

FINAL 31.10.19

2019 Patearoa and Upper Taieri Community-led Plan



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'Naku te rourou nau te rourou ka ora ai te iwi'
(With your basket and my basket the people will live.)

*"We came from the hills where the hot winds blow
And the yellow tussocks wave,
From the long, bright plain where the titris grow,
From the land of the sun, and the frost, and the snow,
Where the hearts are strong and brave."*

In Town, *David McKee Wright*¹



An aerial view of the Patearoa and Upper Taieri area. Source: Google maps

Acknowledgement

Thank you to the community members who have contributed to this plan.

¹ David McKee Wright was one of New Zealand's most popular balladists. He was a rabbit and rouse-about at Puketo Station west of Patearoa in the 1890s (Hunt, P, *Kōtare* 7, no. 3 (2008), pp. 59–66.)

1.0 Introduction

1.1 Executive Summary

This 2019 community-led plan sets out a blueprint for the future of the Patearoa and Upper Taieri community.

It follows in the footsteps of the first Patearoa and Upper Taieri Community Plan produced in 2007. Many of the actions set out in the original 2007 plan have been realised.

As with the 2007 plan, this 2019 plan is constructed from feedback gathered from community members through a survey and workshop discussions.

The important qualities that community participants valued emerged in three clear themes.

Community participants reflected that they valued the Patearoa and Upper Taieri area's peaceful, rural ambience; the strong, connected community; and the magnificent landscapes and vistas.

These values are bound together and captured in the following community vision statement:

“A strong, collaborative and connected community where we look out for each other and work together to enrich our heritage, protect and celebrate our natural environment and retain our peaceful, rural ambience, while creating a sustainable future.”

Alongside these three themes, the aspiration to build a sustainable future emerges as a common community goal.

Achieving a sustainable future may require taking advantage of opportunities to collaborate and communicate—both within the community and with external agencies to access additional resources and ideas. Agencies such as the Maniototo Community Board, Tourism Central Otago, the Central Otago Heritage Trust and the Central Otago District Council (CODC) can support the community to achieve its goals.

Clearly communicating its identity and values is also an important part of building the kind of place the Patearoa and Upper Taieri community wants for the future. Doing this will inspire others who come to the area as residents, crib owners or visitors, to respect this unique place and space, protecting and maintaining the attributes that the community values.

This is a strong, connected community with a proud heritage that includes goldmining and pastoral farming. This can be celebrated more by identifying important heritage buildings and places and sharing the area's compelling heritage stories with locals and visitors alike.

There are opportunities to enhance local recreational offerings including the potential to complete a cycle trail between Patearoa and Daisybank and to provide better access to areas for fishing, cycling and other recreational activities.

Although, like all communities, the Patearoa and Upper Taieri community is impacted by wider social and economic forces, the community is shaping its own future. By working closely with others, clearly communicating its identity and values, and celebrating local heritage and recreational opportunities, the community can achieve its shared vision to protect and enhance what it loves about its special place into the future.

1.2 Community Action Plan

The outcomes and recommendations from this plan as listed below have been prioritised as high, medium or low. Each priority has been defined as the following:

HIGH - completed within the next 1-2 years

MEDIUM - completed within the next 3-4 years

LOW - completed within 5 years

Pg.	Objective	Recommendations	Priority
18	4.1. To foster a strong, collaborative community that all can be part of and contribute to.	<p>(a) Encourage community participation across a wider cross-section of the community through community held-events i.e. a family-fun afternoon or a cultural evening with food.</p> <p>(b) Develop closer relationships among the international dairy worker community, dairy corporates and the local community.</p> <p>(c) Identify a format for regular ideas and skills sharing across age groups.</p> <p>(d) Review existing communications to determine whether they are meeting the needs of the community and reaching all sectors.</p> <p>(e) Work with the Patearoa Community Facebook page owner/administrator to include more community information on this page and consider integrating this information with existing newsletters and information sharing.</p> <p>(f) Establish a formal way of welcoming new people to the community.</p> <p>(g) Meet with the Cavalcade 2020 committee to explore ways to maximise the opportunities for community fundraising from the Cavalcade.</p> <p>(h) Continue holding community events previously run by the Patearoa Ratepayers Association such as Crockery Bob's and quizzes.</p>	<p>High</p> <p>Low</p> <p>Low</p> <p>Low</p> <p>Low</p> <p>Medium</p> <p>Low</p> <p>High</p>
20	4.2. To consider the future of the Patearoa Hall in the context of the needs of the community now and into the future.	<p>(a) The community determines the future of the Patearoa Hall and liaises with CODC to achieve the mutually beneficial outcome for the future of the Patearoa Hall.</p>	High

22	4.2a. To manage camping opportunities at Patearoa in keeping with the community's values.	(a) Define what camping opportunities the community wants in the township, revisit the feasibility of any agreed opportunities, and inform the public (by way of signage, social media etc) of where designated camping areas are located.	High
27	4.3. Maintain and develop tracks that offer recreational opportunities for locals and visitors, and cyclists on the Otago Central Rail Trail.	(a) Establish a working group to further investigate the development of the Patearoa-Daisybank trail. (b) Create interpretation signage for the Hamiltons and Shepherd's Hut gold workings and upgrade the Hamiltons Cemetery interpretation boards. (c) Use publicity and signage to encourage people to organise waste and recycling appropriately at the Top Bridge rest area and start of the Sowburn walkway. (d) Maintain the relationship with the Otago Regional Council re the Sowburn Walkway's maintenance, and health and safety requirements.	High Low High
29	4.4. To raise awareness of Patearoa's rich heritage and historical stories amongst locals and visitors.	(a) Meet and collaborate with the Central Otago Heritage Trust to discuss ways to tell the area's heritage stories, including developing the concept of a heritage trail, identifying potential places of interest and funding opportunities. (b) Develop a local heritage trail with promotional material that profiles the rich heritage around Patearoa and its immediate environs. (c) Gather further information on Alnwick Cottage and the opportunities to promote it as a local heritage site, including arranging a meeting with DFP Ltd to seek their views. (d) Encourage historical papers and information about Patearoa and Paerau areas to be included in a local, established archival repository, possibly with the Naseby Museum.	Low Medium Medium Medium
30	4.5. Raise the awareness of the unique features of the local natural environment for locals with an interest in the natural environment to experience and enjoy.	(a) Review current information on unique landscapes and natural features for Patearoa and the surrounding area on websites such as Tourism Central Otago's website (www.centralotagonz.com) to determine whether it meets the community's current aspirations.	Low

		<p>(b) Investigate opportunities to promote awareness of the area's unique ecological landscapes.</p> <p>(c) Arrange a meeting with DOC to discuss access opportunities to unique features and landscapes.</p> <p>(d) Reprint the Patearoa brochure and include a self-guided trail of the ecological and heritage features throughout the region.</p>	<p>Low</p> <p>Low</p> <p>Low</p>
35	<p>4.6. Advocate for good infrastructure that supports the economic, social and safety needs of Patearoa and surrounding areas.</p>	<p>(a) To work with the Otago Regional Council to find a solution for controlling the rabbits within the village.</p> <p>(b) Meet with telecommunications companies to understand where exactly the black spots are for cell phone and radio coverage and to discuss any issues with slow internet speeds in the Patearoa area.</p> <p>(c) To address any operational roading concerns by lodging a request for service on CODC's service request system: https://www.codc.govt.nz/services/do-it-online/request-for-services/Pages/default.aspx</p> <p>(d) To have a community representative on the Upper Taieri Water Management Catchment Group.</p>	<p>High</p> <p>Medium</p> <p>Medium</p> <p>High</p>
37	<p>4.7. Raise the level of understanding of the current regulations within the district plan and how they apply to the Patearoa community.</p>	<p>(a) Discuss with the CODC planning team and understand building and regulatory requirements for the township of Patearoa and surrounds to be included in the soon to be revised District Plan.</p> <p>(b) To collectively decide what planning requirements the community wants for its town.</p>	<p>Low</p> <p>Medium</p>

1.3 How the Plan Was Developed

Initially, the Patearoa Ratepayers' Association led the development of this 2019 Community-led Plan, supported and facilitated by the Central Otago District Council. However, as the Patearoa Ratepayers Association has since gone into recess, the implementation of the plan is now being led by a community collective.

