

# **APPENDIX G**

New Zealand Heritage Properties Ltd: Heritage Impact Assessment  
and Addendum



New Zealand  
**Heritage Properties Ltd**  
Investing In Our Heritage



# Queenstown Lakes District Council Lakeview Plan Change

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## Heritage Impact Assessment

Report Prepared For:

**Queenstown Lakes District Council**

C/O. Mitchell Partnerships

6/6/2014

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# Queenstown Lakes District Council Lakeview

## Rezoning

*Heritage Impact Assessment*

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## Contents

Project Details .....	ii
Ownership and Disclaimer.....	ii
Contents .....	1
List of Features.....	2
List of Tables .....	4
1 Executive Summary.....	5
2 Introduction.....	6
2.1 Purpose.....	6
2.2 Proposed Work.....	6
3 Legal Requirements .....	9
3.1 Heritage New Zealand Pouhere Taonga Act (2014).....	9
3.2 Resource Management Act (1991).....	10
3.3 Otago Regional Policy Statement.....	11
3.4 Protected Objects Act (1975).....	12
3.5 Queenstown Lakes District Council District Plan .....	12
4 Methodology.....	13
4.1 Identification of Archaeological Sites.....	13
4.2 Identification of Extant Archaeological and Heritage Features (Survey).....	13
4.3 Assessment of Heritage and/or Archaeological Value.....	13
5 Physical Environment or Setting.....	14
6 Historical Background of Queenstown.....	23
7 Historical background of the areas to be rezoned.....	28
7.1 Commonage Recreation Reserve/Ben Lomond Scenic Reserve (behind the rezone area) .....	28
7.2 Holiday Park Block – Block LVI TN of Queenstown.....	29
7.3 Reserve Block - Block XXXII TN of Queenstown.....	31
7.4 Freehold Block - Block XX Section 3 Shotover District.....	32
7.5 Lynch Block - Block XXIX TN of Queenstown.....	36
7.5.1 Legal Descriptions and Ownership .....	37
7.5.2 Rates and Occupation.....	45
7.6 Historical Summary.....	52
8 Results.....	57
8.1 Previously Identified Archaeological Sites.....	57
8.2 Registered Historic Places and Heritage Features Protected under the QLDC District Plan ....	57
8.2.1 Reference Number 214, QLDC District Plan .....	58
8.2.2 Reference Number 198, QLDC District Plan .....	59
8.3 Survey Results .....	60
8.3.1 Cribs along Thompson Street.....	60
8.3.2 Remaining cribs on the Freehold Block .....	62
8.3.3 Cribs on the Lynch Block .....	62
8.4 Historical Research.....	63
8.4.1 Holiday Park and Recreation Blocks.....	63
8.4.2 Freehold Block.....	65
8.4.3 Lynch Block .....	66
9 Constraints and Limitations .....	67
10 Discussion .....	68

10.1	Summary .....	68
11	Recommendations.....	69
12	References .....	70
	Appendix 1.....	72
	Appendix 2.....	73

## List of Features

Figure 1	Land parcels within Queenstown to be rezoned outlined in grey.....	6
Figure 2	Four blocks to be rezoned (Document provided by Mitchell Partnerships).....	8
Figure 3	The four blocks scheduled for rezoning. ....	14
Figure 4	A couple of the communal service blocks related to the holiday park. Looking east.....	15
Figure 5	At the rear of the block standing on Cemetery Road looking towards the other three blocks. Looking southwest. ....	15
Figure 6	At the rear of the block looking northeast along Cemetery Road. Queenstown Hill is in the background and the cemetery is to the left of the picture. ....	16
Figure 7	Looking northeast towards Queenstown hill and modern holiday park units on the Holiday Park Block. Strip of batches along the rear perimeter are on the left-hand side of the trees and the campervan/tent spaces are to the right. ....	16
Figure 8	The central grass area in the middle of the Reserve Block used for campervans and tents. The strip of batches and protected cedars along the Man Street perimeter of the block are also visible. ....	17
Figure 9	Informal driveway access to the batches along the rear of the block abutting the Ben Lomond Scenic Reserve. ....	17
Figure 10	Standing on the James Clouston Memorial Recreation Reserve looking east towards the town centre. ....	18
Figure 11	Line of batches along the rear perimeter of the block abutting the Ben Lomond Scenic Reserve.....	19
Figure 12	Vacant cabin block and office infrastructure from the old holiday park and the vacant central area for caravans and tents is visible in the distance. Looking south. ....	19
Figure 13	Looking east at the same area from the Lynch Block/Freehold Block Boundary. ....	20
Figure 14	Looking southeast towards Thompson Street and the batches along the southeast perimeter. ....	20
Figure 15	Close up of the batches along Thompson Street from the rear. The street is to the left of the photo. ....	21
Figure 16	Looking down Glasgow Street, the southwest boundary of Lynch Block. ....	21
Figure 17	Looking towards Freehold Block down Earnslaw Street. ....	22
Figure 18	Standing at the lower end of Earnslaw Street looking west towards Ben Lomond Scenic Reserve. ....	22
Figure 19	Looking west from Thompson Street up to the houses on the Lynch Block.....	23
Figure 20	1860s photograph, looking east, showing Queenstown (Hocken Library). ....	23
Figure 21	Detail of an 1864 photograph taken from a hill adjacent to Queenstown. The view is looking east and shows the extent of the early town (Hocken Library). ....	24
Figure 22	Photograph of 1864 survey map of Queenstown. Building footprints are shown (Hocken Library). ....	25
Figure 23	1870s photograph, looking east, showing Queenstown. The road to Frankton is visible curving around the hillside behind the town (Hocken Library).....	26
Figure 24	1880s photograph, looking east, showing Queenstown (Hocken Library). ....	27
Figure 25	1895 survey map delineating the “commonage” area and its relationship to the four blocks being rezoned (highlighted in red).....	29
Figure 26	Holiday Park Block highlighted in yellow. Left: Quickmap survey. Right: 1872 town Survey (Hocken Library).....	30
Figure 27	SO14836 1899 showing survey of LVI. ....	30
Figure 28	Left: Reserve Block highlighted in red. Quickmap survey. Right: 1872 town Survey (Hocken Library). ....	31
Figure 29	Circa 1870s. Original survey of Queenstown Town Sections; blocks 26, 27, 28, 29, 30, and 32 and specific reference of block 32 as a Recreation Reserve.....	32
Figure 30	Freehold Block highlighted in blue. Left: Quickmap survey. Right: 1872 town Survey (Hocken Library). ....	32

Figure 31 A 1950s reproduction of a 1860s/1870s survey of Block XX, Shotover district. Section 3, Block XX is highlighted in red.....	33
Figure 32 1868 survey of Queenstown showing the existing sections within the towns boundaries that have been surveyed earlier within the Shotover District. Section 3, Block XX is highlighted in red. ....	34
Figure 33 Holiday Park Block highlighted in yellow, Reserve Block in red, Freehold Block in blue and Lynch Block in green. Left: Quickmap survey. Right: 1872 town Survey (Hocken Library).....	36
Figure 34 Earliest survey of the Lynch Block located, 1872, demarcating the fourteen sections first surveyed and road reserve Kilmarnock Street (Hocken Library).....	37
Figure 35 Location of Section 1 within the block. ....	38
Figure 36 Subdivision of Sections 1 and part of Section 15.....	39
Figure 37 Subdivision of Sections 3, 4 and 5 in 1957.....	39
Figure 38 Location of Section 2 within the block. ....	40
Figure 39 Location of Section 3 within the block. ....	40
Figure 40 Location of Section 4 within the block. ....	41
Figure 41 Location of the six sections within the block. ....	41
Figure 42 Location of Section 10 within the block.....	42
Figure 43 Location of Sections 11 and 12 within the block. ....	42
Figure 44 SO12375 showing the removal of Kilmarnock Street.....	43
Figure 45 1878 photograph from the ‘cricket ground’ (probably Recreation Block) showing Queenstown timber operations along the edge of Lake Wakatipu. (Hocken Snapshot c/nE1839/28).....	46
Figure 46 Advertisement in the Southland Times (ST) of dissolution and public auction. ST, Issue 4515, 30 December 1882, page 4, advertisement column 3.....	47
Figure 47 Holiday Park Block highlighted in yellow, Reserve Block in red, Freehold Block in blue and Lynch Block in green. Left: Quickmap survey.....	52
Figure 48 1880s photograph showing the alluvial plateau of the blocks. It is hard to determine boundaries however there are several structures visible (Close up below). Hocken Snapshot c/n E2847/12 E2847/13 E2846/14.....	53
Figure 49 Close up of the photograph showing pre-1900 structures (yellow arrows). The blue arrow points to the possible water race above the blocks. The red arrow shows a line of trees as seen in Figure 51.....	54
Figure 50 Photo from 1870s looking over the town centre along the edge of the scarp visible in Figure 45, probably where Man Street runs along the front of the Reserve Block and intercepts with Lake Street. Hocken Snapshot c/nE2486/14 to 19 c/nE2486/15.....	55
Figure 51 1880s photograph closer to town, probably from the Man and Hay Street corner. Red arrow of Figure 49 shows the line of trees in this picture from a distance. Hocken Snapshot c/nE5032/3. ....	55
Figure 52 1890s photograph looking towards the Remarkable probably from the Holiday Park Block. Hocken Snapshot c/nE2763/28. ....	56
Figure 53 1890s photograph from the cemetery with Holiday Park Block to the right. Hocken Snapshot c/nE5077/24. ....	56
Figure 54 Archsite map of the single archaeological site that has been recorded near to the rezoned blocks. ....	57
Figure 55 Location of the three features protected under the QLDC District Plan.....	58
Figure 56 Area to the rear of the Thompson Street cribs. The protected trees run along the street to the right of the photograph.....	59
Figure 57 View of the reserve looking down Hay Street towards Lake Wakatipu.....	60
Figure 58 Aerial image showing the two rows of cribs along Thompson Street highlighted in yellow (QLDC).....	61
Figure 59 View southwest down Thompson Street showing the row of cribs.....	61
Figure 60 A selection of the cribs along the rear perimeter of the Freehold Block.....	62
Figure 61 A selection of the cribs on the Lynch Block.....	63
Figure 62 Assessment of overall archaeological and heritage value of the Holiday Park Block.....	64
Figure 63 Assessment of overall archaeological and heritage value of the Reserve Block. ....	64
Figure 64 Assessment of overall archaeological and heritage value of the Freehold Block. ....	65
Figure 65 Left: Ownship of the sections in 1872. Right: Ownership of the sections in 1889. ....	67
Figure 66 Assessment of overall archaeological and heritage value of the Lynch Block. ....	67



## List of Tables

Table 1 Ownership history of Block XX, Section 3, Shotover District .....	36
Table 2 Summary of the first proprietorship for the sections within Lynch Block (29).....	37
Table 3 Summary of the Certificate of Titles and owners for Lynch Block.....	44
Table 4 Compilation of the rates, deeds and Certificate of Title data for the 14 sections within Lynch Block. ....	50
Table 5 Archaeological sites recorded in Queenstown near the rezoned blocks. ....	57
Table 6 Heritage features with reference numbers protected under the QLDC District Plan. ....	58
Table 7 Assessment of archaeological or heritage value for reference number 214. ....	59
Table 8 Assessment of archaeological or heritage value for reference number 198. ....	60
Table 9 Assessment of the heritage value of the cribs along Thompson Street, Freehold Block. ....	62
Table 10 Assessment of the heritage value of the remaining cribs within the Freehold Block. ....	62
Table 11 Assessment of the heritage value of the cribs within the Lynch Block. ....	63

## 1 Executive Summary

The Queenstown Lakes District Council (QLDC) is evaluating a proposed plan change of the Lakeview site, Thompson Street, Queenstown. For the purpose of this assessment, the site is divided into four blocks: the Holiday Park Block, Reserve Block, Freehold Block and Lynch Block.

In a historic town like Queenstown, this rezoning and ultimate development has the potential to impact upon the heritage and archaeology of the area. Sites and features are considered archaeological if they saw occupation or use prior to the year 1900. Heritage items are objects, buildings, places and/or traditions with valued qualities passed down from previous generations and are covered under district plans. In Queenstown, this is resources of heritage value within the district that may be affected by existing and new development resulting in a loss of character and historical understanding of the district.

The Holiday Park Block contains no obvious archaeological features and one heritage tree slightly outside the area to be re-zoned. The Reserve Block contains the James Clouston Memorial Park which includes four protected trees (scheduled in the District Plan).

The Freehold Block contains 12 protected trees among other features. The trees provide the simplest form of historic interpretation available to the public. In this case, size equals longevity and longevity equates to history. The trees were an attempt to beautify the town of Queenstown, a plan developed by the earliest settlers. The trees have almost certainly come from the nursery that was once on this site and show a good link between the former use of the area, its occupants, and the beautifying attempts of the earliest settlers.

The Freehold and Lynch Block contains character cribs that are not covered by the pre-1900 protections of the Heritage New Zealand Pouhere Taonga Act but do reflect an important period in Queenstown's history; the transition from a mining town to holiday destination. These cribs reflect the intermediary period in this growth whereby the majority of tourists were domestic and based around the family unit. Subsequently, there was a shift from majority domestic tourists, to majority international visitors. Thus, the cribs are a remnant of an interesting and important period in Queenstown's history. Thompson Street is lined with the best examples of these cribs.

Archaeologically, Lynch block contains the most evidence for pre-1900 occupation with sections 1, 2, 4, and 13 all containing structures prior to 1900. There is likely to be limited impact upon heritage in the Holiday Park, Reserve, and Freehold Blocks. It is recommended that the protected heritage trees be retained and continue to have protection under the QLDC District Plan. The Freehold Block contains good examples of heritage cribs along Thompson Street and these should be retained where possible, or at least recorded prior to removal to the equivalent of a Level 4 from the Heritage New Zealand building archaeology guidelines (AGS1 Guidelines for investigation and recording of buildings). There will be some impact upon heritage and archaeology in Lynch Block. If/when works proceed in Lynch Block, an Archaeological Authority will have to be applied for.

The Holiday Park and Reserve Blocks were originally zoned for public use and enjoyment but has had little amenity value since 1965. Further, consideration should be given to the provisioning of open/green space within the development. Overall, there is likely to be limited impact upon the heritage and archaeological values of this Lakeview Sub Zone area by the proposed plan change.



## 2 Introduction

The Queenstown Lakes District Council (QLDC) is proposing to rezone the Lakeview site to enable its development. The new zone will form part of the Queenstown Town Centre Zone, and will be called the 'Lakeview Sub Zone' (Figure 1). QLDC has determined to undertake a heritage impact assessment to identify the potential impact upon extant heritage or subsurface archaeology within the boundaries of the four blocks to be rezoned.



Figure 1 Land parcels within Queenstown to be rezoned outlined in grey.

### 2.1 Purpose

The purpose of this report is to provide an assessment of heritage features and archaeological sites that may be impacted within and immediately adjacent to the land parcels subject to rezoning. This is accomplished by identifying extant sites and buildings of interest with regard to legislation protecting archaeological sites, heritage sites protected by the QLDC District Plan and any other features of heritage value. Archaeological sites are those where pre-1900 occupation or activity is likely to be present. Heritage is a less specific term that refers to objects, buildings, places and/or traditions with valued qualities passed down from previous generations. This heritage assessment will outline which areas are of interest and will also assess the significance of these sites and identify how any proposed development of these areas could impact upon these sites.

The recommendations made in this report are designed to provide the QLDC with the necessary information to meet legislative requirements and uphold the objectives of the QLDC District Plan relating to the preservation of historic features. This report aims to ensure areas of significance are understood and appropriately considered in the process and eventual development.

### 2.2 Proposed Work

While definitive plans have not yet been identified, the goal of the current project is to rezone land parcels in the Lakeview area to allow for their use in establishing a Queenstown convention centre. Subsequently, a portion of these land parcels will be developed into said convention centre.

The area scheduled for rezoning is divided into four blocks; Holiday Park Block, Reserve Block, Freehold Block and Lynch Block (northeast to southeast) (Figure 2). The area covers approximately 11 hectares and encompasses multiple legal descriptions (Appendix 1).

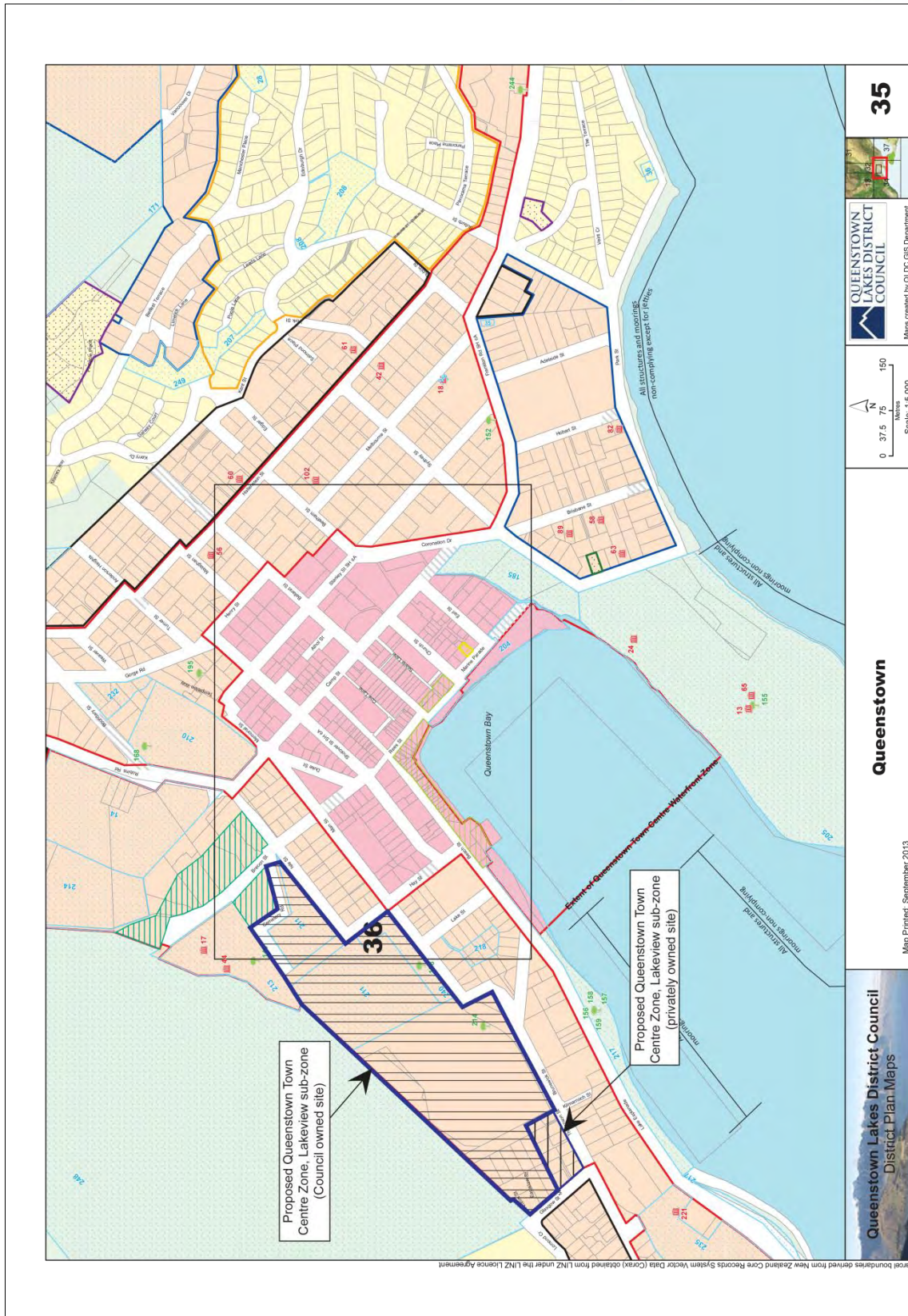


Figure 2 Four blocks to be rezoned (Document provided by Mitchell Partnerships).



Pre-1900 activity and heritage sites related to the area of rezoning and subsequent redevelopment was considered in the assessment and NZHP recommendations are site specific. They relate solely to the proposed areas for rezoning as defined by the documents received from Mitchell Partnerships. In the event of any changes to the areas of rezoning, or further development of the sites, the archaeology will need to be reconsidered. Recommendations in this assessment should not be seen as a precedent for any development at this site in the future.

### 3 Legal Requirements

A number of legal requirements govern the definition, use, preservation, and destruction of heritage. This governance involves the Resource Management Act 1991 and the Heritage New Zealand Pouhere Taonga Act 2014 at the national level and a council's District Plan at the local level. Each of these documents contains a statement about the philosophy surrounding the need for heritage management and a number of rules and requirements that apply to heritage.

#### 3.1 Heritage New Zealand Pouhere Taonga Act (2014)

The Heritage New Zealand Pouhere Taonga Act (2014) came into effect in May 2014, repealing the Historic Places Act 1993. The purpose of this act is to promote identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand Pouhere Taonga (henceforth Heritage New Zealand) administers the act and was formerly known as the New Zealand Historic Places Trust (Pouhere Taonga).

Archaeological sites are defined by this act as

- a) any place in New Zealand, including any building or structure (or part of a building or structure), that--:
  - a. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
  - b. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- b) includes a site for which a declaration is made under section 43(1).

Under section 43(1), Heritage New Zealand has the authority to declare any place to be an archaeological site if the place

- a) was associated with human activity in or after 1900 or is the site of the wreck of any vessel where that wreck occurred in or after 1900; and
- b) provides, or may be able to provide, through investigation by archaeological methods, significant evidence relating to the historical and cultural heritage of New Zealand.

Archaeological sites are protected under section 42 of the act, and it is an offence to carry out work that may "modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site", whether or not the site has been previously recorded. A significant change from the Historic Places Act (1993) is that "an authority is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building" (Section 42(3)). Each individual who knowingly damages or destroys an archaeological site without having the appropriate authority is liable, on conviction, to substantial fines (Section 87).

