent has been given something which they have not. The feedback survey is not a landscape values survey and is not fit for the purpose it was designed for and will only produce totally meaningless and unreliable results.</p>	All	RCL Consultation-Online	Refer Methodology Report. The Schedules have been drafted in accordance with landscape assessment best practice as outlined in Te Tangi a te Manu (Aotearoa New Zealand NZILA Landscape Assessment Guidelines).
Management of Development	<p>Size and density of subdividing residential sites needs to be carefully controlled to avoid overlooking RCL values.</p>	General UC RCLs	Priority Area Consultation -Online	Incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation for each Schedule area .
Other	<p><u>All along the Motatapu river needs to be classified as a ONF and a RCF.</u></p>	General UC RCLs	Priority Area Consultation -Online	RCL and ONF/L mapping changes are out of scope of

	The urbanisation from Studholme rd South , along Orchard Rd to Riverbank rd is under threat under the 30 year spatial plan. There needs to be immediate action to preserve rural zones from willing private land owners before this Council proposal gains traction			the Variation. Refer Methodology Report.
Management of Development	All along the Motatapu river needs to be classified as a ONF and a RCF. The urbanisation from <u>Studholme rd South , along Orchard Rd to Riverbank rd</u> is under threat under the 30 year spatial plan. <u>There needs to be immediate action to preserve rural zones from willing private land owners before this Council proposal gains traction</u>	General UC RCLs	Priority Area Consultation -Online	RCL and ONF/L mapping changes are out of scope of the Variation. Refer Methodology Report.
Scenery and Landscape Values	I support the statement in QLDC's Landscapes and Rural Character section of the proposed district plan that " <u>The District's landscapes are of significant value to the people who live in, work in or visit the District. The District relies in a large part for its social and economic wellbeing on the quality of the landscape, open spaces and the natural and built environment. Those landscapes also have inherent values, particularly to Tangata Whenua.</u> "	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation.
Waterbody Protection	Again preserving and protecting rivers.	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and

				landscape capacity evaluation where relevant.
Scenery and Landscape Values	<p><u>I value the open spaces and relatively minimal impact of residences.</u></p> <p>Clusters of development would seem better than the infill by stealth that is occurring in the wakatipu basin.</p> <p>Riparian zones and protection of waterways draining into our river catchments are critical to preserving and possibly restoring water quality and aquatic diversity.</p>	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant.
Management of Development	<p>I value the open spaces and <u>relatively minimal impact of residences.</u></p> <p><u>Clusters of development would seem better than the infill by stealth that is occurring in the wakatipu basin.</u></p> <p>Riparian zones and protection of waterways draining into our river catchments are critical to preserving and possibly restoring water quality and aquatic diversity.</p>	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant.
Waterbody Protection	<p>I value the open spaces and relatively minimal impact of residences.</p> <p>Clusters of development would seem better than the infill by stealth that is occurring in the wakatipu basin.</p> <p><u>Riparian zones and protection of waterways draining into our river catchments are critical</u></p>	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant.

	<u>to preserving and possibly restoring water quality and aquatic diversity.</u>			
Management of Development	stop subdivison on rural lands	General UC RCLs	Priority Area Consultation -Online	Introducing new policy via the Schedules is beyond the scope of the Schedules. Refer Methodology Report and Schedule 21.23 Preamble which sets out how the Schedules are intended to be used.
Rural Values	We need to include low density residential <u>and farming activity along with the associated shelter belts and outbuildings in the landscape schedules</u> these are all long term existing activities and we should not be shutting the door on peoples ability to continue living in these areas just because we are already here and we like the view as it is.	General UC RCLs	Priority Area Consultation -Online	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant. Also refer Methodology Schedule 21.23 Preamble which sets out how the Schedules are intended to be used. Farming activity and shelterbelts for example, are permitted activities and therefore would not 'trigger' the Schedules.
Other	<u>We need to include low density residential and farming activity along with the associated</u>			Generally incorporated into Schedule description and

	<p>shelter belts and outbuildings in the landscape schedules these are all long term existing activities <u>and we should not be shutting the door on peoples ability to continue living in these areas just because we are already here and we like the view as it is.</u></p>			<p>rating of landscape attributes and values and landscape capacity evaluation where relevant.</p> <p>Also refer Methodology Report and Schedule 21.23 Preamble which sets out how the Schedules are intended to be used. Farming activity and shelterbelts for example, are permitted activities and therefore would not 'trigger' the Schedules.</p>
Management of Development	<p>Any further development within the proposed RCL areas within the Upper Clutha needs to remain consistent with the current ONL regulations. Any further urbanisation of these areas will adversely impact the rural character. Any subdivisions within the proposed RCL areas need to be rural in character and size with no small subdivisions allowed.</p>	General UC RCLs	Priority Area Consultation -Online	<p>Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation where relevant.</p> <p>Also refer Methodology Report and Schedule 21.23 Preamble which sets out how the Schedules are intended to be used.</p>
Methodology	<p>The Society seeks that all landscape schedules are prepared in a manner that is consistent with the TE TANGI A TE MANU AOTEAROA NEW ZEALAND LANDSCAPE ASSESSMENT GUIDELINES final draft available at:</p>	General feedback all schedules.	Priority Area Consultation -Online	<p>Refer Methodology Report. The Schedules have been drafted in accordance with landscape assessment best practice as outlined in Te</p>