As a first step to gathering community feedback, written feedback was sought from residents, landowners and crib owners via a postal and email survey in August-September 2018.

The survey sample of households was drawn from the wider rural area beyond Patearoa to include Paerau and the Styx.² In the township of Patearoa itself, there are approximately 50 dwellings. Anecdotally it's estimated that around half of these are occupied by permanent residents, with the remainder being holiday homes.

Every household in Patearoa and the surrounding area's rural delivery received a survey, and surveys were emailed to residents via the Patearoa Ratepayers' Association database. Everyone over the age of 16 in each household was asked to complete the survey—either by email or via a prepaid postal envelope. Printed copies were also available at the Patearoa Hotel.

Forty-seven surveys were completed and returned. Just over half (51%) of these respondents were permanent residents of the Patearoa area, while the remainder lived permanently elsewhere. Most respondents were aged between 40-59 years (15) and 60-74 years (27). Only 2 were aged between 20 and 39, and 3 aged 75 years or over.³

Secondly, a four-hour community plan workshop attended by 19 community members was held on Saturday 25 November 2018. Participants shared their views on what they valued about their community, and the opportunities and barriers they thought required future action.

A draft community plan was put out to the community for feedback, with 8 feedback forms being received, which were instrumental to informing the plan. A final session was held on 26 October 2019, where community members were invited to prioritise the action plan; approximately 35 people attended.

Feedback gathered from the community survey, community workshop and from conversations with representative organisations and community leaders⁴ informs this community plan.

A small community collective is now taking responsibility for leading the planning process, including finalising the plan and progressing the identified actions developed from it.

The community collective comprises Gaylene Flamank, Fiona Doolan-Noble, John Noble, John Gibson, Joanne Paterson, Pat Dowling, and Helena Knuesel.

² Local rural delivery personnel assisted with putting together the sample.

³ The full survey results are included in Appendix 1.

⁴ They were contacted to conduct further research and clarify information, and include representatives from: Patearoa Ratepayers Association; Patearoa Community Trust; Recreation Reserve Committee and Hall subcommittee; Patearoa Hotel owners and clientele; Cavalcade 2020 organisers; Clachanburn gardens; Patearoa Bowling Club; Maniototo Promotions Group; Otago Regional Council; Upper Taieri Water Management Group; Tussock Networks; local residents; and the Central Otago District Council.

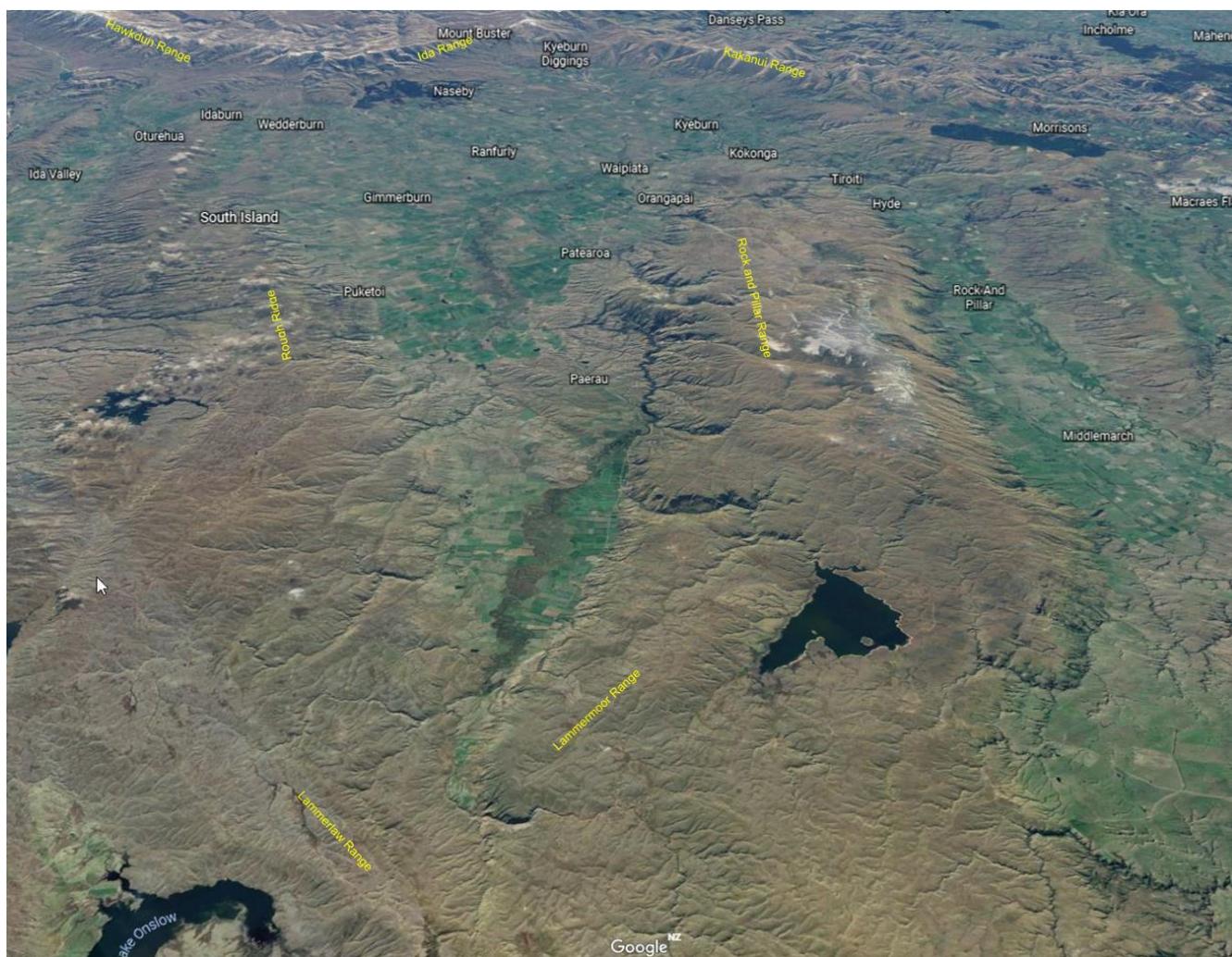
2.0 A Profile

2.1 Geography and Ecological Areas of Significance

Located 17km south of Ranfurly, Patearoa is a small rural community that sits on the edge of the foothills of the Rock and Pillar ranges in Central Otago. It lies in the Upper Maniototo Basin, a catchment area for the 200km-long Taieri River which meanders throughout the Maniototo Plains.

Outstanding Natural Features and Landscapes

Patearoa is surrounded by ranges, and the area has extensive vistas of Rough Ridge, the Rock and Pillars, the Hawkdun Range, Kakanui Range and Mount St Bathans, many of which are listed as outstanding natural landscapes in CODC's District Plan.



A bird's-eye view of the Patearoa and Paerau areas and the ranges that surround the Maniototo Plain. Source: Google Maps

The Upper Taieri Scroll Plain

The Upper Taieri Scroll Plain is listed as an outstanding natural feature in CODC's District Plan. It is New Zealand's best example of a meandering river with old-braids, backwaters and cut-offs—a large natural wetland in the centre of the Maniototo and Styx basins, with a nationally and regionally significant landscape and biodiversity values.