If and when redevelopment should occur in the 'Lakeview Sub Zone', an Archaeological Authority will be required under the following legislation if archaeological sites are present.

Any person wishing to carry out work on an archaeological site that may modify or destroy any part of the site, including scientific investigations, must first obtain an authority from Heritage New Zealand (Sections 44(a,c)). The act stipulates that an application must be sought even if the effects on the archaeological site will be no more than minor as per section 44(b).

Heritage New Zealand will process the authority application within five working days of its receipt to assess if the application is adequate or if further information is required (Section 47(1) (b)). If the application meets the requirements under Section 47(1) (b), it will be accepted and notice of the determination will be provided within 20 to 40 working days. Most applications will be determined within 20 working days; however, it may be extended in certain circumstances. If Heritage New Zealand requires its own assessment of the Maori values for the site the determination will be made 30 working days. If the application relates to a particularly complex site, the act permits up to 40 days for the determination to be made. Heritage New Zealand will notify the applicant and other affected parties (e.g., the land owner, local authorities, iwi, museums, etc.).

Once an authority has been granted, it commences following the expiration of the appeals period or after the Environment Court determines any appeals. Any directly affected party has the right to appeal the decision within 15 working days of receiving notice of the determination. New Zealand Heritage may impose conditions on the authority that must be adhered to by the authority holder (Section 52).

Provision exists for a review of the conditions (see Section 53). The authority remains current for a period of up to 35 years, as specified in the authority. If no period is specified in the authority, it remains current for a period of five years from the commencement date.

The authority is tied to the land for which it applies, regardless of changes in the ownership of the land. Prior to any changes of ownership, the land owner must give notice to Heritage New Zealand and advise the succeeding land owner of the authority, its conditions, and terms of consent.

In addition, Heritage New Zealand maintains the New Zealand Heritage list, which is a continuation of the Register of Historic Places, Historic Areas, Wahi Tapu, and Wahi Tapu Areas. The list can include archaeological sites. The purpose of the list is to inform members of the public about such places and to assist with their protection under the RMA (1991).

### **3.2 Resource Management Act (1991)**

The heritage provisions of the Resource Management Act (1991) were strengthened with the Resource Management Amendment Act (2003). The Resource Management Amendment Act (2003) contains a more detailed definition of heritage sites and now considers historic heritage to be a matter of national importance under Section 6. The Act requires Regional and District Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the well-being of today's communities while safeguarding the options of future generations.

The act defines historic heritage as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. Historic heritage includes:

- Historic sites, structures, places and areas,
- Archaeological sites,
- Sites of significance to Maori, including Wahi Tapu; and,
- Surroundings associated with the natural and physical resources.

It should be noted that this definition does not include the 1900 cut-off date for protected archaeological sites as defined by the Heritage New Zealand Pouhere Taonga Act (2014). Any historic feature that can be shown to have significant values must be considered in any resource consent application.

### 3.3 Otago Regional Policy Statement

Under Section 60 of the RMA, each region must provide a policy statement that provides a framework for managing natural and physical resources within their region. The purpose of the Regional Policy Statement is to promote sustainable use, development, protection and management of natural and physical resources. The Lakes District is part of the Otago Regional Council (ORC) and governed by their Regional Policy Statement. The ORC Regional Policy Statement (last updated 2008) is currently under review and scheduled for completion in 2015.

In the 2008 ORC Regional Policy Statement, heritage is part of Section 9 – Built Environment. While there is no definition for ‘built environment’ in the Act, the ORC Regional Policy Statement defines it as,

*“Those man-made facilities and structures, including urban environments and their associated amenity values that are utilised by Otago’s communities for their social, economic and cultural well-being and the relationships that exist between them.”*

The policy statement recognises that the built environment contributes to the desirability of somewhere as a place to live in. In regards to heritage, the key issues identified in the ORC Regional Policy Statement are:

- 9.3.1** The loss or degradation of heritage sites, the need to protect them from inappropriate development and ensure continues public access and;  
Loss of amenity values (open spaces, recreational resources, green belts landscapes) from urban encroachment.

The ORC has sought to solve these issues by recognising and subsequently protecting regionally significant sites of Otago through discussions and consultation with local communities. It is through consultations that these regionally significant sites can be properly protected from inappropriate subdivision, use and development. Specific policy is as follows:

- 9.6.3** Assist in the identification of Otago’s regionally significant heritage sites in consultation with relevant agencies and Otago’s communities and promote and encourage their protection.
- 9.6.4** Investigate the potential use of the heritage order provisions under the RMA to protect heritage values of regional significance



- 9.6.10** Provide the means to protect significant landscapes within their district from inappropriate subdivision, use and development where those landscapes contribute to the quality of life for those within the built environment.

### 3.4 Protected Objects Act (1975)

This act is not relevant during the rezoning stage of works, however it will require consideration should redevelopment of the 'Lakeview Sub Zone' be completed under an Archaeological Authority at a later date.

Under Section 11 of the POA any newly found Maori cultural objects (ngataongatuturi) are automatically the property of the Crown if they are older than fifty years and can only be transferred from the Crown to an individual or group of individuals through the Maori Land Court. Anyone who finds a complete or partial taongatuturu, accidentally or intentionally is required to notify the Ministry of Culture and Heritage within:

- a) 28 days of finding the taongatuturu; or
- b) 28 days of completing field work undertaken in connection with an archaeological investigation authorised by Heritage New Zealand

The POA also covers the ownership of nineteenth century New Zealand archaeological objects.

### 3.5 Queenstown Lakes District Council District Plan

For the QLDC, there is the understanding that resources of heritage value within the district can be affected by existing and new development resulting in a loss of character and historical understanding of the district. The RMA gives local councils the ability to protect historic heritage from inappropriate subdivision, use and development through provisions in the District Plan and the resource consent process.

Heritage features such as buildings, sets of buildings, and monuments (among others) are identified in the Inventory of Protected Features included as Appendix A3 of the Queenstown District Plan (QLDC 2013). Built features are assigned to one of three council categories, each of which affords a different level of protection when alteration or demolition is considered. (See Section 13.2 of the District Plan for details of the rules surrounding these categories).

- **Category 1** – The heritage warrants the highest level of protection because it is extremely significant to the District and demolition is not contemplated;
- **Category 2** – The heritage warrants permanent protection because of its significance to the District. The council would be unlikely to approve any significant alteration but would take steps to arrange compensation or acquisition if the owner's property rights are unreasonably restricted;
- **Category 3** – Preservation of the heritage resource is encouraged. The council will be more flexible regarding significant alterations.

Certain trees are listed as 'Heritage Trees' in the District plan and can also be found on the District Plan's Inventory of Protected Features. These trees are seen as having an important ecological, environmental, heritage, and cultural role, and collectively they endow the landscape with distinctive environmental quality and character. The rules and considerations surrounding the removal or alteration of protected trees can be found in Section 13.2 of the District Plan.

## 4 Methodology

Research methodology involved a two stage process; examination of historical records and an extant site survey. The purpose of the historical inquiry is to provide a historical context for the archaeology of the site. The site survey is to identify any extant archaeological features or any other features/structures of heritage value.

### 4.1 Identification of Archaeological Sites

A review of historical records was undertaken with a focus on the pre-1900 history of each section to be rezoned. Sources of information included:

- Archives New Zealand (property ownership records);
- Quickmap (historic survey plans);
- PapersPast (for historical newspapers);
- Hocken Library;
- Lakes-District Museum Archives.

Property ownership and occupancy of the specific titles was derived by consulting the Queenstown Borough Council rates and valuation records (Hocken Library), a series of 1886 council block plans that show the valuation, ownership, and occupancy, (Hocken Library), Deeds Index and Register and Certificate of Titles (Archives New Zealand). The Hocken Library also holds a collection of 1889 block plans that explicitly state the presence/absence of occupation during that year. Historical research was further supplemented by examining the Otago Gazette, Register of Recreation Reserves, Queenstown Borough Council Minutes and Register of Mining and Agricultural Leases.

### 4.2 Identification of Extant Archaeological and Heritage Features (Survey)

A systematic survey was undertaken to identify extant archaeological and heritage features protected under the legislation and the ethos of the District Plan (see Section 3.5). Archaeological sites and features were identified using standard professional practice (see Walton 1999).

A site visit was conducted on the 15<sup>th</sup> May 2014 by Dr. Hayden Cawte and Sheryl McPherson of NZHP. Blocks were surveyed by walking the block perimeters and centres, visually inspecting for evidence of extant heritage features. Photographs and notes were taken where relevant.

### 4.3 Assessment of Heritage and/or Archaeological Value

The assessment of value relates to 3.2 above whereby extant heritage is evaluated for its heritage or archaeological value. This value is assessed against the following criteria and given a response of 'low', 'medium' or 'high'.

- **Condition:** This is an assessment of heritage or archaeological condition based on appearance. This makes no assumption of actual structural integrity.
- **Rarity/uniqueness:** A site's rarity or uniqueness is determined by how many similar sites exist on a local, regional and national level.
- **Contextual Value:** Is an assessment of the importance of the site's physical location amongst its surrounding and the relationship it shares with other sites, features and context.

- **Information Potential:** Represents the quality and quantity of data a site would provide if it was investigated.
- **Amenity Value:** Representation of a site's contribution to social experiences that people may enjoy.
- **Aesthetics/Character quotient:** This is an assessment of the visual impact and the character contribution of a site on the surrounding landscape, cityscape or townscape.
- **Significance:** A site's significance is determined by the levels given above. A majority of 'high' responses suggests a site of considerable significance. A majority of 'low' responses suggests a site of little or no significance.

## 5 Physical Environment or Setting

The area for rezoning is situated at the southern end of the Queenstown strip exiting the town. They sit at the base of Ben Lomond, overlooking the main town centre. Together they are bound by Beacon Street (upper) to the northeast, Isle Street, Hay Street (north), Man Street, and Thompson Street to the southeast, Glasgow Street to the southwest and the forested Ben Lomond Scenic Reserve to the northwest (Figure 3).



Figure 3 The four blocks scheduled for rezoning.

The **Holiday Park Block** and **Reserve Block** are currently occupied by the Queenstown Lakeview Holiday Park. There are a mixture of buildings and facilities on the site all related to the holiday park. Geographically both blocks are part of a large, flat terrace overlooking the main town centre at the base of the Ben Lomond Scenic Reserve.

On the **Holiday Park Block**, almost all the structures are modern, probably constructed in the last 10 years and sit within the centre of the block with the Cemetery Road running along the north and northwest boundaries (Section 1 Blk LVI TN of Queenstown). Adjacent to the northeast corner of the



block (just outside the rezone boundary) is a mature wellingtonia tree (*Sequoiadendron giganteum*) on the corner of Isle Street and Brecon Street. The tree is protected under the QLDC District Plan (Ref. No. 151) and is outside of the plan change site (Figure 4 to Figure 6).



Figure 4 A couple of the communal service blocks related to the holiday park. Looking east.



Figure 5 At the rear of the block standing on Cemetery Road looking towards the other three blocks. Looking southwest.



Figure 6 At the rear of the block looking northeast along Cemetery Road. Queenstown Hill is in the background and the cemetery is to the left of the picture.

The **Reserve Block** is comprised of small, single-storey post-1900 batches clustered along the Man Street frontage and along the rear boundary abutting the heavily forested Ben Lomond Scenic Reserve. The center of the block is a grassed open area used for motor homes and tents. There is a small strip of land between Man Street and the batches along the southeast perimeter which is the James Clouston Memorial Recreation Reserve (Lot 1 DP7498) (Figure 7 to Figure 10). The four mature cedars (*Cedrus deodara*) in James Clouston Memorial Recreation Reserve are protected under the QLDC District Plan (Ref. No. 198). These four protected mature cedars are remnants of the earliest attempts to beautify Queenstown during its establishment.



Figure 7 Looking northeast towards Queenstown hill and modern holiday park units on the Holiday Park Block. Strip of batches along the rear perimeter are on the left-hand side of the trees and the campervan/tent spaces are to the right.





Figure 8 The central grass area in the middle of the Reserve Block used for campervans and tents. The strip of batches and protected cedars along the Man Street perimeter of the block are also visible.



Figure 9 Informal driveway access to the batches along the rear of the block abutting the Ben Lomond Scenic Reserve.





Figure 10 Standing on the James Clouston Memorial Recreation Reserve looking east towards the town centre.

The **Freehold Block** is occupied by structures once part of the holiday park. The Freehold Block is a continuation of the same large, flat terrace occupied by the Holiday Park Block and the Reserve Block. Along the rear northwest perimeter, a small strip of the block ascends the steep rocky base of Ben Lomond and densely covered in bush. There is a well-defined and frequently used bike track along the strip that can be accessed from behind the cemetery or Lomond Crescent (Section 1 to 4, SO 24298 and Marked D, SO 24298)

The Freehold Block is covered in the same small, single-storey batches present on the Reserve Block. The batches are positioned around the perimeter of the block with a central grassed open area that was once used for motor homes and tents. Most of the batches are permanently tenanted although many now appear abandoned. There are also several abandoned structures which would have related to its previous use as a holiday park. This infrastructure appears to have not been maintained for quite some time. There are eight protected historic trees on the block that include two mature wellingtonia trees (*Sequoiadendron giganteum*), and six oaks (*Quercus robur*). The trees are protected under the QLDC District Plan (Ref. No. 214) (Figure 11 to Figure 15). Like the mature cedars on the Reserve Block, these eight trees are also remnants of the earliest attempts to beautify Queenstown and create an aesthetically pleasing treed environment to live in. The trees on this block almost certainly relate directly to the initial arborist owners and occupiers of the block, McConnachie and Rowell (See below).



Figure 11 Line of batches along the rear perimeter of the block abutting the Ben Lomond Scenic Reserve.



Figure 12 Vacant cabin block and office infrastructure from the old holiday park and the vacant central area for caravans and tents is visible in the distance. Looking south.





Figure 13 Looking east at the same area from the Lynch Block/Freehold Block Boundary.



Figure 14 Looking southeast towards Thompson Street and the batches along the southeast perimeter.



Figure 15 Close up of the batches along Thompson Street from the rear. The street is to the left of the photo.

**Lynch Block** is the only residential block, densely covered with small one and two-storey batches similar to the other two blocks. Unlike the other three blocks, the Lynch Block sits on a relatively steep and rocky outcrop with minor terraced areas that relate to the three short, dead-end streets; Antrim Street, Mountaineer Street and Earnslaw Street. Along the northeast boundary that abuts the Freehold Block, there is a small stream hidden by dense foliage (Figure 16 to Figure 19).



Figure 16 Looking down Glasgow Street, the southwest boundary of Lynch Block.





Figure 17 Looking towards Freehold Block down Earnslaw Street.



Figure 18 Standing at the lower end of Earnslaw Street looking west towards Ben Lomond Scenic Reserve.



Figure 19 Looking west from Thompson Street up to the houses on the Lynch Block.

## 6 Historical Background of Queenstown<sup>1</sup>

European settlement on the site that would become Queenstown began in 1859 with the building of a homestead and woolshed on the lakefront by William Rees. Rees had journeyed into the interior of the South Island seeking land for pastoral development and established his run along the eastern shore of Lake Wakatipu (McLintock 1975; Miller 1949). The site he had chosen for the hub of his run was flat practical land, situated on a small alluvial plain at the head of a reasonably sheltered bay. Surrounding this plain were terraces comprised primarily of sandy soil and river cobbles. At the time of first settlement by Europeans, the immediate landscape of Queenstown appears in photographs as barren and lacking in vegetation (Figure 20).



Figure 20 1860s photograph, looking east, showing Queenstown (Hocken Library).

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<sup>1</sup> Unless otherwise stated, this general history is based on Miller (1946).



Rees' run turned out to be in a fortuitous location. The surrounding schist landscape held a substantial quantity of gold, much of which had been eroded out of the rock and into the local rivers. It was only three years after Rees' settlement that gold was discovered at the Shotover River and the population of the area boomed as hundreds made their way inland to join the gold rush. The incoming miners accommodated themselves in tents pitched in the area around Rees' original homestead, and Queenstown rapidly became a canvas town (McLintock 1975; Miller 1949).

Throughout 1863, Queenstown quickly developed into a more permanent settlement as more miners came into the area accompanied by ancillary businesses such as hotels, general stores and a newspaper (*The Lake Wakatipu Mail*). Photographs from the 1860s show a small town consisting of small close-set wooden buildings talking up the majority of the alluvial flat at the head of the bay (Figure 21). Considering the rapidity of the growth and the density of the occupation at Queenstown, it must have seemed a booming little town. Miller (1949) is probably quite right in his description of the place as filled with “*the bustle of trade, the crash of the hammer and mallet, [and] the raucous shout of voices.*”

Despite Queenstown's early character as a rowdy gold rush town, it seems that some sense of civic responsibility was in place almost immediately. A town board set up to manage the upkeep of the town through funds raised from local businesses via a voluntary subscription of one shilling per week. This body had been reasonably effective as in 1863, the *Dunedin Telegraph* reported that the streets and buildings of Queenstown were the best of any Otago gold rush town.



Figure 21 Detail of an 1864 photograph taken from a hill adjacent to Queenstown. The view is looking east and shows the extent of the early town (Hocken Library).

The first survey of the town was carried out in 1864 (Figure 22). Much of this layout exists today around central Queenstown.

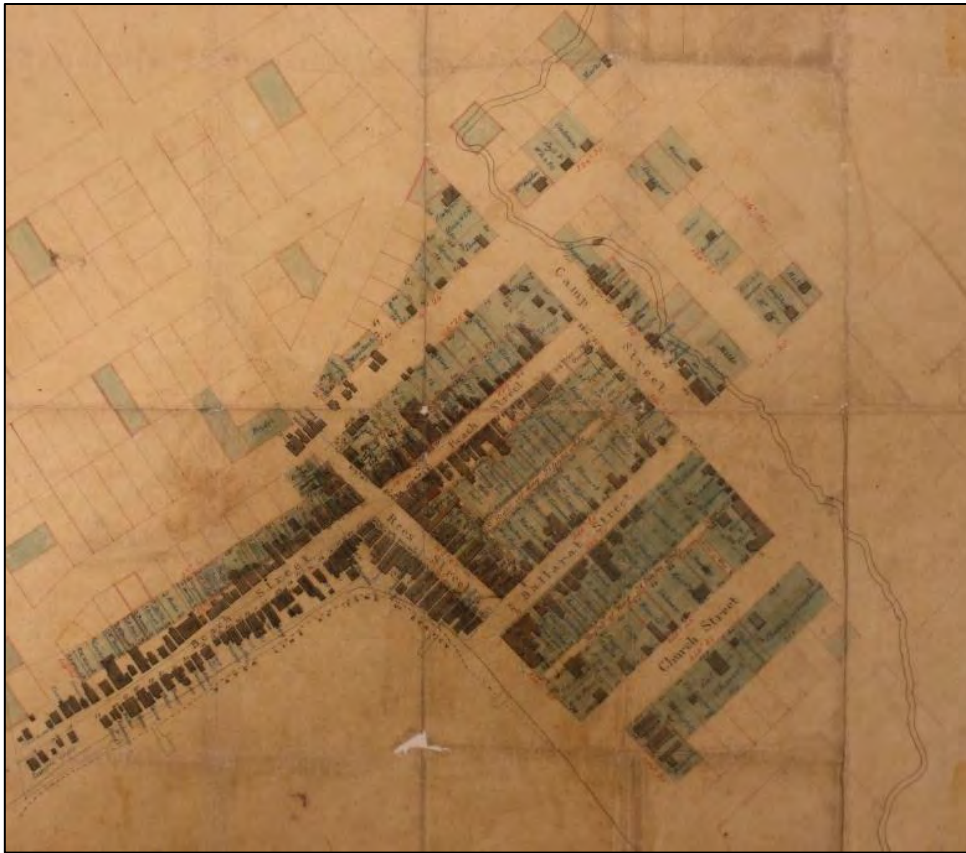


Figure 22 Photograph of 1864 survey map of Queenstown. Building footprints are shown (Hocken Library).

Following the initial excited rush to Queenstown, the area continued to develop steadily over the rest of the 1860s and into the 1870s (Figure 23). Easy gold was quickly picked out of the rivers (the goldfield's most productive year was 1863), and a greater number of larger-scale operations involving water wheels, quartz stamper, and hydraulic machines appeared. Agricultural land was applied for in the surrounding countryside, including 24 applications in 1864. Supplementary industries began to arise, such as Bendix Hallenstein and J. W. Robertson's flourmill at Frankton, which was established in 1866. In the same year, Queenstown was incorporated as a municipal borough and the town board replaced by a county council. Following the initial survey, further areas were surveyed to the north of the town centre in 1864 and 1865 and to the east and west of the town centre in 1871.



Figure 23 1870s photograph, looking east, showing Queenstown. The road to Frankton is visible curving around the hillside behind the town (Hocken Library).

During this period, some of the seeds were (literally) sown for Queenstown to become the aesthetically pleasing town it is today, with many trees planted across the city. The focus of this movement was the area that is now the Botanic Gardens, a space which is recorded as being called the ‘park’ at the start of Queenstown’s history, well before it was the subject of planned beautification. Planting started with two oaks placed at the gates in 1866 and was followed with what a local paper described as an ‘abormania’, as much of the populace joined in on the planting to help develop the gardens. Two years later in 1868, this community effort was accompanied by the planting of 300 trees by the council and another 250 trees by local nurserymen, McConnachie and Rowell. These two men are the initial owners of the Freehold Block and Sections 12 and 13, Lynch Block (discussed in Sections 7.4 and 7.5). Planting across town supplemented the development of the botanic gardens, as property owners presumably sought to improve the environment of their town. The development of these trees can be clearly seen in photographs; compare the barren landscape Figure 20 (1860s), the vestiges of trees in Figure 23 (1870s), and the relatively wooded township seen in Figure 24 (1880s).





