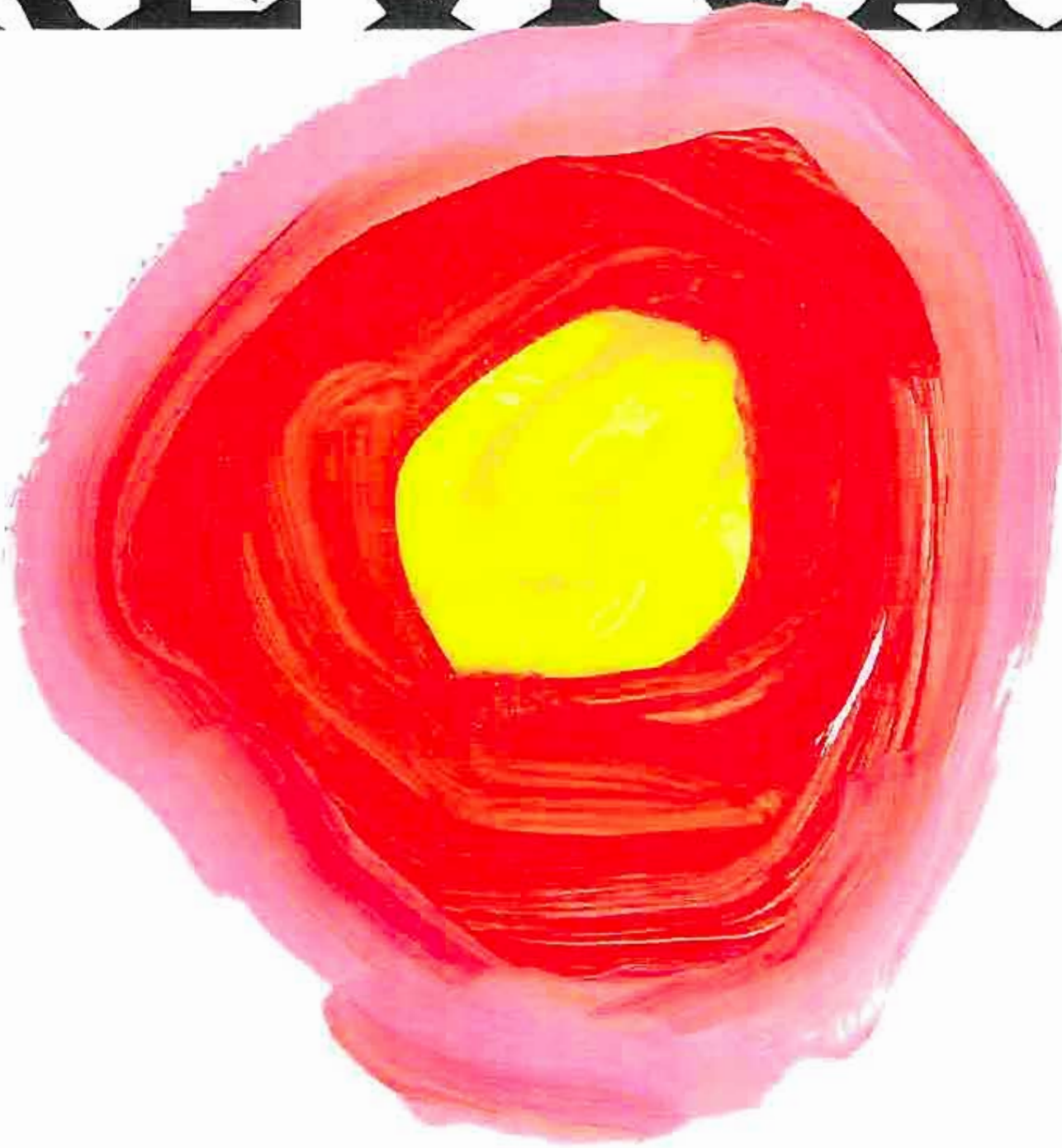




# **REEFTON REVIIVAL**



**Our plan for the Reefton area.  
Initiated by the community and  
developed through a workshop  
planning process. February 1996.**

# REEFTON REVIVAL

## Spotlight on Reefton



A plan for the Reefton area;  
initiated by the community and  
developed through a community  
workshop planning process,  
February 1996.

