

**Choose a group.  
16 November 2017**

**Report for Agenda Item 1**

**Department: Planning & Development**

**Landmarks Whenua Tohunga - Otago Region**

**Purpose**

- 1 The Landmarks Whenua Tohunga initiative is a Ministry for Culture and Heritage, Department of Conservation and Heritage New Zealand partnership which showcases New Zealand's historical and culturally significant places using a more unified approach in terms of signage and marketing. Heritage New Zealand (HNZ) has sought feedback from the Queenstown Lakes District Council (the Council) in regard to the *Landmarks Whenua Tohunga* initiative and this report sets out recommendations from QLDC for consideration and comment.
- 2 HNZ has asked the Council to identify significant places within the Otago area and to consider how these places measure up against their prescribed criteria. The purpose of this report is to present to councillors the sites selected by Council staff, the rationale behind their selection and to describe their relationship to the criteria set by HNZ.

**Executive Summary**

- 3 The report identifies six sites for consideration and possible recommendation for the initiative. Only sites located within the Council boundaries have been considered. They include:
  1. The Edith Cavell Bridge
  2. Queenstown Town Centre Historic Precincts
  3. The Arrowtown Historic Precinct and Chinese Village
  4. The Bullendale Dynamo
  5. The Kawarau Suspension Bridge
  6. The Greenstone, Routeburn, Caples and Hollyford Valleys and Kinloch.
- 4 Each site has been assessed against the four groupings of criteria set by HNZ which included *Significance, Iwi and Community, Visitor Experience, and Suitability*. There are a range of sites and features that address some of the listed criteria however, each of the six sites are considered to meet the full range of the HNZ's criteria and complement the objectives of the Landmarks Tohunga Whenua programme.

- 5 The selected sites vary in scale, from a single/stand-alone site, to a grouping of sites or features. The grouping of those places identified as sites 2, 3 and 6 is deliberate in this instance and takes into account their close association and/or interwoven stories.
- 6 The selected sites and accompanying analysis has been considered by the Wakatipu Heritage Trust.

## Recommendation

That the Planning & Strategy Committee:

1. **Note** the contents of this report and in particular Attachment B of this report which assessed how each site meets Heritage New Zealand's criteria.
2. **Recommend** to Heritage New Zealand the list of sites selected for consideration by the initiative including:
  - a. The Edith Cavell Bridge
  - b. Queenstown Town Centre Historic Precincts
  - c. The Arrowtown Historic Precinct and Chinese Village
  - d. The Bullendale Dynamo
  - e. The Kawarau Suspension Bridge
  - f. The Greenstone, Routeburn, Caples and Hollyford Valleys and Kinloch.

Prepared by:



Luke Place  
Policy Planner

31/10/2017

Reviewed and Authorised by:



Tony Avery  
GM Planning & Development

31/10/2017

## Background

- 7 The Landmarks Whenua Tohanga initiative is a partnership between the Ministry for Culture and Heritage, the Department of Conservation and HNZ. It aims to showcase New Zealand's historical and culturally significant places using a unified approach to signage and marketing. Specifically, Council staff have been asked to identify historically and culturally significant sites within the Otago area and to analyse how each site measures up against the landmarks criteria set out by HNZ. This criteria has been included for reference at Attachment A.
- 8 One of the main aims of the initiative is to support regional development through increased tourism, creating opportunities for local businesses and supporting high-quality visitor experiences. Recognition gives people a reason to visit places and stay longer. The initiative aligns with the Government's tourism strategy, particularly through a focus on regional and seasonal dispersal and to grow visitor numbers.
- 9 The initiative is currently at an early stage. It was piloted in Northland in 2016/17 around nine nationally significant sites ([www.landmarks.nz](http://www.landmarks.nz)). Recently the decision was made to extend the initiative, with the Otago Region being selected as the second area to be included.

## Comment

- 10 Council staff have used the criteria at Attachment A to select six sites to be included as part of the Otago initiative. The six sites and analysis of their qualifying characteristics have been appended to this report at Attachment B. Each of the sites are briefly summarised below.
- 11 *The Edith Cavell Bridge* - This single lane vehicle bridge located 27.4 metres above the Shotover River was opened in 1919 to provide a link between Queenstown and Arthurs Point. It is listed under both the District Plan and by Heritage New Zealand as a Category 1 heritage feature. The bridge was the second reinforced concrete arch bridge in New Zealand and the first in the South Island.
- 12 *Queenstown Town Centre Historic Precincts* - These town centre precincts comprise three separate areas along Mall St, Ballarat St and Marine Parade that comprise an important collection of highly intact 19th century municipality buildings signifying the historic municipal centre of Queenstown. Many buildings within the precincts date from the 1870's and are listed under both the District Plan and by Heritage New Zealand.
- 13 *The Arrowtown Historic Precinct and Chinese Village* - Arrowtown's Historic Precinct and Chinese Village encompass the Buckingham Street avenue of trees, the historic Chinese Settlement on the banks of Bush Creek, together with a row of historic cottages, green space, town centre and structures located within the precinct that are listed in the District Plan and by Heritage New Zealand. These areas represent the history of the town in its 1860's gold rush period and its European and Chinese settlers.