Figure 24 1880s photograph, looking east, showing Queenstown (Hocken Library).

By the end of the nineteenth century, the character of Queenstown was beginning to change. Forty years of continuous gold mining had taken its toll on the profitability of claims, and more intensive mining methods, such as dredging, were being employed in order to squeeze the most out of a finite resource. In contrast to this, the agricultural activity in the region had continued to grow accompanied by a burgeoning tourism industry. Even in the 1860s, Queenstown had the reputation as a beauty spot, attracting artists and being the subject of many picturesque photographs, but as access to the town grew easier over time it began to be seen as a holiday destination.

As early as 1918, there was a regular tourist motor transport service between Queenstown and Mt Cook run by the Mount Cook Motor Co Ltd (a company which would later evolve into the Mount Cook Tourist Company of New Zealand). General vehicle accessibility to the region was improved considerably with the advent of roads in the latter part of the 1920s (Queenstown Borough Council, 1924-1935; Whitehouse 2013). Flight services to Queenstown also began around this time (Ogilvie 2012).

By the mid-twentieth century, Queenstown had firmly established its reputation as a holiday resort, and periodic visitors became a notable element of the town. In 1956 council communications refer to Queenstown to be *“habited by an increased and highly inflated number of persons”* during the Christmas-New Year Period (Queenstown Borough Council, 1955-1957). The scale of this inflation appears to have been substantial, and Adamson (2008) makes reference to around 1,000 ratepayers, but 20,000 summer visitors around the early 1970s. Visitor numbers continued to increase over the rest of the twentieth century and into the twenty-first century. A 1979 survey indicated that 180,000 people had visited Queenstown, a figure which had jumped to 1.2 million in 2006 (Adamson 2008).

Accompanying this gradual increase over the latter half of the twentieth century, was a change in visitor type. International tourism in New Zealand from the late 1940s until the 1960s was low due to the lack of transport and a society generally resistant to outside influences (McClure 2012). In Queenstown this seems to have meant that most tourists were locals patronising a family crib or a campground and were

there for the summer break or a weekend holiday (McClure 2012; Adamson 2008). From the 1960s onwards, the gradual development of air travel allowed more and more international visitors to come to New Zealand, and Queenstown saw an increase in international visitor numbers (McClure 2012). In the 1979 survey mentioned above, 40% of the 180,000 visitors were from overseas (Adamson 2008). Today international visitors exceed domestic visitors at 980,000 persons to 908,000 persons, with that gap expected to widen. In turn, this has seen a move away from the traditional summer accommodation types. In 2009 only 14% of people stayed at a holiday park or at a family-owned batch, while 82% of people stayed at hotels, motels, or backpackers hostels (Queenstown New Zealand, 2011).

## 7 Historical background of the areas to be rezoned

An extensive historical analysis into the blocks was completed to understand the nature and type of potential sites.

### 7.1 Commonage Recreation Reserve/Ben Lomond Scenic Reserve (behind the rezone area)

Along the northwest boundary of Queenstown is large forested area of Crown Owned Reserve held in trust by the Queenstown Council for a Recreation Reserve. It is legally described as Section 19 Block XX Shotover District and Section 20 Block I Mid Wakatipu District. This section of land was first surveyed in 1868 when an application was made for it to become a plantation reserve. According to the Queenstown Town Surveyor in 1868, it,

*“includes nothing but the steep terrace to the east of the surveyed sections. It is useless for any other purpose and if it were planted would be a great ornament to the town. The Mayor informed me of its being granted.” (Surveyor notes accompanying SO17256)*

In 1870 Block XX, Shotover District and Section 20 Block I Mid Wakatipu District (circa 600 acres) was gazetted under the Otago Provincial Government Gazette,

*“Notice of certain land in the Province of Otago having been reserved as commonage for use of the inhabitants of Queenstown.” Vol  
XIV 1870*

The area is now part of the Ben Lomond Scenic Reserve (Ct 109/294). While this section of land is not part of the rezoning, it does form the northwest boundary of Queenstown town and three of the four blocks to be rezoned (Figure 25).

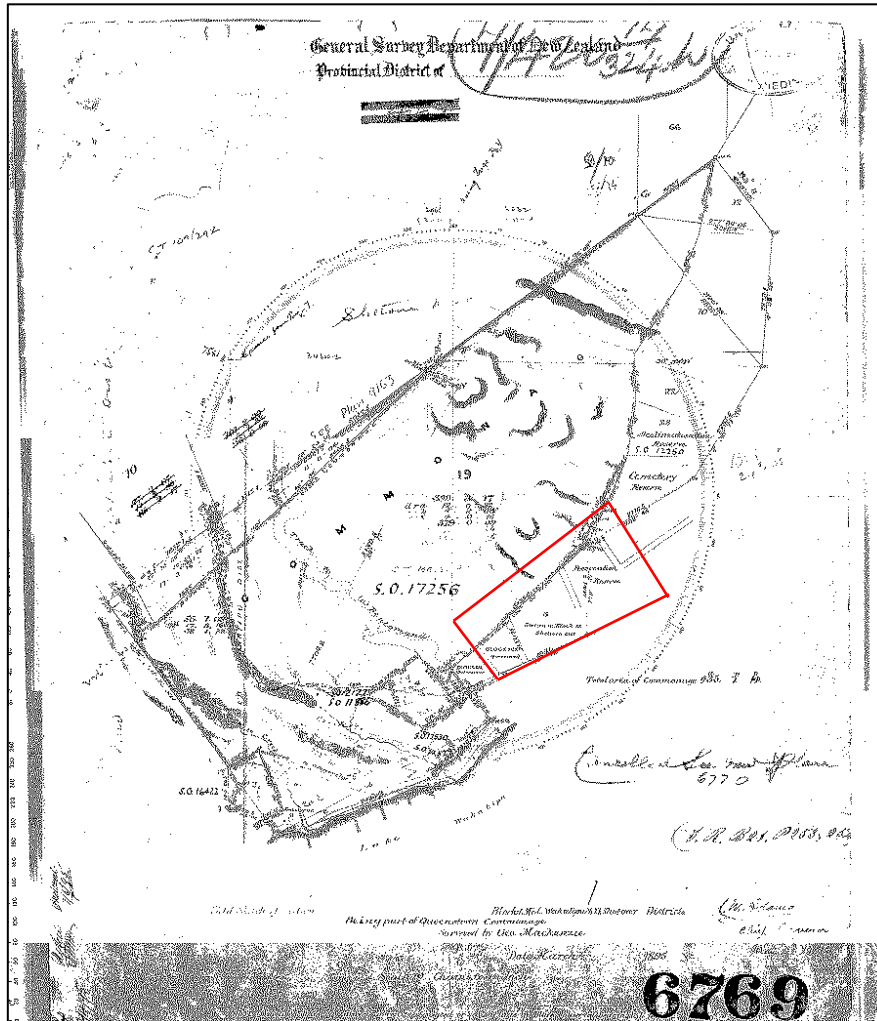


Figure 25 1895 survey map delineating the “commonage” area and its relationship to the four blocks being rezoned (highlighted in red).

## 7.2 Holiday Park Block – Block LVI TN of Queenstown

The Holiday Park Block is the most northeastern block to be rezoned. It is legally described as Block LVI (56), Town of Queenstown (SO 16791) and is bound by Cemetery Road to the north, Isle Street to the north-southwest and the Reserve block to the north-southeast (Figure 26).





Figure 26 Holiday Park Block highlighted in yellow. Left: Quickmap survey. Right: 1872 town Survey (Hocken Library).

The block is colour-coded on an 1864 Town of Queenstown map as an ‘unofficial’ reserve however it is not until 1904 when it is officially gazetted as a public reserve (Otago Gazette 1904: 310). After 1908 when the Public Reserves and Domain Act came into force, the block was gazetted again in 1915 (Otago Gazette 1915:3553).

As a result of the land always being designated as a public reserve, it never received a Certificate of Title nor recorded under the deeds register. In 1962 the area is gazetted as Municipal Camping Grounds Reserve (Figure 27).

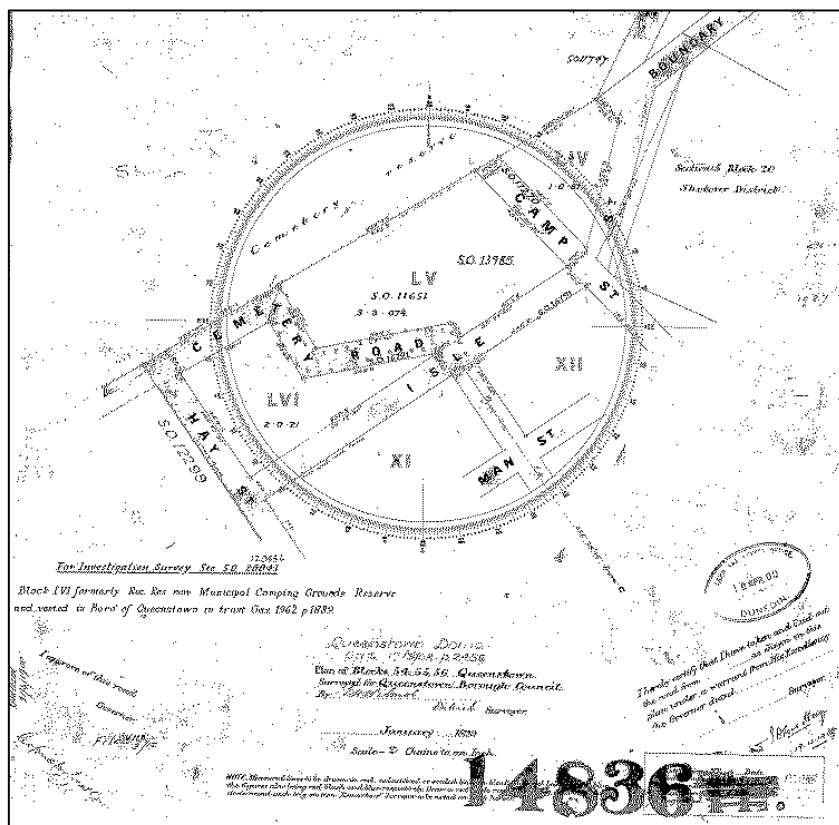


Figure 27 SO14836 1899 showing survey of LVI.

### 7.3 Reserve Block - Block XXXII TN of Queenstown

The Reserve Block is legally described as Block XXXII, Borough of Queenstown and is bound by the Holiday Park Block to the northeast, Man Street to the southeast, the Freehold Block to the southwest and the Ben Lomond Scenic Reserve to the northwest (Figure 28).



Figure 28 Left: Reserve Block highlighted in red. Quickmap survey. Right: 1872 town Survey (Hocken Library).

In 1871 Block XXXII was gazetted as a public reserve (Otago Gazette Vol XV 1871). When the provinces were abolished in 1875, the ownership was transferred to council for,

*“public purpose and for purposes of recreation to the town of Queenstown and all its inhabitants.”* **Session XXXIV, No. 512, Queenstown Reserves Management Ordinance 1875: 2511**

Like the Holiday Park Block, the Reserve Block has never received a Certificate of Title or been recorded under the deeds register due to it always recognized as a public reserve. Its use as a holiday park did not occur until well into the twentieth century (Figure 29).



Figure 29 Circa 1870s. Original survey of Queenstown Town Sections; blocks 26, 27, 28, 29, 30, and 32 and specific reference of block 32 as a Recreation Reserve.

#### 7.4 Freehold Block - Block XX Section 3 Shotover District

The Freehold Block is legally described as Block XX, Section 3, Shotover District (CT 57/29; SO 1375). It is bound by the Reserve Block and Man Street to the northeast, Thompson Street to the southeast, Lynch Block to the southwest and the Ben Lomond Scenic Reserve to the northwest (Figure 30).



Figure 30 Freehold Block highlighted in blue. Left: Quickmap survey. Right: 1872 town Survey (Hocken Library).

This 10 acre block was initially surveyed for an agricultural lease between 1864 and 1869 to a McConnachie & Co. (Agricultural and Mining Lease Application Register 1864-1869, Lease no.11). The original lease documents no longer exist which makes it difficult to establish when the lease was first issued. However, the lease was taken out before the town of Queenstown was first surveyed and as a result, it is legally described as part of the Shotover District (Figure 31). This suggests that the lease was taken out before 1868 when the town of Queenstown was first surveyed. Notes accompanying an 1868 survey (Figure 32) by the District Surveyor W.C. Wright state,

*“I believe McConachie and Sheppard’s areas (Block 27) have already been granted if not there can be no objection to them. The former was fenced and cultivated before the Township [Queenstown] was proclaimed.”*



Figure 31 A 1950s reproduction of a 1860s/1870s survey of Block XX, Shotover district. Section 3, Block XX is highlighted in red.





XX Shotover District later that year (Otago Witness, Issue 992, 3 December 1870, page 11; Otago Daily Times, Issue 2742, 19 December 1870, page 1). Together they also owned the Lakeview Gardens from 1867-1870 after which Rowell continues to maintain sole ownership for many years (Queenstown Borough Council Rate Records (MS2209/19)).

Research suggests that the business was an arborist company during the early establishment of Queenstown (circa 1867-1868). There are historical documents that describe the men providing trees (oaks, blue gum trees) for plantings in public parks in the town and partaking in community and business tree planting and selling (Queenstown Borough Council Minutes 29/8/67, 1/7/68, 28/7/68).

Wakatipu Electorate notes their ownership of '10 acres near Queenstown' (potentially Block XX) and other keywords such as 'household' 'dwelling' 'leasehold' 'freehold' from 1876-1877. This is cited again in the Stones Directory for McConnachie during the same period.

Two of the sections of the adjacent block (Section 12 and 13, Block 29, Lynch Block) are 'officially' owned (purchase of the Crown Grant) by the men from 1870. Rate records describe a continued relationship between the proprietor of these sections and those of Block XX. The 1870 rate book makes particular reference to a 'vacant house' (Table 4).

In 1876, McConnachie died from 'exhaustion' and Rowell assumed complete ownership of the property in 1881, continuing as an arborist (Ct 57/29). In the 1880-81 Wisers directory Rowell is listed as a 'seedsman' from Queenstown, who continues to own the property for another three years before selling it on to Alexander Murray (gardener) in 1884. He continues to tenant the block from Murray till 1888 (Ct 57/29; Stones Directory 1889). In the Wakatipu Electorate notes for 1880, 1887 and 1890 he is cited as a 'gardener' with 'freehold' and 'residential' properties suggesting he may have continued working as an arborist from another location. In 1905 Rowell died from 'chronic gout' and is also buried in Queenstown in a private grave (Lakes-District Museum Archives death register).

Murray, a Scotsman, came to Port Chalmers, Dunedin at the start of 1864 on the 'Brechin Castle' and was a miner for many years during the Otago gold rush (Lakes-District Museum Archives). After moving to Queenstown he became a restaurant keeper of the Prince of Wales (owner and lease), in the location of the current Mountaineer Hotel building. He was also a proprietor of the Lake View Gardens and owned land at Moke Creek (Lakes-District Museum Archives). Records pertaining to his use of the section have not been located. Murray owned the property for six years before selling it to George Mackenzie in 1890. He died shortly after in 1894 at 69 (Ct 57/29, Lakes-District Museum Archives).

Mackenzie, born in Scotland, arrived in Dunedin on the "George Canning" with several other pioneers such as W.M. Hepburn. He was a prominent surveyor, responsible for the surveying of the first road between Port Chalmers and Dunedin, Pine Hill and Mount Cargill and, Maitaia and Invercargill. In 1863 he was appointed to Assistant Surveyor at Dunedin under the Otago Provincial Government and was the district surveyor based in Dunedin for eight years. In 1889 he was appointed as the Crown Lands Ranger for the Lakes-District, a position he held for 20 years (Lakes-District Museum Archives). His use of the land is also unclear.

In 1913 when he died, his wife Jane assumed ownership of the property. She owned the property, presumably until her death, when solicitor John Wilkinson becomes the new owner in 1935. In 1936

Henry Renfrew and Fredrik John Daniel Rolfe become executors of the property before transferring it later that year to James Strong Campbell a retired bank manager (Lakes-District Museum Archives).

In 1953 the land moved into the ownership of the Corporation of the Mayor Councillors and Burgesses of the Borough of Queenstown from Campbell, where it remains today as freehold land. The land was subdivided once in 1957 with the addition of a stopping street (Ct 401/47) which is also noted in the abutting section (Lynch block). In 1958 the stopping street is absorbed into Block XXIX.

A summary of the ownership is compiled below in Table 1.

Table 1 Ownership history of Block XX, Section 3, Shotover District.

Year	Owner	Deed or Ct number	Notes
1872	William McConnachie and Joseph Rowell	35/938	Crown Grant
1881	Joseph Rowell	Ct 57/29	
1884	Alexander Murray		
1890	George Mackenzie		
1913	Jane Mackenzie		Death of husband George
1936	Henry Renfrew and Fredrik John Rolfe		Executor
1936	James Strang Campbell		
1953	Corporation of the Mayor Councillors and Burgesses of the Borough of Queenstown		

### 7.5 Lynch Block - Block XXIX TN of Queenstown

The Lynch Block is legally described as Block XXIX, Town of Queenstown (CT 87/199). It is bound by the Freehold Block to the northeast, Thompson Street to the southeast, Glasgow Street to the southwest and the Ben Lomond Scenic Reserve to the northwest (Figure 33).



Figure 33 Holiday Park Block highlighted in yellow, Reserve Block in red, Freehold Block in blue and Lynch Block in green. Left: Quickmap survey. Right: 1872 town Survey (Hocken Library)

The history of this block is complex. All of the sections appear in the Queenstown Rate Books from 1870 and Certificate of Titles are granted between 1866 and 1872. Some sections are grouped together under one title (5-9, 11, 14) while other sections are given individual titles. However, two sections (12 and 13) do not enter the Certificate of Titles until the twentieth century.

Owing to the large amount of data and complex history, sections are described by ownership and legal descriptions then rates and occupation as an indication of use. Also see Table 4.

### 7.5.1 Legal Descriptions and Ownership

The Lynch Block (XXIX) appears to have been first surveyed around 1870 and initially divided into 14 sections and one road; Kilmarnock (Figure 34; Table 2 and Table 3). The crown grants are purchased between 1866 and 1872 and the sections are divided into seven discrete Certificate of Titles.

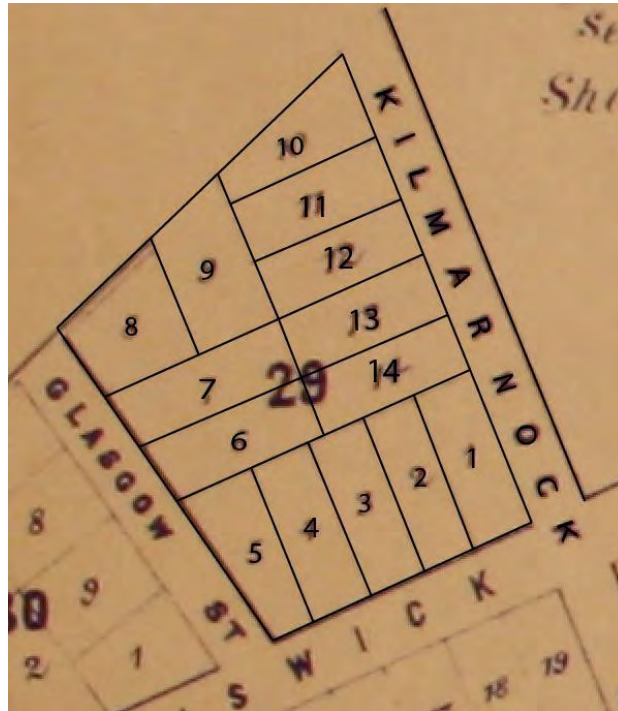


Figure 34 Earliest survey of the Lynch Block located, 1872, demarcating the fourteen sections first surveyed and road reserve Kilmarnock Street (Hocken Library).

Table 2 Summary of the first proprietorship for the sections within Lynch Block (29).

Section	Certificate of Title	Deed Register	Proprietor
1	39/36	-	Roderick McRae
2	39/24	-	William Clarke
3	75/67	-	Duncan Matheson
4	39/37	-	William Clarke
5-9, 11, 14	5/253	-	James William Robertson
10	9/119	-	James William Robertson
12	-	N424	Joseph Rowell
13	-	N389	William McConnachie



## Section 1

The crown grant was purchased by Roderick McRae in 1871 under Ct 39/36 (Figure 35). In 1878, Daniel McBride purchased the section and then sold it to Alexander Olson in 1885. In 1889, through a mortgagee sale, Thomas Thompson purchased the section from Alexander Boyne the mortgage holder.

In 1889 when Thomas Thompson purchases the section, a new Certificate of Title is issued under Ct 87/199. On the 1886 block plans there is a note 'McLilly {?} Fornhole, water.' Thompson owns the section until 1890 when it is transferred back to Queenstown born, and mortgagee seller Alexander Boyne. Boyne was a storeman, timber merchant and a well-known Queenstown resident. He had a long history of illness and before he died in 1901, left the conduct of his business to his wife Caroline Jane who acquired ownership of the section after his death (Lakes-District Museum Archives). Caroline owns the section into the twentieth century and sells it to Joseph Lynch (the block namesake) in 1916.

In 1956 the section is subdivided by the Lynch family and sold to Robert Henry Counsell. A new Certificate of Title is issued under Ct 392/105 (Figure 36). In 1958 the section is subdivided again (with part of Section 15) to create another four sections and a right of way off Brunswick Street (Ct 440/39 and Ct421/68) (Figure 37). In 1965 the sections go into the ownership of a public trustee and then onto the Mayor Councillors and Citizens of the Borough of Queenstown.