The Reefton Revival Co-ordinating Group  
(including the Reefton Business Persons Association,  
Reefton Rotary, Reefton Historic Places Trust Board, and  
Reefton Visitors Centre Society Inc.), together with the  
Inangahua Community Board of the Buller District Council,  
organised, participated in and remains to assist  
implementation of the Reefton Revival planning exercise.



*Cover painted by one of the  
Reefton Revival Crèche participants*

*24-25 February*

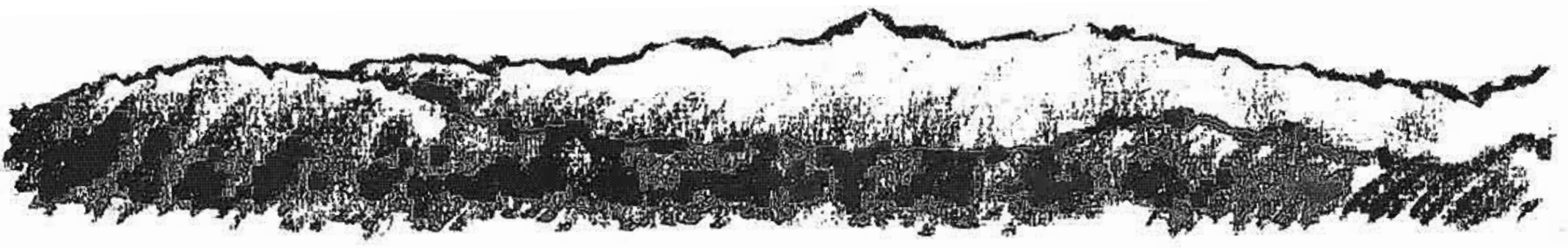