- 14 *The Bullendale Dynamo* - The Bullendale Dynamo located in Skippers Canyon is the first industrial use of hydroelectricity in New Zealand and comprises the dynamo hut and a range of associated mining infrastructure, including the original dynamos and electric motor built in 1886 to power the gold stamper battery.
- 15 *The Kawarau Suspension Bridge* - The Kawarau Gorge suspension bridge located within the Gibbston Valley was built in 1880 and is listed within the District Plan and by Heritage New Zealand. Spanning a 91 metre gap it sits 43 metres above the Kawarau River and served as a key link over the river for over 80 years. Today the bridge is an important example of highly technical late nineteenth century engineering and is the site of the A. J. Hackett Bungy.
- 16 *The Greenstone, Routeburn, Caples and Hollyford Valleys and Kinloch* - This grouping of landmarks includes the Greenstone, Routeburn, Caples and Hollyford Valleys and Kinloch village located at the head of Lake Wakatipu bound by the Humbolt, Ailsa, Livingstone and Thomson Mountains. They contain a mix of public conservation land and private farm land, and a number of multi-day walking tracks that represent the history of Maori greenstone trading and settlement and the area's long history of farming and tourism.
- 17 Each of the above sites has been assessed against the four groupings of criteria set by HNZ which include *Significance, Iwi and Community, Visitor Experience, and Suitability*. More detail relating to these criteria is contained in Attachment A. There are a range of sites and features in the District that address some of the listed criteria however, each of the six sites are considered to meet the full range of HNZ's criteria and are complementary to the objectives of the Landmarks Tohunga Whenua programme.
- 18 The selected places vary in scale, from a single/stand-alone site, to a grouping of sites or features. The grouping of those places identified as sites 2, 3 and 6 is deliberate in this instance and takes into account their close association and/or interwoven stories.
- 19 This list has been reviewed by members of the Wakatipu Heritage Trust who did not raise any objection to the list of selected sites.
- 20 Six sites have been recommended that the committee may choose to endorse as part of the Council's feedback to HNZ. Other sites may also be considered and presented to HNZ if the committee consider them appropriate. Other sites were considered but have not been recommended as they did not contribute wholly to the overall objective of the initiative. In particular, HNZ's criteria place particular significance on sites that have shaped our nation and created our stories. For example, the TSS Earnslaw was considered as part of site 6 (The Greenstone, Routeburn, Caples and Hollyford Valleys and Kinloch) but its relationship to these places in the way that they tell a story about our history was not robust. As an individual site or place, the TSS Earnslaw failed to meet all of the necessary criteria.
- 21 No other assessment is required under section 77 of the Local Government Act 2002 in terms of other reasonably practicable options.

### ***Significance and Engagement***

- 22 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy. In particular, it is noted that this matter does not involve any significant capital investment, it does not adversely impact any person, it is not inconsistent with any existing policy, it would not impact the Council's capability or capacity and it would not involve the sale or transfer or sale of shareholding of any asset listed within the Council's Significance and Engagement Policy.

### ***Risk***

- 23 This matter does not have significant risk. As documented in the Council's risk register, the risk is classed as low. While some persons have strong views about heritage matters and may have preferred that Council provide an opportunity for public comment before confirming its recommendations there are no implications from the initiative in terms of statutory protections or property rights that arise from the initiative. For this reason this risk is not considered significant and no specific risk mitigation is considered necessary.

### **Financial Implications**

- 24 There are no operational or capital expenditure requirements or other budget or cost implications that may result from a decision associated with this matter.

### **Council Policies, Strategies and Bylaws**

- 25 The following Council policies, strategies and bylaws were considered:
- Operative District Plan (2011)
  - Proposed District Plan (2015)
  - Heritage Strategy (2010)
- 26 Recognition of the recommended sites would not give rise to any inconsistencies with the principles set out in the named documents.
- 27 This matter is not included in the 10-Year Plan/Annual Plan. It is not a Council led project and has not been considered for receiving Council funding. It is anticipated that any costs associated with the initiative will be met by HNZ and their partners.

### **Local Government Act 2002 Purpose Provisions**

- 28 The recommended option:
- Is not inconsistent with the Council's plans and policies; and
  - Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

**Consultation: Community Views and Preferences**

29 It is envisaged that NHZ and their partners will consult directly with other effected persons and/or organisations. Given this no consultation has taken place, other than with the Wakatipu Heritage Trust.