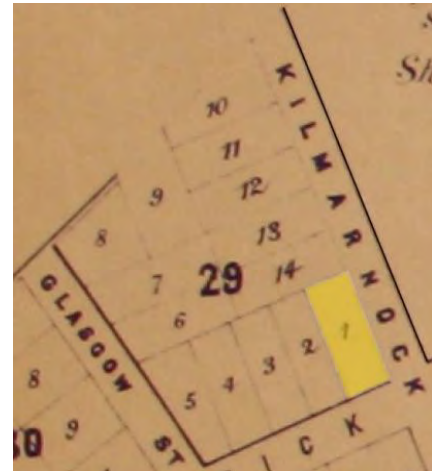


Figure 35 Location of Section 1 within the block.

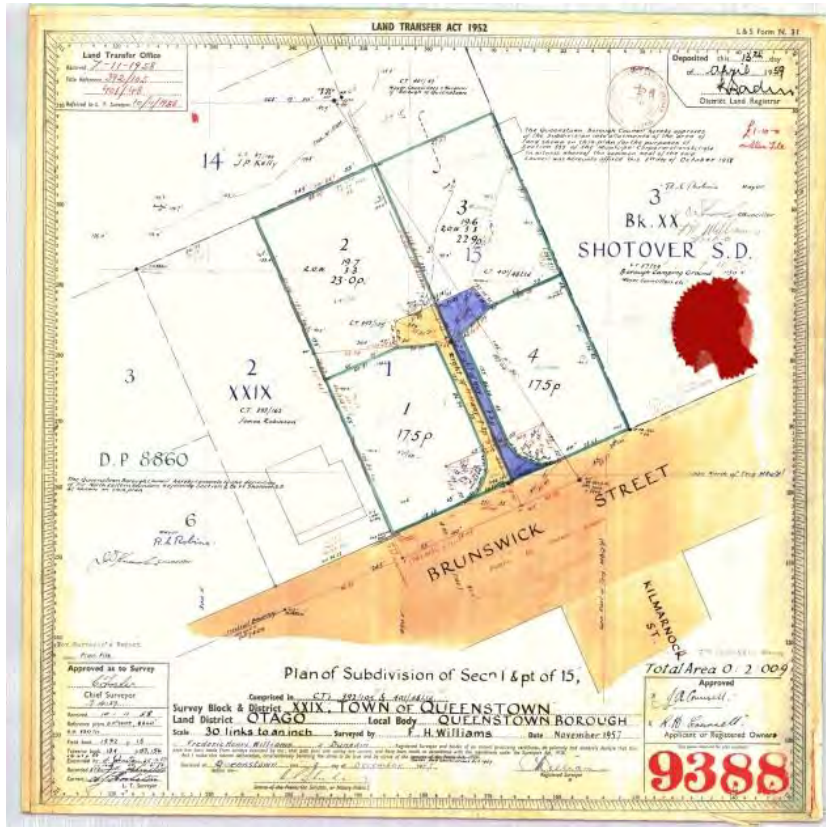


Figure 36 Subdivision of Sections 1 and part of Section 15.



Figure 37 Subdivision of Sections 3, 4 and 5 in 1957.

## Section 2

The crown grant was purchased by William Clarke in 1871 under Ct 39/24 (Figure 38). In 1878, Daniel McBride purchased the section and then sold it to Alexander Olson in 1885. In 1889, through a mortgagee sale, Thomas Thompson purchased the section from Alexander Boyne the mortgage holder. In the 1886 block plan, on Section 2 there is written ‘Alexander Boyne, dwelling, £15.’

In 1889 when Thomas Thompson purchases the section, a new Certificate of Title is issued under Ct 87/199. Thompson owns the section until 1890 when they are transferred back to Alexander Boyne. His wife Catherine acquires ownership after his death in 1901 (Lakes-District Museum Archives). Caroline owns the section into the twentieth century and sells it to Joseph Lynch in 1916.

In 1957 the section is subdivided by the Lynch family and sold to James Robinson. A new Certificate of Title is issued under (Ct. 393/162). In 1965 the section goes into the ownership of a public trustee and then onto the Mayor Councillors and Citizens of the Borough of Queenstown.

## Section 3

The crown grant was purchased by Duncan Matheson in 1866 under Ct 75/67(Figure 39). Under this Certificate of Title he also purchases Block VI, Sections 22 - 24 and Block I, Section 44b. In 1871, John Bathgate, George Moss, George Forrester Chesswas and Duncan Matheson co-own the section for 21 years before it is sold in a mortgagee sale in 1892. Frank Thomas Bookham Walker purchases the section in the mortgagee sale and sells it on Alexander Boyne a year later. His wife Catherine acquires ownership after his death in 1901 and keeps the section into the twentieth century. She sells it to Joseph Lynch in 1916.

In 1957 the Lynch family subdivide the section (with sections 4 and 5) to create six new sections and a right of way off Glasgow Street (Figure 37). There are several more owners of the years until 1965 when it goes into the ownership of a public trustee and then onto the Mayor Councillors and Citizens of the Borough of Queenstown.

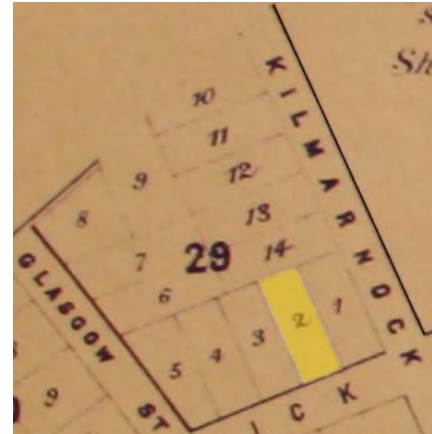


Figure 38 Location of Section 2 within the block.



Figure 39 Location of Section 3 within the block.



#### Section 4

The crown grant was purchased by William Clarke in 1871 under Ct 39/37 (Figure 40). In 1878, Daniel McBride purchased the section and then sold it to Alexander Olson in 1885. In 1889, through a mortgagee sale, Thomas Thompson purchased the section from Alexander Boyne the mortgage holder.

In 1889 when Thomas Thompson purchases the section, a new Certificate of Title is issued under Ct 87/199. Thompson owns the section until 1890 when they are transferred back to Alexander Boyne. His wife Catherine acquires ownership after his death in 1901 (Lakes-District Museum Archives). Caroline owns the section into the twentieth century and sells it to Joseph Lynch in 1916.



Figure 40 Location of Section 4 within the block.

In 1956 the section is subdivided by the Lynch family and sold. A new Certificate of Title is issued under (Ct 391/209). In 1965 the section goes into the ownership of a public trustee and then onto the Mayor Councillors and Citizens of the Borough of Queenstown.

#### Sections 5-9, 11 and 14

Sections 5-9, 11 and 14, Block 39 were initially on one Certificate of Title (Ct 5/253) and purchased by James William Robertson in 1872 (Figure 41).

When Robertson died 1876, under his will, his partners Hicks, Francis McBride, Patterson and Whitbrown were registered as the proprietors that same year. A new Certificate of Title is issued for the Section under Ct 34/31 when Hicks takes sole ownership of the section in 1877. Like McBride, he also sells the section to Olson in 1885 before they are sold in the mortgagee sale by Boyne in 1889 to Thomas Thompson. In the block plans from 1886, on Section 6 there is a note 'no water, £9', on Section 7 there is a note 'Boyne, fenced in' and on Section 14 there is a note 'No water £2.'



Figure 41 Location of the six sections within the block.

The sections are issued under a new Certificate of Title in 1889 when Thompson purchases the section (Ct 87/199). Thompson owns the section until 1890 when they are transferred back to Boyne the mortgagee seller. His wife Catherine acquires ownership after his death in 1901 (Lakes-District Museum Archives). Caroline owns the section into the twentieth century and sells it to Joseph Lynch in 1916.

In 1956 Section 5 is subdivided by the Lynch family and sold. A new Certificate of Title is issued under (Ct 391/209) (Figure 37). Section 5 is further subdivided (with sections 3 and 4) to create six new sections and a right of way off Glasgow Street. In 1965 the remaining sections (6-9, 11, and 14) were transferred to a public trustee and then onto the Mayor Councilors and Citizens of the Borough of Queenstown.



### Section 10

The crown grant was purchased by J.W. Robertson in 1872 under Ct 9/119 (Figure 42). When Robertson died 1876, under his will, his partners Hicks, Francis McBride, Patterson and Whitbrown were registered as the proprietors of Section 10 in 1876. A new Certificate of Title is then issued for the Section under Ct 34/30 when Hicks takes sole ownership of the section in 1877. Like McBride, he also sells the section to Olson in 1885 and this too is sold in a mortgagee sale by Boyne in 1889 to Thomas Thompson.

The sections are issued under a new Certificate of Title in 1889 when Thompson purchases the section (Ct 87/199). Thompson owns the section until 1890 when they are transferred back to Boyne the mortgagee seller. His wife Catherine acquires ownership after his death in 1901 (Lakes-District Museum Archives). Caroline owns the section into the twentieth century and sells it to Joseph Lynch in 1916.

In 1965 the section was transferred to a public trustee and then onto the Mayor Councilors and Citizens of the Borough of Queenstown.

### Sections 12 and Section 13

Sections 12 and 13, Block 39 did not enter the Certificate of Titles until 1925 (Ct 222/69) (Figure 43). Prior to this, the sections are recorded in the Otago Deeds Index (N424, N389).

In 1871, the Crown Grant for Section 12 was purchased by Joseph Rowell and Section 13 was purchased by William McConnachie, the owners of the agricultural lease of Section XX, Shotover District next door. McConnachie owned Section 12 for just over a year before selling it to Rowell in 1872. Rowell owned both sections till 1885 when he sold them to Alexander Murray, a year after he sells him Block XX next door (Otago Deeds Register). On the 1886 block plans there is a note 'Mackenzie, fenced in.'

From 1885, the ownership of Sections 12 and 13, Block XXIX is the same as that of Block XX; Murray sells the section in 1890 to Mackenzie who, in 1913, dies and his wife Jane assumes ownership of the sections under probate. In 1925, the sections are brought under the Land Transfer Act (CT 222/69). In 1935 John Wilkinson becomes the executor and in 1936 Henry Renfrew and Fredrik John Daniel Rolfe become the owners. In 1940 Joseph Lynch purchases the sections before it moves to James Phillip Kelly as the executor. In 1965 the section was transferred to a public trustee and then onto the Mayor Councilors and Citizens of the Borough of Queenstown.

### Kilmarnock Road

Kilmarnock Road is present on the earliest survey maps as a roading reserve until 1956 when it is incorporated into the block as Section 15 (Ct 401/47) (Figure 44). In 1958 part of the section is subdivided (with Section 1) to create another four sections and a right of way off Brunswick Street



Figure 42 Location of Section 10 within the block.

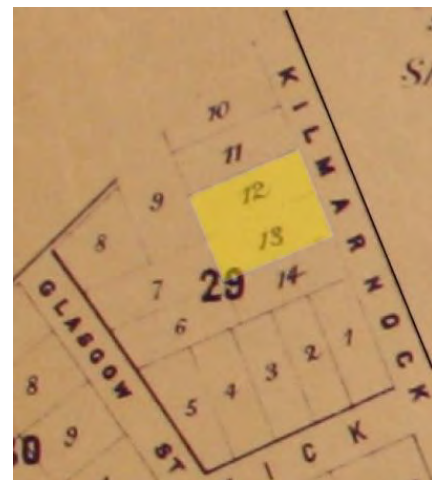


Figure 43 Location of Sections 11 and 12 within the block.



Table 3 Summary of the Certificate of Titles and owners for Lynch Block

Section	Certification of Title	Deeds	Year	Owner
1	Ct 39/36	-	1871	Roderick McRae
		-	1878	Daniel McBride
		-	1885	Alexander Olson
	Ct 87/99	-	1889	Thomas Thompson
		-	1890	Alexander Boyne
		-	1901	Catherine Boyne
		-	1916	Joseph Lynch
	Ct 392/105	-	1956	Subdivision - Robert Henry Counsell
	Ct 440/39 and Ct 421/68	-	1958	Subdivision again
-	-	1965	Mayor, Councillors and Citizens of Borough of Queenstown	
2	Ct 39/24	-	1871	William Clarke
		-	1878	Daniel McBride
		-	1885	Alexander Olson
	Ct 87/99	-	1889	Thomas Thompson
		-	1890	Alexander Boyne
		-	1901	Catherine Boyne
		-	1916	Joseph Lynch
	Ct 393/162	-	1957	Subdivision - James Robinson
	-	-	1965	Mayor, Councillors and Citizens of Borough of Queenstown
3	Ct 75/67	-	1866	Duncan Matheson
		-	1871	John Bathgate, George Moss, George Forrester Chesswas, Duncan Matheson
	Ct 93/164	-	1892	Frank Thomas Bookham Walker
		-	1893	Alexander Boyne
		-	1901	Catherine Boyne
	-	-	1916	Joseph Lynch
	-	-	1956	Subdivision - Robert Henry Counsell
-	-	1965	Mayor, Councillors and Citizens of Borough of Queenstown	
4	Ct39/37	-	1871	William Clarke
		-	1878	Daniel McBride
		-	1885	Alexander Olson
	Ct 87/99	-	1889	Thomas Thompson
		-	1890	Alexander Boyne
		-	1901	Catherine Boyne
		-	1916	Joseph Lynch
	Ct 391/209	-	1956	Subdivision - Robert Henry Counsell
-	-	1965	Mayor, Councillors and Citizens of Borough of Queenstown	
5-9, 11, 14	Ct5/253	-	1872	James William Robertson
			1877	Hicks, McBride, McBride, Patterson, Whitbrown
	Ct 34/31		1877	Thomas Hicks
			1885	Alexander Olson
	Ct 87/99		1889	Thomas Thompson
			1890	Alexander Boyne
			1901	Catherine Boyne
			1916	Joseph Lynch
	Ct 391/209		1956	Section 5 subdivided
	Ct 394/174		1958	Section 5 further subdivided
	-		1965	Sections 6-9, 11 and 14 transferred to the Mayor, Councillors and Citizens of Borough of Queenstown
10	Ct9/119	-	1872	James William Robertson
			1877	Hicks, McBride, McBride, Patterson, Whitbrown
	Ct 34/30		1877	Thomas Hicks



Section	Certification of Title	Deeds	Year	Owner
	Ct 87/99		1885	Alexander Olson
			1889	Thomas Thompson
			1890	Alexander Boyne
			1901	Catherine Boyne
			1916	Joseph Lynch
	-	-	1965	Sections 6-9, 11 and 14 transferred to the Mayor, Councillors and Citizens of Borough of Queenstown
12	-	N424	1871	Joseph Rowell
	-		1885	Alexander Murray
	-		1890	Mackenzie
	-		1913	Jane Mackenzie
	Ct 222/69	-	1925	Brought under the Land Transfer Act
			1935	John Wilkinson
			1936	Henry Renfrew and Fredrik John Daniel Rolfe
			1940	Joseph Lynch
			1956	James Phillip Kelly
	-	-	1965	Mayor, Councillors and Citizens of Borough of Queenstown
13	-	N389	1871	William McConnachie
	-		1872	Joseph Rowell
	-		1885	Alexander Murray
	-		1890	Mackenzie
	-		1913	Jane Mackenzie
	Ct 222/69	-	1925	Brought under the Land Transfer Act
			1935	John Wilkinson
			1936	Henry Renfrew and Fredrik John Daniel Rolfe
			1940	Joseph Lynch
			1956	James Phillip Kelly
-	-	1965	Mayor, Councillors and Citizens of Borough of Queenstown	

### 7.5.2 Rates and Occupation

The rates and occupation of the sections within Lynch block is complex with multiple owners (and different combinations of the same owners) over the decades. A summary of the rates can be referred to in Table 4. However, despite the changing occupiers, there is a clear connection between those who occupy the sections and the men involved with the J.W. Robertson partnership. When ownership data of the sections is merged with the rates, a similar relationship with J.W. Robertson is also apparent.

#### *J.W Robertson & Co.*

James William Robertson (“Daddy”) was a timber merchant who came from New Brunswick, British North America. Having followed the gold-rush through California and ultimately Australia where he worked as a saw-miller, Daddy Robertson arrived in Otago 1863 to follow the Otago Gold rush in Gabriel’s Gully. He arrived in Queenstown shortly after its initial establishment and worked as a carpenter. (Lakes-District Museum Archives; Thompson 1978)

In August 1863 Robertson went into business with seven other local men, brothers Daniel and Francis McBride, Capt. Thomas Hicks, James Cochrane Patterson and James Whitbrown. Together, under the partnership J. W. Robertson & Co., they established the regions first saw-mill (Neemes 2014). The company successfully milled red beech timber at the Greenstone River, with much of Queenstown’s early prosperity attributed to Robertson and his partners. (Lakes-District Museum Archives).

Robertson, the McBride's, and Capt. Hicks were all prominent Queenstown pioneers, heavily invested in the community and certainly entwined with business prosperity. Robertson was the first Mayor of Queenstown from 1866 to 1869, purchased the first town hall, acquired the peninsular as a public park and served as a member of the Otago Provincial Council. Francis was a Member of the Lake County Council and served with his brother Daniel on the Queenstown Borough Council (Lakes-District Museum Archives; Gillies 2011).

Robertson was considered a visionary to his peers, one who saw product demand before it existed (Queenstown Archives). In partnership with the other men, their original land holding and, lake front wharf development date to the first decade of Queenstown's existence and was extremely successful (Gillies 2011). Within five years, they expanded into lake shipping (Neemes 2014; Thompson 1978). At the height of the Otago gold rush, the company built, owned and operated the Antrim Steamer (one of the big 'four' steamers that served the Wakatipu area during the last 140 years), half of Brunswick Flour Mills (Frankton), multiple wharves, jetties and goods sheds along the shores of Lake Wakatipu (including the first wharf site on the lake) and several farms in Frankton (Gillies 2011) (Figure 45).

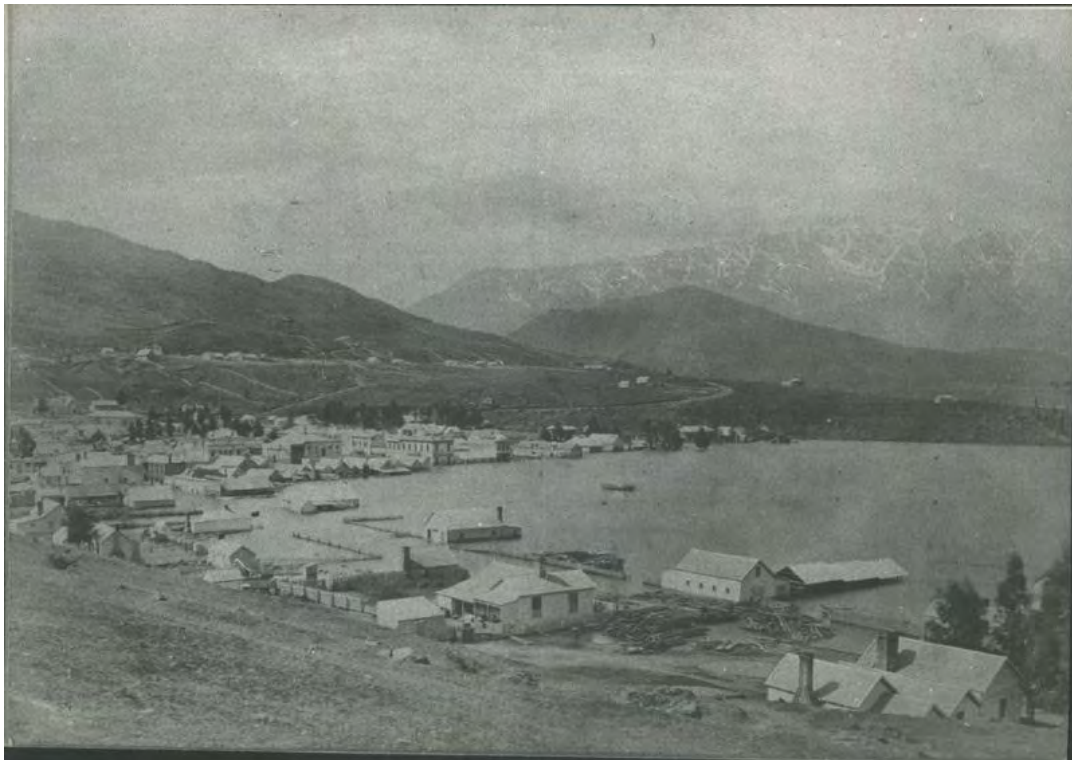


Figure 45 1878 photograph from the 'cricket ground' (probably Recreation Block) showing Queenstown timber operations along the edge of Lake Wakatipu. (Hocken Snapshot c/nE1839/28).

In 1876, Robertson dies of Hepatitis at 50 and J.W. Robertson & Co. continued to operate until September 1882. In December of that year, the company dissolved with all the companies' properties publically auctioned (Figure 46). After the dissolution, Daniel McBride purchased most of the companies' assets and continued on the sawmilling business till at least 1889 (Lakes-District Museum Archives, Gillies 2011).

**F. H. Daniel and Co.**  
**TUESDAY, 30TH JANUARY,**  
 At 12 o'clock.  
**TO FARMERS, MILLERS, SPECULATORS,**  
**AND OTHERS,**  
**ON TUESDAY, 30TH JANUARY,**  
 At 12 o'clock,  
 And Following Days, at Queenstown.  
**UNRESERVED SALE.**  
**DISSOLUTION OF PARTNERSHIP**  
**MESSRS F. H. DANIEL & CO.**  
 have received instructions from  
 Messrs J. W. Robertson and Co., to sell by  
 public auction  
 The whole of their valuable properties,  
 consisting of—  
**LOT 1.—Frankton Farm, containing 625**  
 acres and subdivided into 12 paddocks.  
 The buildings consist of nine-roomed  
 dwelling-house, men's huts, barn, 12-stall  
 stable, cow-shed, &c.  
 This valuable farm is situated on the  
 margin of Lake Wakatipu, and adjoining  
 Brunswick Flourmill, and is composed  
 entirely of low lands, every acre of which is  
 ploughable by D F Ploughs; a great portion  
 is at present laid down in English grasses.  
 The whole of the land is in thorough good  
 heart, never having been overworked, and  
 notwithstanding the very bad season there  
 are at present some magnificent crops of  
 grain growing, and from its proximity to the  
 Lake, grain is worth 2d to 3d per bushel  
 more than in any other part of the district.  
**LOT 2.—Shotover Farm, containing 310**  
 acres, 3 roads, 34 perches, adjoining  
 Frankton Farm (the Shotover River in-  
 tervening).  
 The land is similar to Frankton. It has  
 been laid down in English grasses for many  
 years. There is at present a growing crop of  
 barley and oats.  
**LOT 3.—Ten acres near Arrowtown, known**  
 as Butel's Falls.  
 This commands one of the finest water  
 powers in New Zealand—a grand site for  
 any manufactory, an unlimited supply of  
 water.

