

Appendix D:

Consultant Report

Heritage Precincts

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Queenstown Lakes District Council Town Centre Heritage Precincts Appraisals (Queenstown & Arrowtown) – Identification of Non-Contributory Buildings

Introduction

The town centre Precinct assessments have been undertaken by external inspection from public spaces. No internal inspections, historical research or building fabric analyses have been carried out.

Contributory and non – contributory buildings are defined as follows:

Contributory buildings - are those that contribute to the significance of a heritage Precinct but may not be worthy of individual protection. They may contain significant heritage fabric, architecture or positioning that adds value to the Precinct.

Non –contributory buildings - have no identifiable historic heritage significance or fabric. Their current impact will either be adverse or neutral. They are identified within a Precinct because any future development of the site may impact on the contributory elements.

Queenstown

As advised in our review of the Special Character Areas/Heritage Precincts (July 2013), it is not considered feasible to combine the three Heritage Precincts into one. It is recommended that the existing Precincts be retained, albeit with some adjustment of the boundaries.

QLDC DP Ref: Heritage Precinct 141

Description:

The Precinct is located either side of Ballarat Street between its junctions with Stanley Street and Camp Street. The heritage buildings within the Precinct comprise the Courthouse (former Library and Reading Room and Justice Building), the former Lakes County Council Building, the Forresters Lodge, the Ballarat Street bridge and Horne Creek.

It is recommended that the existing Precinct boundary is extended to include the present open, green space either side of Horne Creek as this space:

- contributes to the setting of the heritage buildings within the Precinct; and
- contributes to the significance of the Creek and the Ballarat Street Bridge;
- counteracts to some extent the adverse impact on the Precinct of dominating, modern buildings bordering the Precinct.

Statement of Significance:

Historic and Social – high significance

The Precinct signifies the historic municipal centre of the town. Although the heritage buildings in the Precinct date from the 1870s and 1880s, the site of the Courthouse is the location of the first Magistrates' sittings following the 1862 gold rush and the heritage structures in the Precinct today are representative of the civil development of Queenstown since that time, including the establishment of Lake County Council 1876 and the construction of the Ballarat Street Bridge; a major work by the Borough Council in 1882.

The Courthouse, Library and Lakes County Council building were designed by the renowned architect, F.W. Burwell, who undertook much work in the District, and who is also particularly well-known in the town for Eichardt's Hotel.

The buildings/structures are generally held in high esteem by the local community and visitors alike.

Cultural and Spiritual – high significance

The Precinct is representative of the municipal development and culture of civic pride in 19th century Queenstown.

Architectural – high significance

The heritage buildings in the Precinct have high architectural value. Their design and the nature of their stone construction convey their status and authority. They are an architectural statement of permanency, stability and prosperity as the town evolved progressively from its early canvas tent and timber structures to a new generation of enduring public buildings. The buildings/structures generally remain intact and have a high degree of historical and architectural authenticity within the town.

Townscape and Contextual – high significance

The buildings/structures are a very distinctive and prominent feature of the townscape in this part of Queenstown and define its provenance. They are located on principal thoroughfares and have a high degree of visibility as landmark structures. Their scale, form and materials are characteristic of 19th century

Queenstown and, together, they are considered to have high 'group'/contextual value in relation to each other.

Rarity/scarcity and Representative – high significance

The Precinct has high rarity value in the District as an assemblage of reasonably intact 19th century municipal buildings/structures.

Technological – moderate significance

The buildings/structures that form part of the Precinct have moderate technological significance for their masonry construction and their high quality of stonework. The bridge itself is a rare example in the District of a 19th century masonry bridge.

Archaeological – moderate significance

The Precinct is considered to have moderate archaeological value for the evidence that it could provide of pre-1900 Queenstown, although development/landscaping in the area of the green in particular is likely to have damaged archaeological remains.

