



ARROWTOWN  
CHARRETTE



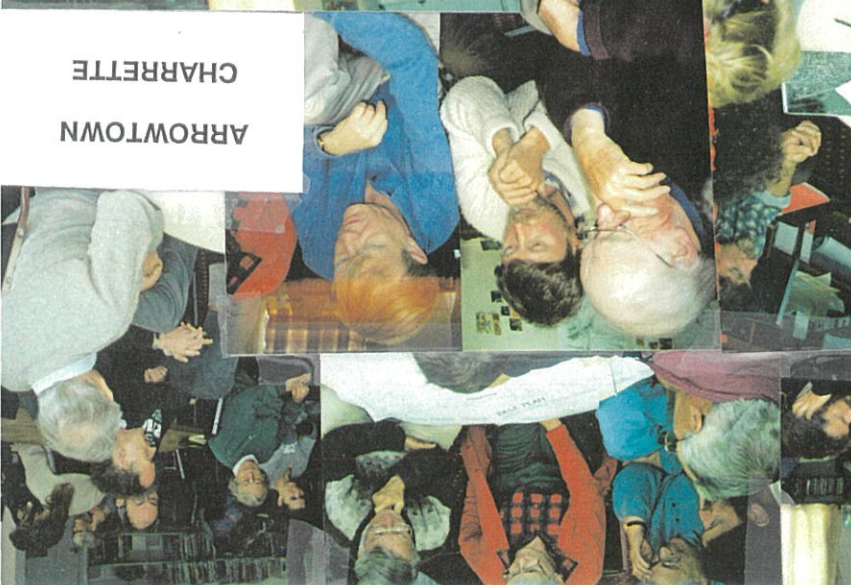
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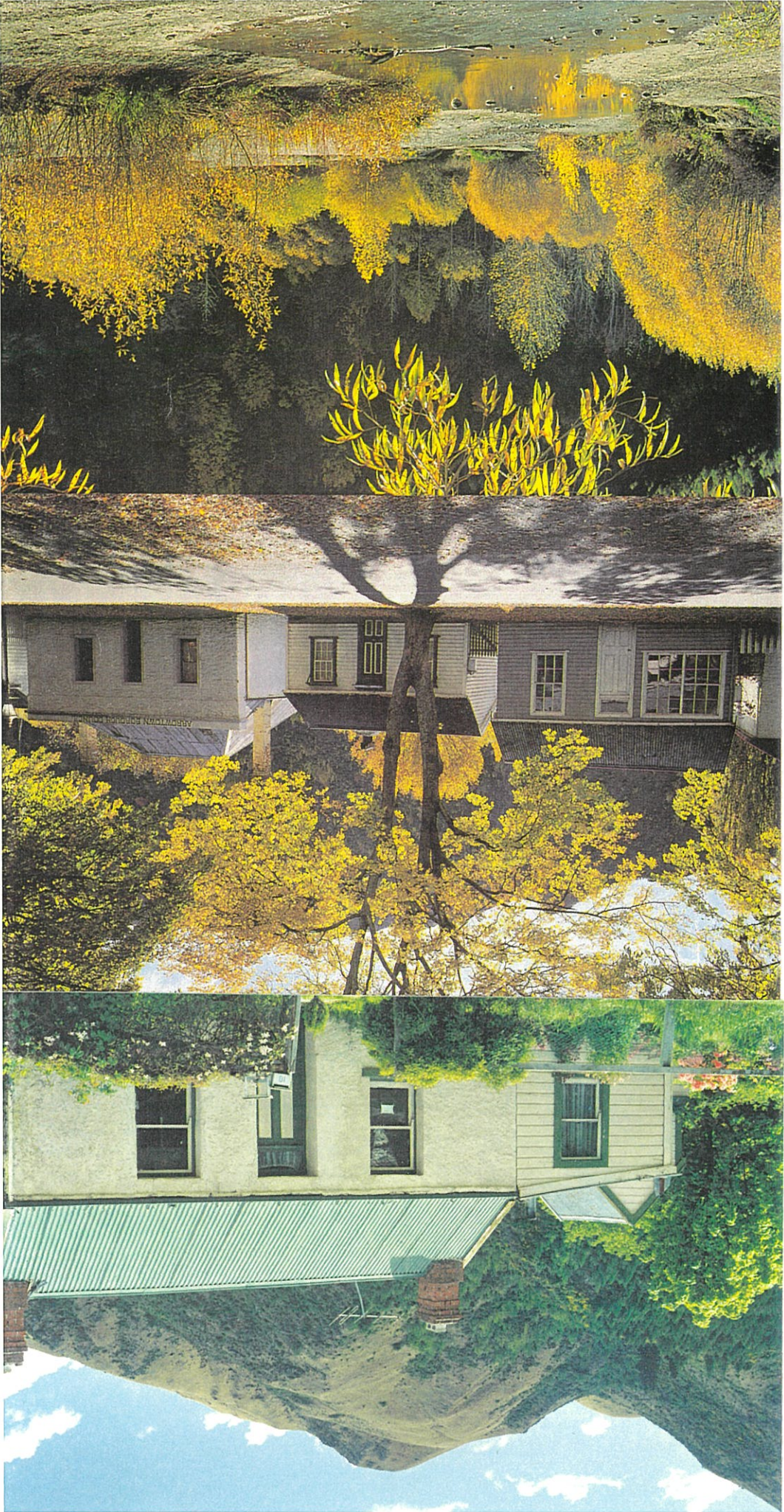


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# ARROWTOWN CHARRETTE A COMMUNITY PLANNING PROCESS

19-22 November 1994

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## 1. BACKGROUND

Organised through the Regulatory Committee, Queenstown Lakes District Council (QLDC), with support from Otago Regional Council (ORC) and Department of Conservation (DOC), as a result of concerns at:

- the perceived threat that existing policies may not protect the integrity of historic sites;
- a perceived need to upgrade footpaths, parking, stormwater disposal, etc. in the commercial area;
- concern from some residents at destructive use of Arrow River/Bush Creek;
- street tree-planting design being underway needing public input;
- concern from some residents that wishes of local community were not being heard; and,
- the perceived need to make sure management is co-ordinated and well-focused.

Following public notification of the impending Arrowtown Charrette, QLDC established a local charrette committee, a brief was then developed, and there was some publicity in the community. The 4-day charrette process involved gathering a panel comprising facilitation and design expertise to work with the community throughout a weekend workshop followed by two days of documentation of the outcomes. With an "open-door approach" for three full days through to 7pm, about 80 people contributed to this charrette process.

The workshop generated high agreement and goodwill among participants. The community agreement achieved in the workshop is recorded in this report and the accompanying 8 drawings, developing the decisions into concept designs, all drafted by the panel by the end of the 4-day exercise. The concepts now require further community consultation.

## 2. BRIEF

Specific tasks were suggested by the brief, in summary:-

1. Evaluate of the heritage and aesthetic asset.
2. Identify incompatible activities and devise strategies to minimise their impact on the quality and character of the site.
3. Establish river management procedures.
4. Define absorption capabilities.
5. Design and maximise pedestrian amenity.
6. Produce a concept for public space.
7. Develop strategies for managing public effect of amenities on private land; examine existing rules and the Arrowtown Style Book; consider the likely efficacy of a Heritage Precinct; make recommendations, as far as is possible in the form of draft rules (if appropriate), draft pattern book (if appropriate), etc.
8. Produce overall site plans especially for the river; town centre plans; sketches for spaces, materials, details; and, report including workshop responses, draft rules and regulatory responses for public space.

## 3. TECHNICAL RESOURCES

Technical and design team included DI Lucas (facilitator); Mike Pritchard; Ian Bowman (conservation architect); Phillip Blakely, Ralf Krüger, and Ines Stäger (landscape architects); Bill Nagle; Max Wild (architect).

As well as the knowledge and expertise from QLDC, ORC and DOC staff involved, the Arrowtown Charrette Committee, and the technical/design team, relevant documents provided included Marilyn Lusk's sub-thesis "Arrowtown's Special Development Zone" (1974); Dave Johnston's "Central Arrowtown Stylebook"; the Johnston and Hatfield planning proposals for Arrowtown (1976); Synaxon Architects "Arrowtown Survey" (1982); and, the transitional Queenstown Lakes District Plan.