The scroll plain is part of the Styx Basin wetlands that in turn form part of the Upper Taieri Wetland's complex. The scroll plain's unique wetland status is recognised and protected as a significant wetland. The Department of Conservation administers reserves and covenants on the scroll plain and surrounding areas; these cover more than 500ha.

The threatened native plants *Lepidium sisymbrioides* (a cress), mousetail (*Myosurus minimus* subsp. *novae-zelandiae*) (a spring annual), *Carex tenuiculmis* (a sedge) and *Deschampsia cespitosa* (a grass) are found on the scroll plain. One of the ecologically most significant areas on the scroll plain is the 136ha Serpentine Wildlife Management Reserve.

Salt pans and other small saline areas naturally occur on the Maniototo part of the scroll plain, as does the larger Patearoa Inland Saline Wetland. These rare ecological areas contain unique salt-tolerating plants. Some are endemic to Central Otago and found nowhere else in the world.

The scroll plain is also an internationally important waterfowl habitat, one of the 10 most valuable in New Zealand. The Upper Taieri River is home to a regionally significant brown trout fishery. Native fish in the main river include the long-finned eel, common bully and lamprey. Two unique species of small native fish are present in tributaries such as the Eweburn, Linnburn and Totara Creek.⁵



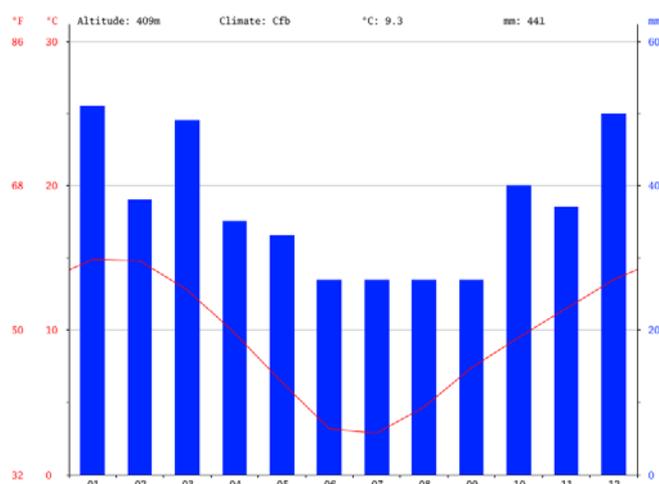
Upper Taieri Scroll Plain. Source: DOC

⁵ This section is sourced from: <https://www.orc.govt.nz/media/5353/scroll-plain-brochure-2007-low-res.pdf>

2.2 Climate

The area's climate is continental with an average rainfall of approximately 350mm and an average of 70 wet days per year. Winter and summer temperatures vary markedly—winter temperatures can drop to -15°C and summer temperatures can be 35°C.

Figure 1. Patearoa Climate



Source <https://en.climate-data.org/oceania/new-zealand/otago/patearoa-762079/>

2.3 Human Settlement

The name `Maniototo' is said to mean `plains of blood' and refer to the `flowing' red tussocks that once covered the land in this area.⁶

For early Māori, the major valley systems that lead into the interior known now as Central Otago were natural pathways enabling exploration and discovery. Many trails were established that followed the natural valley systems, including the Taieri River, to the plains and valleys of Central Otago.⁷

Māori established semi-permanent seasonal campsites (kaika nohoaka) and hunted and fished for food (mahika kai) that they often transported back to coastal settlements. They also regarded the hinterland as a place to regenerate.

There was a large Māori moa hunters' campsite at Puketoi with several well-used ovens. Māori also obtained stone tools from silcrete at Oliverburn, Waipiata and Oturehua.⁸

In the 1860s, Kai Tahu were slowly edged out of the high country due to pastoral farming. With access to trails and land becoming difficult or impossible, coupled with population decline due to introduced diseases, travel to and occupation of Central Otago nohoaka declined and eventually stopped altogether.⁹

⁶ The original spelling of Maniototo was Mania o Toto, which translates as `plain of blood'.

⁷ See Section 2, CODC District Plan.

⁸ Anderson, Athol.

⁹ Section 2, CODC District Plan.

The Arrival of Europeans

The name 'Patearoa' is said to mean 'fortification with a clear view.' However, it is also a personal name of Ngāti Momoe origins. The first European owner of Patearoa station, William Henry Valpy Jnr, was told that Patearoa was the Māori name for the Rock and Pillar range.¹⁰

European settlers first came to the area, known then as Sowburn, in search of gold. There had been a significant but short-lived gold strike in 1863 at nearby Hamiltons and then at Sowburn a year later. By the mid-1870s, Sowburn had become a substantial settlement with at most around 500 miners. After the initial rush, numbers soon dwindled as the workings were very deep.

Earlier than 1860, William Henry Valpy Jnr had taken up a pastoral run near the site of the present Patearoa township, which became known as Patearoa Station (No 248). Run 204 Sowburn or Hamiltons Station was on the east of the Sowburn, and owned by J.C. Rowley, Captain James Hamilton and Frederick Wayne. Alnwick Cottage, reputed to be the second oldest building in the Maniototo, is believed to be the original homestead for both stations.¹¹

When the larger farming runs were broken up in the 1880s, some of the miners took up farming and other settlers also moved to the area. To service the growing community a settlement emerged with a church, post office, store, blacksmith, baker and butcher all operating in the village in the 1890s.

The population of Patearoa is said to have peaked around 1904 and farming expanded in the area as larger runs continued to be broken up and sold as smaller land holdings.¹²

Patearoa Today

The Patearoa and Upper Taieri area is predominantly a pastoral farming community, while the township itself is home to holiday cribs as well as permanent residents. The advent of the Maniototo Irrigation Scheme in the 1970s¹³ has led to a more reliable supply of water, allowing for the development of larger-scale dairying in the 1980s alongside traditional family-run sheep farms. Many of the original pastoral farming families who settled in the area over 100 years ago continue to farm in the area today.

The usually-resident population of the Patearoa area is estimated as 80, with numbers swelling over the summer months.¹⁴ As mentioned in Section 1.2, there are approximately 50 dwellings in the township and it's estimated that around half are occupied by permanent residents, with the remainder being holiday homes. The township is well-served with recreational and sports facilities that include a nine-hole golf course, bowling green, tennis courts and swimming pool. The town also has a community hall, recreational domain and, a hotel. Unfortunately, since the consultation for this plan took place, the hotel has now closed indefinitely.

¹⁰ <https://nzhistory.govt.nz/keyword/patearoa>

¹¹ Don, Alexander, (1936) *Memories of the Golden Road*.

¹² Sullivan, J. (2005). *Patearoa Past and Present, Stories and Pictures from a Central Otago Gold Town*.

¹³ The Taieri catchment is heavily over-allocated largely as a result of the use of historic deemed permits to allocate water. The Otago Water Plan includes provisions to address this through the conversion of all deemed permits to resource consents by 2021. (Source: Otago Regional Council)

¹⁴ Table 3.0.1 Central Otago Population 2018, Infrastructure Strategy, CODC, 2018

For visitors the area's distinctive landscape and ready access to recreational opportunities give it special charm. Patearoa is a base for fishers, hunters, cyclists and walkers. There are opportunities to explore the rich goldmining heritage and social history including Hamilton's Cemetery and the remains of both European and Chinese gold workings.