**Attachments**

- A Landmarks Criteria
- B Selected Landmark Sites and Analysis

**PLACES THAT TELL  
OUR STORIES**

**LANDMARKS**  
*Whenua Tohunga*



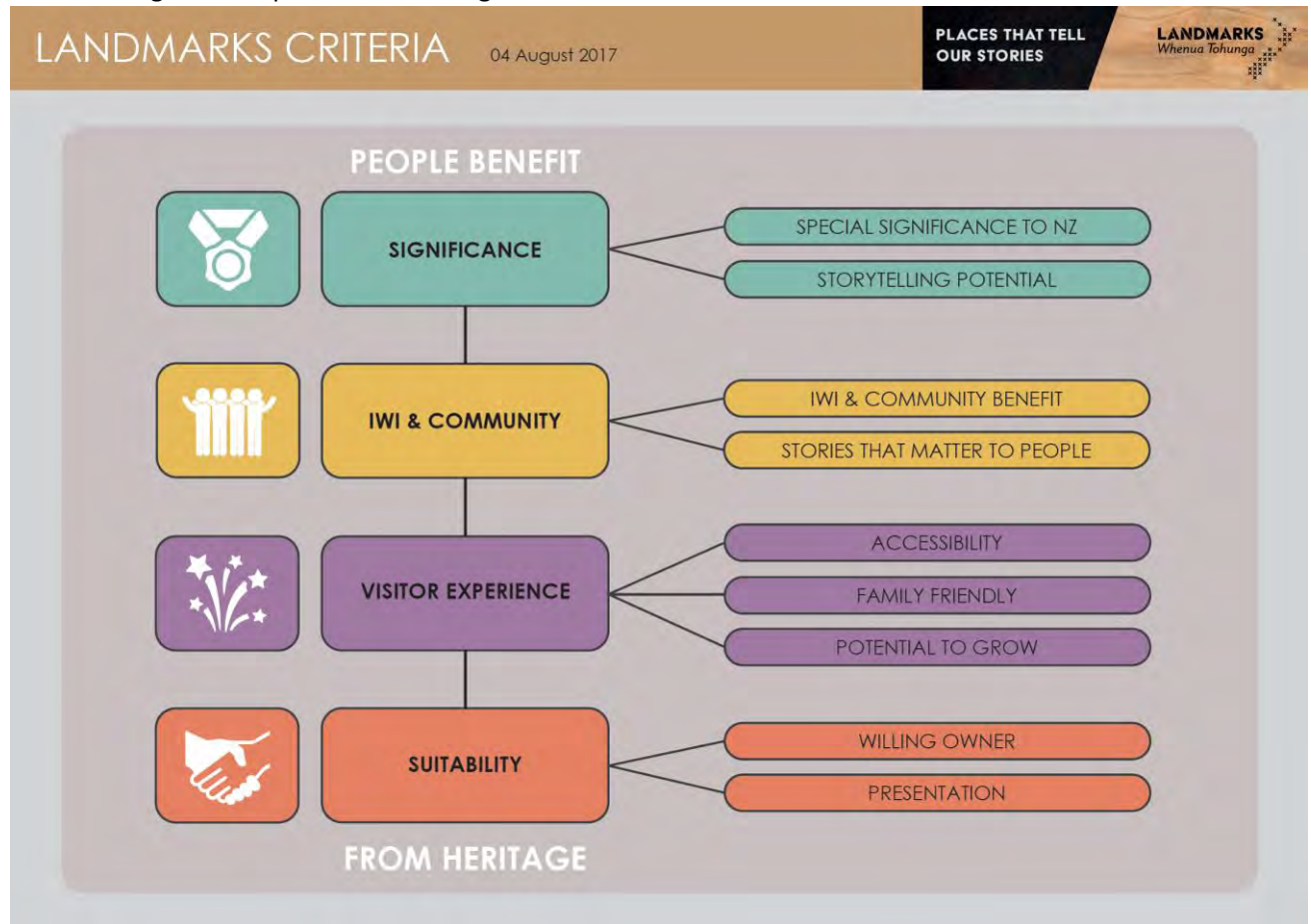
# NEW ZEALAND LANDMARKS

## CRITERIA GUIDELINES

DOCCM-3143824

## What are Landmarks?

Landmarks are places that have shaped our nation and created our stories. New Zealanders and visitors can gain a deeper understanding of who we were and who we are at our Landmark sites.



## Criteria guidelines

Criteria	What we are looking for	Tips
<b>Special significance to New Zealand</b>	Is the place of special significance to New Zealand's history or culture?	<p>Places that are among the 'best of the best' of New Zealand's heritage places</p> <p>Places of relevance for all New Zealanders are likely to be popular</p> <p>Heritage listings may help demonstrate significance</p>
<b>Storytelling potential</b>	<p>Does it have a special story to tell?</p> <p>Is it one of the best places to tell that story compared to other places?</p> <p>Is there something at the place that helps visitors understand the</p>	<p>Places that tell important New Zealand stories</p> <p>Places with a direct connection to the story and places that have strong evidence of the story at the site</p> <p>People enjoy immersive experiences, e.g. tunnels at mining sites, original furniture in houses, or</p>



	story?	buildings that have not changed since their story took place
<b>Iwi benefit</b>	<p>Will it benefit iwi if the place is developed and attracts more visitors?</p> <p>Do iwi see opportunities to support or enhance kaitiakitanga and manaakitanga at the place?</p>	<p>Places where iwi see opportunities to further cultural, social and economic aspirations</p> <p>Places where iwi choose to share the stories of places where they have mana whenua or acknowledge traditional or cultural associations</p> <p>Places where iwi see opportunities to safeguard Māori heritage and ensure it is valued more greatly by all</p>
<b>Community benefit</b>	<p>Will it benefit locals if the place is developed and attracts more visitors?</p> <p>Are international/domestic visitors likely to stay in the region for longer when they visit the site?</p> <p>Will the place encourage international/domestic visitors to spend money locally?</p> <p>Will it create business opportunities and support local employment?</p> <p>Do locals, or community groups use, protect, or promote the place?</p> <p>Does the place have other social benefits?</p>	<p>Heritage plays an important part in our well-being and quality of life</p> <p>Visitors can spend money on retail, food, accommodation</p> <p>Year-round experiences that have the potential to provide sustainable economic benefits</p> <p>For example, the place is the focus of special events</p> <p>People can develop much stronger, long-lasting connections with their communities through heritage.</p>
<b>Stories that matter to people</b>	<p>Does it tell a story of special significance to Maori?</p> <p>Do people think the place has a compelling New Zealand story to tell?</p>	<p>Places that tell the stories of tangata whenua</p> <p>Stories that are well-known and understood in New Zealand will draw people to a place. A strong social media presence on multiple platforms can demonstrate people's interest in a place or story</p>
<b>Accessibility</b>	<p>Does it take less than half the time to drive from a tourism hub, town or city as it takes to complete the experience?</p> <p>Is it a short journey from a State Highway or tourism route?</p>	<p>A place that is accessible by public transport makes it easy for more people to enjoy the site</p> <p>A sealed road makes access easy, and people prefer no more than a ten minutes' drive on a</p>