## 4. WORKSHOP PROCESS

The workshop was introduced with a presentation on sense of place, appropriateness and celebration of natural and cultural heritage to set the scene for consideration of Arrowtown within the Wakatipu basin, within Central Otago, and within New Zealand.

### ASSETS

Developed within small groups, participants identified what is special, appealing and positive about the resources of Arrowtown - why they choose to be in the town.

### CHANGE

Workshop groups addressed the change that has occurred in the town, current change, and possible future change. Whether change was positive or negative was noted. They therefore identified a range of issues, opportunities and threats to the character of Arrowtown.

### THEMES

From the issues identified, a group from the community along with a technical/design person each addressed a different theme area of the town:

- buildings in the town centre;
- buildings outside the centre;
- public space within the built town;
- public space beyond the built town;
- vegetation within and around the town;
- connection between town and river; and,
- the context of the town.

Issues, options and preferred solutions were explored for each theme area.

Unresolved themes were further workshoped as specific tasks, in particular:

- replica building materials, street furniture, lighting and signs;
- Ramshaw Lane, parking, street hierarchy definition;
- river vegetation management, vehicle access, rubbish management.

### PLACES

Proposals for the future of Arrowtown and environs were then developed using plans and notes for:

- Town Centre including the R6 zone;
- Bush Creek and River; and,
- Arrowtown environs.

Each group took as givens the agreement reached in previous sessions, they defined locational issues, explored options, developed preferred solutions and suggested allocation of responsibilities.

The agreed outcomes are presented and developed as proposals for:

1. Heritage Protection Area (H.P.A.)
2. Old Town Management Area (O.T.M.A.)
3. New Development
4. Town Belt, including rivers.

The outcomes and products from the Charrette go to QLDC and to ORC and DOC, for initiating implementation following appropriate public notification processes.

## 5. SUMMARY

Arrowtown has a special character from its discrete location. It is not widely displayed on an open shore like other towns of the District. The town is tucked into a corner of the dramatic glaciated Arrowtown Basin, behind Feehlys Hill, and surrounded by mountains and the glacial plateau of Crown Terrace. Its topographic containment has meant it has traditionally been come upon by surprise, a pleasant surprise easily accessible within the wider basin. The rural and dramatic moraine lands provide a cushion or buffer to different developments and different pressures elsewhere in the basin and elsewhere in Central.

Developed on a flight of river terraces which are followed by the street and building pattern, Arrowtown rises as an amphitheatre above the Arrow River, the town is framed by mountains and hill. It appears as a snug location for a town, giving it a strong sense of place.

The town also has a special additional value from its unique built heritage. The town proudly displays and celebrates its age. Its origins. Then known as Fox's, the town sprang up in 1862 with the gold rush in the Arrow River. Arrowtown has since been rural service town, holiday town for cribbers and campers, visitor town, and, home to workers from Queenstown. However, for the heart of Arrowtown, the mining town origin remains a proud heritage.

The expressions of the early town, in the historic main street and commercial buildings, tiny cottages, great trees, spaciousness, low key streets, have a cohesion. There is a sense of equality in the town rather than grand individual houses or grounds. A people place. A family place. Quiet and peaceful - especially in the evenings. A walking town. A place for living, not posturing.

A town at home in its location, with buildings arising from that place, in stone, cob and wood. Hugging terraces. Surfaces of earth and gravel. Vegetation in spontaneous abundance. A very green town, strongly seasonal. Beyond the cottage garden, primness spurned. Managed wildness welcomed. Naturalistic.



These characteristics are valued by the community today. They seek to retain the low key, the spacious, the age, the trees, the wildness, but also the life. They wish it to remain discretely tucked into a corner, a surprise. Yet not a town frozen in the past. A living, ever-changing town that respects and celebrates its past. A special town. A town not needing to titivate and seek grandeur. A town wanting honest expression of its place and its past.

Participants agreed that the isolation, the surprise, the small size, the low-key character, the spaciousness and strong relationship to the land, and a lack of tarting-up and manicuring are all preferred by the community. The genuine evidence of age is important, and wish the built and planted heritage secured. There was a clear need to clarify what buildings are old and what are new, through a combination of appropriate restoration, adaptation, repair and maintenance of original buildings and sympathetic design of new buildings which do not create a pastiche of the old.

They want Arrowtown to remain very different from Queenstown and Wanaka.

Dominance by more, faster and larger vehicles was of concern. Increased building density with larger buildings and small sections was also seen as having serious implications for the town's image.

The analysis of change and potential resulted in proposals for the town to be managed in terms of four distinct areas:

1. a central Heritage Protection Area (H.P.A.)
2. an adjoining Old Town Management Area (O.T.M.A.)
3. the markedly different New Development to the south; and,
4. the Town Belt, the environs of the town including Arrow River and Bush Creek, and the enclosing hills and valleys that give Arrowtown its context.

## 6. CHARRETTE PRODUCTS

The workshop process resulted in this report documenting process and outcomes along with 8 concept drawings for the management and development of Arrowtown. These include:

Three drawings of heritage areas:

- Drawing 1. Heritage Protection Area and Old Town Management Area.
- Drawing 2. Town Centre - the Heritage Protection Area
- Drawing 3. Buckingham Street entrance and exit (1:250 scale)

Three from Ramshaw Lane toward the River:

- Drawing 4. Ramshaw Lane and connections to Arrow River
- Drawing 5. Cross Section through Ramshaw Lane
- Drawing 6. Overflow Car Park

Two drawings of the environs of the town:

Drawing 7. Town Belt

Drawing 8. Arrow River and Bush Creek.

Reduced copies of the drawings are appended (section 12).

Preliminary guidance for implementation of the heritage Management Areas is outlined within GENERIC PROPOSALS (refer section 8).

A number of specific and agreed requests for rapid action have been compiled into an ACTION LIST (refer section 9).



## 7. AREA PROPOSALS

### 1. HERITAGE PROTECTION AREA (H.P.A.)

(As defined on drawing 1, the proposed Heritage Protection Area will approximately replace the C6 zone along with the eastern Buckingham Street R6. )

#### SUMMARY

1. That the low key and authentic historic character of the core of the old town of Arrowtown is a precious and vulnerable resource that should be carefully managed for the education, enjoyment and experience of present and future generations. It provides the basis for the present and future economy.
2. That careful management be undertaken to enable and complement the protection of the centre of Arrowtown, the landscape context of the old town and its wider environs.
3. That planning and management enable greater visual and physical linkage and orientation to the Arrow River area, and retain and restore the character of the mountain setting.
4. That the centre of Arrowtown be encompassed by a Heritage Order (s.189 of the Resource Management Act 1991) under Queenstown Lakes District Council as the Heritage Protection Authority to ensure protection of significant buildings, streets, vegetation, open space and structures. (refer drawing 2 showing identified buildings)
5. That the integrity of old commercial and residential uses be maintained and restored.
6. That expression of original cadastral patterns be retained and encouraged, even where titles are amalgamated.
7. That the unique character of Arrowtown be celebrated and retained/restored/complemented/respected in the built environment as well as in commercial products and activities.

8. That the use of "Central Arrowtown Stylebook" be discontinued and that new development not replicate an early period but honestly express the time of construction, respecting original buildings and built pattern. (refer section 8. GENERIC PROPOSALS)

9. That a rigorous process be established, and encouragement provided, for ensuring additions, alterations and maintenance of original buildings, following appropriate architectural conservation **analysis** of the built fabric, complement the heritage character and quality of the centre of Arrowtown. This process to have more local involvement. (refer section 8)

10. That analysis include establishment of criteria and an **Area Character Guide** as a basis for design of infill development and open space, so that vernacular pattern of scale, forms and materials of the first Arrowtown are respected in new patterns.

11. That orientation toward, and vistas to, the river area be encouraged. 12. As Arrow Lane presents the greatest insight into the original structures of the main street, that this heritage and its visibility be carefully conserved along with the Lane's small-scale, back door character. Cross links to Buckingham Street also need to be retained.