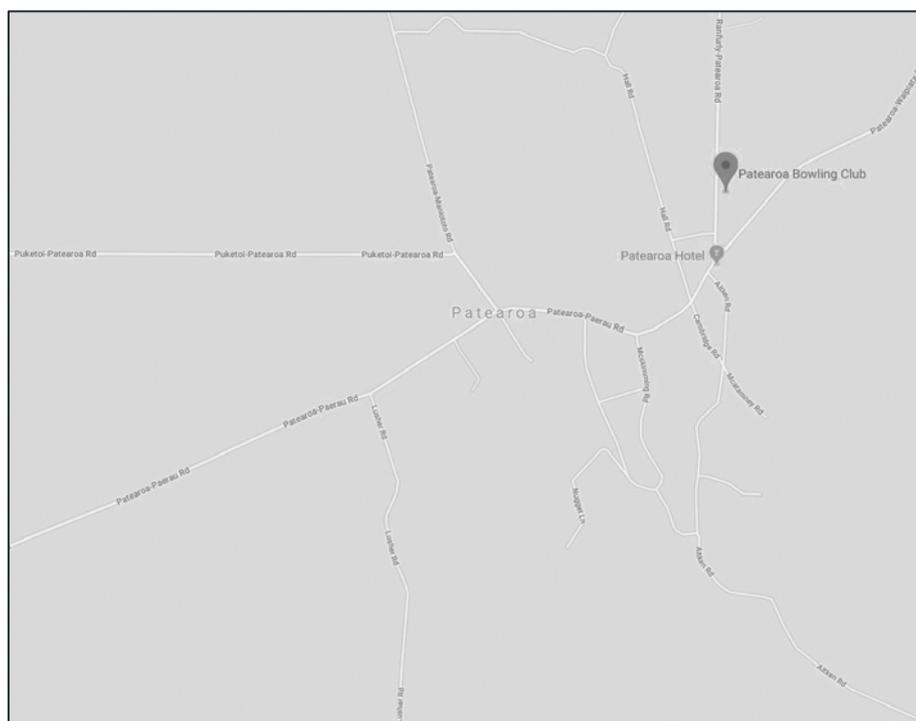


Figure 2. A map of Patearoa township. Source: Google maps

Paerau

At the southern end of the expansive Maniototo Valley, the area of Paerau (also known as the Styx) was home to some of the first pastoral farming settlements in the Maniototo. Paerau means 'many ridges.' The Paerau area is the starting point to explore the Serpentine Valley gold diggings and the Upper Taieri Scroll Plain. The historic Styx hotel and Styx jail/gaol are on private land beside the Taieri River at the foot of the Dunstan Trail, the early route to the Central Otago goldfields.¹⁵



The landscape at Paerau. Source: www.maniototo.org.nz

¹⁵ <https://www.centralotagonz.com/visit/ranfurlly-maniototo/towns>; <http://www.maniototo.co.nz/wp-content/uploads/2009/06/Maniototo-Heritage-Trail-Brochure-2015.pdf>

3.0 Our Vision, Values and Identity

3.1 A Community Vision

A strong, collaborative and connected community where we look out for each other and work together to enrich our heritage, protect and celebrate our natural environment and retain our peaceful, rural ambience, while creating a sustainable future.

We value:

- The peace and quiet of our rural environment
- Our strong, safe, connected community
- The beauty and majesty of the spectacular scenic landscapes and vistas that surround us.

These three themes are discussed in more detail below.

3.2 What We Value - Themes

Feedback from survey respondents and workshop participants has been grouped into three 'value' themes that reflected what community participants valued most about their place. These themes strongly correlated across both survey and workshop participants, albeit with subtle differences in emphasis. Behind these themes is an underlying view that many participants liked Patearoa the way it is and were not seeking radical change.

Almost two-thirds (73%) of survey participants said that they valued the area's peace and quiet the most, 55% valued Patearoa's welcoming and friendly community the most, and 49% mentioned that they valued the scenery the most.¹⁶

These themes also emerged in the community workshop discussions. A flavour of the workshop comments relating to each of these themes is presented below.

Community participants indicated that these three themes represented important attributes that they wanted to retain in the future, and that they wanted to attract like-minded people to the area who shared and appreciated these values.

Theme 1: Rural Ambience - Peace and Quiet

"Patearoa's magic is in its undeveloped rural nature."

(Community workshop participant)

Responses to the survey and comments by workshop participants indicated that community members highly valued the tranquil, rural ambience that their surroundings offer. Many expressed a strong desire to retain the area's peaceful, unspoilt environment because they believed that this is what intrinsically makes the Patearoa area a great place to live. Survey respondents also commented on the benefits of low visitor numbers to the area, and low levels of development and population.

¹⁶ These percentages add to over 100% as some respondents mentioned that they valued more than one aspect the most. A total 45 respondents answered this question.

Theme 2: A Strong, Safe, Connected Community

“It’s the rural mindset—we have deep roots and shared values and culture that make us unique. This includes friendliness, helpfulness, generosity and giving time.”

“This is a lovely place to bring up a family.”

(Community workshop participants)

Connectedness with family, nature and community is a central theme that emerged from both the survey responses and workshop discussions. Workshop comments frequently described Patearoa as a caring, supportive and collaborative community. Community members have an innate sense of belonging, and community ownership and pride, whether they hail from a long-standing local farming family or are a more recent arrival.

Theme 3: The Scenery - Natural Environment

The distinctive rural vistas of mountain ranges, hills, rivers and plains, big skies and the climate and seasonal changes were frequently mentioned by workshop participants in comments relating to what they valued most about the Patearoa area. Participants mentioned ‘bird song’, ‘starry skies’ ‘seeing, hearing and smelling the Sowburn’ and the local walkways. Some mentioned the need to ‘nurture’ the scenery—considering it fundamental to the area’s unique local character.

“It is the vistas that you love: the hills, rocks and barrenness. The ranges up at the Styx, the Rock and Pillar, the circle of mountain ranges. The changing of the seasons is awesome...beautiful.”

“It gets to you—you want to keep coming back’.

(Community workshop participants)

The community survey and a summary of the workshop discussion points can be found in Appendix 1.

3.3 Community Identity

“The priority is to keep Patearoa similar to what it is. That is why people love it!”

(Feedback from a survey respondent)

“This is the best kept secret in the Maniototo—how do we maintain it without losing it?”

(Community workshop participant)

The Patearoa and Upper Taieri community has a strong sense of identity. The people are passionate, loyal, capable, independent, resourceful, hardworking and generous. Strong, determined and down-to-earth, they have time for each other. They have an enduring respect for their rural environment, their community and the surrounding landscape.

4.0 Discussion Points and Recommendations

4.1 People and Community

Although the Patearoa and Upper Taieri community remains strong and close-knit, like many small rural settlements that have experienced the social changes associated with a declining population over recent decades, it is challenged to find the resources to maintain its local recreational facilities and lifestyle opportunities.

Today, it's estimated that around 80 people live in the Patearoa area either as permanent residents or crib-owners. As noted on page 6, the township's population swells when semi-permanent residents or holidaymakers are in residence. The rural population comprises farming families, often with a proud, intergenerational connection to place. There is also a significant international agricultural worker population, primarily from the Philippines. There are opportunities to connect more closely with this international worker community, through shared cultural or family events.

As with any small rural community, young adults of working age often move away from the area to pursue employment and training opportunities. The nearest primary and secondary schools are at Ranfurly; which is also the closest service town. A rural delivery service offers a three-day or five-day a week delivery of postal items, groceries, pharmacy supplies and other items to the Patearoa area.

Patearoa has a proud sporting history in cricket, rugby, bowls and golf. The bowling and golf clubs are still very active with good memberships, while local cricket and rugby players play for combined Maniototo teams. The need to travel elsewhere for children's sporting or social commitments means families are often drawn out of the area for weekend activities.