	<p>Is there a carpark at the place?</p> <p>Can people with mobility issues experience parts of the site?</p>	<p>gravel road</p> <p>People prefer to be able to park and walk to the place easily</p>
<b>Family friendly</b>	<p>Can most people walk around the place easily and comfortably?</p> <p>Can most people visit the place without specialist gear or skills?</p> <p>Does it have the amenities needed for the length of the experience?</p> <p>If there is an entry fee, do families consider it worth paying? Is there a concession (for children, students, New Zealanders or locals?)</p>	<p>Walkways are clearly marked, safe, reasonably dry and durable, and suitable for all ages and fitness levels.</p> <p>People should be able to wear ordinary walking shoes and shouldn't need special clothing or equipment</p> <p>Families prefer experiences between 30 minutes and 3 hours. Amenities needed are:          &lt;30mins: none          30 mins-2 hours: toilet          2+ hours: toilets, water, shelter</p> <p>Families prefer experiences that are free, low cost or good value for money.</p>
<b>Potential to grow</b>	<p>What is the current level of visitation?</p> <p>Is it close to a popular attraction?</p> <p>Does it have other features that will attract visitors?</p> <p>Is there a plan for managing the impact of increased visitation?</p>	<p>People might expect places that are already a popular heritage experience to become a Landmark</p> <p>A popular attraction close-by encourages people to add it to their itinerary</p> <p>People enjoy:</p> <ul style="list-style-type: none"> <li>▪ outstanding/regionally unique scenery (e.g. beaches, glaciers, lakes and geothermal activity)</li> <li>▪ at least one 'wow' photo opportunity</li> <li>▪ connecting with Maori cultural stories</li> <li>▪ iconic wildlife, e.g. birds, seals, glow worms</li> <li>▪ different ways of experiencing a site, e.g. cycling</li> </ul>
<b>Presentation</b>	<p>Are the amenities at a standard that visitors are comfortable with and that support a high-quality experience or a plan in place to improve the standard?</p> <p>Are signage, interpretation, and online information high quality and well-maintained?</p>	<p>People prefer to visit and engage with places that are cared for</p> <p>People need clear signage and enjoy interactive interpretation</p>
<b>Willing Owner</b>	<p>Does the owner want the place to</p>	<p>This is required for places not owned by the Crown</p>

	<p>become a Landmark?</p> <p>Is the owner committed to maintaining the place to a high standard?</p>	<p>Owners must commit to maintaining the place to a high standard; maintenance &amp; management plans can demonstrate this</p>
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## Applying the Criteria

The Landmarks team will work with Treaty partners, local government, and community groups to identify candidates.

Iwi support is required and community support is desirable for places that are of special significance to them.

Candidates will be assessed on their overall performance against all criteria.

The criteria will be used to create a short list of candidates that will be tested to find the Landmarks in each region.


## Attachment B - Selected Landmark Sites and Analysis

### Site 1: Edith Cavell Bridge

Criteria	Assessment
<b>Description</b>	<p>Site one is the Edith Cavell Bridge. This is a single lane vehicle bridge located over the Shotover River. The bridge was opened in 1919 and provides the road link between Queenstown and Arthurs Point. It is 27.4 metres above the Shotover River and 47 metres in length. It is listed under both the District Plan as a Category 1 heritage feature (Reference 35) and by Heritage New Zealand as a Category 1 heritage feature (Reference 4371). The bridge was the second reinforced concrete arch bridge in New Zealand and the first in the South Island. It was built to replace an earlier wooden trestle bridge which was constructed in 1875.</p> <div data-bbox="680 679 1207 1120" data-label="Image"> </div> <p data-bbox="680 1137 1207 1193">Site location showing the bridge (indicated by the red star), Shotover River and Arthurs Point.</p> <div data-bbox="1319 679 1865 1112" data-label="Image"> </div> <p data-bbox="1319 1137 1865 1193">Edith Cavell Bridge with the Shotover Jet passing beneath</p>
<b>Significance</b>	<p>Edith Cavell was a British nurse serving in Belgium during World War I (WWI). She assisted hundreds of allied soldiers escape into the Netherlands from Belgium, but was subsequently exposed and executed by German soldiers on 12 October 1915. Jack Clark, a local gold miner and admirer of Edith Cavell's courageous actions, requested that the newly constructed bridge be named after her. His request was denied. In spite of this Jack painted her name on the side of the bridge on the day of its opening in 1919. Although the paint has since faded, its sentiment has not. The bridge is still known today as the Edith Cavell Bridge. It therefore stands as an unofficial war</p>

	<p>memorial and a reflection of the community's admiration of Edith and other courageous people that fought and died for our freedom during WWI. As such, it could be said that the bridge has significance at a local and national scale.</p> <p>The bridge is also a significant piece of transport infrastructure within the District, providing the quickest route into Queenstown over the Shotover River for people living in Arthurs Point, Arrowtown, Dalefield and Millbrook.</p>
<b>Iwi and Community</b>	<p>The Wakatipu area was important to Iwi who used it as a base for seasonal hunting and gathering expeditions. Archaeologists have found evidence of multiple camping sites across the Wakatipu Basin, signifying the presence of Maori communities within this area over a significant period of time. The Shotover River is a key feature of the life supporting capacity of the Wakatipu Basin and therefore is of significance to Iwi and its historical connection to the Wakatipu Basin.</p> <p>The world famous Shotover Jet is based just a short distance upstream of the Edith Cavell Bridge. Ngai Tahu Holdings own and operate the Shotover Jet. The bridge features heavily in social media on account of its close association with the Shotover Jet.</p> <p>In terms of visitor experience, the Arthurs Point village offers a range of accommodation options and commercial recreation opportunities in the immediate vicinity.</p>
<b>Visitor Experience</b>	<p>The bridge is located in close proximity to the Queenstown town centre, being approximately 8 minutes drive by car or 12 minutes by bus. The road to the bridge is sealed and well maintained. Car parking is available in close proximity to the bridge. The bridge may also be accessed by bike via the wider Moonlight Trail.</p> <p>The bridge is located above the Shotover River Valley which is an identified outstanding natural landscape. Queenstown Hill is visible to the south while the lower slopes of Bowen Peak and visible to the north. The surrounding landscape features are characteristic of a glacially modified environment. Therefore, the provides visitors with the ability to experience outstanding and iconic visual amenity</p>
<b>Suitability</b>	<p>The bridge is owned and maintained by Queenstown Lakes District Council and is therefore maintained to a high standard.</p> <p>The story behind the naming of the bridge is well documented and is available from many sources online.</p> <p>Interpretive signage is currently installed at the site of the bridge, describing the story of Jack Clark and Edith Cavell.</p>