Summary Statement of Heritage Significance:

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

Key features to be protected:

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

QLDC DP Ref: Heritage Precinct 142

Description:

A Precinct comprising the Queenstown Mall (Ballarat Street), the buildings fronting onto the Mall and the pedestrian linkages to and from the Mall which collectively form a historic and urban amenity Precinct of unique form and quality in the District.

It is recommended that the existing Precinct boundary is extended to include the entirety of Protected Item 138 (number 3 Rees Street) to improve consistency within the Precinct and correct an anomaly.

This Precinct still reflects the historic settlement pattern of the town and it is possible that some of the buildings that have, from brief external inspection, been assessed as non-contributory contain heritage fabric. The Precinct is also considered to have high archaeological significance and its pre-1900 existence means that it is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014. It is recommended that this be noted in the District Plan or that a process is developed within QLDC to ensure that the archaeological values of the Precinct are recorded and protected.

Statement of Significance:

Historic and Social – high significance

The Precinct contains a diverse range of buildings and heritage features, which form the commercial centre of the town. The Precinct still embodies the early settlement pattern of Queenstown from when the town was set out in 1864. This is evident in the arrangement of the sections and the street layout within the Precinct; behind the present shop fronts, it is possible that further evidence of the historic street plan remains in the form of standing structures and below ground archaeology. In the lower half of the Mall (towards the lake), there are many remaining heritage structures (such as the façade of the Van Der Walde Building, the Boyne Building, the former Colonial Bank, The Athenaeum/Town Hall and 1 Cow Lane), which are crucial as evidence of Queenstown's trading and banking heritage as far back as the early 1870s. The lower edge of the Precinct is defined by the classically-inspired façade of Eichardt's Hotel, which although considerably altered, is associated with the renowned Invercargill architect, Frederick Burwell, and has its origins in the period 1871 – 86.¹

Cultural and Spiritual – high significance

In cultural terms, this Precinct is associated with the early commercial way of life and operations of the town as well as the early years tourism and lake transport.

¹ <http://www.heritage.org.nz/the-list>

Architectural – moderate significance

The Precinct contains a wide variance of architectural styles and features of interest from the relatively modest, stone masonry buildings of the early 1870s to the much altered, but classically-based architecture of Eichardt's Hotel and the later 20th century development of shops, workshops and offices.

Townscape and Contextual – high significance

The Precinct is centred on the Mall (Ballarat Street), which since the earliest days of Queenstown has been the principal thoroughfare from the lake through the town. The straight route of Ballarat Street running up to the Eastern Terraces (now Hallenstein Street) and the frontage of Eichardt's Hotel near the lake provide a historically iconic view of the town from the lake of outstanding townscape and contextual value.

Rarity/scarcity and Representative – high significance

The Precinct has high rarity value in the District as an assemblage of reasonably intact 19th century commercial buildings/structures and a unique example of the early settlement pattern of the town.

Technological – moderate significance

The buildings/structures that form part of the Precinct have moderate technological significance for their masonry construction and architectural design.

Archaeological – high significance

The Precinct is considered to have high archaeological value for the evidence that it could provide of the early settlement of Queenstown and its pre-1900 development.

Summary Statement of Heritage Significance:

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

Key features to be protected:

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

QLDC DP Ref: Heritage Precinct 143

Description:

A Precinct comprising each of the buildings that front Marine Parade between Church Street and Earl Street, the sites on which each of these buildings is located and that part of Marine Parade adjoining these sites.

It is recommended that the existing Precinct boundary is extended to include Protected Item 59 (McNeil Cottage/Mulholland's Stone House, 14 Church Street). It is also recommended that the Precinct be enlarged to include the war memorial (Item 27) and the Coronation Bath House (Item 108) – a suggested boundary is shown on the attached map, which incorporates this highly important access route into the town and link with the historic Gardens (Item 13) on the other side of Horne Creek (Item 11).