The Patearoa Community Trust and Patearoa Recreation Reserve Committee take responsibility for leading community matters and have a positive interest in getting the best from the township's facilities and assets. Until mid-2019 the Patearoa Ratepayers' Association actively drove local events and promoted community activities. However, it has since gone into recess.



Crockery Bob's Sale at the Patearoa Hall, 2019. Photo: Patearoa community Facebook page

The Patearoa Ratepayers' Association had around 100 people on its email database, and produced a quarterly newsletter that kept people informed of local activities and events. The committee was instrumental in organising working bees, community fundraising events such as Crockery Bob's Sale, the annual New Year community barbeque and quiz nights.

There are two Facebook pages that focus on the Patearoa community:

- Patearoa Community with 172 members (January 2019)
- Patearoa Hotel with 80 members (January 2019).

Cavalcade 2020

In 2020, Patearoa will host the finale event for the Otago Goldfields Heritage Trust Cavalcade. A group of locals have formed a committee to organise the event which involves hosting 350-400 participants and supporters by providing accommodation, meals and entertainment from Saturday lunchtime until the following Sunday morning. The Cavalcade represents a significant fundraising opportunity for the community and includes a community market.

The Patearoa Hotel

When community consultation was underway for this community plan, the future of the hotel was unknown due to it being for sale. Unfortunately, it has since closed indefinitely. Patearoa Hotel was an important gathering place for the community. In the community survey, 80% of respondents indicated that it was either important or very important to them that the hotel stays open. The hotel has a noticeboard where community information is shared. Its regular quiz nights are well-patronised as are other speciality annual events such as the Patearoa Dog Bark Up.

The hotel provided meals and accommodation, primarily to fishers and people working temporarily in the area. It had four twin-bedrooms, seven two-person budget chalets and a small number of adjacent camping sites.



The Patearoa Hotel. Credit: Shelly Evans

Objective 4.1: To foster a strong, collaborative community that all can be part of and contribute to.

Recommendations:

- (a) Encourage community participation across a wider cross-section of the community through community held-events i.e. a family-fun afternoon or a cultural evening with food.
- (b) Develop closer relationships among the international dairy worker community, dairy corporates and the local community.
- (c) Identify a format for regular ideas and skills sharing across age groups.
- (d) Review existing communications to determine whether they are meeting the needs of the community and reaching all sectors.
- (e) Work with the Patearoa Community Facebook page owner/administrator to include more community information on this page and consider integrating this information with existing newsletters and information sharing.
- (f) Establish a formal way of welcoming new people to the community.
- (g) Meet with the Cavalcade 2020 committee to explore ways to maximise the opportunities for community fundraising from the Cavalcade.
- (h) Continue holding community events previously run by the Patearoa Ratepayers Association such as Crockery Bob's and quizzes.

4.2 Facilities

Patearoa is an asset-rich community with good sporting and recreational facilities, and meeting places. The challenge is for the community to be able to maintain and maximise their use. The below groups take responsibility of key community assets and have a positive interest in getting the best from the township's facilities.

- The Patearoa Community Trust owns the school house and is responsible for managing the former school buildings and grounds (including the playground and swimming pool). It is also responsible for the Tennis Pavilion.
- The Recreation Reserve Committee is responsible for managing the recreation reserve grounds (the Domain).
- The Hall Committee is responsible for managing the day-to-day operations of the Patearoa Hall.



The Patearoa Domain and Hall at the far right. Source: CODC

Patearoa Domain

The domain is a public reserve (the Patearoa Recreation Reserve) that is available for the use and enjoyment of locals and the wider public. It is administered by the Recreation Reserve Committee. It is available for self-contained camping for up to three nights at a time, although use is understood to be minimal. An annual cricket match is also played on the domain.

Patearoa Hall

The Patearoa Hall was financed and built by Patearoa residents in 1906. The sun-dried bricks were made by Joseph Thurlow and RH Thurlow was the contractor. The hall is located on the Patearoa Recreation Reserve and CODC owns the land the hall is built on. When the Maniototo Community Board became part of the Central Otago District Council they took responsibility for the building.

A small hall committee takes responsibility for managing hall bookings. The hall has a main hall, stage, supper room (with kitchen and servery) and toilets. The Patearoa War Memorial is located outside the hall. The hall has capacity for approximately 90 people.

For the year to 30 June 2019 the hall was used for two community cricket matches and their after-match functions, Crockery Bob's Sale and a wedding. The supper room was also used for a meeting ¹⁷.

¹⁷ Sourced from CODC billing records.

Seventy-five percent of community survey respondents rated the hall as either very important or important to the community when asked to rank the infrastructure that they thought was important to the Patearoa area.

The hall toilets (maintained by the community) are open to the public 24/7 with operational costs of supplies and cleaning covered by a funding grant from CODC to the Patearoa Ratepayers' Association.

Seventy-three percent of community survey respondents rated the public toilets as very important infrastructure.

Some structural issues have been identified with the hall and these will require repair work to a total estimated cost of \$180,000. This work does not include earthquake strengthening work or the installation of a new septic tank, which brings the total estimated cost to \$260,700.¹⁸ While the hall is safe to use in the meantime, the community and Council need to decide on its future.

Objective 4.2: To consider the future of the Patearoa Hall in the context of the needs of the community now and into the future.

Recommendation:

- (a) The community determines the future of the Patearoa Hall and liaises with CODC to achieve a mutually beneficial outcome.

Sporting facilities

Community survey respondents indicated that the bowling (69% of respondents) and golf clubs (60%) are important or very important activities to the area's social environment.

Patearoa Bowling Club

The bowling club has around 30 members. The facility is used regularly for men's and women's bowling events and is hired out to community groups and for private functions around once a month.

Patearoa Golf Club

The golf club has 22 financial members. It employs a paid greensman to look after the 9-hole golf course. The course is used regularly by club members and casual users.

Tennis Pavilion

There is no active tennis club in Patearoa but the tennis pavilion and the club's two courts are used for an annual tennis tournament, and by the local playgroup. There are three courts: two are used for tennis. A petanque court has been established between these two courts.

¹⁸ Patearoa Hall – Structural Condition Report - Report to Maniototo Community Board, 1 November 2018



The Patearoa Bowling Club. Photo supplied.

Other public facilities

The former Patearoa Primary School and Grounds

On behalf of the community, the Patearoa Community Trust owns the transportable school house and has a peppercorn lease with CODC for the school buildings and the grounds (including the swimming pool and playground). The land is a reserve vested with CODC to administer and manage.

The former Patearoa Primary School grounds continue to be available for community and public use. The pool is managed by community representatives—each year around 40 keys are sold to local families.

The Patearoa Community Trust has leased the school buildings on a long-term lease to Dairy Farms Partnership Ltd (DFP). DFP is using the buildings as a social centre for its community of international workers.¹⁹

Camping opportunities

Community workshop participants discussed opportunities to use the school grounds as a camping ground, as per the terms of the original lease agreement between CODC and the Patearoa Community Trust.

¹⁹ Maniototo Community Board resolution 19.5.9, September 2019.

As a public recreational reserve, the intention of the lease agreement was to take a three-tier approach to developing camping opportunities at the site: Stage 1 – self-contained campers; Stage 2 - develop ablution block and powered sites; and Stage 3 – cabins.

Some years ago, the Patearoa Community Trust undertook a business analysis regarding the practicalities of operating a camping ground that included using the school building as facilities for campers. The analysis found that the costs of upgrading the facilities and establishing camp sites were not financially viable.