Lucas Associates. April 1996

# REEFTON REVIVAL

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## SUMMARY

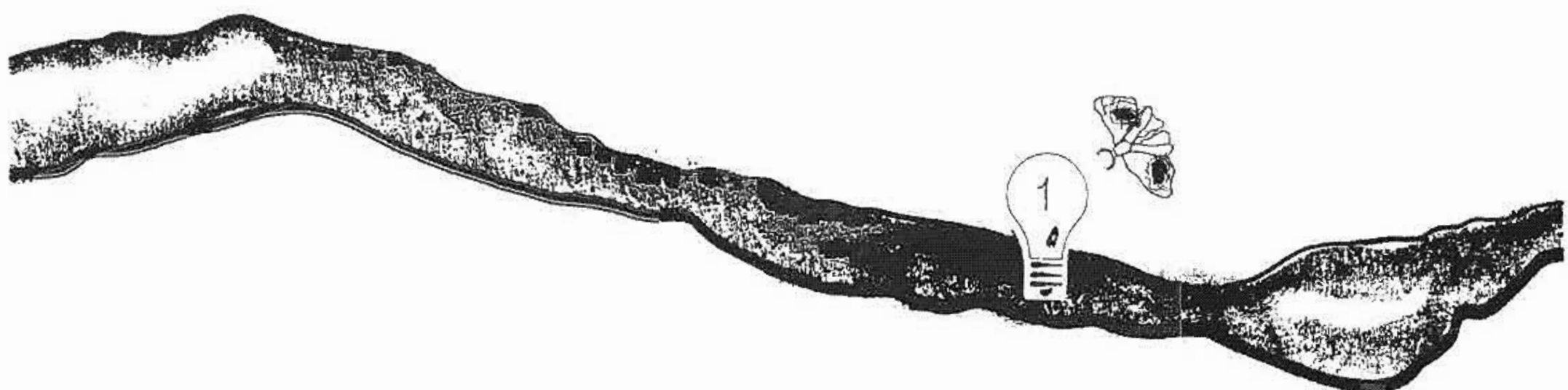
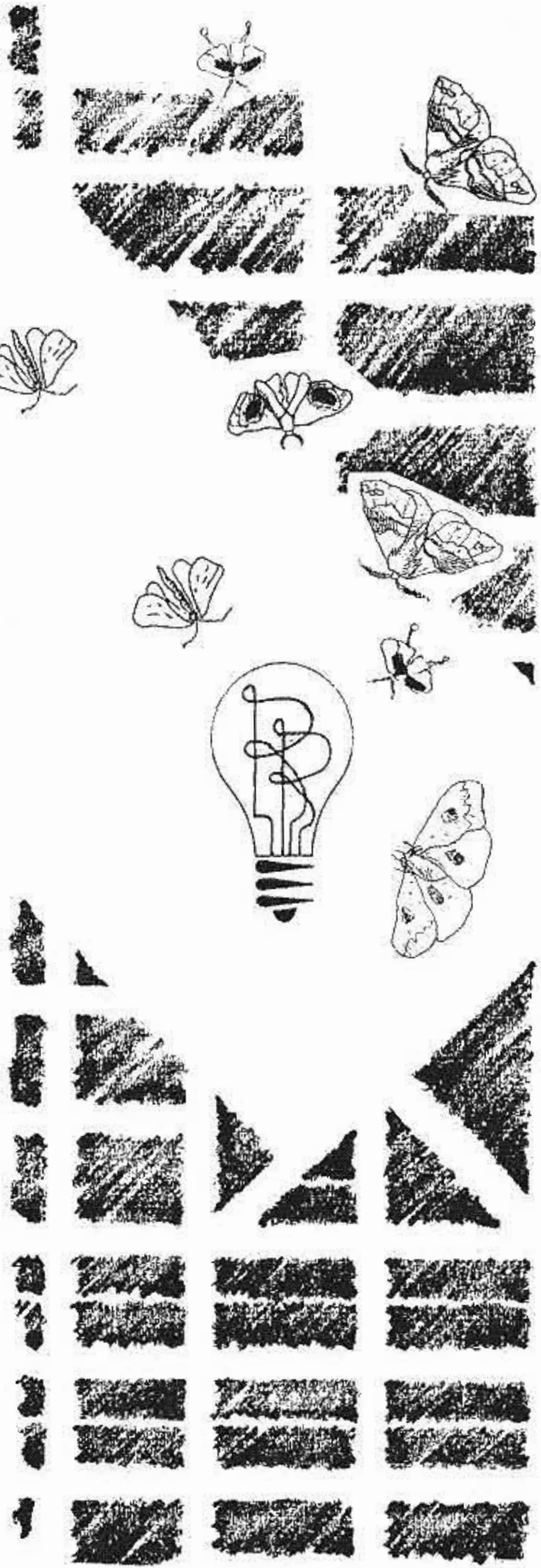
The Reefton Revival planning process is a voluntary, non-statutory process requested by the local community. This report documents community views expressed by those who participated in the exercise. The Revival enables these views to be considered in public, private and corporate decision making and activities in and around the town.