Statement of Significance:

Historic and Social – high significance

Many of the buildings in the Precinct date from the establishment of Queenstown as a borough and a settlement. They are representative of the evolution of the early settlement into a permanent and prosperous town. The Masonic Lodge and William's Cottage are thought to be amongst the oldest buildings in the town. Built in 1864, the Williams Cottage is Queenstown's oldest remaining house and the Masonic Lodge is claimed to be the oldest stone building in New Zealand still used for its original purpose².

The buildings/structures and area encompassed by the Precinct are generally held in very high esteem by the local community and visitors alike.

Cultural and Spiritual

The cultural significance of the Precinct is closely bound to its socio-historical significance in representing the early colonisation and development of Queenstown from a gold rush settlement to a permanent and successful small town.

The Precinct, as extended, includes the First World War Memorial, which is the focal point of local ANZAC Day commemorations and of the local RSA. It also includes the Coronation Bath House and a section of Queenstown Bay, which have strong cultural associations with the 20th century development of tourism in the town.

Architectural – high significance

The Precinct contains heritage buildings/structures that are of high aesthetic and architectural significance within the District and wider region. The stone Lodge,

² <http://www.heritage.org.nz/the-list>

timber/iron William's Cottage and ornamental Coronation Bath House are unique as architectural 'gems' in the District. The Lodge and William's Cottage remain highly intact, although the Bath House has undergone alteration from its original 1911 design.

Townscape and Contextual – high significance

The combination of the heritage buildings, the environs of Marine Parade, the backdrop of the Queenstown Gardens and the shoreline of Lake Wakatipu and the landscape beyond, result in the Precinct being of unique and exceptional townscape significance.

Rarity/scarcity and Representative – high significance

The Precinct is considered to be unique both as a whole and for many of its component parts.

Technological – high significance

The Precinct contains building/structures of high technological value – in particular the stone masonry construction of the Lodge, the timber/shingle/iron construction of William's Cottage and the decorative design of the timber/iron Bath House.

Archaeological – moderate significance

The Precinct is considered to have moderate archaeological value for the evidence that it could provide of pre-1900 Queenstown. 20th century development of Marine Parade may have damaged archaeological remains and features.

Summary Statement of Heritage Significance:

The combination of the heritage buildings, the environs of Marine Parade, the backdrop of the Queenstown Gardens and the shoreline of Lake Wakatipu and the landscape beyond, result in the Heritage Precinct being of unique and exceptional townscape significance. The heritage buildings within the Precinct are representative of the evolution of the early settlement into a permanent and prosperous town. The Masonic Lodge and William's Cottage are thought to be amongst the oldest buildings in the town and, together with the 1911 Coronation Bath House, create a Precinct of architectural 'gems', which signifies the social and tourist heritage of the town.

Key features to be protected:

- The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- The unique and exceptional townscape significance of the Precinct.
- The open spaces and views within the Precinct.

Arrowtown

QLDC DP Ref: Heritage Precinct 384

Description: Arrowtown Cottages

Arrowtown was established in the early 1860's after the Arrow gold rush in 1862. Following a flood in 1863, the town centre was relocated and created around Buckingham Street in 1864 and the planting of the tree-lined approach to Buckingham Street took place in 1867³. In the same year, Arrowtown was constituted a borough and was declared a municipality on 14 January, 1874.

The Precinct encompasses the Buckingham Street Avenue of trees, which is one of the principal and most attractive entry routes in to the town, together with a row of historic cottages (formerly miners' cottages), the Library, its surrounding green space and a variety of low density houses (most modern but with a few historic buildings). The nucleus of this heritage Precinct is the former miners' cottages and the green, which adjoin the eastern end of the more commercial town centre heritage Precinct on Buckingham Street between its junctions with Berkshire Street and Wiltshire Street.