## Site 2: Queenstown Historic Precincts

Criteria	Assessment
<b>Description</b>	<p>Site two comprises the Queenstown Historic Precincts. The precincts comprise three separate areas along Mall St, Ballarat St and Marine Parade in the Queenstown Town Centre. These areas signify the historic municipal centre of Queenstown. Many buildings within the precincts date from the 1870's and are listed under both the District Plan and by Heritage New Zealand.</p>  <p>Queenstown historic precincts (green) and location of listed heritage structures (red circles).</p>





Williams Cottage - Corner of Marine Parade and Earl Street, Queenstown



Ballarat St Bridge

### Significance

Buildings located within the precincts are of high architectural value. This is largely attributed to their exceptional design and high quality materials. They characterise the evolution of the civic centre and are illustrative of early economic prosperity within the district. The assemblage of highly intact 19th century municipality buildings of this nature is rare in New Zealand.


The precincts contain some of the oldest buildings in New Zealand, including Williams Cottage which is the oldest wooden cottage in Queenstown, built by John Williams in 1866. Williams Cottage is listed as a Category 1 heritage feature under the District Plan and by Heritage New Zealand. John Williams was a key figure in the Queenstown District's conception, working initially for William Rees, the first Pakeha settler in the area. He subsequently operated a transport boat on Lake Wakatipu which provided for the fundamental transportation of gold through the area. The cottage then fell into the ownership of stonemason James McNeill whose work included the Ballarat St Bridge and the Lake County Chambers, both of which stand today. The cottage remains largely unmodified and is illustrative of the living conditions experienced by early New Zealanders. The cottage contains a retail shop today and can be entered free of charge. Much of the interior structure and design also remains unmodified.

Williams Cottage is just one of over 15 listed heritage buildings and features located across the three precincts. Each has a special story to tell and each is well preserved. Overall, the three precinct areas represent the early colonisation of Queenstown and its development from a gold rush settlement into a permanent and successful town. It is therefore considered that they have a high level of significance.

<b>Iwi and Community</b>	The heritage precincts are located within the Queenstown town centre and contain a variety of restaurants, cafes and retail outlets. Visitors and locals will develop strong and long lasting connections with the heritage values of these areas largely as they are easily accessible being in the town centre. The town centre is also the focus of many events throughout the year, amplifying the direct interaction people have with these areas and buildings. The town centre and its heritage precincts feature heavily in social media on account of Queenstown's exponential tourist growth and the experiences visitors have within the precincts.
<b>Visitor Experience</b>	<p>The heritage precincts are highly accessible due to their town centre location. They are located within walking distance of multiple hotels, motels and hostels and are easily accessed via bicycle, public transport and car from other locations outside of the town centre.</p> <p>People can easily experience the precinct's heritage values from the streetscape and admire them within their original location. This makes the heritage values in these locations highly accessible to people from a range of ages and fitness levels. Further, people do not require any special equipment or approvals to visit the precincts.</p>
<b>Suitability</b>	Although a number of the listed buildings within the precincts may be privately owned, they are used as retail outlets, cafes or restaurants and are therefore open to the public during operating hours. The streets around the precincts are owned by the Queenstown Lakes District Council and are therefore open to the public and maintained to a high standard.



### Site 3: Arrowtown Historic Precinct and Chinese Village

Criteria	Assessment
<p><b>Description</b></p>	<p>Site three comprises the Arrowtown Historic Precinct and the Chinese Village. The precinct encompasses the Buckingham Street avenue of trees together with a row of historic cottages and its green space. The precinct forms part of the Arrowtown town centre and a number of structures located within the precinct are listed under the District Plan and by Heritage New Zealand. The Arrowtown Chinese Village is located on the banks of Bush Creek in close proximity to the historic precinct. It comprises a number of structures which are listed under the District Plan and by Heritage New Zealand.</p>  <p>Arrowtown historic precinct (highlighted green) and location of listed heritage structure (red circles). The listed heritage structures which form part of the Arrowtown Chinese Settlement are indicated by green diamonds.</p>



Buckingham Street Historic Area, Arrowtown



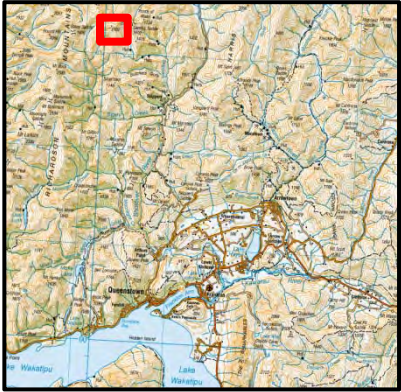
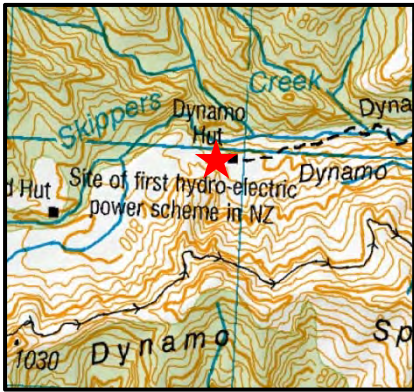