	https://nzila.co.nz/media/uploads/2021_07/210505_Te_Tangi_a_te_Manu_Revised_Final_Draft_as_approved_5_May_2021.pdf			Tangi a te Manu (Aotearoa New Zealand NZILA Landscape Assessment Guidelines).
Rural Values	Protection of high quality soil.	UC RCL- mapped	Engagement Evening	Introducing new policy via the Schedules is beyond the scope of the Schedules.
Scenery and Landscape Values	Tarras: Gateway to Upper Clutha Basin Protect the gateways to the area	UC RCL- mapped	Engagement Evening	Generally incorporated into Schedule description and rating of landscape attributes and values and landscape capacity evaluation of the relevant Schedule.
Management of Development	Confine development to the settlements.	UC RCL-mapped	Engagement Evening	Introducing new policy via the Schedules is beyond the scope of the Schedules.

Appendix C

Schedule Template

Schedule XXXX: Schedule of Landscape Values (Template)

General Description of the Area

XXXX.

Physical Attributes and Values

Geology and Geomorphology • Topography and Landforms • Climate and Soils • Hydrology • Vegetation • Ecology • Settlement • Development and Land Use • Archaeology and Heritage • Tāngata whenua

Landforms and land types:

1. X.

Hydrological features:

2. X.

Ecological features and vegetation types:

3. X.

Land-use patterns and features:

4. X.

Archaeological and heritage features and their locations:

5. X.

Mana whenua features and their locations:

6. X.

Associative Attributes and Values

Mana whenua creation and origin traditions • Mana whenua associations and experience • Mana whenua metaphysical aspects such as mauri and wairua • Historic values • Shared and recognised values • Recreation and scenic values

Mana whenua associations and experience:

7. X.

Historic attributes and values:

8. X.

Shared and recognised values:

9. X.

Recreation attributes and values:

10. X.

Perceptual (Sensory) Attributes and Values

Legibility and Expressiveness • Views to the area • Views from the area • Naturalness • Memorability • Transient values • Remoteness / Wildness • Aesthetic qualities and values

Legibility and expressiveness attributes and values:

11. X.

Particularly important views to and from the area:

12. X.

Naturalness attributes and values:

13. X.

Memorability attributes and values:

14. X.

Transient attributes and values:

15. X.

Remoteness and wildness attributes and values:

16. X.

Aesthetic qualities and values:

17. X.

Summary of Landscape Values

Physical • Associative • Perceptual (Sensory)

Rating scale: seven-point scale ranging from **Very Low** to **Very High**.

very low	low	low-mod	moderate	mod-high	high	very high
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The combined physical, associative, and perceptual attributes and values described above for the Schedule XXX area can be summarised as follows:

18. **XXXX physical values** due to X.

19. **XXXX associative values** relating to X.
20. **XXXX perceptual values** relating to X.

Landscape Capacity

The landscape capacity of the Schedule XXX area for a range of activities is set out below.

- i. **Commercial recreational activities – x.**
- ii. **Visitor accommodation and tourism related activities – x.**
- iii. **Urban expansions – x.**
- iv. **Intensive agriculture – x.**
- v. **Earthworks – x**
- vi. **Farm buildings – x.**
- vii. **Mineral extraction – x.**
- viii. **Transport infrastructure – x.**
- ix. **Utilities and regionally significant infrastructure – x.**
- x. **Renewable energy generation – x.**
- xi. **Production forestry – x.**
- xii. **Rural living – x.**
- xiii. **Other uses? – x.**

Plant and Animal Pests

- A. Plant pest species include X.
- B. Animal pest species include X.