13. That the single-storey main street character be retained. 14. That where there is adequate documentary evidence, critical original buildings in the main street be authentically restored. 15. That in any upgrading of the main street:

- large vehicle entry and parking be discouraged through design (bus, truck, camper van);
- car traffic be retained, with intermittent, short-stay car parking along one side;
- the style of footpath and trafficway paving not be changed; and,
- that trees not be introduced (except at the intersection with the Avenue).

16. That the entrance and exit to the main street (Buckingham Street) be carefully designed and upgraded to better manage vehicles whilst retaining appropriate street space and linkage character. (refer drawing 3)

- 17. That Ramshaw Lane be upgraded to:
  - develop more appropriate spatial scale, character and use that complements the main street;
  - maximise pedestrian experience;
  - allow physical and visual river access; and,
  - provide for bus and car parking, preferably associated with trees. (refer drawings 4, 5)

18. That a low-key picnic area, with tables and gas barbecues, be established below and easily accessible from Ramshaw Lane. Temporary barriers and planting should restrict vehicle access downstream.

19. That pedestrian access be constructed from Ramshaw Lane down to Butler Park; vehicle access to the Park limited; and, that appropriate toilets be constructed in the vicinity of this Park. (refer drawing 4)

20. That sign design be reviewed from an historical basis and be required to respect the architecture.

21. That all street furniture including seating, lighting, rubbish tins, etc., be researched to ensure it is both visually and functionally appropriate and unique to Arrowtown. For example, that street lighting not only appear special and appropriate but also that streets are not over-lit.

22. That coloured lights be permitted during particular festivals only.

23. That horse dung be required to be removed as and when it occurs on hard surfaces and daily on soft surfaces.

## DISCUSSION

Although well-researched and providing valuable resource information, interpretation of Marilyn Lusk's 1974 sub-thesis "Arrowtown's Special Commercial Zone" as the prescriptive "Central Arrowtown Stylebook" (Johnston) has damaged the historical authenticity and integrity of the heart of Arrowtown. It has resulted in a confusing pastiche of new buildings using old styles and details, and the authentic buildings themselves being modified to comply with the Stylebook. This has greatly reduced

the authenticity of the original buildings and town. Continued use threatens degeneration to a mock or "Hollywood style" town.

The current mix appears to the visitor to be real, that is, genuinely old. Copying details debases the original and contributes nothing to it and nothing to modern architecture. Whereas a clearly new building designed in sympathy with its context and with the old buildings, enhances the integrity of both old and new. The old and the new can both be used as a yardstick of development over the area's history. The obviousness of change over time demonstrates it is a living entity, rather than arbitrarily fixed in a time period determined by, for example, its oldest or most common building. The concept of conserving a town to a particular time is fraught with great difficulties and can never be fully achieved, nor is even desirable.

The arbitrary time period of 1870 selected for the Stylebook has not taken into account the reality of the extensive time period covered by significant buildings. For example, the Athenaeum Hall, the Post Office and the Post Master's house originate many years after the arbitrary date. In fact, the Post Master's house was singled out by residents as being of great significance in the central area. The Stylebook does not allow new buildings to reflect their time. In the absence of the Stylebook, some buildings being designed now should have the potential to be heritage buildings of the future.

The workshop group made it clear there is no wish for Arrowtown to be a museum. It has evolved from mining town, to rural service town, to holiday town, to vibrant small town. It should continue to evolve in response to modern demands. The desire is to allow its character to be maintained and enhanced whilst allowing modernisation to occur. In addition, living should be allowed for within the shopping area.

Community concern for particular buildings, spaces, buildings, etc. led to the identification of a list of crucial buildings requiring permanent protection. It was agreed at the community workshop that every effort should be made to protect

these buildings and the first step would be to discuss this with their owners. For the list of buildings ranked in order of priority, please refer drawing 2. This is not an exclusive list and does not include other buildings already listed or intended to be listed in the Old Town Management area.

It was agreed that good hill views need to be retained, and better linkages and vistas needed through from the main street to the river (refer drawing 2). In particular, vistas through by the Athenaeum, the Coachman, and, near the bus park. Although there was considerable support for excluding buses from the main street, the consensus was that they be actively discouraged particularly through street design.

### SHOPPING AREA INFRASTRUCTURE ISSUES

#### 1. PAVING

The road and footpath surfaces should not compete with the buildings. The concrete and asphalt are a subdued, simple and functional medium. Their continued use will enhance the variety and character of all the buildings.

##### a. Road Surfaces

Retain existing type of asphalt/chip seal. Future work should include camber reduction to protect buildings from vehicle damage.

Restrict parking at entrance to Athenaeum Reserve to achieve views to Ramshaw Lane and river from Buckingham Street. (refer drawing 3)

##### b. Road Alignment

Reshape intersections at Berkshire and Wiltshire Streets making intentions for traffic movements clearer to prevent reversing out of Buckingham Street and

to prevent inadvertent entry into Buckingham Street against the one way flow. (refer drawing 3)

c. Footpath

Maintain existing concrete footpaths. As maintenance occurs, finish surfaces with brushed concrete made to a specified mix. This would be a standard applied to public and private maintenance work.

The narrow strip of concrete beside the Museum between Buckingham Street and Ramshaw Lane should be substantially increased in width.

2. BUCKINGHAM GREEN

a. Drainage

Requires relief of compaction and siltation in key areas to facilitate drainage in this reserve and to prevent possible damage to adjoining buildings.

b. Footpath Edge

Remedy compaction of grassed edge along footpath to eliminate depressions, level to footpath and re-grass.

3. ARROW LANE

Maintain in present surface.

4. BUCKINGHAM STREET (eastern end)

Maintain mature trees and establish a nursery (perhaps in a nearby park) for long term replacement of mature trees when necessary.



5. RAMSHAW LANE

The Lane was perceived as a problem, with major parking demand, a key role in visual and physical access to the river, and lack of spatial definition to link it to the heritage character of the adjoining main street.

The suggested solution allows for considerable bus and car parking amidst trees. Ramped pedestrian access is proposed down to the river area. Buses are to be retained at the Ramshaw Lane level and discouraged from driving down to the lower areas near Arrowtown Chinese Settlement etc. (refer drawings 4 & 5).

Parallel with Ramshaw Lane, at the interface with the river, the major picnic/barbecue/recreation space is proposed to be retained with areas of rougher vegetation. A less manicured approach is sought. (refer drawing 4)

6. BUTLER PARK

To improve the quality of the space, remove the track from in front of the Courthouse. An alternative dirt track exists behind the Old Courthouse. Reduce heavy traffic to assist in protecting the stone retaining wall. (Perhaps the courthouse has potential as a cricket pavilion!)

A swale will drain the area and also act as a physical barrier to through traffic across the grass. Toilets are proposed associated with a pedestrian access down from the end of Buckingham Street. An earth-sheltered structure is suggested for the toilets. The bank is to be planted up (e.g. with local groundcover plants). (refer drawing 4)

1. That the old straight boundary line running east-west (along Malaghans Road, Essex Street and through Boundary Street), formerly a boundary between Arrowtown and County, be recognised as the Old Town edge. Investigate appropriate boundary "marking".
2. That the Old Town be classified as a Management Area (O.T.M.A.) so that the change within the area is managed and maintained to ensure the protection of its distinct character.
3. That the Old Town be clearly distinguished from the new development by the maintenance of its distinctive pattern of subdivision, public and private vegetation, street layout, housing scale and density, and public space.
4. That **analysis** be undertaken to establish an **Area Character Guide** as a basis for design of infill development modifications to existing buildings, open space and street treatment.
5. That the open space patterns, building to space relationships, and building characteristics be recorded, analysed, retained and restored.

SUMMARY

(Approximately replaces the R6 zone, as shown on drawing 1)

**2. OLD TOWN MANAGEMENT AREA (O.T.M.A.)**

Signage should also include interpretative material on location within the town and critical areas of history and significance.

A new review is needed based on objective analysis of historical use, for development in recommendations for appropriate patterns. In general, a sign should respect the architecture and not obscure it. There was concern at signs set at right angles to frontages. The tradition of painting signs on to buildings should be followed rather than fixing or hanging signs off buildings or other structures.