Chinese Village huts, Arrowtown

<b>Significance</b>	<p>Arrowtown was established in the early 1860s after the Arrow gold rush. The structures located within the precinct illustrate the evolution of the town as a result of this gold rush. They represent the original core of economic activity within town from its earliest period. The set of historic cottages are perhaps the most authentic part of the precinct. This part of the precinct is largely in its original state, illustrating the characteristic low density, small-scale built form and residential green spaces of this period. The cottages are of high rarity due to their degree of unity in terms of scale, form, materials, textures and colour, and taking into account their high level of preservation and intactness.</p> <p>The Chinese village provides a physical reminder of the contribution made by the Chinese settlers to the districts economic and social history. Census figures for 1874 reveal that there were 3,564 Chinese in Otago and by 1885 the Arrowtown village consisted of about ten huts, a large social hall and at least two stores. The settlement does however tell a storey of discrimination in the nation's colonial society. Chinese settlers were often victims of discrimination, they lived on the fringes of European settlements and in isolated gullies close to their mining claims as is illustrated by the Arrowtown Chinese village. By 1921 only 59 Chinese remained, in large part due to the effects of anti-Chinese immigration legislation. A number of huts have been restored offering a fully immersive experience for visitors who can enter the huts and get a feel for the kind of life experienced by Chinese gold mining settlers.</p> <p>This site therefore tells a story of both a local and national significance. In particular, it illustrates the rapid evolution of the local economy from the gold mining industry and is representative of a significant shift in the nation's industrial relationship with the environment and its corresponding impact on wealth and built form. The fully immersive Chinese village demonstrates the socio-economic flux associated with early economic revolution in New Zealand and the relationship between different groups within our colonial communities. Both the Chinese village and the historic precinct a major tourist attractions.</p>
<b>Iwi and Community</b>	<p>The Arrowtown historic precinct and Chinese village form part of the Arrowtown town centre. A number of retail outlets, cafes, restaurants and museums are located within the precinct and therefore allow visitors to enjoy the heritage values while also taking advantage of the shopping facilities thereby contributing to the local economy.</p> <p>The Arrowtown historic precinct is the focus of a number of events throughout the year during which visitors and locals interact directly with the historic street settings and village green spaces. These events allow visitors and the community to create long lasting memories of heritage values present in this area.</p> <p>Maori have also been key figures the gold mining history of the Wakatipu Basin. Jack Tewa, a Maori musterer, discovered gold in the Arrow River in 1862. His discovery subsequently triggered the gold rush within this area.</p>
<b>Visitor Experience</b>	<p>The precinct and Chinese village are highly accessible due to their proximity to the Arrowtown town centre. The precinct is largely based around the main roads into the town and the village is a short easy walk from the town centre. As such, people of all ages and abilities can enjoy the heritage values located in these areas. Visitors can also experience these areas free of charge.</p>

**Suitability**

The Queenstown Lakes District Council owns the roads and footpaths throughout much of the heritage precinct and are therefore open to the public at all times and maintained to a high standard. Interpretative signage is present within the town centre relating to the location of listed buildings. The heritage buildings are largely privately owned and some contain small information plaques. The Chinese village is managed by the Department of Conservation and therefore the area is open to the public and well maintained.

## Site 4: Bullendale Dynamo

Criteria	Assessment
<p><b>Description</b></p>	<p>Site four is the Bullendale Dynamo located in the Skippers Canyon. This site is the location of the first industrial use (mining) of hydroelectricity in New Zealand. It comprises the dynamo hut which is likely to have been the hydro manager's accommodation, and a range of associated mining infrastructure, including the original dynamos and electric motor. The facility was built in 1886 to power the gold stamper battery. It was built by Robert Ernest Fletcher, the pioneering electrical engineer who constructed the first ever hydro-electric power system in Australia.</p> <div data-bbox="535 585 934 978">  </div> <p>Location of the site shown within the red square. Queenstown and Lake Wakatipu are located to the south of the site.</p> <div data-bbox="1012 585 1424 978">  </div> <p>Location of the site shown by the red star.</p> <div data-bbox="1518 585 1966 978">  </div> <p>The Dynamo hut.</p>
<p><b>Significance</b></p>	<p>Bullendale is a site of international importance as it is among the oldest surviving hydroelectric sites in the world. The industrial use of electricity in this location was close to a world first and provided for the first transmission of electricity over a distance in New Zealand. Once the technology was pioneered at Bullendale, the spread of electrical transmission to other areas of mining was swift. It was cheap and efficient power that could be transmitted over distance and its application to dredging technology was quick. The survival of so much of the overall dynamo system, including large parts of the original electric motor, makes this an internationally significant heritage site.</p>



<b>Iwi and Community</b>	The site is not located within the immediate vicinity of retail outlets, cafes or restaurants. However, it is likely that visitors to the site would stop at the surrounding centres of Queenstown, Arthurs Point and Arrowtown.
<b>Visitor Experience</b>	<p>The dynamo is accessible by way of a 4 to 6 return hour walk from the Skippers cemetery. While the cemetery can be accessed by car, the site of the dynamo is not. Therefore, it may prove challenging to access for some people of limited walking capability. However, for many, this feature will be walkable and the site itself offers sleeping accommodation if visitors decide not to make a day trip to the site. Further, it could be said that the remoteness of this site contributes strongly to the overall immersive experience. It allows visitors to experience the nature and scale of the landscape as the early settlers would have. Visitors may also choose to visit the site by using one of the commercial guided operations through the Skippers Canyon.</p> <p>Visiting the site would not incur any costs unless people choose to stay the night in the dynamo hut which would incur a small fee.</p> <p>It should also be noted that the wider Skippers Canyon contains a number of heritage features and a rich history. There is the potential to include the site with a number of others within the Canyon.</p>
<b>Suitability</b>	The Bullendale Dynamo is managed by the Department of Conservation and is therefore publicly accessible year round and maintained to a high standard.