Figure 46 Advertisement in the Southland Times (ST) of dissolution and public auction. ST, Issue 4515, 30 December 1882, page 4, advertisement column 3.

### Section 1

Rates for Section 1 start in 1870 with Roderick McRae as the ratepayer. According to the rate book, he is bankrupt. From 1872 to 1877, the section is rented by J. W. Robertson & Co and from 1878-1882 it is co-rented with Thomas Hicks. In 1883 and 1884 James McBride and Hicks co-rent the section until it is sold to Olson in 1885 and then Olson rents the sections till 1887. In 1888 McBride and Olson rent the sections for a year before Thompson becomes both the owner and occupier.

Thompson continues to rent the section after the ownership change to Boyne until 1891 when Boyne becomes both owner and occupier into the twentieth century. Rates records were not consulted past this post-1900 occupation.

### Section 2

Rates for Section 2 start in 1870 with William Clark as the ratepayer. According to the rate book, he is bankrupt. From 1872 to 1877, the section is rented by J. W. Robertson & Co and from 1878-1882 it is co-rented with Hicks. In 1883 and 1884 James McBride and Hicks co-rent the section until it is sold to Olsen and then Hicks rents it for 1885 and Olson till 1888. In 1888 there is an increase of rates on Section 2 suggesting the erection of a house and/or structure on the section. Figure 36 and Figure 37 show an outline of a house which also coincides with the 1886 block plan note of 'dwelling'. In 1889 Thompson becomes both the owner and occupier.



Thompson continues to rent the section after the ownership change to Boyne until 1891 when Boyne becomes both owner and occupier into the twentieth century. Rates records were not consulted past this post-1900 occupation.

### Section 3

Rates for Section 3 start in 1870 with Duncan Matheson as the rate payer. However, the crown grant is received in 1866 which suggests earlier occupation of the site prior to 1870. He rents the section continuously till 1892 when Frank Walter starts to rent the section. In 1878, 1884 and 1888 there are conflicts of rates where he possibly co-rents the section with Hicks (1878), McBride (1884) and does not rent the property at all (1888 it is McBride and or Olson).

The section is rented by Walter for 1892 and 1893 before Boyne takes over till the turn of the century. Rates records were not consulted past this post-1900 occupation.

### Section 4

Rates for Section 2 start in 1870 with William Clark as the ratepayer. There is no rates data for 1872, 1873 and 1875 however JW Robertson rented the section in 1874 and 1877. In the book a 'house' is crossed out. The section is then co-rented with Hicks from 1878-1882. In 1883 and 1884 James McBride and Hicks co-rent the section until it is sold to Olsen and then Hicks or Olson rent the sections till 1887. In 1888 McBride rents the sections for a year before Thompson becomes both the owner and occupier.

Thompson continues to rent the section after the ownership change to Boyne until 1891 when Boyne becomes both owner and occupier into the twentieth century. Rates records were not consulted past this post-1900 occupation.

### Section 10

According to the rates, Section 10 was not sold in 1870 and 1871 before J.W. Robertston & Co. purchased the Crown Grant in 1872. From 1872-1877 J.W. Robertston & Co. rented the section before co-renting it with Hicks 1878-1883. In 1884 and 1885 Hicks solely rents the section and then Olson for the next two years before they both rent it in 1888. In 1889 Thompson becomes both the owner and occupier and continues to rent it from Boyne till 1890 until Boyne is both owner and occupier into the twentieth century. Rates records were not consulted past this post-1900 occupation.

### Sections 5-9, 11 and 14

According to the rates, like Section 10, none were sold in 1870 and 1871 before J.W. Robertston & Co. purchased the Crown Grant in 1872. They were also rented by the company from 1872-1877 and co-rented 1877-1882. The following rents occur over the seven years:

- Section 5 :                    1883 -1884 co-rented McBride and Hicks  
                                      1885-1887 Hicks and Olson  
                                      1888 McBride  
                                      1889 Thompson proprietor and occupier
- Section 6 and 7:            1884 co-rented McBride and Hicks  
                                      1885-1887 Hicks and Olson  
                                      1888 McBride  
                                      1889 Thompson proprietor and occupier

- Section 8, 9, 11 and 14: 1884 Hicks  
1885-1887 Hicks or Olson  
1888 Hicks  
1889 Thompson proprietor and occupier

Thompson continues to rent all the sections except 14 after the ownership change to Boyne until 1891 when Boyne becomes both owner and occupier into the twentieth century. Section 14 is leased to Mackenzie by Boyne into the twentieth century. Rates records were not consulted past this post-1900 occupation.

### **Section 12 and 13**

According to the rates, Rowell rented Section 12 from 1870-1873 and then 1876-1884. The two years in between is when he co-rented it with J.W. Robertson & Co. McConnachie only rents Section 13 for 1870 and 1871 before Rowell rents it till 1884. During the first two years the rate cite 'vacant cottage'. In 1885 Murray becomes the proprietor and occupier for three years and then rents the sections to Rowell for a year and Thompson and Murray (respectively) during 1889. Mackenzie leases Section 12 to Thompson in 1890 and then Boyne from 1891 to at least 1901 when he dies. He appears to exclusively occupy Section 13 from 1890 to at least 1901. Rates records were not consulted past this post-1900 occupation.

Table 4 Compilation of the rates, deeds and Certificate of Title data for the 14 sections within Lynch Block.

Section	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Year															
1870	Occupier	McRae (Bankrupt)	Clark (Bankrupt)	Matheson	Clark (Bankrupt)	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	Rowell	McConnachie Vacant Cottage	NOT SOLD
1871	Owner	-	No data	-	-	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	NOT SOLD	Rowell	McConnachie Crown Grant	NOT SOLD
	Occupier	McRae (Bankrupt)	No data	Matheson	Clark (Bankrupt)								Rowell	McConnachie Vacant Cottage	
1872	Owner	McRae Crown Grant	Clarke Crown Grant	-	Clarke Crown Grant	Robertson Crown Grant	Robertson Crown Grant	Robertson Crown Grant	Robertson Crown Grant	Robertson Crown Grant	Robertson Crown Grant	Robertson Crown Grant	-	Rowell	Robertson Crown Grant
	Occupier	Robertson and Co	Robertson and Co	Matheson	No data	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Rowell	Rowell	Robertson and Co
1873	Occupier	Robertson and Co	Robertson and Co	Matheson	No data	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Rowell	Rowell	Robertson and Co
1874	Occupier	Robertson and Co	Robertson and Co	Matheson	Robertson and Co House crossed out	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co and Rowell	Rowell	Robertson and Co
1875	Occupier	Robertson and Co	Robertson and Co	Matheson	No data	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co and Rowell	Rowell	Robertson and Co
1876	Occupier	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	Matheson	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	JW Robertson recorded as owner and occupier in rates book Hicks	Rowell -	Rowell	JW Robertson recorded as owner and occupier in rates book Hicks
1877	Owner	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	-	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	Hicks, McBride, McBride, Patterson Whitbrown Hicks	-	-	Hicks, McBride, McBride, Patterson Whitbrown Hicks
	Occupier	Robertson and Co	Robertson and Co	Matheson	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Robertson and Co	Rowell	Rowell
1878	Owner	McBride	McBride	-	McBride	-	-	-	-	-	-	-	-	-	-
	Occupier	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Matheson	Hicks	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Rowell	Rowell	Hicks and Robertson and Co
1879	Occupier	Hicks and Robertson and Co	Hicks and Robertson and Co	Matheson	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Rowell	Rowell	Hicks and Robertson and Co
1880	Occupier	Hicks and Robertson and Co	Matheson Probably an error, swapped with Section 3	Hicks and Matheson	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Rowell	Rowell	Hicks and Robertson and Co
1881	Occupier	Hicks and Robertson and Co	Hicks and Robertson and Co	Matheson	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Rowell	Rowell	Robertson and Co
1882	Occupier	Hicks and Robertson and Co	Hicks and Robertson and Co	Matheson	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Rowell	Rowell	Hicks and Robertson and Co
1883	Occupier	James McBride and Hicks	James McBride and Hicks	Matheson	James McBride and Hicks	James McBride and Hicks	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Hicks and Robertson and Co	Rowell	Rowell	Hicks and Robertson and Co



Section	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
1884	<b>Occupier</b>	James McBride and Hicks	James McBride and Hicks	McBride and Matheson	James McBride and Hicks	James McBride and Hicks	James McBride and Hicks	James McBride and Hicks	Hicks	Hicks	Hicks	Hicks	Rowell	Rowell	Hicks
1885	<b>Owner</b>	<b>Olson</b>	<b>Olson</b>	-	<b>Olson</b>	<b>Olson</b>	<b>Olson</b>	<b>Olson</b>	<b>Olson</b>	<b>Olson</b>	<b>Olson</b>	<b>Olson</b>	<b>Murray</b>	<b>Murray</b>	<b>Olson</b>
	<b>Occupier</b>	Hicks	Hicks	Matheson	Hicks	Hicks	Hicks	Hicks	Hicks	Hicks	Hicks	Hicks	Murray	Murray	Hicks
1886	<b>Occupier</b>	Olsen	Olsen	Matheson	Olsen	Olsen	Olsen	Olsen	Olsen	Olsen	Olsen	Olsen	Murray	Murray	Olsen
1887	<b>Occupier</b>	Olsen	Olsen	Matheson	Olsen	Olsen	Olsen	Olsen	Olsen	Olsen	Olsen	Olsen	Murray	Murray	Olsen
1888	<b>Occupier</b>	Olsen and McBride	Olson OR McBride Rate increase to 10-	Olsen and McBride	Olsen and McBride	Olsen and McBride	Olsen and McBride	Olsen and McBride	Olson and Hicks	Olson and Hicks	Olson and Hicks	Olson and Hicks	Rowell and Olson	Rowell	Murray and Hicks
1889	<b>Owner</b>	<b>Thompson</b>	<b>Thompson</b>		<b>Thompson</b>	<b>Thompson</b>	<b>Thompson</b>	<b>Thompson</b>	<b>Thompson</b>	<b>Thompson</b>	<b>Thompson</b>	<b>Thompson</b>	-	-	<b>Thompson</b>
	<b>Occupier</b>	Thompson	Thompson	Matheson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Murray	Murray
1890	<b>Owner</b>	<b>Boyne</b>	<b>Boyne</b>		<b>Boyne</b>	<b>Boyne</b>	<b>Boyne</b>	<b>Boyne</b>	<b>Boyne</b>	<b>Boyne</b>	<b>Boyne</b>	<b>Boyne</b>	<b>Mackenzie</b>	<b>Mackenzie</b>	<b>Boyne</b>
		Thompson	Thompson	Matheson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Thompson	Mackenzie	Mackenzie
1891	<b>Occupier</b>	Boyne	Boyne	Matheson	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1892	<b>Occupier</b>	Boyne Rate increase to 15-	Boyne Rate increase to 4-	Walter	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1893	<b>Occupier</b>	Boyne	Boyne	Walter	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1894	<b>Occupier</b>	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1895	<b>Occupier</b>	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1896	<b>Occupier</b>	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1897	<b>Occupier</b>	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1898	<b>Occupier</b>	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1899	<b>Occupier</b>	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie
1900	<b>Occupier</b>	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Boyne	Mackenzie	Mackenzie

## 7.6 Historical Summary

Historical research on the four blocks to be rezoned has demonstrated that, despite sitting above the initial town centre where dense population was concentrated, these four blocks are connected with the earliest formation of Queenstown.



Figure 47 Holiday Park Block highlighted in yellow, Reserve Block in red, Freehold Block in blue and Lynch Block in green. Left: Quickmap survey.

The establishment of the Holiday Park Block and Reserve Block as recreation reserves, in conjunction with the Botanical Garden, reflects the emphasis that the forefathers placed on making Queenstown an aesthetically pleasing town. These reserves were established for the people of Queenstown from the outset for them to enjoy and improve the appearance of the town. The combined community and council effort of ‘arbormania’ unites these two blocks with the abutting Freehold Block owned and utilised by arborists McConnachie and Rowell. After the change of use from reserves to holiday parks, few remnants are visible of the trees that were sown over 150 years ago (See Section 7.3).

The use of the Freehold Block and Lynch Block for industry from the 1870s, and almost certainly prior to the purchasing of official crown grants, is not widely documented. However, those who owned and operated on the blocks and the impact of their businesses in early Queenstown is very evident. Below is a collection of pre-1900 images that have been located to show occupation and use (Figure 48 to Figure 53). However few photographs have been found probably due to three reasons;

- The blocks were not densely populated and/or within the main town centre;
- Photographs of the town appear have been taken from above or within these blocks;
- They were used for industry and leisure.

Perhaps the areas were considered of little interest for the subject of photographs.



Figure 48 1880s photograph showing the alluvial plateau of the blocks. It is hard to determine boundaries however there are several structures visible (Close up below). Hocken Snapshot c/n E2847/12 E2847/13 E2846/14.



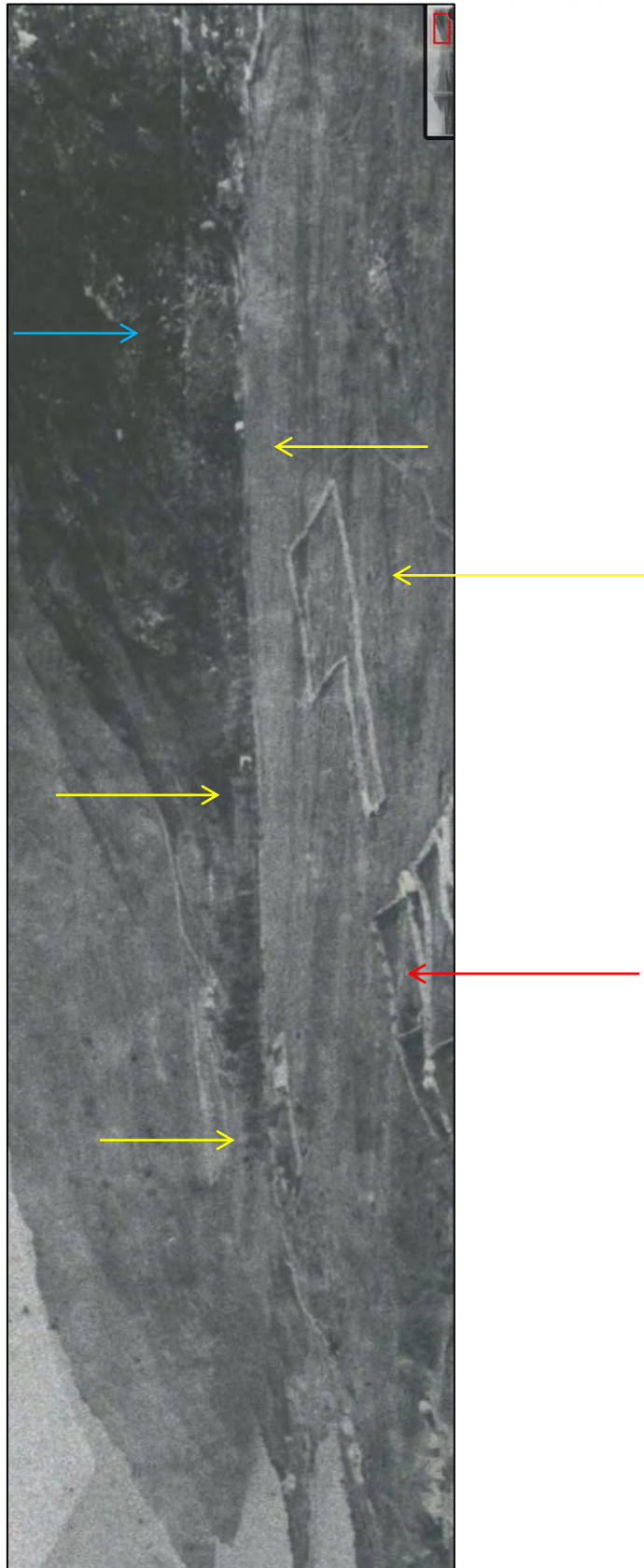


Figure 49 Close up of the photograph showing pre-1900 structures (yellow arrows). The blue arrow points to the possible water race above the blocks. The red arrow shows a line of trees as seen in Figure 51.



Figure 50 Photo from 1870s looking over the town centre along the edge of the scarp visible in Figure 45, probably where Man Street runs along the front of the Reserve Block and intercepts with Lake Street. Hocken Snapshot c/nE2486/14 to 19 c/nE2486/15.



Figure 51 1880s photograph closer to town, probably from the Man and Hay Street corner. Red arrow of Figure 49 shows the line of trees in this picture from a distance. Hocken Snapshot c/nE5032/3.





Figure 52 1890s photograph looking towards the Remarkable probably from the Holiday Park Block. Hocken Snapshot c/nE2763/28.



Figure 53 1890s photograph from the cemetery with Holiday Park Block to the right. Hocken Snapshot c/nE5077/24.

The use of the Freehold Block and Lynch Block for industry from the 1870s, and almost certainly prior to the purchasing of official Crown Grants, is not widely documented. However, those who owned and operated on the blocks and the impact of their businesses in early Queenstown is very evident, particularly all those part of J. W. Robertson & Co.



## 8 Results

### 8.1 Previously Identified Archaeological Sites

ArchSite, the New Zealand Archaeological Association’s online site recording scheme, shows one previously recorded archaeological site adjacent to the project area; One Mile Creek (Table 5 and Figure 54). The New Zealand Archaeological Association site record form and complete description of the features associated with the One Mile Creek site adjacent to the project area can be found in Appendix 2.

This site would not be affected by the rezoning project however, given that it is a mining complex with a range of archaeological features and water races, consideration had to be given to determine whether there could be a continuation of features into the subject site. A review of the historical evidence and site survey does not suggest that there are features relating to this site within the blocks in question. However, there is one possible water race visible in Figure 48 and Figure 49 that sits above the subject site. The site survey suggests it was destroyed or incorporated into the current bicycle track within the Ben Lomond Scenic Reserve.



Figure 54 Archsite map of the single archaeological site that has been recorded near to the rezoned blocks.

Table 5 Archaeological sites recorded in Queenstown near the rezoned blocks.

Site Number	Description
E41/228	One Mile Creek sluice faces, tailings and water races. Visible tailings about 40 by 32 m comprise low relief mounds, not stacked.

### 8.2 Registered Historic Places and Heritage Features Protected under the QLDC District Plan

There are two historic trees protected under the QLDC District Plan within the rezoning area and one adjacent (Table 6, Figure 55). Table 6 provides a list of the protected heritage features, and the references provided are drawn from of the District Plan (Appendix 2, Inventory of Protected Features).

Table 6 Heritage features with reference numbers protected under the QLDC District Plan.

Description	
QLDC	
198	Cedars (4) ( <i>Cedrus deodara</i> ), Queenstown Lakeview Holiday Park, Brecon Street
214	Wellingtonia's (2) ( <i>Sequoiadendron giganteum</i> ), Oaks (6) ( <i>Quercus robur</i> ), and Cedars (4) ( <i>Cedrus deodara</i> ), Old Queenstown Motor Park, Thompson Street



Figure 55 Location of the three features protected under the QLDC District Plan.

### 8.2.1 Reference Number 214, QLDC District Plan

Ref. No. 214 (QLDC District Plan) is comprised of several protected trees within the rezoning area, Block XX, Section 3 (Figure 56, Table 7). The group of trees includes two mature wellingtonia trees (*Sequoiadendron giganteum*), six oaks (*Quercus robur*), and four cedars (*Cedrus deodara*). These are almost certainly related to the McConnachie and Rowell's use and ownership of the site for their arborist business and their commitment to beautifying Queenstown with trees. Continued protection under the QLDC District Plan is important. Not only are they remnants of early town planning to create an aesthetically pleasing treed environment within the town centre but they also provide the easiest form of interpretation for the public. Their large size is instantly identifiable as 'old age' and being there a 'long time', meaning the public can understand the time depth of Queenstown's existence.



Figure 56 Area to the rear of the Thompson Street cribs. The protected trees run along the street to the right of the photograph.

Table 7 Assessment of archaeological or heritage value for reference number 214.

Assessment of Value	
Condition	High
Rarity/uniqueness	High
Contextual Value	High
Information Potential	Low
Amenity Value	Medium
Aesthetics/Character quotient	High
Significance	High

### 8.2.2 Reference Number 198, QLDC District Plan

Ref. No. 198 (QLDC District Plan) is four protected mature cedars (*Cedrus deodara*) in James Clouston Memorial Recreation Reserve within the rezoning area, Block XXXII (Figure 57, Table 8). The trees run alongside Man Street and Hay Street. Their planting is likely to be related to the early establishment and use of the block as a recreation reserve for the people of Queenstown. The continued protection of these trees under the QLDC District Plan (in conjunction with those above) is important as discussed above in Section 8.2.1.





Figure 57 View of the reserve looking down Hay Street towards Lake Wakatipu.

Table 8 Assessment of archaeological or heritage value for reference number 198.