The workshop process provided an opportunity for local people to identify and document their preferred direction for Reefton's development. The Proposed Buller District Plan (1994) defines the management policies and rules for development in Reefton (see appendix 2). The Reefton Revival report can now be considered in the further development of the District Plan. The community directions identified propose a number of substantial changes to the District Plan.

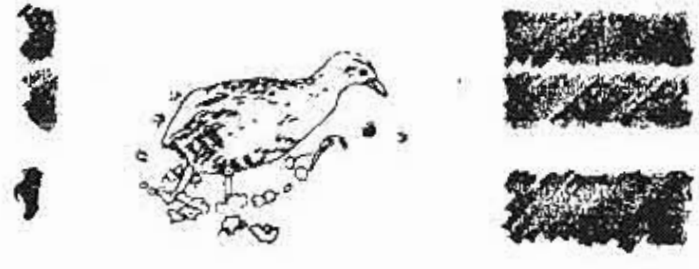
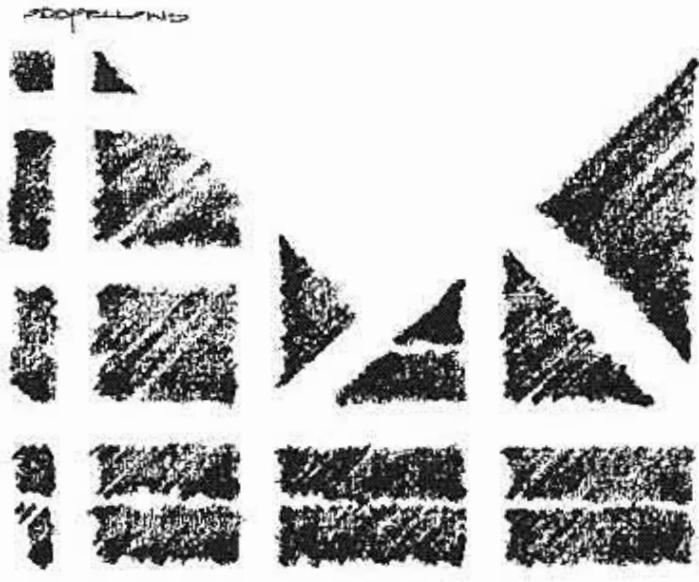
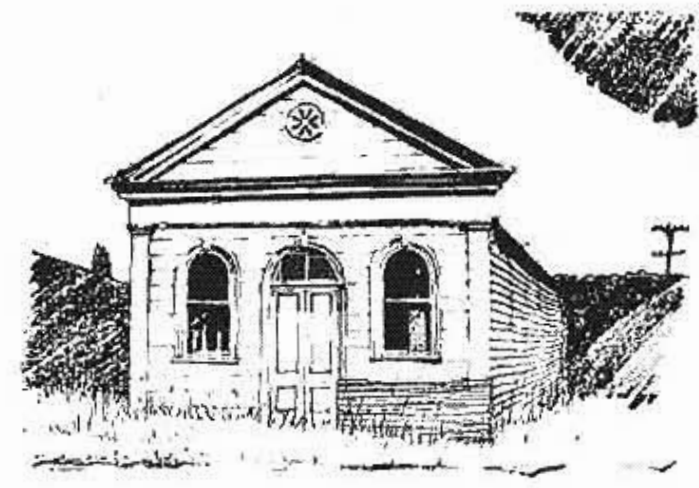
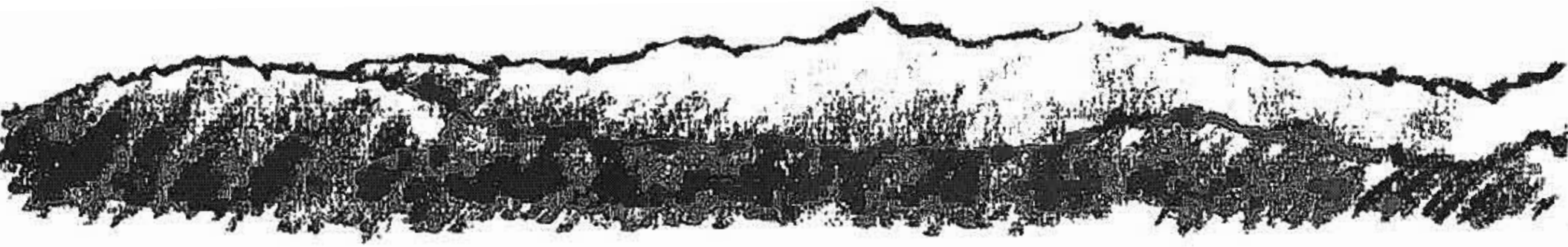
The future is not seen as making Reefton just like other "improved" towns - not about making it pretty. Reefton's Revival is about grabbing hold of its specialness, its quiriness, and turning this into a comfortable and commercial product. The specialness of Reefton built on as a sustainable resource for the future.

Exploring directions and opportunities for Reefton, participants sought both the conservation and celebration of the town's heritage. Reefton is a landmark in being the first place in the Southern Hemisphere to reticulate electricity (1888). The electricity was hydro-generated. The Oddfellows' Hall was the first building reticulated. It still stands, and awaits conservation and re-use.

The community's proposal is to co-ordinate and take stock of their own heritage, get some conservation works done on important buildings, etc. - such as the Oddfellows' Hall, Reefton School of Mines, Courthouse, Racecourse Grandstand - and start organising events and ventures within the town that allow people to have the specialness of this place converted to the basis for sustainable visitor-based businesses.







Major works are proposed to put Reefton on visitors' maps as a must-see place, a must-stay place. Based on the lighting, hydro and mining histories, not static interpretation, but dynamic displays are proposed. Lighting and fireworks performances - indoors and out - telling the stories of Reefton. The power generation brought alive through projection, then real sparks generated - in startling profusion! Water and electricity driven artworks. Lively evening shows at various places in town, then the gentle dawn unfolding enjoyed with a cappuccino at a pavement café.

Shops, cafes, bed-and-breakfast facilities all celebrating the heritage, providing services and products within the heritage themes. Special services, special products. A special place. A "must-see" place.