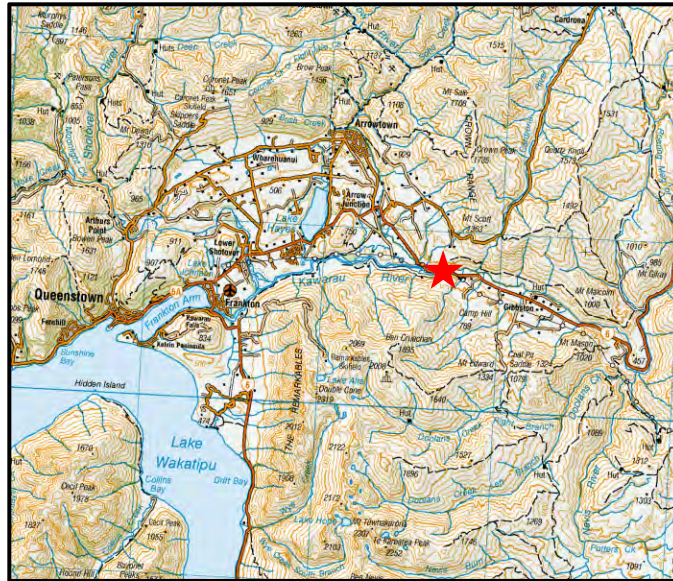
## Site 5: Kawarau Suspension Bridge

### Criteria

### Assessment

#### Description

Site five is the Kawarau Gorge suspension bridge. The bridge is located within the Gibbston Valley 23 km from Queenstown. It was built in 1880 and is listed as Category 1 structure within the District Plan and by Heritage New Zealand. The bridge was designed by engineer Harry Pasley Higginson. It spans a 91 metre gap and sits 43 metres above the Kawarau River. It served as a key link over State Highway 6 for over 80 years. By the mid-twentieth century, traffic requirements exceeded the capacity of bridge and in 1963 a new structure was opened. Today the bridge is the site of the A. J. Hackett Bungy, being a major tourist attraction.



Location of the bridge shown by the red star. Queenstown and Lake Wakatipu are located to the west of the site.



The Kawarau Gorge suspension bridge with the A. J. Hackett bungy base building shown to the right and the Kawarau River below.

<b>Significance</b>	<p>The bridge is a structure of importance in New Zealand's engineering heritage as the legacy of the eminent late nineteenth century New Zealand engineer, Harry Pasley Higginson, and is a lasting tribute to the technical skill of those in his project team. A major infrastructure project at the time, the bridge is also of considerable heritage value as a vestige of a formerly vital river crossing.</p> <p>The bridge fell into disrepair until the 1980s when it became the location of the world's first commercial bungy jump operation, started by A. J. Hackett. The bridge continues to serve as the site of this commercial bungy and is a major attraction for visitors from across the world.</p> <p>The bridge forms part of the Queenstown Trail Arrow River Bridges cycle trail. This trail is used by commercial tourist operators, particularly for cycle winery tours. However, many visitors also choose to hire bicycles and undertake self-cycle tours through this area.</p> <p>The site and immediate area has also featured within the world famous Lord of the Rings film. There are a number of commercial tour operators who run tours to this area on account of its association with the film. Visitors can also undertake self-drive tours to the site which usually take into account a number of Lord of the Rings film locations within the district and wider region.</p> <p>As such, the significance of the bridge has endured over time and has served the community in a number of ways.</p>
<b>Iwi and Community</b>	<p>The bridge, by way of its association with the A. J. Hackett bungy, the cycle trail and Lord of the Rings film location facilitates visitor trips and promotes people to visit the surrounding restaurants and wineries.</p> <p>The bridge has a particularly significant social media presence on account of the A. J. Hackett Bungy.</p>
<b>Visitor Experience</b>	<p>The bridge is accessible by car and bicycle. Both State Highway 6 and the cycle trail provide direct access to the bridge.</p> <p>The A. J. Hackett Bungy car parking area allows visitors to park their vehicle in the immediate vicinity of the bridge.</p> <p>Other commercial recreation opportunities are located in close proximity to the bridge, including a number of New Zealand's best wineries. Arrowtown is a short 14 minute drive from the bridge.</p>
<b>Suitability</b>	<p>The bridge is sited within the Kawarau Bridge Historic Reserve which is managed by the Department of Conservation and is therefore open to the public. The bungy operation does not compromise public access across the bridge. Visitors can enjoy participating in, or observing the bungy while also taking in the history of the site.</p>