Appendix D

Peer Review Report

Queenstown Lakes District Council
Upper Clutha Rural Character Landscape Areas and Mata-Au Clutha River Priority Area:
Schedules of Landscape Values

Peer Review Report

1.0 Introduction

1.1 Queenstown Lakes District Council (**QLDC**) engaged Bridget Gilbert Landscape Architecture and Helen Mellsop Landscape Architect to prepare Schedules of Landscape Values for the Upper Clutha Rural Character Landscape (**RCL**) areas that were not included in the RCL Priority Area (**PA**) Schedules directed by the Environment Court¹. We were also engaged to prepare a landscape schedule for the Mata-au Clutha River PA. This schedule was originally intended to be notified along with the other PA landscape schedules, but was delayed by the Court-directed requirement to categorise Mata-au Clutha River as an Outstanding Natural Feature (**ONF**) rather than an Outstanding Natural Landscape (**ONL**).

1.2 The project involved:

- Identifying landscape units/character areas/sub-areas within the Upper Clutha RCL not previously identified as a PA;
- Preparing schedules for each of the identified areas that describe the landscape attributes and values and related landscape capacity of the area;
- Preparing a schedule for the Mata-Au Clutha River PA (which corresponds to the mapped ONF) that describes landscape attributes and values and related landscape capacity.

1.3 My role in the project has been the iterative peer review of the landscape schedule methodology, landscape area mapping and the content of the landscape schedules throughout the project. This document provides an overview of the peer review methodology and outcomes.

2.0 Peer review methodology

2.1 The peer review process for the Upper Clutha Schedules and the Mata-au Clutha River PA Schedule involved the following:

- Review of the landscape scheduling methodology, with a focus on mapping delineation methods, rating of landscape values and assessment of landscape capacity;

1 Topic 2.2 Interim Decision. 2019 NZEnvC 205.

- Meeting to review draft mapping of landscape units;
- Review of desktop draft landscape schedule drafts, including comparison and cross-referencing with:
 - GIS mapping information, including aerial photographs, NZ topographic maps, District Plan zoning and overlays, NZ Geopreservation sites and QLDC rural building platform information;
 - Kā Hura Manu Cultural Mapping Project – Te Rūnanga o Kāi Tahu;
 - ArchSite – NZ Archaeological Association site recording scheme;
 - Resource consents, including landscape assessments, where relevant;
 - Environment Court decisions, where relevant;
 - Outcomes of public consultation conducted in 2022-2023.
- Site visits to Upper Clutha RCL areas and the Mata-au Clutha River PA, using publicly accessible roads and tracks, to ‘ground-truth’ draft landscape schedules.
- Review of final draft schedules (following incorporation of inputs from geomorphology, ecology, recreation/tourism and heritage experts, and from mana whenua) for content and consistency.

2.2 In reviewing the project methodology and the description and analysis of landscape attributes and values in the draft schedules, I have considered the following:

- Whether the assessment methodology is appropriate and robust, is in accordance with NZILA guidelines for landscape assessment², and implements the requirements of the Values Identification Framework in the QLDC Proposed District Plan (**PDP**);
- Whether the landscape areas encompass a recognisable area of relatively consistent landscape character, and are defined by topographical and/or landscape character change boundaries.
- Whether key attributes or values of the landscape area have been missed or incorrectly described in the schedule;
- Whether the summary of landscape values accurately describes the values identified in the schedule;
- Whether the magnitude of landscape values in the summary has been correctly identified, on a quantitative 7-point scale from very low to very high.
- Whether, in my professional judgement, the landscape capacity ratings and accompanying commentary respond accurately to the absorption capacity of the RCL landscape areas and the Mata-au Clutha River PA for various activities.

2 Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines. Tuia Pito Ora NZILA July 2022.

3.0 Peer review

Methodology

- 3.1 The initial methodology for preparation of the landscape schedules was established as part of the Court-directed landscape scheduling of ONL, ONF and RCL Priority Areas (**PA**)³. This methodology was refined through expert witness conferencing as part of the QLDC hearing process for the PA landscape schedules⁴. I am aware that further refinement has occurred as a result of amendments recommended by the Panel⁵. The methodology used in preparation of the non-PA schedules has therefore been aligned with that used in the PA landscape schedules.
- 3.2 I was not involved in the expert witness conferencing for the PA schedules but have read both the landscape and joint landscape and planning joint witness statements, and the Hearing Panel recommendation report.
- 3.3 In my opinion the assessment methodology is consistent with best practice, as set out in Te Tangi a te Manu, and is appropriate and robust. Additional public consultation or public surveys of perceptual and associative values would have been beneficial, but I consider that community and stakeholder engagement was adequate. An opportunity for additional public input is provided through the notification and hearing process.
- 3.4 While the assessment methodology is not completely consistent with every individual requirement of the Values Identification Framework for PAs in Strategic Policy (SP) 3.3.40, 3.3.41 and 3.3.43 of the PDP, I consider that it adequately covers all required aspects:
- Key public routes and viewpoints are identified in the *‘Particularly important views to and from the area’* section of each schedule;
 - Key physical, perceptual (sensory) and associative attributes that contribute to the landscape character and visual amenity values of each area are identified, and the full range of landscape attributes listed in SP 3.3.43 is addressed, where relevant to the particular area;
 - Attributes are rated on a consistent scale in the *‘Summary of Landscape Values’* section of each schedule;
 - The relationship between the landscape area and the wider RCL, ONL and/or ONF context is described and assessed in the *‘Land use patterns and features’* section of each schedule;
 - The landscape capacity for the defined range of subdivision, use and development activities is assessed in each schedule.
- 3.5 I was involved in the development of the terms used to describe landscape capacity in the notified schedules for the PAs. These terms have been amended as a result of the expert conferencing process prior to the Council hearing of the PA landscape schedule variation. I am of the opinion that some PAs and RCL landscape areas have ‘no’ capacity to absorb certain activities. However, I agree that the smallest capacity amongst the terms – *extremely limited or no landscape capacity* – is a