7. SIGNS

6. That expression of the original cadastral pattern of the town be retained and encouraged.

7. That the Old Town be recognised as primarily a walking town for residents. That the important open spaces of church, school and cemetery be recognised as providing essential town character and relief from housing. Loss of space and increased building density changes the character.

9. That the central school location was considered a very desirable attribute to the Old Town and that a school preferably be retained in this location.

10. That implementing the Old Town Management Area will require addressing the street pattern, particularly Berkshire Street, Buckingham Street and Centennial Avenue. (refer drawing 1).

11. That major routes be defined in a sensitive way to assist legibility particularly for visitors, with entrances to and exits from the Old Town more clearly identified. For example, that the Buckingham Street-Bedford Street intersection be redesigned to more appropriately recognise the priority route from tree-lined Buckingham Street.

12. That Boundary Street be continued through Devon Street to meet Centennial Avenue, to replace the confusing Y-intersection with a T-intersection whilst also emphasising the original town boundary along Boundary Street.

## DISCUSSION

The Heritage Protection Area will not be useful without consideration of its context. The present protection is obtained generally through the provisions of the R6 zone. It is suggested that the rationale for the delineation of this area should be based on the historic context of the town. The reason for this is the provision of an authentic protection of the overall character a significant portion of the Old Town. It is suggested that the whole area be treated as a single Management Area.

Within this area specific building sites are already designated, and new ones will be included from time to time in consultation with the owners. The acceptance of constraints on replacement of existing individual buildings by new ensuring

presentation of existing character will be assisted by the assurance of a proper context for specific preservation, based on objective analysis of the existing pattern of buildings and spaces.

### 3. NEW DEVELOPMENT

(Defined as the area of Arrowtown that lies beyond the Old Town, that is, south of the original town-county boundary from Essex Street straight through Boundary Street.)

1. That the new development grow in a way that reflects the aspirations of its residents so that it might develop its own style for the future and complement the Old Town.
2. That the new development currently lacks a distinctive sense of place and connection with the Arrowtown image and that there be analysis of means to identify opportunities to minimise the effect on the character of the whole town.
3. That care be taken to confine and limit the effects of new development on the entrances to the town as the extent and location of new development threatens to dominate the crucial heritage character of Arrowtown in total.
3. That although the new development layout lacks the fundamental relationship with the underlying landform pattern, that development of street character seek to reflect a low key, small town character e.g. avoid wide seal, curb and channel; avoid bright and coloured lighting.
4. That tree cover be included in initial street and subdivision design concepts.
5. That the effects of differing building scale, density, form and finish on the overall Arrowtown character be analysed for any opportunities to remedy or mitigate such effects. A design guide was sought to encourage private initiatives.
6. That long term and defensible limits be drawn to prevent further expansion of the new development out into the basin.
7. That street tree planting not attempt to replicate that of the Old Town.

There was some concern at the lack of spatial development and character in the newer areas of the town. Further analysis and design is required. However, there is agreement that it develop its own style and not seek to replicate the style of the Old Town. Similarly, it is seen as inappropriate to replicate the avenue tree character of the Old Town. The draft street tree design presented to the workshop did not receive support.

#### **4. TOWN BELT**

(Defined on drawing 7.)

#### **SUMMARY**

1. That a Town Belt be recognised around the Old Town and New Development to contain Arrowtown as a distinctive landscape unit enclosed at a corner of the Arrowtown basin.
2. That the rural character of the Town Belt be conserved as the context to the town, that this character be analysed to identify potential effects, and that any development that conflicts with this character be precluded.
3. That the Town Belt is proposed to include the whole of the visual catchment of the hills as viewed from within Arrowtown. (refer drawing 7)
4. That the town not be permitted to spill beyond the defined edge, e.g. toward Arrow Junction.
5. That consultation be undertaken with tangata whenua regarding appropriate definition and management on the proposed Town Belt.
6. That logical town entrances be expressed through landform containment, planting, etc.
7. That within the Town Belt and within the town narrow roads be retained and restored to emphasise the small scale, low key character of the town.
8. That Arrow Junction Road not be widened, but any upgrade be designed to respect the town's heritage character.

9. That the status and gazettal of reserve areas be rationalised, and, that in the long term, greater public ownership and control of the Town Belt be encouraged.
10. That a Tree Limit be identified and managed following investigation and development of a wilding tree containment and management plan for the ranges and hills enclosing the town, to contain the deciduous tree character as a distinctive attribute of Arrowtown, reveal the containing mountains, and limit the threat of tree spread beyond.
11. That the associated Arrow River and Bush Creek valleys be managed for their low key, modified but naturalistic character. That "dirt tracks", gravel and informal edgings are appropriate to give an impression of minimal development and minimal management.
12. That track markers be installed to indicate routes and avoid track construction disturbing the character of wild areas.
13. That potential downstream effects of naturalised plants be investigated, and their potential management be addressed if a risk is posed to ecosystems beyond (e.g. from broom and lupin).
14. That sensitive maintenance of the Arrow Irrigation pipeline and route be encouraged to minimise impact of new structures, access tracks, vegetation control, debris and surplus materials.
15. That historic pipeline structures be carefully maintained and repairs of minimal impact.
16. That vehicle and trail bike access to River and Creek valleys be less obtrusive.
17. That vehicle access downstream in the River area be limited to a line approximately opposite the Museum.
18. That trail bike access to the river and creek areas be limited to legal roads (e.g. to Macetown), because of the effects on the experience of other users and the town beyond.
19. That walking opportunities be increased with several new tracks around the Town Belt, alongside waterways, up to hills, and right down to Whitechapel.
20. That track development and signage not destroy the wildness of places, and use of track markers be encouraged where appropriate.

21. That public access to Big Beach be improved.
22. That to minimise obstruction of floodwaters, an open fairway be maintained within a tree-lined river corridor.
23. That River gravel extraction be minimised to only that essential and occasional to prevent flood damage, and that any extraction be via consultation and a notified consent process and managed for minimal ecological, visual and social effects.
24. To in general encourage removal of evergreen conifers from the Town Belt.
25. That where indigenous forest cover previously existed and could be re-established, such as on several south facing slopes, this should be encouraged. Exotic vegetation will need management to more readily allow this revegetation process.
26. That horse users and operators be encouraged to remove dung from tracks daily, with commercial operations requiring a resource consent.
27. Excepting where necessary for games/sports, that the maintenance standards of mown grass areas be reduced for the desired low key character, with a longer grass length allowed and less regular mowing.
28. That steep banks not be mown but appropriately vegetated in shrubs, groundcover, etc.
29. That, as seen as anomalous to the "green" image sought, evident chemical management of grass edges be reduced or eliminated. That at least in the water source area of Bush Creek, there be a chemical-free policy. Alternatives include mechanical and thermal weed management, and plant substitution.
30. That the Chinese Settlement be integrated into the wider Bush Creek environment, however with more intensive grass and weed management, but no chemicals.
31. That DOC complete the building and planting projects already designed for the Chinese settlement.
32. That all signs, interpretative panels, etc. for the Chinese settlement be done in consultation with QLDCC and be in harmony with the identified Arrowtown heritage character (i.e. DOC corporate designs are not appropriate).

Further outcomes are noted and developed on drawings 7 and 8 and in Appendix 1, Walking Tracks. Much of the detail recorded in the drawings has not been repeated in this text.

## DISCUSSION

The landscape context of Arrowtown was agreed to be a key attribute, and under considerable threat. The town has traditionally appeared as a surprise in a corner of the Arrowtown Basin, lying on the Arrow River terraces as it emerges into the Basin to hug the foot of the Crown Range. As well as the Range and German Hill, the town is tucked in by moraine mounds and Feehlys Hill (Dag Hill), the town has had a landmark containment that has been a major factor in making it a special and distinctive place.

The visual containment of Arrowtown was identified as beginning to be encroached upon as it spreads out into the Arrowtown Basin in several directions. Of particular note is the town spreading over the previously confining ridge above McDonnell Road; the Millbrook development and rural residential development; and, the spread of the new development area along Arrow Junction Road including the proposed school and deferred residential area.