The principal heritage buildings within the Precinct include Adam's Cottage (61 Buckingham Street), Crowie's Cottage (53 Buckingham Street), Granny Jones' Cottage (59 Buckingham Street), Roman's Cottage (65 Buckingham Street), Stevenson's Cottage (55 Buckingham Street), the former Arrowtown Borough Council Building and Oddfellows' Lodge (57 Buckingham Street), a stone cottage (51 Buckingham Street), Forbes Cottage (67 Buckingham Street) and Pittaway's Cottage (69 Buckingham Street).

The Arrowtown Cottages Precinct is considered to be the most authentic part of the town centre in terms of historic heritage and its setting amongst the avenue of trees and the green is of high heritage significance to the town and wider District. It is distinct from the Town Centre Precinct owing to this authenticity, its original residential nature, its low density, small-scale buildings and its characteristic green spaces.

It is recommended that the Precinct be extended at its south-western corner to include the Masonic Lodge (Protected Item 330) and cottage at 11 Wiltshire Street (Protected Item 331). These buildings are associated with the high heritage values of the Precinct, have a similar level of historic authenticity and enhance the Precinct in terms of its completeness/integrity and its natural progression along Wiltshire Street. They also contribute significantly to the view of the Precinct from Wiltshire Street, at its junction with Hertford Street; another important entry route into the Precinct.

³ <http://www.heritage.org.nz/the-list>

Statement of Significance:

Historic and Social – high significance

The area contained within the Precinct dates from the 1860s and the early years of the settlement of Arrowtown. The avenue of trees originated in 1867⁴, the cottages themselves and the former Borough Council Building are from the 1870s with the Masonic Lodge being built in 1888. Accordingly, the Precinct represents the first 25 years or so of the settlement of the town.

The Precinct is held in high esteem by the local community and visitors alike.

Cultural and Spiritual – high Significance

The cultural significance of the Precinct is bound to its socio-historical significance in representing the early colonisation and development of Arrowtown as it evolved from a calico tent settlement to a more permanent and successful small town.

Culturally, the Precinct provides important links to Arrowtown's gold mining past and social history.

Architectural – high significance

The architectural and aesthetic quality of the Precinct is derived from its plain, functional, small-scale buildings, principally of timber and iron, which represent the typical form of accommodation in which miners and their families lived during the Central Otago gold rush years. The larger stone buildings demonstrate progress and permanence as the prosperity and confidence of the town grew.

The tree-lined avenue and green have great aesthetic appeal and provide the setting for the buildings within the Precinct.

The Precinct has a high degree of unity in terms of scale, form, materials, textures and colour in relation to its mountain and river setting.

Townscape and Contextual – high significance

The Precinct with its arrangement of historic cottages and other buildings set around a tree-lined avenue is a primary element of Arrowtown's historic townscape that has its origins in the 1860s and 1870s. It has very high townscape and contextual significance within the District.

Rarity/scarcity and Representative – high significance

Arrowtown is unique within the District as the embodiment of a gold rush town. As the most historically authentic part of the town, the Cottages' Precinct is of high rarity significance.

⁴ <http://www.heritage.org.nz/the-list>

Technological – high significance

The cottages are important examples of late 19th century domestic/vernacular building construction in the District and the stone buildings reflect their later technological advancement. The Masonic Lodge is an outstanding example of a building of its type complete with interior decorations and iconography.

Archaeological – moderate significance

The Precinct is considered to have high archaeological value for the evidence that it could provide of the early settlement of Arrowtown and its pre-1900 development.

Summary Statement of Heritage Significance:

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

Key features to be protected:

- The individual principal historic buildings; their form, scale, materials and significance. Incremental loss must be avoided.
- The 'group value' of the buildings within the Precinct and their setting within it.
- The townscape/landmark value of the Precinct i.e. other buildings, development and signage within the Precinct or adjoining it should not adversely affect or diminish the significance of the heritage Precinct.
- Views of the mountains through the Precinct, which give it scale, porosity and provenance.
- Archaeology.