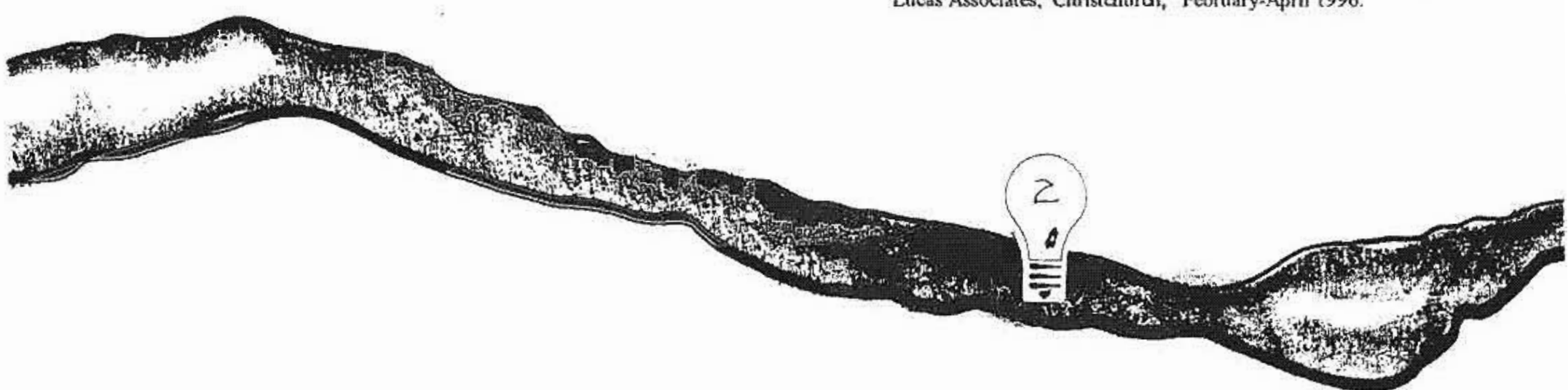
Manage the character of the town to retain its quiriness and ensure that the place is not fashionably upgraded, "developed" or infilled in ways that dilute or conflict with the visual, social and historic essence.

To seek funding and assistance to address heritage management, an umbrella organisation is proposed of the various organisations involved in local heritage management. Also, a Reefton Revival co-ordinating group, linked to an existing community group, is proposed to co-ordinate the outcomes of the workshop process, liaise with authorities, for agreement on concepts, guidelines, directions, and ensuring people are informed of the community desires when undertaking changes or setting up ventures.

As well as the guidelines for private development, design input for public space is required. Design exercises for street furniture and signs need to taken seriously, as they can markedly add to or detract from the towns' character and appeal. Professional design input is essential, to develop guidelines or a standard range as a minimum. Professional design input along with good community consultation is recognised as the way to produce the best results for the town.

The outcomes provide an describe an exciting future for Reefton. It is a challenge and suggests a very different future for this town. The bright spot has a major opportunity to grasp the metal.

At the request of the community, facilitated & documented by Lucas Associates, Christchurch, February-April 1996.