At the workshop, some community members thought there were good opportunities to advertise the grounds as a place to camp, perhaps installing a donation box for payment. The example of Waipiata was cited, where camping at the domain is community-driven with oversight from the domain board.

Any future development of camping opportunities or advertising would need to be considered in view of the potential impacts of freedom camping.

Objective 4.2a: To manage camping opportunities at Patearoa in keeping with the community's values.

Recommendation

- (a) Define what camping opportunities the community wants in the township, revisit the feasibility of any agreed opportunities, and inform the public (by way of signage, social media etc) where the designated camping areas are located.

Patearoa Library

Eighty per cent of community survey respondents either rated the Patearoa Library as very important or important infrastructure. The tiny library is housed in a 6m x 4m shed and provides reading material for locals. A key is available for locals and holiday makers over the summer months, when the library is staffed by volunteers who open it for a few hours a day. Locals donate books to maintain the library's collection.



Patearoa Library. Photo credit: CODC

4. 3 Recreational Opportunities

The Patearoa and Upper Taieri's natural environment offers spectacular recreational opportunities for locals and visitors to the area. Fishing, hunting, kayaking, cycling, tramping, walking and four-wheel driving all provide opportunities for people to enjoy the benefits of outdoor recreation and the distinctively different and beautiful natural environment.

While some recreational opportunities such as the Sowburn Walkway are already relatively well-known and enjoyed, there is the potential to explore other opportunities that would be attractive to people who want to experience the unique beauty of Central Otago's spectacular natural environment.

Over 90% of survey respondents rated maintenance and enhancement of the Sowburn Walkway as important or very important to them when asked to rank the importance of activities that related to the natural environment.

In the community workshop, participants highly rated the following recreational opportunities for swimming, the walkway and cycle trail development. Specifically, participants mentioned the opportunity to extend the cycle trail between Daisybank and Patearoa and opportunities to link up with the Otago Central Rail Trail.

The Sowburn and Walkway

The Sowburn is a tributary of the Taieri River. It is edged by the Sowburn Walkway, which follows a loop that starts on the creek's west side from Patearoa to the foothills of the Rock and Pillar Range.

The route passes historic gold tailings and huts before reaching the Dykes Dam site where there are panoramic views over the Maniototo Plain, before returning down the creek's east bank past old gold mining sluicings and early Chinese goldminers' shelters. Part of the track follows the path of a disused water race that used to provide the township's water supply.



Holidaymakers enjoying the upper Sowburn near the Dykes Dam site. Photo supplied.

A highly-valued local feature of the river is its magnificent swimming holes, particularly the swimming hole at Top Bridge which has a special place in the hearts of locals and

holidaymakers. In the summer months it is an extremely popular spot for swimming, picnicking and relaxing. The local swimming options were described by a respondent in the community survey as 'the jewel in Patearoa's crown' and 'if the swimming options were lost, the appeal of Patearoa would be lost for many people.'



Sowburn swimming hole at the Top Bridge. Source: CODC

Concerns were raised about both the water quality of the Sowburn and the low water levels in the summer, both in survey responses and in the community workshop. These are discussed in Section 4.6 Infrastructure.

Workshop participants also expressed concern about the management and maintenance of the Sowburn Walkway. The walkway is maintained by locals with support from the Otago Regional Council. Trees along the Sowburn's edge provide welcome shade and cover. Although some willows have been taken out by the Otago Regional Council, there was a view that more willows could be taken out and replaced with poplars. It was also felt that a more routine, regular approach to walkway maintenance was needed to keep the area well-maintained and safe to use.

Concern was also expressed about the regular management of the refuse bin and the toilet at the start of the west walkway and near the swimming hole. The toilet was installed by the Patearoa Ratepayers Association in 2000. It was suggested that there is a need for improved signage here to encourage people to organise waste and recycling appropriately. In the community survey, 89% of residents rated the provision of a bottle and rubbish bin at the

swimming hole as very important or important when asked to rank activities that related to health and safety.

Cycle Trail

Work continues to investigate establishing and developing a cycle trail between Patearoa and Daisybank on an existing paper road that links through to the Otago Central Rail Trail. Local community member, John Gibson, oversees and organises this project.

Over the past year, new culverts have been dug and a grader has been used to prepare the track surface. To complete the trail, other ideas for development include building a shelter shed, interpretation signage at Hamiltons and Shepherd's Hut gold workings. Some thought will also need to be given to marketing and how the trail links into the Central Otago Rail Trail.



Figure 3. This map shows the unformed road that could connect Patearoa and Daisybank, and its proximity to the Otago Central Rail Trail (solid black line). Source: Reed NZ Atlas

Objective 4.3: Maintain and develop tracks that offer recreational opportunities for locals and visitors, and cyclists on the Otago Central Rail Trail.

Recommendations

- (a) Establish a working group to further investigate the development of the Patearoa-Daisybank trail and to work in collaboration with potentially affected parties.
- (b) Create interpretation signage for the Hamiltons and Shepherd's Hut gold workings, and upgrade the Hamiltons Cemetery interpretation boards.
- (c) Use publicity and signage to encourage people to organise waste and recycling appropriately at the Top Bridge rest area and start of the Sowburn Walkway.
- (d) Maintain the relationship with the Otago Regional Council in relation to the Sowburn Walkway's maintenance and health and safety requirements.

Fishing, Hunting and Kayaking

With its proximity to the Rock and Pillar Ranges and the Taieri River tributaries, the Patearoa area is a base for hunting, fishing and kayaking opportunities.

Fish & Game's brochure *Waters of the Maniototo* presents some key fishing spots that anglers can enjoy, including Mathias's Dam, Hore's Control Pond, McAtamney's Head Pond and the Upper Taieri River. Independent fishing guides also operate in the area.

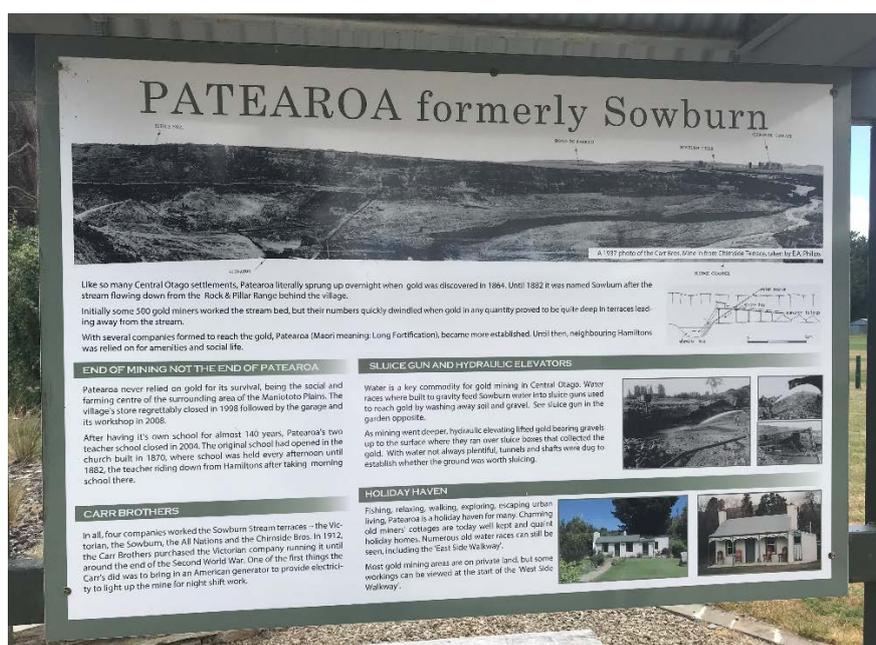


Fishing a dam in the Maniototo. Source: ODT

4.4 Heritage Opportunities

Patearoa and the surrounding area has a proud heritage associated with its mining and agricultural past. There are opportunities to communicate and tell the rich heritage stories of the Patearoa area, including the potential to have a heritage trail.