QLDC DP Ref: Heritage Precinct 386

There are considered to be no non-contributory buildings within this Precinct. The rear of The Golden Nugget building on Ramshaw Lane has some elements that are non-contributory, but the front of the building is considered contributory and therefore, overall, this building is considered contributory.

Description: Arrowtown Town Centre (Buckingham Street)

The town centre Precinct comprises the commercial centre of the town. Visually, it represents an early, gold-mining trading post with associated services, such as accommodation, banking and stabling. Generally, the buildings which lie either side of east-west running Buckingham Street are small in scale, but tight-knit. The Precinct includes a number of small open spaces and intimate courtyards.

The principal heritage buildings within the Precinct are the General Store (18-20 Buckingham Street), the Stable Block (28 Buckingham Street), the BNZ Agency Building (30 Buckingham Street), the former BNZ Bank premises now occupied by the Lakes District Museum (47 Buckingham Street), the Post Office building (52 Buckingham Street) and the Postmaster's House (54 Buckingham Street).

Although many of the buildings are not authentic 19th century structures, the high heritage significance of the Precinct is derived from the way in which its core heritage buildings have developed with more recent 'contributory' buildings to form a unique assemblage of great character and quality that is representative of the early years of the town.

Statement of Significance:

Historic and Social – high significance

The Precinct contains a core of heritage buildings that have developed on the site of the 1864 relocated town centre. Buildings such as the former BNZ Bank premises and Pritchard's Store date from the mid-1870s and are symbolic of the development of the town during this economically stable period. The Postmaster's House and Post & Telegraph Office date from the early part of the 20th century and are an important connection with that era. The former BNZ Bank building is associated with the renowned architect, R.A. Lawson.⁵

The buildings/structures and area encompassed by the Precinct are generally held in high esteem by the local community and visitors alike and are a very popular tourist attraction.

⁵ <http://www.heritage.org.nz/the-list>

Cultural and Spiritual – high significance

The cultural significance of the Precinct is bound to its socio-historical significance in representing the early colonisation of Arrowtown and the development and prosperity of the commercial centre of the town.

Architectural – high significance

The Precinct contains heritage buildings/structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representations of a goldfields' town dating from the 1860s and 1870s. Buildings such as the former BNZ Bank premises, Pritchard's Store and the Postmaster's House are of high architectural quality and significance in their own right.

The Precinct has a high degree of unity in terms of scale, form, materials, textures and colour in relation to its mountain and river setting.

Townscape and Contextual – high significance

The 'picture postcard' Precinct is of high townscape significance both as the centre of this goldfield's town and as a major tourist draw for the wider District. The town centre generally has high group value and provides significant visual interest and amenity.

Rarity/scarcity and Representative – high significance

The Precinct has unique rarity value in the District for its representation of a 1860s/1870s goldfield's town.

Technological – high significance

The Precinct contains building/structures of high technological value – in particular the stone masonry construction of the Pritchard's Store and the former BNZ Bank premises and the villa architecture of the Postmaster's House.

Archaeological – high significance

The Precinct is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid - 1860s.

Summary Statement of Heritage Significance:

The Precinct represents the commercial centre of the town and includes a nucleus of heritage buildings that have developed on the site of the 1864 relocated town centre. Buildings such as the former BNZ Bank premises (associated with the renowned architect, R. A. Lawson) and Pritchard's Store date from the mid-1870s and are symbolic of the development of the town during that economically stable period. The Postmaster's House and Post & Telegraph Office have origins in the 20th century and are symbolic of the later progression of the town. The Precinct is held in

high esteem by the local community and visitors alike and is a very popular tourist attraction. It contains heritage buildings/structures that are of high aesthetic and architectural significance within the District and wider region as authentic examples or representations of a goldfields' town dating from the 1860s and 1870s . It is considered to have high archaeological value for the evidence that it could provide of pre-1900 commercial Arrowtown dating to the early to mid -1860s.