The re-containment of the town was agreed to be necessary. To this end a Town Belt is proposed within which built development would not be permitted. (refer Drawing 7) The Town Belt would include:

1. Mountain ranges that form a backdrop - largely Council or Crown lease lands.
2. River/riparian reserves.
3. Recreation, Scenic and Historic Reserves.
4. Golf Course and Sewage Pond area.
5. Rural land
6. Millbrook open space



The most urgent requirement is to secure the open space and rural character - detail design strategies are of lesser urgency. The Town Belt is to contain and confine built development to Arrowtown as a small town. If in the very long term a larger settlement is sought, the Town Belt can be an open structural element within a larger settlement.

### THE HILLS

The enclosing mountains - German Hill plus Crown Range and Crown Terrace - as the essential backdrop to the town have been increasingly clothed in wilding trees. Predominantly deciduous, the trees have become a dramatic autumn feature for the town. It was agreed that these be largely retained. However, they have begun to encroach on the mountain tops and the special Central Otago character that these project. The trees have also spread to the extent that they threaten the valleys and ranges beyond.

Therefore, it is proposed that the deciduous tree character be retained to envelop the town and provide a special context, but that the owners/occupiers be consulted with regard to establishment of a Tree Limit line on the slopes. Tree spread above the line would preferably be removed, outcrops exposed and open tussock character encouraged. Grazing would be a necessary management tool to confine trees below the Tree Limit. Pine trees, generally the only dominant evergreen species, were not seen as appropriate in this tree cover, and their total removal is desirable.

As there was some concern at the achievability of the wilding containment, participants requested there be an investigation and preparation of a **wilding containment and management plan.**

## RIVER AND CREEK

The Arrow River emerges from the mountains and is released to flow around the edge of the Wakatipu Basin at the base of Crown Terrace. Arrowtown is nestled alongside the River as it emerges. The River and Bush Creek are contained between mountain and town. Framing of the town by their tree-lined valleys provides both a visually important setting but also a constant reminder that Arrowtown arose from the waterways, in that it originates from the gold mining activities in them. Arrowtown arose from the Arrow River, and a close relationship with the River is sought to be maintained.

The River and Creek environs are valued for their wildness in close proximity to the town, their easy accessibility and thus providing opportunities for experiencing remoteness and isolation. They provide access corridors to mountains etc. well beyond the town, e.g. Big Hill, Macetown.

The Arrow River varies from narrow confinement to broader and braided, from shallow and riffled, to deeper pools, from shingle bank and beaches to bluffs and gorge. The variety in the river provides for variety in experience, in use and in management.

The River and Creek valleys both have different character. They both have a range of spaces providing for different use and different experience. Whilst the mountain ranges visually contain the valleys, the exotic tree cover of both valleys provides their character and immediate spatial containment. Mostly established naturally as seedlings of earlier town plantings, a range of exotic trees, shrubs etc. have become characteristic of the Arrowtown environs. This wild tree character is valued and to be retained.

Participants were unanimous in wishing to retain the wild and isolated character of the waterway valleys. Therefore, they sought that maintenance appear to be low-

key. A manicured style was not wanted, instead the wildness and naturalistic character retained.

Access needs to be subtly managed. Whilst vehicle access for maintenance and picnicking, etc. is wanted, it needs to be unobtrusive and limited through track and vegetation management.

### TOWN ENTRANCES

There are three main entrances to the town - Lake Hayes Road, Arrow Junction Road, and, Malaghans Road from Arthurs Point. Each has a different character and presents a different dimension of the town.

#### 1. LAKE HAYES ROAD

Irrespective of the unfortunate "spill" of development out over the ridge above McDonnell Road, there is the possibility of enhancing the entrance/gateway at the existing intersection. Detailed design is necessary, plans for Millbrook development intentions are essential.

Limiting town spread is essential. The top of McIntyre Hill forms a potential gateway, and may be incorporated in the Town Belt to secure the retention of open space.

#### 2. ARROW JUNCTION ROAD

It is seen as important to retain a clear distinction between the Arrow Junction area and any potential growth there, and the Arrowtown environs. Therefore careful management is needed to minimise the impact of existing development and retain unbuilt open space between the two nodes. To retain openness and rural character, residential spread needs to be limited and relocation of the school was not supported.

Some linkage and spatial division is desirable through further substantial tree cover complementing natural patterns. The riverside vegetation could spill out west to confine the southern subdivisions and create a more satisfactory "gateway".

The yellow highway lighting was found inappropriate, and signage design was sought. Widening of Arrow Junction Road was not wanted.

### 3. MALAGHANS ROAD

At present the least spoil of the 3 entrances, this entrance still indicates a clear end of rural and beginning of residential. Implementation of screen planting is needed in accordance with the requirements of the District Plan and concepts.

## 8. GENERIC PROPOSALS

### HERITAGE MANAGEMENT

The H.P.A. involves:

- heritage management areas defined in the District Plan;
- a Heritage Order, by way of QLD Council as Heritage Protection Authority; plus
- management of special heritage features (buildings, vegetation, open space, objects, etc.)

Proposed heritage protection area (H.P.A.) (approximates present C6 zone) & OLD TOWN (HERITAGE) MANAGEMENT AREA (O.T.M.A.) (approximates present R6 zone) defined for the conservation of significant heritage, buildings, structures, vegetation, open space and objects and the retention and enhancement of the significant heritage values.

Identify a list of significant buildings (refer existing lists) including residential and commercial. A non-hierarchical listing as each is unique and significant.

1. Identify settlement patterns and patterns of built form relevant to plot size; define patterns in terms of the space between buildings and form and scale of buildings themselves; analyse relationships between these forms and patterns and streets and public spaces; analyse the form and treatment of streets.

Review and establish a new **methodology of assessment** for buildings and sites. Where buildings, etc. have been previously assessed, review these assessments following internationally recommended methodology and principles [e.g. as defined by UNESCO and ICOMOS]. If buildings not previously assessed, look at architectural design, relationship to site, landforms, and relationship to other buildings; identify relationship between those buildings and the history and growth of the area. Noting that often the whole is greater than the sum of its parts.

Analysis will provide guidance as to heights, roof pitch, scale, form, materials, etc.

2. Following analysis, define clear **performance criteria** for new buildings and for alterations and additions to existing buildings, based on the identified patterns. Undertake historical research to enable interpretation and implementation at the micro-level.

3. Develop an **Area Character Guide** which will include additions and alterations to listed heritage buildings and features, signage, demolition, relocation, facades, areas and objects, trees, space. Open spaces including vegetation and landform are very important heritage elements, often overlooked, that require careful analysis and conservation action.

**MICRO-LEVEL HERITAGE MANAGEMENT**

DEVELOPMENT WITHIN THE HERITAGE PROTECTION AREA (H.P.A.) AND OLD TOWN MANAGEMENT AREA (O.T.M.A.)

Heritage management through statutory approval processes.

Define heritage values for each building on the District Plan (to enable success at Planning Tribunal Hearings) as inventory and heritage values from Queenstown Lakes District Plan.

Use **criteria** for assessment of proposals; for resource consents; building consents; etc.

- a. Establish a **Design Review Group** which has specific delegated powers from Council. Indicate in the district plan that any application for building consent, a resource consent, demolition consent, and any activity initiated by the local authority itself, should commence with consultation with the Design Review Group. Encourage discussion with the Group prior to sketch design stage.
- b. Promote use of heritage management processes such as heritage conservation and heritage maintenance plans.
- c. Provision of a public plan for street furniture, road signs, etc. and interpretation of overall heritage area and for individual heritage features.

**MACRO-LEVEL HERITAGE MANAGEMENT**

Interest was expressed in reviewing the potential for an Arrowtown Community Board.