## Site 6: The Greenstone Valleys and Kinloch Village

### Criteria

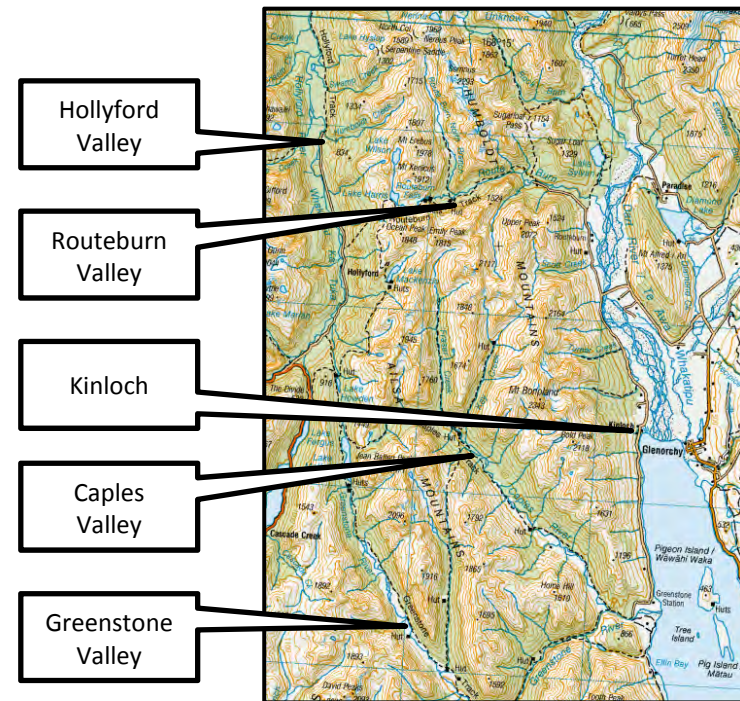
### Assessment

#### Description

Site six comprises a grouping of landmarks, including the Greenstone, Routeburn, Caples and Hollyford Valleys (the valleys) and Kinloch village. Kinloch Village and the valleys are located approximately 70 km from Queenstown by road at the head of Lake Wakatipu. The valleys are bound by the Humbolt, Ailsa, Livingstone and Thomson Mountains. They contain a mix of public conservation land and private farm land, and contain a number of multi-day walking tracks.



Location of the Greenstone, Routeburn, Caples and Hollyford Valleys shown in red.





Routeburn Valley



Kinloch Lodge

### Significance

Prior to colonisation, Maori used the Greenstone, Routeburn, Caples and Hollyford Valleys as primary access routes between the West Coast and Central Otago in search for trade and pounamu (greenstone). The importance of these valleys to Maori and their relationship to the district is reflected in the many references to 'whakatipu' in the Maori names of the main geographical features, including Te Awa Whakatipu (Dart River) to Ka Mauka Whakatipu (Humbolt Mountains), Tarahaka Whakatipu (Harris Saddle), Whakatipu Ka Tuka (Hollyford River), Wawahi Waka (Lake Alabaster) and Whakatipu Waitai (the 'tidal waters of the Whakatipu', Lake McKerrow and the coast). Today, the valleys continue to attract travellers, although for a different purpose. The 32 km long Routeburn Track has been developed as a world renowned multiday walking trail and is a major tourist attraction in the district. The track crosses the boundaries of two national parks (Mount Aspiring National Park and Fiordland National Park) and offers visitors a truly immersive wilderness experience.

As part of the Crown's settlement of Ngāi Tahu's historic land claims, three high country stations at the head of Lake Wakatipu, including land located within the valleys, has been transferred to Ngāi Tahu. In turn, Ngāi Tahu has transferred over 4,000 hectares of mountain land in the southern Ailsa and Humboldt Mountains back to the Crown, as a gift to the people of New Zealand. There are rights of way for public access across Ngāi Tahu lands within the Greenstone and Caples valleys.

This history highlights the significance of the Greenstone, Routeburn, Caples and Hollyford Valleys to all New Zealanders. Their importance traverses the nation's history, represent the country's social and economic evolution and embody the positive relationship that exists today between Maori and the Crown. The scale and nature of the landscape along with the potential for visitors to experience them over a number of nights offers a completely immersive experience.

Kinloch village, located at the head of Lake Wakatipu also became an important focal point for visitors to the valleys during the early 1800's. In particular, the Bryant family played a key role in the emergence of tourism within this part of the district. Captain Richard Bryant ran the Kinloch Lodge and Glacier Hotel as accommodation for tourists, offered horses for them to explore the valleys and supportive infrastructure. By the early 1900s the Bryant family invested in their first motor vehicle to transport tourists in the area and by 1929 they operated 6 buses, transporting around 12,000 people a year through the area. The development of roads from Queenstown to the head of the lake lead to a dramatic decline in business for the Bryant family and the eventual closure of the family business and the Kinloch Lodge was left to fall into disrepair. It was however restored in 2000 by its new owners to a true representation of its former self and today offers authentic accommodation for visitors to the area.

### **Iwi and Community**

The Valleys tell the stories of all New Zealanders across the ages, inclusive of Maori and Pakeha. They perhaps represent one of the most significant relationships Maori have with the land. They embody Mana Whenua and traditional knowledge for Maori.

People who visit the valleys would pass through Queenstown, and those smaller towns of Glenorchy and Kinloch located at the head of Lake Wakatipu where a number of accommodation options, retail and food outlets are present. Visitors may also choose to take the TSS Earnslaw to visit the site.

Those walking tracks within the valleys are open year round, although winter conditions can make conditions unsuitable in some instances.

### **Visitor Experience**

The valleys are accessible from Queenstown by road, being a 1.5 hour car journey. The valleys can also be reached by water on the TSS Earnslaw which can be boarded within the Queenstown town centre.

Part of the access road to the valleys is unsealed and at some times of year may require small creek/stream crossings. Despite this, a 4WD is not considered necessary on this road and the Department of Conservation provide updates on the status of access via their website and at their local offices. Commercial tourist operators also provide access through this area.

Many of the tracks through the valleys are well marked and well maintained by the Department of Conservation making them accessible to people with a wide range of backcountry skills and fitness abilities, although some level of fitness is necessary to complete the walks.

Visitors who chose to stay in the huts located within the valleys are required to pay per night. Prices vary depending on the season. There are a range of accommodation options on the tracks however, ranging from Department of Conservation camping sites and huts to more well equipped privately operated accommodation.

Special clothing and equipment are required due to the nature and length of the walks if visitors choose to embark on them. However, visitors could also undertake self-guided or professionally guided day trips to the valleys and therefore may not require any special

	equipment.
<b>Suitability</b>	<p>Much of the land contained within the valleys is conservation estate open to the public, land gifted back to the Crown from Ngai Tahu or land leased by the Crown from Ngai Tahu. Parts of the walking tracks do also pass through private farm land, however, public access is provided though these areas.</p> <p>The Department of Conservation provides signage within the valleys at a number of locations for directional and information purposes.</p>