pragmatic and appropriate term in the context of an uncertain future and uncertainty about what a proposal within each activity type might involve.

- 3.6 The broad explanation of the landscape capacity terms within the methodology statement and the preamble to the schedules will be useful in assisting plan users to interpret the landscape capacity section of the schedules.

Landscape area delineation

- 3.7 The non-PA RCL areas in the Upper Clutha are in many instances defined by surrounding non Rural-zoned areas and/or by ONL or ONF PAs. However, where non-PA RCL areas are contiguous, they have been defined on the basis of landscape character, primarily landform characteristics. In these cases, I consider the landscape areas encompass an area of relatively consistent landscape character and are defined by legible topographical boundaries. Where the boundaries of the RCL areas are defined by adjacent RCL PAs, landscape character can be similar across the boundaries.
- 3.8 The boundaries of Mata-au Clutha River PA generally correspond to the crest of the highest enclosing escarpment around the Mata-au Clutha and Hāwea rivers. These boundaries have been confirmed by the Environment Court⁶.

Landscape schedules

- 3.9 I reviewed each of the 12 Upper Clutha RCL Schedules and the Mata-au Clutha River PA Schedule and consider that, to the best of my knowledge, the schedules correctly identify the key attributes and values of the areas. I also consider that the rating of physical, associative and perceptual values in each summary of landscape values is appropriate.
- 3.10 In my professional judgement, the landscape capacity ratings and accompanying commentary respond accurately to the absorption capacity of the RCL landscape areas and the Mata-au Clutha River PA for various activities.

4.0 Conclusions

- 4.1 The assessment methodology used in the preparation of the Upper Clutha RCL schedules and the Mata-au Clutha River PA schedule is consistent with both best practice within Aotearoa and with the district plan requirements for values identification in Chapter 3 of the PDP. The methodology has been refined through expert conferencing with a range of landscape and planning professionals.

3 Bridget Gilbert Landscape Architecture, Helen Mellsop Landscape Architect, Isthmus. ONF, ONL and RCL Priority Area Landscape Schedules Methodology Statement, May 2022.

4 Outcome of Expert Landscape Architects Conference, held 2 October 2023 & Outcome of Expert Landscape Architects and Planning Conference, held 3 October 2023.

5 Bridget Gilbert Landscape Architecture. Upper Clutha 21.23 Schedules and Mata-au Clutha River PA Schedule 21.22.25. Methodology Statement, May 2024, paragraph 18.

6 Decision No. [2022] NZEnvC 198.

- 4.2 The schedules incorporate inputs from mana whenua and experts in the fields of geomorphology, terrestrial ecology, recreation and tourism, and heritage. The wider community has also had an opportunity to contribute to the schedules.
- 4.3 In my professional opinion, the schedules correctly identify the key attributes and values of each area, as well as their capacity to absorb a range of subdivision, use and development activities.



Helen Mellsoy
BLA, BHB, Dip Hort (Distinction)
Registered NZILA Landscape Architect

28 May 2024

Appendix E

List of GIS Datasets and Sources

Appendix E

List of GIS Datasets and Sources

DATA	SOURCE
PA and 'non-PA' ONFs RCLs	GIS data from QLDC
Public parcels and property boundaries	GIS Data from QLDC
NZ Geology	GNS Geological Map of NZ
LINZ Topo Map	LINZ
Contours	GIS Data from QLDC
Consented building platforms	GIS Data from QLDC
Existing development data (lots/houses)	GIS Data from QLDC
Aerial imagery	QLDC
PDP Zones	GIS Data from QLDC
Wāhi tūpuna	GIS Data from QLDC
Heritage	GIS Data from QLDC
Moorings	GIS Data from QLDC
Parks, open space and tracks viewer	GIS Data from QLDC
Public Conservation land	DoC
Geopreservation sites	GIS Data from QLDC