There are already interpretation panels at some key locations around the area—Hamiltons Cemetery, the Sowburn Walkway, at an information kiosk at the Patearoa Hall, and at the protected shrubland of Olearia at Oliverburn Farm on Puketoi Runs Road. These informative panels have been instigated and produced by local community member John Gibson.



One of the interpretation panels at the Patearoa Hall. Photo supplied.

There may be opportunities to further identify key local heritage sites and create a Patearoa heritage walking/cycle/driving trail (either in the township or the wider locality) that takes participants to key heritage locations and historical cottages in and around Patearoa. Some local heritage sites are included in the District Plan.²⁰

Possible sites for inclusion in a heritage trail could include former gold mining sites, the original pastoral runs of Linnburn, Puketoi and Patearoa stations (with interpretation at the gateways), Alnwick Cottage, the Styx jail and hotel, sites of the first school and hotel in Patearoa, and historic mining cottages.

This would require some negotiation with private owners as sites such as Alnwick Cottage, the Styx hotel and jail, are on private land.

²⁰ See Appendix 2.



The Styx jail, Paerau. Source: www.maniototo.org.nz

Objective 4.4: To raise awareness of Patearoa’s rich heritage and historical stories amongst locals and visitors.

Recommendations

- (a) Meet and collaborate with the Central Otago Heritage Trust to discuss ways to tell the area’s heritage stories, including developing the concept of a heritage trail, identifying potential places of interest and funding opportunities.
- (b) Develop a local heritage trail with promotional material that profiles the rich heritage around Patearoa and its immediate environs.
- (c) Gather further information on Alnwick Cottage and the opportunities to promote it as a local heritage site, including arranging a meeting with DFP Ltd to seek their views.
- (d) Encourage historical papers and information about Patearoa and Paerau areas to be included in a local established archival repository, possibly with the Naseby Museum.

4.5 Unique local landscapes and natural features

Survey respondents and community workshop participants expressed an interest in exploring further opportunities to expand access to recreational offerings that relate to the local landscape and natural features.

The wider area is home to unique biodiversity that includes the Taieri River, the Upper Taieri Scroll Plain, the Sowburn River, Great Moss Swamp and the surrounding mountain areas. The Patearoa and Totara Creek Saline areas include salt flats, salt pans and a former salt lake, which are all unique to the area.

At Oliverburn Farm on Puketoi Road there is a natural Olearia scrubland area (5.4ha), which is protected by a QEII covenant.

In the community survey, when asked to rank activities that relate to the natural environment, 61% of respondents indicated that exploring further access to natural features was important or very important to them.

Objective 4.5: Raise the awareness of the unique features of the local natural environment for locals with an interest in the natural environment to experience and enjoy.

Recommendations

- (a) Review current information on unique landscapes and natural features for Patearoa and the surrounding area on websites such as Tourism Central Otago's website (www.centralotagonz.com) to determine whether it meets the community's current aspirations.
- (b) Investigate opportunities to promote awareness of the area's unique ecological landscapes.
- (c) Arrange a meeting with DOC to discuss access opportunities to unique features and landscapes.
- (d) Reprint the Patearoa brochure and include a self-guided trail of the ecological and heritage features throughout the region.

4.6 Infrastructure

Roading

Rural populations rely heavily on good roading networks to go about their daily lives—roading was rated as very important or important infrastructure by 85% of community survey respondents when asked to rank the relative importance of different aspects of infrastructure. When workshop participants were asked about barriers to the Patearoa community achieving its goals, roading was mentioned most frequently. This included comments about the need for more tar seal on main routes around Patearoa (such as on Aitken Road) and the impact that higher volumes of heavy vehicle traffic were having on road quality.

Other community members also commented that vehicles are travelling too fast through Patearoa township creating a danger for residents. In the community survey, 91% of respondents ranked speed through the township as either an important or very important health and safety issue.

CODC maintains more than 1850km of roads in the Central Otago district – 1376km of gravel roads, 509km of sealed roads, 176 bridges and 151km of footpaths. State highways are managed separately by the New Zealand Transport Agency (NZTA). Central Otago has a low volume roading network and of the 1743km of rural roads, only 22km carry more than 1000 vehicles per day. Funding for road maintenance comes from two sources – local rates and NZTA subsidies for specific work.

Sealing and road repairs

Council applies eco-seal to 100m sections of gravel roads, as a dust suppressant, where there is a house located within 100m of a gravel road. Eco-seal is a low-cost seal which is more environmentally friendly and lasts longer than oil. Eco-seals are applied to a 100m length of road when a road is re-gravelled.²¹ Eco-seal may be applied to the bottom end of Aitken Road in Patearoa in the future.

CODC is aware of ‘edge break’ on the Ranfurly-Patearoa Road, when wear and tear at the edge of the seal breaks down the road’s surface. The Council has applied to NZTA for funding to widen the seal on this road.

The life-cycle cost of maintaining and resurfacing a road with a gravel surface is typically one-third of the cost of maintaining a sealed road. Sealed roads are only a more cost-effective option when they carry several hundred vehicles a day, or in steep and winding topography with traffic volumes of approximately 150-200 vehicles per day.

²¹ CODC website.

CODC uses traffic counters to accurately measure the volume of heavy and light vehicles on specific roads. Some unsealed roads in the Maniototo have been widened (i.e. Wilson Road, Lower Gimmerburn Road and Puketoi Road) because of the higher heavy traffic volumes on these roads. Council liaises with Fonterra to obtain information about routes used by milk tankers and volumes. This information is considered when setting road standards and maintenance programmes.

Speed

Subject to funding, CODC intends to install a variable speed message sign in Patearoa township. Speed counters have indicated that some vehicles are travelling at 70km per hour through the town's 50km zone.

In accordance with national speed management guidelines, CODC is reviewing speed limits across Central Otago district. The public will be consulted on any suggested changes to speed limits in December 2019.

Telecommunications

There was some feedback in the community workshop that improved telecommunications is needed for the Patearoa area and that blackspots still exist in some places. There was a suggestion that there is a need to advocate with telecommunications companies to improve this. However other community participants believed that the telecommunications services are sufficient and are what would be expected in a predominantly rural area.

Some residents use traditional copper-based internet services from a variety of internet providers while other Patearoa residents and rural residents are largely served by Otago-based internet and data network provider Tussock Networks. Tussock Networks has close to 200 internet and data connections across the wider Maniototo area covering the Styx Valley, Patearoa, Gimmerburn, Waipiata and Ranfurly. The company has a network of nine repeater sites and offers a product that allows users to connect if they are in an area where reception is poor. The trend amongst consumers is towards household Voice over IP (calling using WiFi) and away from using traditional copper-based lines. Customers can call over Wifi on the 2Degrees network (on their cell phone and land-line), or Vodafone customers can install a device that allows for cell phone coverage at a residential address.²²

As part of the government's work to improve mobile black spots there will be better mobile coverage across 1000km of state highways and 108 tourist destinations in New Zealand. Included in the programme this year is the installation of better mobile coverage for 4.9km of State Highway 85. This may improve mobile coverage in the Waipiata and Patearoa areas.

There is also a concern that there is now no AM or FM National Radio coverage in Patearoa, meaning no coverage in everyday or emergency situations.

²² Sourced from Tussock Networks via email, 28.1.19

Rabbit Control

In the community workshop, some participants raised the issue of pest control and the need to reduce the population of rabbits in the area.