A **Heritage Committee** as a standing committee of Council could be formed for whole of the Queenstown Lakes District. This committee, should be responsive to

potential threats, promote heritage within the Council and within the community and,

provide funding through, for example:

- development levies
- direct grants
- interest-free or low-interest loans
- funding to provide assessments, development options, feasibility studies, working drawings, costings, quantity surveying, architectural, etc., and supervision
- rates relief (short term whilst restoring; or long term relief)
- waiver of reserves contributions

The Committee should:

- develop the concept of management areas to allow greater flexibility of uses to ensure appropriate use of buildings are maintained.
- promote heritage and heritage values
- promote heritage conservation principles within the Council itself.
- liaise between other Councils, Regional and Local, and use models already in operation.
- lobby government for improvement in legislation affecting heritage (e.g. earthquake and war damage legislation and the serious implications with regard to building earthquake insurance.)
- facilitate external funding (e.g. from Lottery Heritage Fund), such as assisting in compiling applications.
- establish revolving fund where buildings purchased by Council (refer Dunedin City Council model), on-sold with Heritage Covenant (e.g. under Historic Places Act 1993).
- ensure Council adopt ICOMOS New Zealand Charter of Conservation of Places of Built Heritage Value and encourage adoption by heritage owners. Encourage corporate membership by Council of ICOMOS New Zealand National Committee.

Potential members of the committee include councillors and a panel of specialist and local citizens (assembled as required).

*[Refer to examples in:*

*Palmerston North CBD Heritage Audit and Inventory. Ian Bowman & Michael Kelly. Reports to the Palmerston North City Council, 1993.*

*Nelson Heritage and Streetscape Survey. Ian Bowman and John Achari. Report to the Nelson City Council and New Zealand Historic Places Trust, 1992.]*

## PLAN ADMINISTRATION

To assist in administering the careful implementation of proposed planning and management that has been agreed to be needed for Arrowtown, it is suggested the Council consider establishment of a local consultative committee committed to this planning process.

## DESIGN DETAIL

### BUILDINGS

With development of the recommended guides, criteria and process, discontinuance of the Stylebook, as replica or imitation styles and materials are seldom successful.

Follow area and building Character Guides etc.

Identify buildings for restoration and maintenance.



## VEGETATION:

### 1. TREE POLICY

A tree policy is required for the different areas of the town, to include replacement and additional plantings for public space, and perhaps guidance for private plantings. Very different policies are required for the new and old areas.

An "English town" character was not sought.

Street trees need to be of adequate visual scale to relate to the street space.

### 2. TREE MAINTENANCE

Inappropriate tree surgery was identified as a particular issue of concern to participants. Individuals as well as public agencies were identified as undertaking "tree butchering". There was agreement that education is needed, that a guide to tree surgery be developed, and that local expertise be encouraged. A need for appropriate pruning of street trees was identified.

### 3. GRASS MAINTENANCE

Extensive mown grass spaces in Arrowtown, such as between the town and the river, were widely appreciated. However, there was concern at "over manicuring". Close, regular mowing was perceived as inappropriate and unnecessary in many areas. Rough mown areas were desired as appropriate to the low-key, historic, spacious and rural character of Arrowtown.

Items agreed to during the workshop for which some rapid action by QLDC, Otago Regional Council (ORC), Department of Conservation (DOC), etc. is seen as desirable/necessary:-

## 9. ACTION LIST



### 1. Heritage Protection Area (H.P.A.)

- Define the H.P.A. in the District Plan (QLDC)
- Investigate Heritage Orders (QLDC)
- Investigate analysis and design work for design criteria and guide (QLDC)
- Investigate a detail design for Ramsshaw Lane and adjoining Arrow River Reserve (QLDC)
- Coloured lights be removed, and put up only during festivals (e.g. Christmas, Autumn) (QLDC)
- Develop tree policy and establish tree nursery for long term avenue tree replacement. Perhaps within a nearby park, with trees carefully managed for eventual transplanting. (QLDC)
- Construct drainage in Buckingham Green (QLDC)

### 2. Old Town Management Area (O.T.M.A.)

- Define the O.T.M.A. in the District Plan.
- Investigate analysis and develop criteria and Guide design.
- Develop a tree planting policy and proceed with Boffa Miskell plan. (QLDC)
- Develop a tree management guide and community education programme. (QLDC)
- Investigate route and boundary definition design. (QLDC)
- Ensure an adequate programme to re-route overhead lines underground. (QLDC and relevant authorities)
- Encourage exploration of the potential to retain a school in the O.T.M.A.

- Ensure alternatives are found to avoid any widening of Arrow Junction Road. (QLDC, Transit NZ)
- Clear channels of tree barriers. To facilitate the passage of high flows and minimise flood risk, the channels and fairways of the waterways need to be cleared of fallen trees and tree islands. Being such a major recreation area, removal of trees in or at the surface of flows is also necessary to reduce the risk of people getting trapped against them. However, much of the visual appeal of the area is in the wild character, therefore trees should not be removed or limbed merely because they arch over a waterway. A balance is necessary between reducing risk and retaining a character of naturalness.
- With urgency, clear trees in or near flows in swimming area. (ORC)

ARROW RIVER & BUSH CREEK

- Clarification of the status of public land and of responsibilities. Gazetteal and vesting of reserves as appropriate. (DOC, ORC, QLDC)

RESERVE RATIONALISATION

- Incorporate the Town Belt into the District Plan with adequate policies and methods to secure the area. (QLDC)
- Investigate design of entrances. (QLDC)

4. Town Belt

- Investigate means of mitigating the adverse effects.
- Analyse and define a design guide for the District Plan to ensure development complements the Old Town. (QLDC)
- Controls imposed as a condition of development, such as planting in the Industrial area, etc., be enforced. (QLDC)

3. New Development

- There is little interest and the current location is inappropriate - the prior location was preferable for easy and safe access, particularly for children. Removal of building, bolts from concrete landing, lights, power poles and lines is sought. The concrete pad can remain, with the rink and embankments to eventually vegetate and merge in. The Skating Club is to be wound up, contact is Christine Hall (ph. 442 1294). (QLDC)

#### SKATING RINK

- Reduce mowing standards in most park areas. (QLDC)
- Reduce or eliminate chemical control of edges. (QLDC)

#### GRASS MANAGEMENT

- Investigate whether the lupins or broom pose any threat to downstream ecosystems. If there are systems vulnerable to invasion, develop management mechanisms for the potential source areas. (ORC)

#### WEED CONTROL

- Enforce controls to restrict to registered bikes, with licensed riders on legal roads. (QLDC)

#### TRAIL BIKES

- Contact Arrow Irrigation Co to discuss vegetation management, debris tidy up, and storage of excess pipes.
- For changes in river management, ORC requested to consult with QLDC, Fish & Game Council, DOC, Harbourmaster, Arrowtown Residents Assoc., tangata whenua, Arrow Irrigation Company, environmental groups, voluntary groups, and owners and occupiers of adjoining properties. (ORC)

- The impact of water tank installation be mitigated. (QLDC)
- That clear objectives and a vegetation management regime be developed for the hill which is so important to the Arrowtown setting. (DOC)

TREE CONTAINMENT PLAN

- Contract wilding management plan preparation. Nick Legard, Forest Management & Productivity Unit, NZ Forest Research Inst., Box 465, Rangiora (ph. 03 313 8053) is suggested. From the community comment, in consultation with land owners/occupiers, and in conjunction with landscape analysis, thus identify a core containment area which does not contain "take-off" sites and which retains open mountain views. Have a management strategy developed to achieve and retain the trees within this core area or tree limit, with annual costings.

Prior discussions suggest a scoping exercise could first be undertaken, to recommend the preparation of a plan (say \$1 500).