Assessment of Value	
Condition	<b>High</b>
Rarity/uniqueness	<b>Medium</b>
Contextual Value	<b>Medium</b>
Information Potential	<b>Low</b>
Amenity Value	<b>High</b>
Aesthetics/Character quotient	<b>High</b>
Significance	<b>High</b>

### 8.3 Survey Results

With the exception of the existing heritage trees, only one extant heritage feature type was identified within the blocks to be rezoned; the cribs on the Freehold and Lynch Blocks.

These cribs reflect an important period in Queenstown's development as a tourist destination. They represent the genesis of Queenstown's tourism industry where it was more nationally focussed with domestic tourism. These domestic tourists/families visited Queenstown and stayed in holiday houses and cribs. These cribs could be seen as a remnant of this activity. Their protection thus far has been afforded by the leasehold nature of the land thus represent a 'heritage complex'. This heritage complex is not protected under the current legislation however, under the terms of the QLDC District Plan such items could be considered to have heritage value.

We have evaluated the cribs collectively but on the separate blocks.

#### 8.3.1 Cribs along Thompson Street

There is a large selection of characteristic cribs within the Freehold Block however the best example would be the two rows of cribs running from the corner along Thompson Street in front of the Lakeview development site (Figure 58 and Figure 59, Table 9). These features have been previously identified as significant heritage features not currently protected under any legislation (Cawte and Moyle 2013). The cribs most likely date from the mid-twentieth century and are characteristic of the emergence of Queenstown as a holiday destination. They allow visitors to interpret Queenstown's more recent past and

their loss would mean a loss of character and historical understanding of the emergence of Queenstown as a holiday destination. They represent the most significant visual change of the block from primary industry use with minimal permanent occupation to an extensive and almost instant full time human occupation. Furthermore, they also represent visually the change of holiday behaviour from the 1940s to 1960s when ‘holidaymakers’ were primarily locals with family cribs to the 2000’s where hotels, motels and backpackers are the accommodation of choice for foreign ‘holidaymakers’ (McClure 2012; Adamson 2008). In isolation or in an alternative environment, the character of these cribs diminishes however some form of recognition of their value should be considered.



Figure 58 Aerial image showing the two rows of cribs along Thompson Street highlighted in yellow (QLDC).



Figure 59 View southwest down Thompson Street showing the row of cribs.



Table 9 Assessment of the heritage value of the cribs along Thompson Street, Freehold Block.

Assessment of Value	
Condition	High
Rarity/uniqueness	Medium
Contextual Value	High
Information Potential	Medium
Amenity Value	Medium
Aesthetics/Character quotient	High
Significance	Medium

### 8.3.2 Remaining cribs on the Freehold Block

The same characteristic cribs run along the perimeter of the Freehold Block. These cribs are in a mixed state of repair with many abandoned and some removed. For this reason, their collective heritage value is reduced (Figure 60 and Table 10).



Figure 60 A selection of the cribs along the rear perimeter of the Freehold Block.

Table 10 Assessment of the heritage value of the remaining cribs within the Freehold Block.

Assessment of Value	
Condition	Low
Rarity/uniqueness	Medium
Contextual Value	Medium
Information Potential	Medium
Amenity Value	Low
Aesthetics/Character quotient	Low
Significance	Low-Medium

### 8.3.3 Cribs on the Lynch Block

The cribs on Lynch Block are of high density likely owing to the 15 separate titled sections and multiple subdivisions. Again, they are not protected under the current legislation but could be considered of a character reflective of Queenstown's early tourism industry thus, have some merit under the QLDC District Plan. They appear in a poorer state than those on the Freehold Block (Figure 61, Table 11).



Figure 61 A selection of the cribs on the Lynch Block.

Table 11 Assessment of the heritage value of the cribs within the Lynch Block.

Assessment of Value	
Condition	Low
Rarity/uniqueness	Medium
Contextual Value	High
Information Potential	Medium
Amenity Value	Low
Aesthetics/Character quotient	Low
Significance	Medium

## 8.4 Historical Research

Assessment of values is separately considered between the extant buildings/features and the archaeology.

### 8.4.1 Holiday Park and Recreation Blocks

Historical research has resulted in no evidence to suggest permanent or semi-permanent occupation of these two blocks prior to 1900. Both blocks have been designated public reserves prior to 1900 and there have been no images or documents located that would suggest that these have been occupied for any other purpose. This is further substantiated by its location outside the concentrated urban and industrial development of the town in the nineteenth century and their close proximity to the cemetery (Figure 62 and Figure 63).





Assessment of Value		
	Heritage	Archaeology
Condition	Low	Low
Rarity/uniqueness	Low	Low
Contextual Value	High	High
Information Potential	Low	Low
Amenity Value	Low	Low
Aesthetics/Character quotient	Low	Low
Significance	Low	Low

Figure 62 Assessment of overall archaeological and heritage value of the Holiday Park Block.



Assessment of Value		
	Heritage	Archaeology
Condition	Low	Low
Rarity/uniqueness	Low	Low
Contextual Value	High	High
Information Potential	Low	Low
Amenity Value	Low	Low
Aesthetics/Character quotient	Low	Low
Significance	Low	Low

Figure 63 Assessment of overall archaeological and heritage value of the Reserve Block.

### 8.4.2 Freehold Block

The Freehold Block has probably had the most prolonged occupational history dating back to the original Agricultural Lease for the block in the 1860s. The primary purpose and use of the block appears to be for McConnachie and Rowell’s arborist business. These two men were active in the community both as paid contractors and volunteers, providing their services to planting and providing cultivated trees around Queenstown in the 1860s. There is no evidence to suggest that this block was used for any other purpose than where they planted and maintained their stock. It has been difficult to determine if there were any structures associated with the block prior to 1900, however, structures are visible in Figure 48 and Figure 49 and are likely to be within the boundary of the Freehold Block. This figure also shows, what appears to be a water race across the commonage as referred to in the previous section (outside the area of rezoning).

McConnachie and Rowell’s ownership of two sections on the abutting Lynch Block and the rates reference to a vacant cottage suggests that they may have lived on those sections and the Freehold Block was entirely for cultivation. Therefore it seems most likely that, if there were any structures on the block prior to 1900, they were probably small (such as a shed) and would have had minimal impact on the land and not highly visible in the archaeological record. Furthermore, it is even more unlikely that subsurface remains were to exist after the development and landscaping relating to the block’s later use as a holiday park. It is more probable that if there are any archaeological features, they would reflect the gardening and cultivation of the block such as systematic plantings and crops via changes in soil colour and consistencies (Figure 64).



Assessment of Value		
	Heritage	Archaeology
Condition	High	Low
Rarity/uniqueness	High	Low
Contextual Value	High	High
Information Potential	Medium	Low
Amenity Value	Medium	Low
Aesthetics/Character quotient	High	Low
Significance	High	Low

Figure 64 Assessment of overall archaeological and heritage value of the Freehold Block.

### 8.4.3 Lynch Block

Historical research indicates that the Lynch Block has had the greatest diversity and concentration of historic occupation in comparison to the other three blocks. This can be attributed to its demarcation into 14 sections with a seemingly haphazard distribution of them under eight separate Certificate of Titles and two deeds. It is also further complicated by the abstruse rates records prior to 1900.

The Certificate of Titles for the block are granted between 1866 and 1872, and ownership (at least for the 1860s - 1880s) is closely associated with at least two businesses; J. W. Williams & Co. and McConnachie and Rowells arborist company. The inception of both businesses occurs in the 1860s which suggests that use (and occupation) of the block indubitably began before the crown grants were officially approved. Thus, it is plausible that the haphazard nature of ownership distribution across the site is a consequence of how the block was inhabited before the legal paperwork was enforced under the Waste Lands Act.

Use of the block by J. W. Robertson & Co. prior to the Crown Grant is further supported by a declined application made by the company to cut a race through Block XX, Shotover and Queenstown in 1870 (Commonage). This application is made out to the Waste Land Board prior to J. W. Robertson purchasing the Crown Grants (OW 16 July 1870 pg. 11).

Figure 65 visibly presents the variety and organisation of ownership in 1872 when the Crown Grants are granted in contrast to 1889. From this data we can infer that, as J.W. Robertson & Co. expanded in the sixties and seventies, they increased their use of the block and probably developed it according to their business needs (e.g. saw milling and logging). This allowed for the continued use of sections by the logging and sawmill sector after the company dissolution into the 1880s. By 1889, the block is only divided into three Certificate of Titles but still by those connected to the sections' initial owners and occupiers.

Rates reflect a similar picture to the ownership. We can infer that, while the named ratepayers of each section regularly change, they are almost always by men directly related to the company and/or proprietor of the section. Both of which are associated with the original use and/or occupation of the sections when the crown grants are issued.

Thus, the sustained use over a long period of time, probably for the same purpose would indicate subsurface-archaeological material should be visible and/or present should ground works be completed on this block. Specifically on Sections 1,2, 4 and 13 where structures were noted in the rate books.

A special note should be made about Sections 12 and 13 which do not enter the Certificate of Titles until the twentieth century. The continued ownership and occupation of these two sections by those who also own Section 3, Block XX (a site first used in the 1860s) in conjunction with a house recorded in the rates from 1870, is strong evidence for archaeology in this area. This archaeology will almost certainly date back to the initial occupation of people in Queenstown (Figure 66).



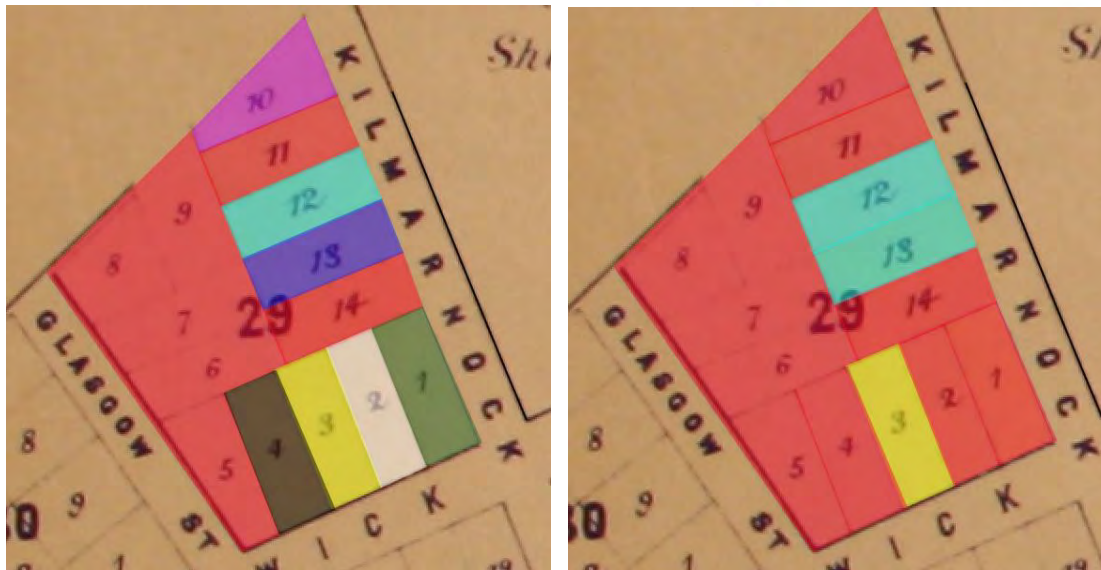


Figure 65 Left: Ownship of the sections in 1872. Right: Ownership of the sections in 1889.



Assessment of Value		
	Heritage	Archaeology
Condition	High	Medium
Rarity/uniqueness	Medium	Medium
Contextual Value	High	High
Information Potential	Medium	Medium
Amenity Value	Medium	Low
Aesthetics/Character quotient	High	Low
Significance	Medium	Medium

Figure 66 Assessment of overall archaeological and heritage value of the Lynch Block.

## 9 Constraints and Limitations

There have been several constraints during the production of this report which limits our full understanding of the potential for archaeological material to be uncovered in the proposed areas. The limited quantity of images located for the area in question in conjunction with the lack of documents pertaining to the use of the Freehold and Lynch Block pre-Crown Grants may underestimate the presence of archaeology.

Furthermore, underestimating the presence of archaeology associated with the earliest occupation period of Queenstown by significant and influential men and their companies.

## 10 Discussion

### 10.1 Summary

A compilation of the research has indicated that the four blocks relate to the earliest occupation of Queenstown, prior to Crown Grants and gazetting and contain some heritage features but little archaeology.

The importance of the Holiday Park Block and the Reserve Block lie with them both historically as recreation reserves for the people of Queenstown. Archival research suggests there is a low risk for finding archaeological material during redevelopment, however, the extant survey emphasises a high level of significance of the existing protected trees. These trees are not only the lone visual remnants of the original and primary purpose of the two blocks as public reserves, but also the ‘arbormania’ that swept through the town and the importance the citizens placed on having an aesthetically pleasing green town. In heritage terms, these large trees also provide the easiest form of interpretation for the public. A large tree is quickly identifiable as being of ‘old age’ and being there a ‘long time’. It is important that all the trees currently protected under the district plan should continue to enjoy the protection for future generations.

The importance of the Freehold Block can be considered in two ways; its use for a business established in the 1860s, and then how this emphasises the importance the Queenstown forefathers placed on a green town. Archaeologically there is a low-to-medium level risk of encountering archaeological material as archival records suggest that the primary industry-based use of the block for an arborist company would probably leave limited, if any, archaeological features and/or material. Archaeological remains are probably restricted to changes in soil types and colours where crops were planted. However, as discussed above, the extant survey and QLDC District Plan emphasise a high level of significance of the existing protected trees. On this block the trees are visual remnants of the arborist company that operated on the site and their personal and professional contribution to creating an aesthetically pleasing town.

The strip of cribs along Thompson Street has a medium-to-high heritage value. Firstly, this intact strip of cribs is a visual memento of the first period of development of permanent occupation on the block (and the other three blocks). Secondly it reflects the major transformation of Queenstown from a small mining town into a tourist destination in the early twentieth century. Local family cribs and holiday houses were the means of accommodating these mostly domestic tourists. The Thompson Street cribs are the best preserved examples and recognition of their value should be considered.

The heritage and archaeological significance of the Lynch Block is the most diverse. Photographs, historic anecdotes and rates records all indicate a high probability of finding archaeological remains within the block. There is also a high probability that remnants from as early as the 1860s may be present beneath the densely packed-in cribs that litter the block. While the extant cribs could be considered in the same vein as the Thompson Street cribs above, their value is diminished by their dilapidated state and low amenity value.

## 11 Recommendations

Based on the evaluation presented above, NZHP is able to provide the following comments and recommendations;

- The heritage and archaeological value of these areas will not be negatively impacted by a zone change. However building works, dependent on their scale, could impact upon heritage and archaeological features.
- The Holiday Park and Reserve Blocks provide the least resistance to the convention centre development. However the loss of the five protected trees within and abutting the blocks would be significant. There is a connection between these trees, the primary use of the blocks, early industry and initial town planning to beautify the area. A similar situation presides over the trees on the Freehold Block. The heritage trees should be considered the most important lasting remnant of the use of the blocks and be kept under district plan protection.
- These reserves were created as recreation areas and open space for the community to enjoy. Thus the provisioning of open air space with the development should be considered.
- Research suggests that there are few, if any, archaeological features present on the Freehold Block. Thus future development of this block is unlikely to disturb archaeological material.
- The Thompson Street cribs on this block reflect an important period in Queenstown's development and are in good condition. Should they be removed it is recommended they be recorded to Level 4 within the Heritage New Zealand Building Recording Guidelines (2006) prior to removal.
- There is evidence of pre-1900 structures on at least four of the sections in the Lynch Block (Section 1, 2, 4 and 13). The structure on Section 13 was almost certainly constructed in the 1860s. Therefore there are at least four archaeological sites within the Lynch Block. Any subsurface disturbance relating to development of the Lynch Block will require an archaeological authority prior to works commencing. This can be applied for from Heritage New Zealand.
- The cribs on the Lynch Block may have disturbed these sites however remnants of pre-1900 occupation will almost certainly be present. All the cribs themselves have some heritage value as noted in the results and discussion, however in the Lynch Block they are more dilapidated and are not as good examples as those along Thompson Street in the Freehold Block. No building recording of the cribs on Lynch Block prior to above ground demolition is required.



## 12 References

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### *Primary Archives Resources*

Agricultural and Mining Lease Application Register 1864-1869

Otago Deeds Register

Otago Deeds Index

Certificate of Titles for Otago/Southland

Queenstown 1886 Block Plans (MISC-MS1016-002)

Queenstown Wardens Court notes

Queenstown Borough Council Rates Records

MS2209/019 – 1866-1870

MS2211/137 – 1874-1875

MS2211/017 – 1888-1891

MS2211/012 – 1877-1889

MS2211/013 – 1866-1883

MS2211/138 – 1875-1876

MS2211/023 – 1891-1905

Queenstown Borough Council Minutes

Ordinances of the superintendent and Provincial Council of the Province of Otago, New Zealand passed in the 38<sup>th</sup> year of the reign of her Majesty Queen Victoria and the 34<sup>th</sup> session of the provincial council.

Session XXXIV 1875 or 3<sup>rd</sup> session of 7<sup>th</sup> Dunedin Council.

Otago Daily Times

Otago Provincial Government Gazette

Otago Witness

Public Reserves and Domain Act

Register of Mining and Agricultural Leases

Register of Recreation Reserves

Southland Times

Stones Directory 1889

## Appendix 1

*Legal Descriptions of the areas to be rezoned*

The pre- and post-1900 legal descriptions of the blocks and sections to be rezoned.

Block name	Block #	Subdivisions
Holiday Park	Pt Block LVI TN of Queenstown	Section 1
		Section 1 SO 122299
Reserve	Pt Block XXXII TN of Queenstown	Lot 1 DP 7498
Freehold	Block XX Section 3, Shotover District	Lot 1 DP 354070
		Lot 2 DP 354070
		Lot 3 DP 354070
		Section 1 SO 24298
		Section 2 SO 24298
		Section 3 SO 24298
		Section 4 So 24298
Lynch	Block XXIX TN of Queenstown	Marked D SO 24298
		Section 6
		Section 7
		Section 8
		Section 9
		Section 10
		Section 11
		Section 12
		Section 13
		Section 14
Pt Section 15		

## Appendix 2

Site record form for archaeological site adjacent to the project area

<b>NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION</b> <b>SITE RECORD FORM (METRIC)</b>		NZAA METRIC SITE NUMBER E41/228 DATE VISITED 21/2/05 SITE TYPE Gold workings SITE NAME: MAORI OTHER One Mile Creek							
Metric map number E41 Metric map name Queenstown Metric map edition 1st									
Grid Reference Easting <u>2 1 1 6 7 2 0 0</u>		Northing <u>5 1 5 6 5 5 0 0</u>							
1. Aids to relocation of site (attach a sketch map) Drive along the road to Glenorchy from Queenstown and turn full right at the One Mile Creek roundabout into the road to the powerhouse. The visible tailings are on the true left of the creek between it and a driveway, which runs up the terrace from the first gateway on the north side of the road to the power house.									
2. State of site and possible future damage Probably truncated by the road to the powerhouse and bisected by the driveway up to the site of the Girl Guides club rooms. Remaining tailings and races under Douglas firs and scrub.									
3. Description of site (Supply full details, history, local environment, references, sketches etc. If extra sheets are attached, include a summary here) The visible tailings, about 40 x 32 metres, comprise low relief mounds, not stacked, and five gullies running down on to the slope west of the driveway. They are perched about 10 m above the creek. Small races were brought in from the north west around a sharp spur from a tributary of the One Mile, but it was difficult to trace them back through the scrub. Over steepened slopes from ground sluicing run east from the driveway to a point facing the roundabout and then back north towards Queenstown. There is a dense understory of bracken and shrub species, native and introduced, along the steep slopes, except where self-seeded Douglas firs (dbh <500 mm) are dense enough to shade out the understory. The site of the old building (destroyed by fire) was probably always level unworked terrace, since there are neat flat edges with traces of head races above both the tailings and the sluice face slopes. Three short parallel rows of concreted schist slabs are probably the foundations for a 1930-60 period hut. They are associated with a benched, stone-edged track leading up from the driveway. The rows are 1.75-3.75 m long, each 250 x 200 mm, and encompass an area 3.75 x 4.2 metres. See report to Department of Conservation, Jill Hamel, March 2005. These are most probably gold rush tailings dating to 1863.									
4. Owner Address The Crown?		Tenant/Manager Address							
5. Nature of information (hearsay, brief or extended visit, etc)		Brief visit							
Photographs (reference numbers and where they are held)									
Aerial photographs (reference numbers and clarity of site)									
6. Reported by Address Jill Hamel, 42 Ann Street, Dunedin.		Filekeeper Date <i>J Hamel</i> 24/2/05							
7. New Zealand Historic Places Trust (for office use)									
<table border="1"> <tr><td>H</td><td>A</td></tr> <tr><td></td><td></td></tr> <tr><td>A</td><td>A</td></tr> </table> Type of Site		H	A			A	A	Brief visit	
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A	A								
Local environment today		<table border="1"> <tr><td>B</td><td>A</td></tr> <tr><td>T</td><td>J</td></tr> </table> Present condition and future danger of destruction		B	A	T	J		
B	A								
T	J								
Land classification		Local body							





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# Queenstown Lake View Rezoning

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## Heritage Addendum Report – Isle and Brecon Street Blocks

Report Prepared For:

**Queenstown Lakes District Council**

C/O. Mitchell Partnerships

20/8/2014

**New Zealand Heritage Properties Ltd**

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## Project Details

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Report Submitted To	Mitchell Partnerships, Graham Wilkinson, QLDC



Approved Archaeologist (Dr Hayden Cawte)