The Otago Regional Council's recently-released RHDV1 K5 virus aimed to reduce rabbit numbers to a manageable level. There were two sites in Patearoa where the virus was placed but there appears to be no evidence that that rabbit numbers in the area have reduced as a result.

Patearoa township is a rural residential area where restrictions exist around shooting and the use of poison.

Recycling and Waste Disposal

There is a recycling drop-off point at the Patearoa Recreation Reserve. The closest transfer station for general waste is at Ranfurly.

Water Supply²³

The Patearoa water supply feeds both the Patearoa urban supply and the Patearoa rural water scheme. In the community survey, 98% of question respondents rated the town water supply as very important or important infrastructure.

Patearoa water is sourced from the bed of the Sowburn. Water is pumped from a pump chamber in the Sowburn to the main rural reservoir on the hill behind Patearoa. Water is chlorinated as it passes through the treatment plant and eventually enters the main reservoir where it is stored. Water is drawn off into a bank of six farm tanks that serve the urban area of Patearoa. Water is gravity fed to all parts of the rural scheme.

Approximately 50 properties are fed off the town supply and 283 rural units of 1m³/day each are allocated to about 40 properties (farming and residential). The Patearoa reticulation is approximately 20km in length. Annual average water consumption is approximately 250,000m³.

The Patearoa water supply is timetabled for a water treatment upgrade to comply with NZ Drinking Water Standards in 2021.²⁴

Local Water Quality

Concerns were raised in the community workshop and in the survey about the water quality of the Sowburn and its low water levels in summer, including the impact this has on fish and wildlife populations.

²³ Sourced from <https://www.codc.govt.nz/services/water-services/water/Pages/default.aspx#link5>

²⁴ Infrastructure Strategy, CODC, 2018

Above the township, the Sowburn is characterised by dark, tannin stained waters flowing over clean cobble beds. It is known to support a high-quality macroinvertebrate fauna as well as a good population of adult brown trout.

There are three abstractions above the Patearoa township—the CODC water supply as well as two takes for household/stock and water/irrigation purposes. There is no intensive farming upstream that has an adverse impact on water quality. The low water levels in summer relate largely to climatic conditions as well as water abstraction.

Under the Otago Water Plan rules, a landholder can abstract 0.5 litres per second of surface water within the Maniototo subregion, at a daily volume of 25,000 litres per day, for the purpose of irrigation, domestic and stock water supply. Any abstractions exceeding this permitted limit require a resource consent.

Water Quality Monitoring

The Otago Regional Council carries out monthly monitoring work to test water quality in the main stem of the Taieri River. In general, these tests have returned good water quality results. The Sowburn is monitored as part of the Upper Taieri catchment monitoring programme which began in 2017. This programme is due to end in 2019.

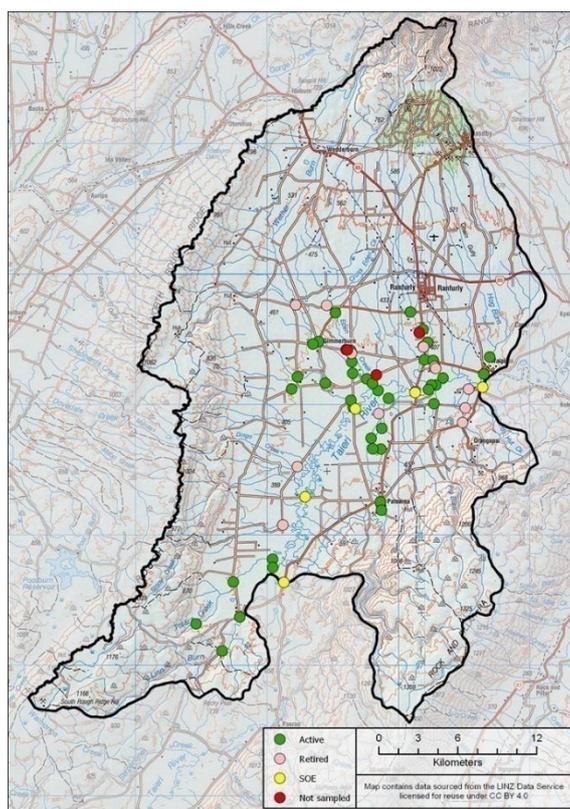


Figure 4. Water quality monitoring in the Upper Taieri Catchment. Source: ORC.

Figure 4 shows the extent of monitoring in the Upper Taieri catchment. Currently eight sites are monitored monthly in the Sowburn catchment.

The main aim of the Sowburn project (a community-led programme) has been to assess if selected waterways meet limits and targets for good water quality; to identify areas where limits and targets are not met, and to enable the Otago Regional Council to understand what actions the rural and lifestyle block community are taking to minimise negative effects on water quality.

Locals with an interest in water quality can contact the Upper Taieri Management Group for more information or to get involved via gcrutch2883@gmail.com.

Community members also expressed an interest in a local 'Is it safe to swim' website that they could view to see whether local rivers are safe to swim

Health and Safety

A draft emergency community plan is currently being developed for Patearoa by CODC. This will be available for the community to provide feedback on.

The continued maintenance of an automated external defibrillator was rated as very important by 85% of community survey respondents when asked to rank the importance of different aspects of health and safety.

Objective 4.6: To advocate for good infrastructure that supports the economic, social and safety needs of Patearoa and surrounding areas.

Recommendations

- (a) To work with the Otago Regional Council to find a solution for controlling the rabbits within the village.
- (b) Meet with telecommunications companies to understand where exactly the black spots are for cell phone, FM and digital VHF radio coverage and to discuss any issues with slow internet speeds in the Patearoa area.
- (c) To address any operational roading concerns by lodging a request for service on CODC's service request system: <https://www.codc.govt.nz/services/do-it-online/request-for-services/Pages/default.aspx>
- (d) To have a community representative on the Upper Taieri Water Management Catchment Group.

4.7 Planning and Regulatory

Feedback in the community survey indicated some concerns about the regulatory framework within the Patearoa township and surrounding areas as it relates to new development and the types of buildings allowed under the current district plan. A review of the CODC district plan will soon get underway. This represents an opportunity for the Patearoa community to consider the regulations that are appropriate for Patearoa and surrounds.

Objective 4.7: To raise the level of understanding of the current regulations within the district plan and how they apply to the Patearoa community.

Recommendations

- (a) Discuss with the CODC planning team and understand building and regulatory requirements for the township of Patearoa and surrounds to be included in the soon to be revised District Plan.
- (b) To collectively decide what planning requirements the community wants for its town.

Appendix 2

Central Otago District Plan Schedule 19.4

Heritage Buildings, Places, Sites and Objects relevant to the Patearoa and Upper Taieri area

Description	Location
War Memorial	Patearoa
Remnants of Puketoi Homestead	Puketoi Runs Rd
Green Bridge	Patearoa-Waipiatā Rd, Waipiatā
Cemetery	Hamiltons
Serpentine Church	Serpentine
Linnburn Woolshed and Old Stone Yards	Linnburn Runs Rd
Ovens/Artefacts	Serpentine
Deep Creek Hut	Paerau
Styx Gaol, Paerau	Paerau
Styx Hotel and Stables	Paerau

Central Otago District Plan - Schedule 19.6.1

Areas of Significant Indigenous Vegetation, Habitats of Indigenous Fauna and Wetlands relevant to the Patearoa and Upper Taieri area

Description	Size
Upper Taieri Wetlands	2450 ha (approximately)
Serpentine Reserve	750 ha
Serpentine Wildlife Management Reserve	135 ha
Patearoa Saline Area	6 ha
Totara Creek Saline Area	11 ha

QEII Covenant

Olearia shrubland, Puketoi-Highfield Road	5.4ha
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