Key features to be protected:

- The unity of the Precinct in terms of scale, form, materials, textures and colour in relation to its mountain and river setting.
- The 'group value' of the Precinct and its representative image of a traditional goldfields' town.
- The street and section patterns.
- Views through the Precinct.
- Archaeology.

Bullet points from the meeting with David Clark and Philip Blakely of the Arrowtown Planning Advisor Group 4th September 2014 at the Lakes District Museum

- The Town Centre and Arrowtown Cottages heritage Precincts are considered to be quite distinctive and different in terms of their heritage values.
- One of the principal differences in heritage values is in their levels of authenticity; the Cottages Precinct being highly authentic and the Town Centre comprising many 'false' buildings.
- The Precincts should not be amalgamated.
- No strong views were expressed about changing the boundaries of the Precincts; the tree-lined avenue within the Cottages Precinct was recognised as being a principal reason for it being extended as far as the junction with Cardigan Street.
- There is justification for including the Masonic Lodge and adjoining cottage in the Cottages Precinct.
- Concerns were expressed generally about development in the block to the south of the Town Centre Precinct bounded by Berkshire Street, Wiltshire Street and Arrow Lane.
- It was recognised that extension of the Precinct boundaries, without real justification, could lead to the entire heart of Arrowtown (pink on the QLDC Map 28) becoming a heritage Precinct which is not likely to be appropriate.

CRITERIA FOR ASSESSMENT AND SELECTION OF HERITAGE STRUCTURES

1. Historic and Social Value

- Whether the feature reflects characteristics of national and/or local history.
- With regard to local history, whether the feature represents important social and development patterns of its time, such as settlement history, farming, transport, trade, civic, cultural and social aspects.
- Whether the feature is significant in terms of a notable figure, event, phase or activity.
- The degree of community association or public esteem for the feature.
- Whether the feature has the potential to provide knowledge and assist in public education with regard to Otago and New Zealand History.

2. Cultural and Spiritual Value

- Whether it is of special significance to takata whenua.
- Contribution to the characteristics of a way of life, philosophy, religion or other belief which is held by a particular group or community.

3. Architectural Value

- Whether the building or structure has architectural or artistic value.
- Whether the feature represents a particular era or style of architecture or significant designer.
- Whether the style of the building or structure contributes to the general character of the area.
- The degree to which the feature is intact.
- Whether the building or structure has undergone any alteration, thereby changing the original design.

4. Townscape and Context Value

- Whether the feature plays a role in defining a space or street.
- Whether the feature provides visual interest and amenity.
- Degree of unity in terms of scale, form materials, textures and colour in relation to its setting and/or surrounding buildings.

5. Rarity and Representative Value

- Whether the feature is a unique or exceptional representative of its type either locally or nationally.
- Whether the feature represents a way of life, a technology, a style or a period of time.
- Whether the feature is regarded as a landmark or represents symbolic values.
- Whether the feature is valued as a rarity due to its type, style, distribution and quantity left in existence.

6. Technological Value

- Whether the building has technical value in respect of the structure, nature and use of materials and/or finish.
- Whether the building or structure is representative of a particular technique.

7. Archaeological Value

- Significance in terms of important physical evidence of human activities which through archaeological investigation could provide knowledge of the history of Otago and New Zealand.



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NOTES:

PROJECT:
QLDC Heritage Precincts

DRAWING:
Queenstown Map 1

SCALE: NTS	DRAWN: PMD
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FILE: 205d	SHEET: -	REV: -
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NOTES:

PROJECT: QLDC Heritage Precincts			
DRAWING: Arrowtown Map 1			
SCALE: NTS		DRAWN: PMD	
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NOTES:



PROJECT:
QLDC Heritage Precincts

DRAWING: Arrowtown Map 2	
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NOTES:



PROJECT:
OLDc Heritage Precincts

DRAWING:
Arrowtown Map 3

SCALE:
NTS

DRAWN:
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