Date: 20/08/14

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## Table of Contents

Project Details .....	ii
Ownership and Disclaimer .....	ii
Table of Contents .....	iii
List of Figures .....	iv
List of Tables .....	v
1 Introduction.....	1
1.1 Purpose.....	1
1.2 Proposed Work.....	2
2 Legal Requirements .....	2
3 Methodology .....	3
3.1 Identification of Archaeological Sites .....	3
3.2 Identification of Extant Archaeological and Heritage Features (Survey).....	3
3.3 Assessment of Heritage and/or Archaeological Value.....	3
4 Physical Environment .....	4
5 Historical background.....	6
5.1 Block XI .....	6
5.2 Block XII .....	7
5.3 Section 4, Block LV.....	9
6 Results .....	12
6.1 Previously Identified Archaeological Sites .....	12
6.2 Registered Historic Places and Heritage Features Protected under the QLDC District Plan .....	12
6.2.1 Reference Number 151, QLDC District Plan .....	12
6.2.2 Reference Number 68, QLDC District Plan .....	13
6.3 Survey Results.....	14
6.3.1 52, 54, and 56 Camp Street .....	14
6.4 Historical Research .....	16
6.4.1 Block XI .....	16
6.4.2 Block XII .....	16
6.4.3 Section 4, Block LV .....	17
7 Constraints and Limitations .....	18
8 Discussion .....	18
8.1 Summary.....	18

9 Recommendations.....	19
References .....	21
Appendix 1 .....	23

## List of Figures

Figure 1. Land parcels within Queenstown to be rezoned: yellow – parcels under addendum report, red previous parcels covered by initial report (McPherson & Cawte, 2014).	1
Figure 2. Aerial photo of blocks XI, XII, and LV, addressed in addendum report of rezoning.	2
Figure 3. Block XI; left – looking northeast along Isle Street, right – looking north up Hay Street, James Clouston Memorial Park in foreground.	4
Figure 4. Block XI; left – looking northeast down Man Street, right – looking southwest up Isle Street.	4
Figure 5. Block XII; left – looking southwest up Man Street, right – looking northwest up Camp Street.	5
Figure 6. Block XII; left – looking southwest up Isle Street, right – looking southeast down Brecon Street between blocks (note Wellingtonia tree in corner).	5
Figure 7. Section 4, Block LV; left – location of cemetery reserve and car park for Queenstown Minigolf looking northeast, right – looking south at modern building and car park for Queenstown Minigolf.	6
Figure 8. Historic photo of Queenstown, c. 1870s showing open fields above the town where Block XI is situated (Hocken Snapshop c/nE2486/14).	7
Figure 9. Historic photo of Queenstown, c. 1886 showing presence of public pound building and fences (Lakes District Museum Archives).	7
Figure 10. Historic photo of Queenstown, early 1870s showing one possible cottage on Section 14, Block XII (Lakes District Museum Archives).	8
Figure 11. Historic photo of Queenstown, c. 1887s showing two cottages (Sec 1 and Sec 14) where Block XII is situated (Lakes District Museum Archives).	9
Figure 12. Historic photo of Queenstown, c. 1903 showing same two cottages (Sec 1 and Sec 14) and some small sheds in western area of Block XII (Lakes District Museum Archives).	9
Figure 13. 1890s photograph of Queenstown looking from the Cemetery Reserve across Block LV to the south (Hocken Snapshop c/nE5077/24)	10
Figure 14. Original survey plans that include the location of Block LV. Left – area of Block LV under Town of Queenstown boundaries, right – 1899 survey plan showing original survey of block LV.	10
Figure 15. 1984 survey plan showing division of Block LV into sections divided by Brecon Street.	11
Figure 16. 1998 plan showing section 4, Block LV under consideration for the Ngai Tahu Claim under the Deed of Settlement.	11



Figure 17. Location in red of tree and heritage features protected under the QLDC District Plan (QLDC).	12
Figure 18. Wellingtonia heritage tree (Ref. No. 151).	13
Figure 19. Glenarm Cottage, corner of Camp and Man Streets (Ref. No. 68).	14
Figure 20. Aerial view of 52, 54, and 56 Camp Street highlighted in yellow (QLDC).	15
Figure 21. Buildings at 52, 54, and 56 Camp Street.	15
Figure 22. Left: Modern parcel boundaries of Block XI. Right: 1872 town survey of Queenstown with area highlighted (Hocken Library).	16
Figure 23. Left: Modern parcel boundaries of Block XII. Right: 1872 town survey of Queenstown with area highlighted (Hocken Library).	17
Figure 24. Left: Modern parcel boundaries of Section 4, Block LV. Right: 1872 town survey of Queenstown with area highlighted (Hocken Library).	18

## List of Tables

Table 1. Heritage features with reference numbers protected under the QLDC District Plan. ....	12
Table 2. Assessment of archaeological or heritage value for reference number 151.....	13
Table 3. Assessment of archaeological or heritage value for reference number 68.....	14
Table 4. Assessment of archaeological or heritage value for dwellings at 52, 54, and 56 Camp Street. ....	15
Table 5. Assessment of overall archaeological and heritage value of Block XI. ....	16
Table 6. Assessment of overall archaeological and heritage value of Block XII.....	17
Table 7. Assessment of overall archaeological and heritage value of Block LV.....	18

## 1 Introduction

The Queenstown Lakes District Council (QLDC) is proposing to rezone the Lakeview site to enable its development. The new zone will form part of the Queenstown Town Centre Zone, and will be called the 'Lakeview Sub Zone' (Figure 1, Figure 2). QLDC has determined to undertake a heritage impact assessment to identify any potential effects that the zone change might have on the heritage environment.

After the initial heritage assessment of four blocks (Figure 1)(McPherson & Cawte, 2014) QLDC further included Blocks XI, XII, and Section 4 Block LV under the rezoning area. New Zealand Heritage Properties (NZHP) has produced this addendum report to assess the potential impact upon extant heritage or subsurface archaeology within the boundaries of the three additional blocks to be rezoned. These are part of the consideration to expand the commercial zoned area of Queenstown.

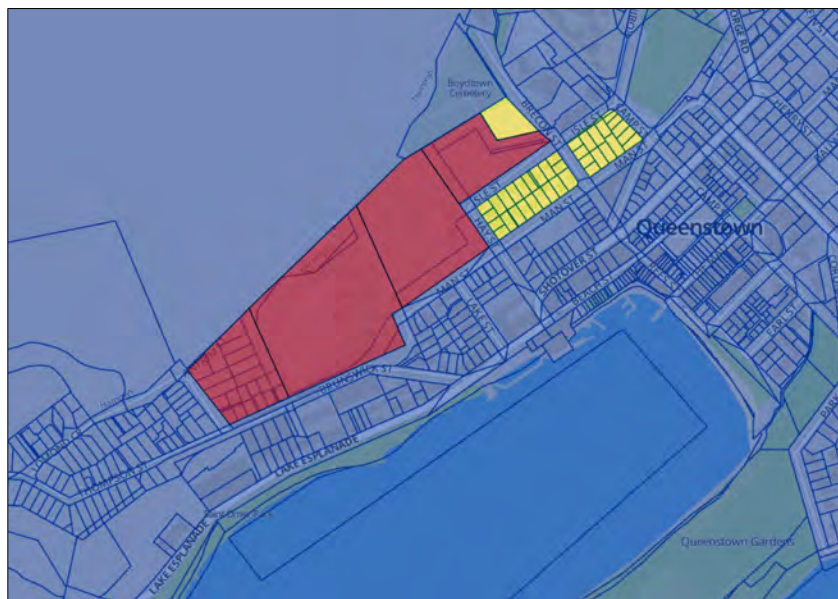


Figure 1. Land parcels within Queenstown to be rezoned: yellow – parcels under addendum report, red previous parcels covered by initial report (McPherson & Cawte, 2014).

### 1.1 Purpose

The purpose of this document is to assess the heritage features that may be impacted within and immediately adjacent to the land parcels subject to rezoning. This is accomplished by identifying extant sites and buildings of interest with regard to legislation protecting archaeological sites, heritage sites protected by the QLDC District Plan, Otago Regional Council (ORC) and any other features of heritage value. Archaeological sites are those where pre-1900 occupation or activity is likely to be present. Heritage is a less specific term that refers to objects, buildings, places and/or traditions with valued qualities passed down from previous generations. The Resource Management Act (1991) defines historic heritage as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities. It should be noted that this definition does not include the 1900 cut-off date for protected archaeological sites as defined by the Heritage New Zealand Pouhere Taonga Act (2014). Any historic feature that can be shown to have significant values must be considered in any resource consent application. This heritage assessment will outline which areas are of interest and will also assess the significance of these sites and identify how any subsequent development of these areas could to impact upon these sites.

The recommendations made in this report are designed to provide the QLDC with the necessary information to meet legislative requirements and uphold the objectives of the QLDC District Plan relating to the preservation of heritage features. This report aims to ensure areas of significance are understood and appropriately considered in the process and eventual development.

## 1.2 Proposed Work

While definitive plans have not yet been identified, the goal of the current project is to rezone land parcels defined by three units in Figure 2 to allow for their use in establishing an enlarged commercial zone.

There are three additional blocks being considered under the rezoning process that are addressed in this addendum (Figure 2). Block XI, which is bordered by Isle, Man, Brecon and Hay Streets, and is approximately 1.13 hectares. Block XII, which is bordered by Isle, Camp, Brecon and Man Streets, and is approximately 0.75 of a hectare. Block LV, which is bordered by Cemetery Road, Brecon Street and the Cemetery Reserve, and is approximately 0.86 of a hectare.



Figure 2. Aerial photo of blocks XI, XII, and LV, addressed in addendum report of rezoning.

Pre-1900 activity and heritage sites related to the area of rezoning and subsequent redevelopment were considered in this assessment and NZHP recommendations are site specific. They relate solely to the proposed areas for rezoning as defined by the documents received from Mitchell Partnerships and communication received from Graham Wilkinson. In the event of any changes to the areas of rezoning, or further development of the sites, the archaeology will need to be reconsidered if development proceeds in areas of previous archaeological activity an archaeological authority will need to be obtained from Heritage New Zealand. Recommendations in this assessment should not be seen as a precedent for any development at this site in the future.

## 2 Legal Requirements

The legal requirements involving the definition, use, preservation, and destruction of heritage have been outlined in the earlier report on the planned rezoning project (Section 2, McPherson & Cawte, 2014).

### 3 Methodology

Research methodology involved a two-stage process: examination of historical records and an extant site survey. The purpose of the historical inquiry is to provide a historical context for use of the site areas. The site survey is to identify any extant archaeological features or any other features/structures of heritage value.

#### 3.1 Identification of Archaeological Sites

A review of historical records was undertaken with a focus on the pre-1900 history of each section to be rezoned. Sources of information included:

- Archives New Zealand (property ownership records);
- Quickmap (historic survey plans);
- Papers Past (for historical newspapers);
- Hocken Library;
- Lakes-District Museum Archives.

Property ownership and occupancy of the specific titles was derived by consulting the: Queenstown Borough Council rates and valuation records (Hocken Library), a series of 1886 council block plans that show the valuation, ownership, and occupancy, (Hocken Library), and the Deeds Index and Register and Certificate of Titles (Archives New Zealand). Historical research was further supplemented by: the Otago Gazette, Lake Wakatipu Mail, Register of Recreation Reserves, and the Queenstown Borough Council Minutes.

#### 3.2 Identification of Extant Archaeological and Heritage Features (Survey)

A systematic survey was undertaken to identify extant archaeological and heritage features including those protected under the legislation and the ethos of the District Plan (see Section 3.4, McPherson & Cawte, 2014). Archaeological sites and features were identified using standard professional practice (see Walton 1999).

A site visit was conducted on the 1 August May 2014 by Benjamin Teele of NZHP. Blocks were surveyed by walking the block perimeters and centres, visually inspecting for evidence of extant heritage features. Photographs and notes were taken where relevant.

#### 3.3 Assessment of Heritage and/or Archaeological Value

The assessment of value relates to section 3.2 above (McPherson & Cawte, 2014), whereby extant heritage is evaluated for its heritage or archaeological value. This value is assessed against the following criteria and given a response of 'low', 'medium' or 'high':

- **Condition:** This is an assessment of heritage or archaeological condition based on appearance. This makes no assumption of actual structural integrity.
- **Rarity/uniqueness:** A sites rarity or uniqueness is determined by how many similar sites exist on a local, regional and national level.
- **Contextual Value:** Is an assessment of the importance of the site's physical location amongst its surrounding and the relationship it shares with other sites, features and context.
- **Information Potential:** represents the quality and quantity of data a site would provide if it were investigated.
- **Amenity Value:** Representation of sites features that contribute to social experiences that people may enjoy.



- **Aesthetics/Character quotient:** This is an assessment of the visual impact and the character contribution of a site on the surrounding landscape, cityscape or townscape.
- **Significance:** The levels given above determine a site's significance. A majority of 'high' responses suggests a site of significance. A majority of 'low' responses suggests a site of little or no significance.

## 4 Physical Environment

The area for rezoning is situated towards the western edge of Queenstown. The three blocks sit near the base of Ben Lomond Reserve, overlooking the main town centre (Figure 2). This part of Queenstown sits on a flat terrace of low relief, extending towards the Ben Lomond Reserve. The geological nature of the terrace is of alluvial deposits and glacial till over schist bedrock.

Geographically, the two Isle Street blocks XI and XII are situated on a moderate slope, the highest point being at the corner of Isle and Hay Streets, and running downhill to the corner of Man and Camp Street. Block XI is opposite the camping ground reserve to the north and James Clouston Memorial Park is to the south (Figure 3, Figure 4). Block XII faces the Queenstown Recreation Reserve to the east (Figure 5, Figure 6). Both blocks being on an elevated terrace overlook the centre of Queenstown. All of the parcel boundaries within the two blocks are zoned as high density residential, and include a mixture of one and two storey buildings. There is one mature Wellingtonia on the corner of Brecon and Isle Streets that is protected under the QLDC District Plan (Ref. No. 151).



Figure 3. Block XI; left – looking northeast along Isle Street, right – looking north up Hay Street, James Clouston Memorial Park in foreground.

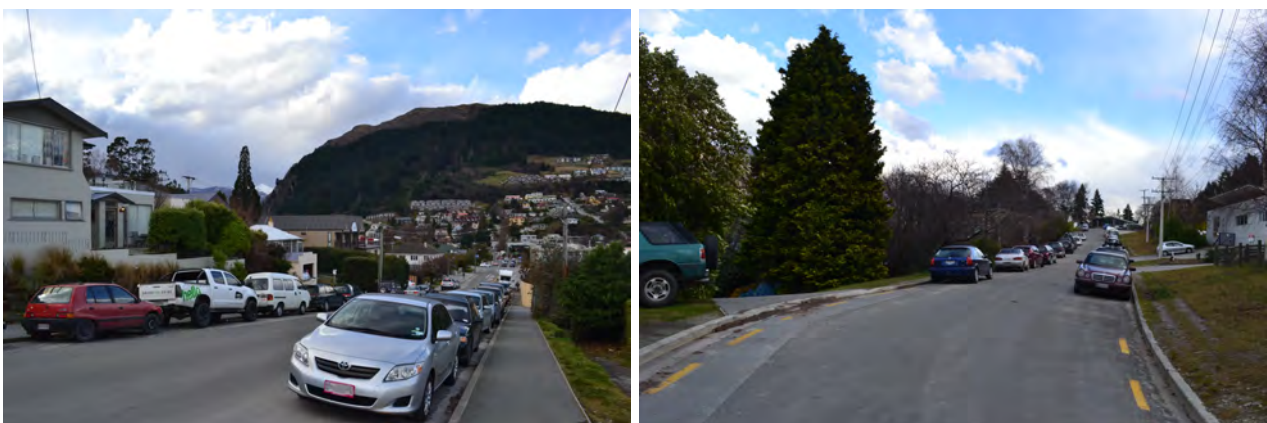


Figure 4. Block XI; left – looking northeast down Man Street, right – looking southwest up Isle Street.



Figure 5. Block XII; left – looking southwest up Man Street, right – looking northwest up Camp Street.



Figure 6. Block XII; left – looking southwest up Isle Street, right – looking southeast down Brecon Street between blocks (note Wellingtonia tree in corner).

The property of 34 Brecon Street (Section 4, Block LV) is currently occupied by Queenstown Mini Golf Ltd, and is zoned high density residential with a designation as a commercial precinct. There is a modern one storey building on the property, which sits to towards the northwest edge of the parcel boundary (Figure 7). The block sits immediately adjacent to a cemetery reserve to the northwest. The other boundaries are Cemetery Road to the west and south, and Brecon Street to the east. Geographically the land is on a relatively flat terrace, with a steep scarp on the northwest edge of the boundary adjacent to the cemetery reserve. The land has a moderate slope to the southeast, cut by Brecon Street and Cemetery Road.





Figure 7. Section 4, Block LV; left – location of cemetery reserve and car park for Queenstown Minigolf looking northeast, right – looking south at modern building and car park for Queenstown Minigolf.

## 5 Historical background

A detailed summation of the historical background of Queenstown can be found in section 6 of the original report (McPherson & Cawte, 2014). An extensive historical analysis into the three blocks was completed to understand the nature and type of potential sites. The full report on the historical background can be found in Appendix 1. Below is a summary of the results.

### 5.1 Block XI

Based on historical records, Block XI only had one minor structure built on it up until 1900AD. Early rates records show that there were a group of reasonably consistent owners of the sections through several decades of the 19<sup>th</sup> century. Some, such as W. William and W. Warren, were notable landowners during the early history of Queenstown, and are known to have owned a number of sections. Early photos of the area (Figure 8, Figure 9) show a lack of any visible structure, and based on land valuations from the recorded rates, it is unlikely that any form of residential or commercial dwelling was constructed anywhere on the block prior to the 1880s.

In 1877 the Lake County Council established a bylaw for the establishment and maintenance of a public pound (Lake Wakatipu Mail, 1877). This was after many years of public motions for the establishment of a public pound, requiring the Public Works Committee to find the best site (Lake Wakatipu Mail, 1871). In 1883 the Council appointed Section 9, Block XVIII, also know as Monson's Stock yard as a Public Pound (Lake Wakatipu Mail, 1883b). However, only a year later saw the pound shifted due to its poor state of fencing, with stock being placed and withdrawn as people wished. It was thought a better location would have been on the Corporation reserves, noting a location on the western terrace. This was approved, and was subsequently erected on section 4, Block XI (Lake Wakatipu Mail, 1884). A shelter shed and wing fence was subsequently erected to aid in corralling cattle (Figure 9)(Lake Wakatipu Mail, 1885).



Figure 8. Historic photo of Queenstown, c. 1870s showing open fields above the town where Block XI is situated (Hocken Snapshot c/nE2486/14).



Figure 9. Historic photo of Queenstown, c. 1886 showing presence of public pound building and fences (Lakes District Museum Archives).

## 5.2 Block XII

In the 1860s, no structures are known to have existed on Block XII, with flat land near the lakeshore taking precedent for early residential and commercial development. Historic photographs show two cottages and several smaller shed sized structures had been built in the northeastern area of the block in the 1870s and 1880s (Figure 10, Figure 11, Figure 12).

One of these cottages, named Glenarm Cottage, remains intact and is listed under the QLDC District Plan (Ref. No. 68)(Figure 19). This cottage is location on section 1 of Block XII, and was probably built for or by William Boyd in 1880. Boyd was a native of Ballintoy, Ireland and was a master mariner and a member of the Masonic Lodge (Lake Wakatipu Mail, 1886). He was also part of the Moke and Moonlight Mining Association (Lake



Wakatipu Mail, 1873). It appears that when William Boyd moved to the district he initially began mining at Moke Creek. In 1880 he shifted his family into Queenstown, and it is likely that this is when the cottage was built (Lake Wakatipu Mail, 1880a). During 1880, there was an issue of the surveying pegs being dug away by a contractor for section 1, Block XII, which William Boyd requested be resurveyed (Lake Wakatipu Mail, 1880b). Boyd continued to be connected with mining towns, building a new store for Mr Pritchard in Macetown in 1883 (Lake Wakatipu Mail, 1883a). He was killed in 1886 “within site of his abode at Queenstown, where he had resided for about 12 years” (Otago Witness, 1886), suggesting he had moved to the district c. 1874. His wife, Eliza Boyd, and five children, subsequently shifted to Dunedin, but continued to own the property in Queenstown (Lake Wakatipu Mail, 1893).

The other cottage built prior to 1900 was listed as being located on section 2, Block XII, but based on historic photos, rates and the certificate of deed, it was more likely to have been situated on section 14 (Figure 10). In 1877 Samuel Neckliss is noted in the rates as the owner of section 2 and 14 in Block XII. He was a carpenter (Lake Wakatipu Mail, 1874), and it is possible that being the sole ratepayer for the sections in the 1870s that he built the saltbox cottage himself. Under the valuation for the property, he paid a substantially higher rate for section 14 in 1874 (7 pounds) compared to any other section within the block. A historical photo from the early 1870s (Figure 10) shows the presence of a building and fenced area on section 14, Block XII. Section 14 in Block XII was valued at 8 pounds in 1891, the next year in 1892 it had dropped to a value commensurate with surrounding properties without structures. However, historic photos from c.1900 show that the saltbox cottage on section 14 still existed in the same location (Figure 12).

By 1900 Joseph Rowell, who owned a substantial number of sections in the area and was a noted presence in the establishment of the Lake View Garden business, was now paying rates on every section with Block XII with the exception of section 1, 10 and 11. Section 1 continued to be owned by Eliza Boyd, while section 10 and 11 were under the ownership of the Church of England.



Figure 10. Historic photo of Queenstown, early 1870s showing one possible cottage on Section 14, Block XII (Lakes District Museum Archives).



Figure 11. Historic photo of Queenstown, c. 1887s showing two cottages (Sec 1 and Sec 14) where Block XII is situated (Lakes District Museum Archives).



Figure 12. Historic photo of Queenstown, c. 1903 showing same two cottages (Sec 1 and Sec 14) and some small sheds in western area of Block XII (Lakes District Museum Archives).