OR,

A containment plan prepared (allow \$5 000 to \$10 000). (QLDC, DOC, ORC, owner/occupiers)

- With the local community, investigate the potential for an ongoing "adopt a slope" programme where groups assist with and maintain wilding tree removal from a defined area. (locals, QLDC, DOC, ORC, owner/occupiers)

## 10. PARTICIPANTS

Of the two-day workshop and two-day assembling of results, excepting the last day there was an open-door approach to enable members of the community to come and go as they chose, or as they were able, and have their input considered. Many, but not all, participants put their names on an attendance sheet, including:-

Taylor Reed	Bill Havillwood	Graeme Bates
Jack Reid	Margaret Hyland	Sandie Black*
Eiva Rogerson	Rupert Hyland	Marty Black (QLDC)
Les Rogerson	Ewen Jones*	Phillip Blakely (panel)
Eeon Ryan	René Kampman (QLDC)	Ian Bowie
Margaret Ryan	Julian Kinnaird	Ian Bowman (panel)
Rosie Sandly	Ralf Kruger (panel)	Val Braden*
Ian Scarf (ORC)	Barry Lawrence	Carm Carswell
Jim Shaw*	Allan Lees	Carmen Chatfield (QLDC)
Norman Smith	Lyndsey Lindsay*	David Clarke
Judy Smyth	Di Lucas (facilitator)	Ray Clarkson
Charles Snow	Hilary McBeath	Bill Cleasen*
Don Spary	Helen McGillan	Jeremy Cooke
David Speight*	Bruce McKay*	B. Couper
L. Spence	Brin McKemie	G. Couper
Ines Stäger (panel)	Shea McKemie	Chris Crichton*
Des Stronach	Roger Monk	Ray Currie
L.P. Stronach	Russel Montgomery	Sue Dennison
Zeph Vlahovich	Bill Nagle (panel)	Joy Dunsmuir
Max Wild (panel)	Kathy Neal	Kaye Eden
Colin Walker (ORC)	Kate O'Neil	Alan Garrick*
Suzie Wood	Ian Pairman	Bruce Gibbs*
	Isabel Pairman	Bruce Gilbert
	Steven Petersen	Christine Hall*
	Mike Pritchard (panel)	Russell Hamilton

73 names recorded over the 3 days.

\* indicates recorded on day 3 only.

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November 1994



## 11. APPENDICES

# WALKING TRACKS

## 1 DESCRIPTION OF EXISTING TRACKS

### 1.1 LOOP TRACKS

#### 1.1.1 *Bush Creek Recreation Reserve: (Time: as long as you like)*

Commences at informal parking area in willows below Ah Lum's store adjacent to Butler Green. Cross Bush Creek on footbridge and continue up valley on vehicle track (vehicles may be driven across Bush Creek when it is low).

This is the start of the old Arrowtown-Macetown bridlepath (1862-84) and leads on to other tracks. Good picnic spots can be discovered.

Sycamores, rowans, larches, hawthorns and other trees and shrubs line the shady side of the valley, willows and poplars grow near the creek and grasses, lupins, broom, buddleia and other plants cover the valley floor.

A large irrigation pipeline carries water from the Eight Mile Creek in the Arrow Gorge to irrigate farms in the Wakatipu Basin. The water runs uphill in the pipes at this point because of the height of the source of the water in Eight Mile Creek. The Arrow irrigation system started in 1926.

A stile across the pipe signals the start of other tracks.



1.1.4 Big Hill - Macetown: (Time: 8-10 hours loop)  
From Big Hill saddle drop down to Eight Mile Creek and follow it to the Arrow River. The gorge road leads up to Macetown. Macetown attracted miners from all directions in 1861 and routes from Cardrona, Shotover and the Arrow were used.

1.1.3 Big Hill - Hayes Gully: (Time: 6-8 hours loop)  
From the marker on Eichardt's Terrace, follow the bridlepath up to Big Hill saddle. Views from here show the beauty of Arrowtown, the Arrow Gorge, Lake Hayes and the Wakatipu Basin. Follow the steep poled route down to the Shamrock claim. Evidence of mining activity is obvious in the sliced faces, tailings and dams. The Arrow Gorge can be reached by either following a steep bulldozed track which joins the river on the Macetown side, or following Hayes Gully until it reaches the Arrow.

1.1.2 Big Hill - Sawpit Gully: (Time: 2-3 hour loop)  
Cross the stile over the irrigation pipeline and follow the old bridlepath uphill beside the stream as it falls through the open sycamore forest. A steady climb brings you to beech forest remnants on Eichardt's Terrace. From the obvious marker, follow poles down to Sawpit Gully through scrub and tussock country with a range of native and introduced plants. An old stone building is a good half-way point. The cottage was a well-kept home for a succession of miners but the theft of the roof led to its present run-down condition. The track leads on through a remnant mountain beech forest after negotiating a narrow valley. A steep descent to the Arrow Gorge connects with the Macetown road which is followed back to Arrowtown.

This track is a good example of the access difficulties faced by early miners and in winter is a major undertaking which demands serious consideration. The Arrow Gorge can be followed back to Arrowtown if the river is low enough to ford safely.

#### 1.1.5 *Arrow River Track: (Time: 0.5-1 hour loop)*

From the picnic ground below Ramshaw Lane follow the tracks beside the river through willow, sycamore and mixed undergrowth. Horses and mountain bikes also use these tracks.

The first exit is at the island opposite the bottom of Nairn Street. Follow the mown reserve back to Arrowtown or walk up onto the main avenue and into town (Buckingham Street).

The second exit is at the river crossing for Tobin's Track at the bottom of Ford Street. The open reserve can be followed back to town.

## 1.2 RETURN TRACKS

### 1.2.1 *Tobin's Track: (Time: 1-2 hours return)*

Cross the Arrow Gorge on the swing bridge at the bottom of Ford Street and follow the dray road up through exotic vegetation that is rapidly spreading along the side of the hill. The views from the terrace are well worth the walk. This track was formed by 1863 and was widened in 1875 as many people had settled on the Crown Terrace. When the zigzag was built from Arrow Junction to the Crown Terrace the importance of Tobin's Track decreased.

The ruin of Mr Tobin's cottage can be found among the Lombardy poplars off the track to the left.

1.2.2 Upper Bush Creek: (Time: 1-2 hour return)  
Shortly after crossing the stile Bush Creek becomes a steep-sided valley with large sycamores and native beech remnants. Evidence of gold mining can be found.

## 2. DESCRIPTION OF PROPOSED TRACKS (see Drawing 8 for location)

### 2.1 LOOP TRACKS

2.1.1 Bush Creek: (Time: 1 hour loop)

Commences at informal parking area in willows below Ah Lum's store. Follows dray road to Chinese Settlement and on through true-left bank of Bush Creek to footbridge near entrance to Bush Creek Gorge. Return down road or pipeline.

2.1.2 Chinese Settlement: (Time: 1-2 hour loop)

Follow the dray road through the Chinese Settlement and then climb the terrace on the left. Wander up through a planting of fruit varieties introduced by early settlers and cross Manse Road into the Arrowtown Cemetery. An attractive return to Arrowtown is down Surrey Street and along Villier's Street to Buckingham Street.

2.1.3 Feehly Hill Track:

DOC proposal (see DOC for information).

2.1.4 Arrowtown Crest: (Time: 1-2 hour loop)

From the viewpoint on Arrow Spur track continue up the spur and along the ridge for magnificent views of the Arrow Gorge and River, New Chum Valley and Wakatipu Basin. Join Tobin's Track to return to Arrowtown.

- \* along the ridge to Coronet Peak from Big Hill saddle
- \* to Cardrona and Wanaka via Soho Creek
- \* to Glendhu Bay and Wanaka via Motatapu River
- \* to the upper Shotover River via Deep Creek

### 3 OTHER LONGER WALKS FROM ARROWTOWN:

Cross Arrow River to Big Beach and climb spur to lookout point. Views to Arrowtown and Arrow Gorge. Care must be taken when crossing the Arrow River.

#### 2.2.2 *Arrow Spur (Time 1-2 hours)*

Cross Bush Creek and head up the Arrow Gorge to the first valley on the true right. Climb to the viewpoint by the large pine tree.

#### 2.2.1 *German Hill Lookout (Time: 1-2 hours)*

### 2.2 VIEW TRACKS

Continue past the Criterion mine to Whitechapel along the river bank above steep cliffs and small beaches. Return to Arrowtown via Arrow Junction Road.

#### 2.1.6 *Arrowtown - Whitechapel (Time: 2-3 hour loop)*

Follow the river from Tobin's Track along the riverbank and open reserve to the mining site at the bottom of Cornwall Street. The character of the riverside changes from terraces to rocky bluffs. Cross the new bridge and walk back upstream, or return via open reserve.

#### 2.1.5 *Arrow River - Criterion Mine & Tailings (Time: 1-2 hour loop)*

Arrowtown is in an alpine environment and weather conditions can change

rapidly. Appropriate clothing, footwear and equipment are necessary.