### 5.3 Section 4, Block LV

In the original Shotover District Plan, under the Town of Queenstown, Block LV was not defined, but the area was designated within the town's boundaries (Figure 24). In an 1864 map of the Town of Queenstown it, in conjunction with Block LVI, was defined as an 'unofficial' reserve (Figure 14). The district surveyor first surveyed Block LV as a larger Recreation Reserve in January 1899, and was officially gazetted as public reserve (Figure 14). After 1908 when the Public Reserves and Domain Act came into force, it was once again gazetted in 1915.

Block LV was further refined in 1984 with the block being split by Brecon Street (Figure 15). It was resurveyed as Block LV, Section 4, Lot 1, establishing its current legal boundaries. Section 4 was defined as recreation reserve, with part of the block to the east of Brecon Street being leased commercially. Under the Deed of Settlement

between Te Runanga o Ngai Tahu and the Crown section 4 was offered as part of the treaty settlement (Figure 16), and was subsequently declined by Ngai Tahu and rezoned as residential.

As a result of being designated a public reserve, it never received a Certificate of Title or recorded under the deeds register. Based on its legal status as a reserve and from historical photos (Figure 13), no known structures were present on the land pre-1900AD.



Figure 13. 1890s photograph of Queenstown looking from the Cemetery Reserve across Block LV to the south (Hocken Snapshot c/nE5077/24)

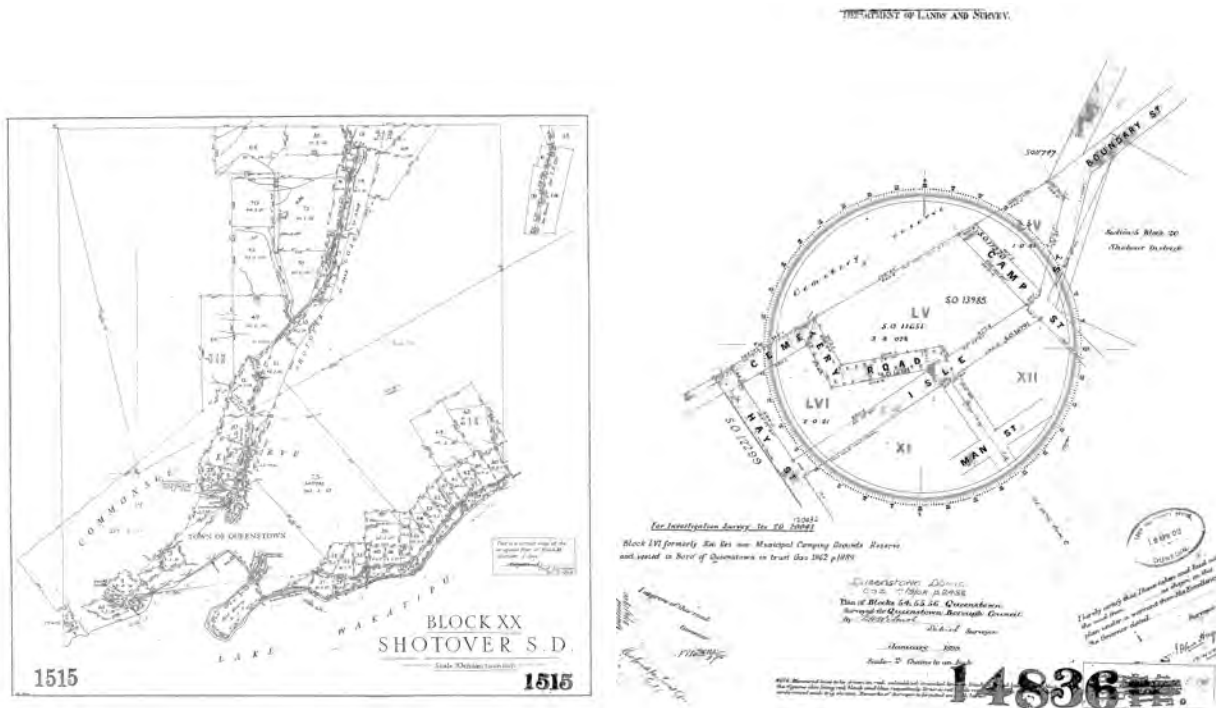


Figure 14. Original survey plans that include the location of Block LV. Left – area of Block LV under Town of Queenstown boundaries, right – 1899 survey plan showing original survey of block LV.



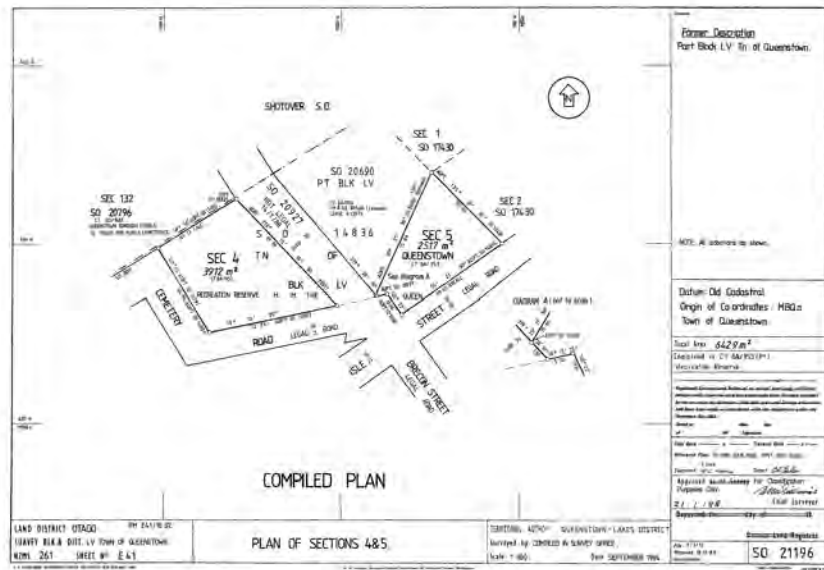


Figure 15. 1984 survey plan showing division of Block LV into sections divided by Brecon Street.



Figure 16. 1998 plan showing section 4, Block LV under consideration for the Ngai Tahu Claim under the Deed of Settlement.

Historical research on the three blocks to be rezoned demonstrated that, despite sitting above the initial town centre where dense population was concentrated, Blocks XI and XII are connected to the earliest formation of Queenstown (Figure 22Figure 23). Section 4, Block LV, situated adjacent to the cemetery reserve, did not undergo the same development as the more central land blocks.



## 6 Results

A number of heritage features and potential heritage features were identified in the vicinity of the proposed rezoning areas. These included heritage trees and buildings registered under the QLDC District Plan, and three areas of pre-1900 occupation that are considered as archaeological sites. Additionally, features were identified that are unprotected under current legislation, but could be considered to have heritage value.

### 6.1 Previously Identified Archaeological Sites

ArchSite, the New Zealand Archaeological Association's online site recording scheme, shows no previously recorded archaeological sites adjacent to the project area covered in the addendum report.

### 6.2 Registered Historic Places and Heritage Features Protected under the QLDC District Plan

There is one historic tree protected under the QLDC District Plan adjacent to the rezone area between Isle Street and Cemetery Road (Ref. No. 151)(Figure 17). There is one building listed under the QLDC District Plan, that of Glenarm Cottage (Ref. No 68)(Figure 17). Table 1 provides a list of the protected heritage features, and the references provided are drawn from of the District Plan (Appendix 2, Inventory of Protected Features).

Table 1. Heritage features with reference numbers protected under the QLDC District Plan.

Description	
QLDC	
68	Glenarm Cottage, 50 Camp Street, Queenstown
151	Wellingtonia ( <i>Sequoiadendron giganteum</i> ) Corner Isle and Brecon Streets, Queenstown



Figure 17. Location in red of tree and heritage features protected under the QLDC District Plan (QLDC).

#### 6.2.1 Reference Number 151, QLDC District Plan

Ref. No. 151 (QLDC District Plan) is a protected tree labelled as a Wellingtonia (*Sequoiadendron giganteum*) adjacent to the rezoning areas of Block XI and XII on the roading reserve (Figure 18, Table 2). This is almost certainly related to the McConnachie and Rowell's nearby use and ownership of the area for their arborist business and their commitment to beautifying Queenstown with trees.



Figure 18. Wellingtonia heritage tree (Ref. No. 151).

Table 2. Assessment of archaeological or heritage value for reference number 151.

Assessment of Value	
Condition	<b>High</b>
Rarity/uniqueness	<b>High</b>
Contextual Value	<b>High</b>
Information Potential	<b>Low</b>
Amenity Value	<b>Medium</b>
Aesthetics/Character quotient	<b>High</b>
Significance	<b>High</b>

### 6.2.2 Reference Number 68, QLDC District Plan

Ref. No. 68 (QLDC District Plan) is a protected heritage building category 2, labelled Glenarm Cottage, and is situated at Section 1, Block XII of Queenstown (Figure 19, Table 3).



Figure 19. Glenarm Cottage, corner of Camp and Man Streets (Ref. No. 68).

Table 3. Assessment of archaeological or heritage value for reference number 68.

Assessment of Value	
Condition	<b>High</b>
Rarity/uniqueness	<b>High</b>
Contextual Value	<b>High</b>
Information Potential	<b>Medium</b>
Amenity Value	<b>Medium</b>
Aesthetics/Character quotient	<b>High</b>
Significance	<b>High</b>

### 6.3 Survey Results

With the exception of the existing heritage tree and the listed cottage, only one other extant heritage feature type was identified within the blocks to be rezoned; the dwellings on Camp Street.

#### 6.3.1 52, 54, and 56 Camp Street

This section contains three early to mid-twentieth century residential dwellings at 52, 54, and 56 Camp Street (Figure 20, Table 4). It appears that little modification has occurred to the architecture of these dwellings since their construction. They typify the region as a holiday destination allowing visitors to interpret this modern history and the development of Queenstown and its tourism industry in the 20<sup>th</sup> Century. The fact that these buildings remain intact and form a streetscape from roughly the same period adds to their character and meets the criteria under the district plan as features that, a loss of which “would result in a loss of character and historical understanding of the district” (Cawte, Moyle, & Cropper, 2013).





Figure 20. Aerial view of 52, 54, and 56 Camp Street highlighted in yellow (QLDC).



Figure 21. Buildings at 52, 54, and 56 Camp Street.

Table 4. Assessment of archaeological or heritage value for dwellings at 52, 54, and 56 Camp Street.

Assessment of Value	
Condition	<b>High</b>
Rarity/uniqueness	<b>Medium</b>
Contextual Value	<b>High</b>
Information Potential	<b>Medium</b>
Amenity Value	<b>Medium</b>
Aesthetics/Character quotient	<b>Medium</b>
Significance	<b>Medium</b>



## 6.4 Historical Research

Assessment of values is separately considered between the extant buildings/features and the archaeology.

### 6.4.1 Block XI

Historical research indicates only one pre-1900AD structure with Block XI. This was one of the early public pounds, constructed in 1884, and remained for an unknown length of time. Most of this block was bought and owned by a handful of landowners, many of them were important figures early in Queenstown's history. Other than fences and one, possibly two sheds built to hold stock for the pound (Figure 9), no other structures appear to have been built on Block XI pre-1900AD.



Figure 22. Left: Modern parcel boundaries of Block XI. Right: 1872 town survey of Queenstown with area highlighted (Hocken Library).

Table 5. Assessment of overall archaeological and heritage value of Block XI.

Assessment of Value		
	Heritage	Archaeology
Condition	Low	Low
Rarity/uniqueness	Low	Low
Contextual Value	Low	Low
Information Potential	Low	Low
Amenity Value	Low	Low
Aesthetics/Character quotient	Low	Low
Significance	Low	Low

### 6.4.2 Block XII

Research has shown that Block XII had two saltbox cottages built on the land in the 1870s and 1880. Glenarm Cottage, located on Section 1, was built in 1880 by or for William Boyd, and is still standing with relatively minor modifications. Adjacent to this another saltbox cottage, most likely located on section 14, was constructed in the early 1870s. This building no longer exists, but subsurface archaeological material might remain. It was most likely occupied by Sam Neckliss in the 1870s, and was subsequently demolished sometime in the early 20<sup>th</sup> century after coming under the ownership of Joseph Rowell. Two smaller sheds, possibly associated with the saltbox cottages, are shown in early photographs, along with fencing in the northeastern part of Block XII.



Figure 23. Left: Modern parcel boundaries of Block XII. Right: 1872 town survey of Queenstown with area highlighted (Hocken Library).

Table 6. Assessment of overall archaeological and heritage value of Block XII.

Assessment of Value		
	Heritage	Archaeology
Condition	High	Low
Rarity/uniqueness	High	Low
Contextual Value	High	High
Information Potential	Medium	Medium
Amenity Value	Medium	Low
Aesthetics/Character quotient	High	Low
Significance	High	Low

#### 6.4.3 Section 4, Block LV

Section 4, Block LV has been a public reserve for most of Queenstown’s history. Originally part of the initial survey of the Town of Queenstown, it was situated adjacent to the Cemetery Reserve and Ben Lomond Reserve. Due to its distance from the centre of Queenstown and its relative lack of flat terrain, research shows no structures built on the section prior to 1900AD. It is likely the first structure to be constructed on the site is the current building used by Queenstown Minigolf. The only possible archaeological material may be from the unlikely encroachment of burials from the Cemetery Reserve.



Figure 24. Left: Modern parcel boundaries of Section 4, Block LV. Right: 1872 town survey of Queenstown with area highlighted (Hocken Library).

Table 7. Assessment of overall archaeological and heritage value of Block LV.

Assessment of Value		
	Heritage	Archaeology
Condition	Low	Low
Rarity/uniqueness	Low	Low
Contextual Value	Low	Low
Information Potential	Low	Low
Amenity Value	Low	Low
Aesthetics/Character quotient	Low	Low
Significance	Low	Low

## 7 Constraints and Limitations

There have been several constraints during the production of this addendum report that limit our full understanding of the potential for archaeological material to be uncovered in the proposed areas.

The main limitation of an assessment that covers several survey blocks is that it can only provide a broad overview of sites within the area rather than an in-depth cultural and historical background for each site. This assessment looks at the likelihood of encountering archaeological and/or heritage material within a project boundary, leaving in depth analysis to later phases of work when it is known whether or not they are to be disturbed. Thus, it is not possible to understand the full importance or likely density of a site. Visual inspections of many heritage or archaeological sites undertaken during the survey were performed from the property boundary.

## 8 Discussion

### 8.1 Summary

A compilation of the research indicates that Block XI and XII, while not intensively used, relates to the earliest occupation of Queenstown, and has a select area of heritage and possibly archaeology that still survives. Section 4, Block LV, was slightly more remote, and as such did not have any archaeological or heritage features. However, because it was still part of the Town of Queenstown and bordered the

Cemetery Reserve, it would still have performed a purpose in the early history of Queenstown as a public reserve and park.

The importance of Block XI is relatively minor when compared to more centralised blocks. Historically it would have formed the recreational and market garden fringe of Queenstown, and later developments would have seen it connected to the growing need for residential land close to the town centre. The presence of the public pound on section 4 reflects its early nature as a place for animals and fences, rather than buildings.

The heritage and archaeological aspects of Block XII are the most significant. Photographs, rates and historic records all indicate a high probability of finding archaeological remains within the block. Glenarm cottage, built in 1880, is one of the few surviving 19<sup>th</sup> century residential buildings in the town, and is reflective of the early nature of Queenstown. The other dwellings at 52, 54, and 56 Camp Street are representative of a later part of Queenstown's character, and afford an early tourism aspect to Queenstown's heritage and how the town developed outside the early settlement area after the industrial period. The architectural styles of the houses reflect the period in which this expansion occurred.

Historically, Block LV was a reserve, and remained under that designation until recent decades. Archival research indicates a low risk of finding archaeological material, with the possible unlikely exception of encroachment from the adjacent cemetery. The Wellingtonia tree, situated just off the property to the south, is one of the few remaining visual remnants of the arborist company that operated near the site (McPherson & Cawte, 2014) and allow the public to interpret Queenstown's lengthy history. Block LV's historical importance to Queenstown lay in its open space and location near Ben Lomond Reserve, forming a green picturesque backdrop to Queenstown's scenic setting.

## 9 Recommendations

Based on the evaluation presented above, NZHP is able to provide the following comments and recommendations:

### Block XI

- The heritage and archaeological values of Block XI will not be negatively impacted by a zone change. However, if and when future building works commence, depending on their scale, they could impact upon heritage and archaeological features that will require mitigation. There is evidence that at least one pre-1900 structure once existed in and around section 4 of Block XI. One of the early public pounds for holding stock in Queenstown was constructed in 1884. Therefore, there is at least one archaeological site within this Block XI. Any subsurface disturbance relating to development within section 4 and adjacent sections 3 and 5 will require an archaeological authority prior to any works commencing. This can be applied for from Heritage New Zealand.

### Block XII

- The heritage and archaeological values in Block XII can be appropriately managed in accordance with the recommendations below.



- The saltbox cottage on section 1, Glenarm Cottage, was built in 1880 and is still extant. It is protected under the QLDC District Plan to level 2. A rezoning of the area, particularly those land parcels closest to the centre of town, would encourage development putting pressure on the significant Glenarm Cottage (given its small footprint and single storey). Given the significance and rarity of such a site, it is recommended that the protection of Glenarm Cottage be improved to a level 1.
- There is evidence of pre-1900 structures on at least two of the sections in Block XII (Section 1 and 14, possibly 2, 4 and 5). The first saltbox cottage, likely located on section 14, was probably built in the early 1870s. Based on historical photos and deed plans this wooden structure survived until the 1910s, and may still survive in an archaeological context. Smaller sheds can be seen in historic photos occupying the sections to the north (2, 3, 4, 5) around the saltbox cottages in Block XII. Therefore, should redevelopment occur in these areas, any subsurface works will need an archaeological authority and can be applied for from Heritage New Zealand.
- The dwellings at 52, 54, and 56 Camp Street, Block XII reflect an important period in Queenstown's development and are in good condition (as a complex). Their location in proximity to the Glenarm Cottage provides for a streetscape that is easily interpreted by the public. Earliest development closer to town, in typical colonial style, with developments during the formative tourism years expanding away from the town centre (along camp street). However, protection of these dwellings is not required or commensurate with their value.

#### Block LV

- Rezoning of Section 4, Block LV would have the least impact on heritage features, as it was a recreational reserve until recently, and has been zoned high density residential with a designation as a commercial precinct. All current structures are modern, and further redevelopment is unlikely to uncover archaeological material. One exception to this is proximity to the Cemetery Reserve. It is possible, although unlikely, that the original borders of the cemetery, established on survey maps in 1864, may not have been rigorously adhered to, especially as the land adjacent was a reserve and had no physical delineation until a wooden fence was constructed in 1867. The unmarked graves of Chinese miners are located in the western area of the cemetery, and are unlikely to have been situated elsewhere. Caution should be exercised if any groundwork was to occur on the northwestern side of the property bordering the reserve. Consideration should also focus on the values associated with burials and human remains, and be aware of any visual or physical impacts that might have negative effects.

## References

Cawte, H., Moyle, J., & Cropper, D. (2013). *Queenstown Lakes District Council Inner Links Project*. Dunedin.

Lake Wakatipu Mail. (1871). General Meeting. 18 October 1871.

Lake Wakatipu Mail. (1873). Correspondence. 24 December 1873.

Lake Wakatipu Mail. (1874). A Morning Walk. 4 April 1874.

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Lake Wakatipu Mail. (1880a). General Meeting. 4 June 1880.

Lake Wakatipu Mail. (1880b). General Minutes. 17 September 1880.

Lake Wakatipu Mail. (1883a). Correspondence. 5 October 1883.

Lake Wakatipu Mail. (1883b). Public Notice. 2 February 1883.

Lake Wakatipu Mail. (1884). General Meeting. 8 August 1884.

Lake Wakatipu Mail. (1885). General Meeting. 16 January 1885.

Lake Wakatipu Mail. (1886). General Meeting. 4 June 1886.

Lake Wakatipu Mail. (1893). General Meeting. 10 February 1893.

McPherson, S., & Cawte, H. (2014). *Queenstown Lakes District Council Lakeview Plan Change*. Dunedin.

Otago Witness. (1886). General Meeting. 18 June 1886.

### *Primary Archives Resources:*

Otago Deeds Register

Otago Deeds Index

Certificate of Titles for Otago/Southland

Queenstown 1886 Block Plans (MISC-MS1016-002)

Queenstown Borough Council Rates Records

MS2209/019 – 1866-1870

MS2211/137 – 1874-1875

MS2211/017 – 1888-1891

MS2211/012 – 1877-1889

MS2211/013 – 1866-1883

MS2211/138 – 1875-1876

MS2211/023 – 1891-1905  
Otago Daily Times  
Otago Provincial Government Gazette  
Otago Witness  
Public Reserves and Domain Act  
Register of Recreation Reserves  
Stones Directory 1889

## Appendix 1

The pre- and post-1900 legal descriptions of the blocks and sections to be rezoned.

Block name	Block #	Subdivisions
Hay, Isle, Brecon and Man Streets	Block XI of Queenstown	Section 3
		Section 4
		Section 5
		Section 6
		Pt Section 7
		Pt Section 7
		Section 8
		Section 9
		Section 10
		Section 11
		Section 12
		Lot 1 DP 300279
		Section 14
		Section 15
		Pt Section 16
		Pt Section 16
		Section 17
		Section 18
		Section 19
		Section 20
Section 21		
Lot 1 DP 6458		
Lot 2 DP 6458		
Camp, Isle, Brecon and Man Streets	Block XII of Queenstown	Section 1
		Section 2
		Section 3
		Lot 1 DP 9105
		Lot 2 DP 9105
		Lot 1 DP 7137
		Lot 2 DP 7137
		Section 6
		Section 7
		Section 8
		Section 9
		Section 10
		Section 11
		Section 12
		Section 13
Section 15		
Section 16		



		Section 17
		Section 18
		Section 19
34 Brecon Street	Block LV	Lot 1 DP 27703