Rivers and creeks can rise swiftly and caution should be exercised. Most

tracks lead to open tops and exposure to strong cold winds is possible.

Make sure somebody knows where you are going and what time you

expect to return.

## **SAFETY**

## **ACTION/ISSUES**

\* Information - how do people find out about walks?

\* Safety - where do walkers record intentions?

\* Signs and maps

\* Maintenance of existing tracks

\* Preparation of new tracks

\* Check ownership of land crossed by existing and proposed tracks.

Some tracks have Doc markers but are not on Doc land. Some may

not be on Crown land at all

\* Arrange permission from private landowners

\* Design a distinctive track-marker logo and style for the Arrowtown area

(sponsored competition?)

\* Rubbish management

\* Capacity of tracks to cope with horses, mountain bikers and trail bikers

\* Concessions

*International Council on Monuments and Sites*  
*Te Mana O Nga Pouwhenua O Te Ao*  
ICOMOS New Zealand National Committee  
PO Box 37 428 Parnell Auckland 1



## ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

### PREAMBLE

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespersons or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its Annual General Meeting on 4 October 1992.

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

## 1. THE PURPOSE OF CONSERVATION

2

- (i) have lasting values and can be appreciated in their own right;
- (ii) teach us about the past and the culture of those who came before us;
- (iii) provide the context for community identity whereby people relate to the land and to those who have gone before;
- (iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and
- (v) provide visible evidence of the continuity between past, present and future.

## 2. INDIGENOUS CULTURAL HERITAGE

The indigenous heritage of Maori and Māori relates to family, local and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the historical basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such

heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

ENVIRONMENT DIVISION

28/1

MS BLACK/evt  
Extn 3513

April 21, 1992

MEMORANDUM TO: GENERAL MANAGER, CORPORATE SERVICES

REPORT FOR: THE ENVIRONMENT DIVISION

SUBJECT : POLICY FOR FINANCIAL INCENTIVES FOR THE  
PRESERVATION OF HERITAGE BUILDINGS

1.0 INTRODUCTION

1.1 Last year Council included in its Annual Plan the development of a Heritage Strategy to promote the preservation of heritage buildings. There are two avenues for the implementation of Council policies - the Annual Plan and the District Plan. The District Plan is currently being written and a draft will be completed by the end of this year. Recommendations for objectives, policies, rules and incentives in relation to heritage issues will be part of this document.

1.2 Council has approved a draft Annual Plan for the year 1992/93 which includes financial incentives for the preservation of heritage buildings. It has not however resolved to adopt this strategy as policy which would enable its inclusion in the District Plan and officially in the Annual Plan.

1.3 This report outlines the strategy and the proposal included for funding in the Annual Plan.

Other Council Divisions have been consulted in the formulation of this strategy - Finance, Capital Development Agency, Strategic Planning and Corporate Services, and no opposition has been expressed.

1.4 While funding has to be sought annually, an on-going commitment to an active role in building preservation is necessary.



THE STRATEGY

2.0

2.1

The strategy is based on a positive and active approach by Council to property owners to ensure that all preservation options in relation to their buildings are explored and that all avenues of technical and financial assistance are known and made available to the owner.

2.2

A similar strategy has been proposed for buildings that are an earthquake risk, but the two are being dealt with separately as different buildings are prioritised. The earthquake buildings strategy focuses on those buildings which have had "notices" served on them and which are also heritage buildings. There are however heritage buildings which have not had "notice" served on them or have had a "notice" with a later expiry date, but which require attention in order to encourage preservation. They may also be of greater heritage significance than those prioritised because of their risk to public safety.

2.3

The strategy proposes that 4 buildings are targeted for action this year. Which buildings are to be prioritised is part of a separate exercise currently being carried out by the Planning and Resource Management Services Department. It is not simply a matter of prioritising those buildings with the highest classification as some which are identified as having heritage significance are not classified. Their significance may lie in their collective value, their past use or their contribution to a continuous streetscape. In this regard, Blair and Allen Streets are an example, particularly as Council has shown its concern for these streets in the recent Planning Tribunal case. In addition, a building of lower heritage significance may be under threat of demolition and need to be dealt with urgently.

3.0

STEP 1 - BUILDING CONSERVATION AND ECONOMIC ADVICE

3.1

This is an initial approach to building owners to inform them of Council's Heritage Policies and Strategy. The conservator will offer technical advice on conservation and adaptive re-use of the building and how it can be used in an economically viable way. It has become apparent that building renovation is not usually seen as an economically attractive option to demolition and redevelopment.

3.2

On the other hand, there are examples where refurbished buildings are in economic use. This option needs full investigation, particularly in the current economic climate where returns from new commercial buildings are so reduced. This initial step is vital to determining the feasibility of the total package.

STEP 2 - TECHNICAL ADVICE - SKETCH PLANS

4.0 Further technical advice is necessary to demonstrate the practicalities of advice given in Step 1 to sketch plan stage.

STEP 3 - WORKING DRAWINGS

5.0 Council can offer further assistance at this stage following the success of Steps 1 and 2 by the preparation of working drawings. This gives the building owner all the necessary advice and drawings to make a final decision to proceed with refurbishment.

RATES RELIEF

6.0 Rates potentially provide Council with a source of funding for part of the strategy as a financial incentive to building preservation. It is one of few tools available for achieving Council objectives.

6.1 The Local Government Reform Bill (to be enacted by July 1, 1992), provides for Council to "remit or postpone rates on land voluntarily protected for natural historic, or cultural conservation purposes". It requires Council (should it wish to), to adopt a policy to be included in its Annual Plan in respect of the remission and state the criteria and conditions subject to which it will remit rates.

6.2 Relief from rates may not be significant in terms of the overall cost of refurbishment, but provides some subsidy and encouragement to preserve the building. Rates are directly related to property value and therefore vary from building to building. The four buildings of immediate concern in the earthquake risk strategy are part of properties with rates ranging from \$8,000 to \$30,000 per annum. This is not the full extent of possible rates relief, and in fact the rates on part of the BNZ Buildings are \$382,799. An example of rates on properties that could be targeted are:

Building A	-	\$49,763
B	-	\$29,902
C	-	\$11,943
D	-	\$10,718

It would be inappropriate and presumptuous at this stage to specify particular buildings until the criteria for prioritising buildings has been developed and building owners informed.

It would be advisable therefore for Council to place a ceiling on the amount of rates relief available and \$30,000 per building is proposed. Alternatively, it could target fewer buildings and be able to offer greater assistance to each building. In addition, where the rates are low Council may wish to retain the discretion to grant greater relief up to the maximum available.

In effect, in adopting this policy, Council would be presenting rates remission as a cost, rather than foregoing income. This is, however, the most appropriate and transparent method.

An agreement with the building owner will need to be entered into with rates relief being given following completion of the work.

FUNDING PER BUILDING

7.0

Step 1

Building Conservation and Property Development Advice .. \$4,000 (approx. 65 hrs)

NB: It is likely that it will be necessary to seek these skills outside Council. A similar situation currently exists where Council employs a wind consultant as required.

Step 2

Sketch Plans .. \$1,300 (approx. 40 hrs)

Step 3

Working Drawings .. \$13,000 (approx. 400 hrs)

Rates Relief

Maximum .. \$30,000

7.2 For the year 1992/93 a total of \$193,200 is included in the Annual Plan. This is the maximum of \$48,300 per building for 4 buildings. Of this, \$120,000 is rates relief and \$73,200 funding for advisory and technical services.

8.0

SUMMARY

8.1 This strategy does not duplicate work proposed in the Earthquake Strengthening Strategy, and while both are dealing with heritage buildings the Heritage Strategy will target buildings of greatest heritage significance. The earthquake risk strategy targets those buildings whose "expiry" date is imminent.

Alstair Aburn  
GENERAL MANAGER ENVIRONMENT

V.J. Black  
Resource Management Planner

a) That the strategy for the Preservation Heritage Buildings be adopted as Council policy.

RECOMMENDATION

8.2 In order to promote Council's work in this area, development of a marketing and promotion strategy would be advisable. This could include a pamphlet on building conservation advice.