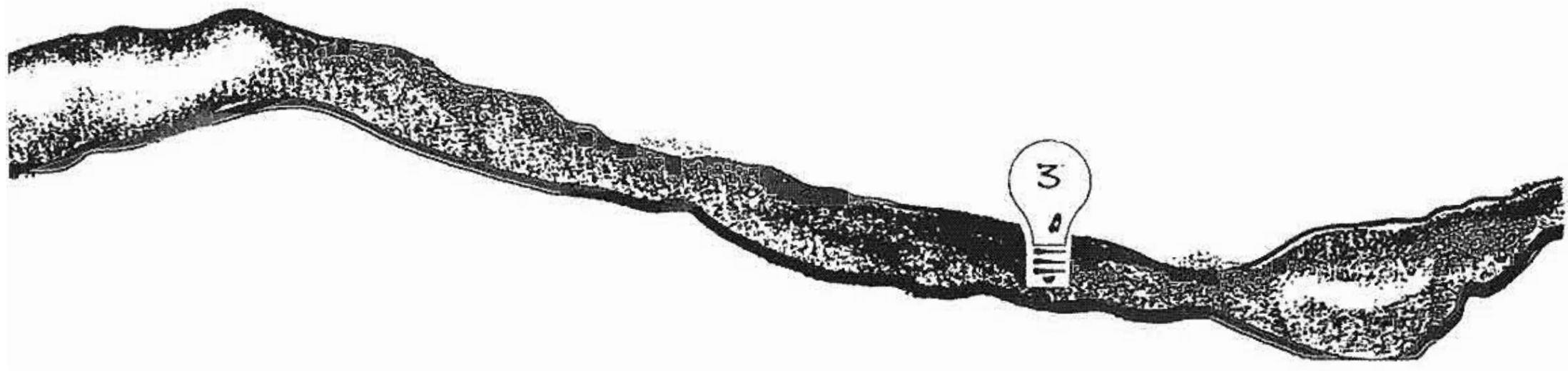




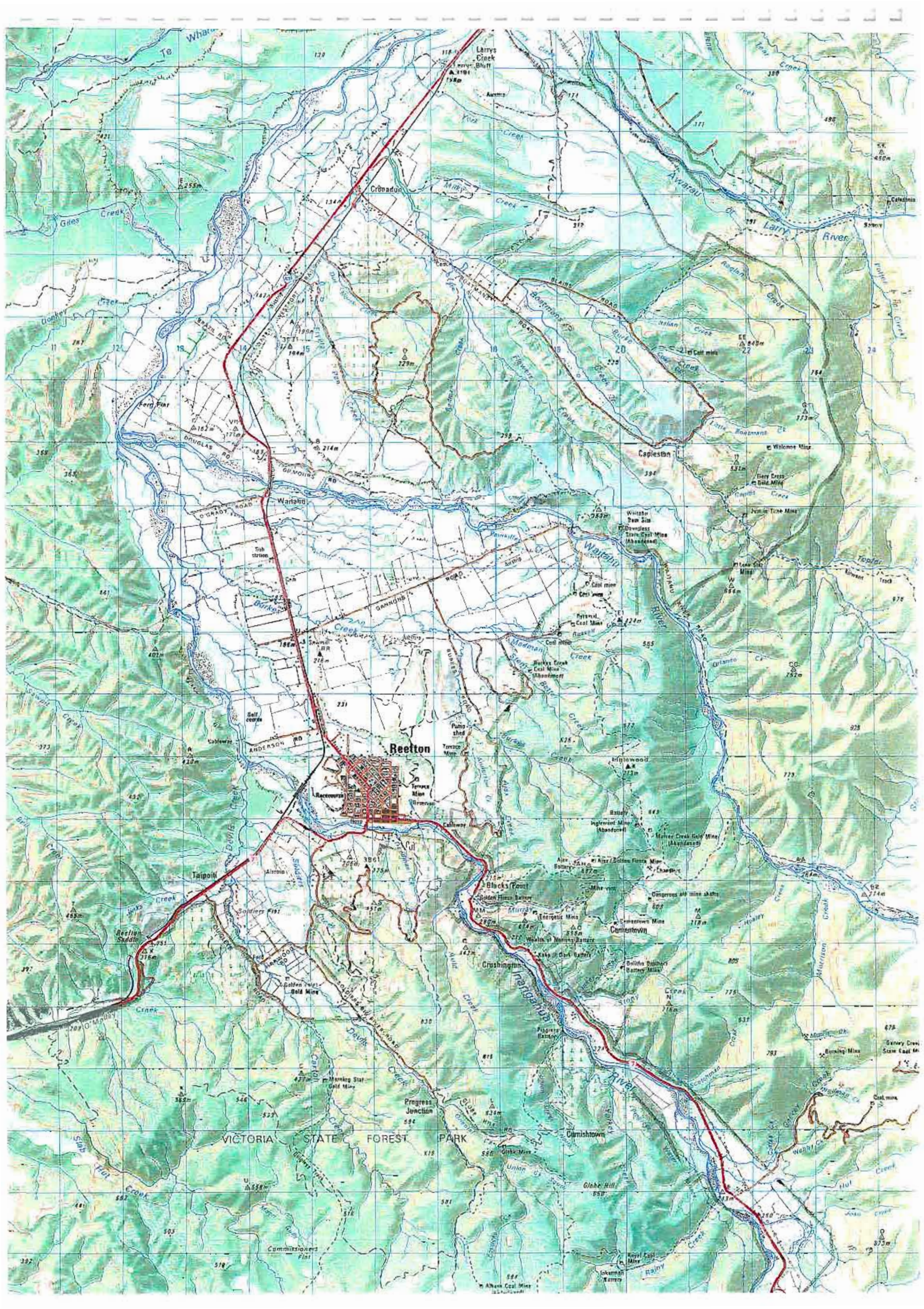


All Roads Lead To R...

# Reefton the Hub









# 1 ESSENTIAL CHARACTER

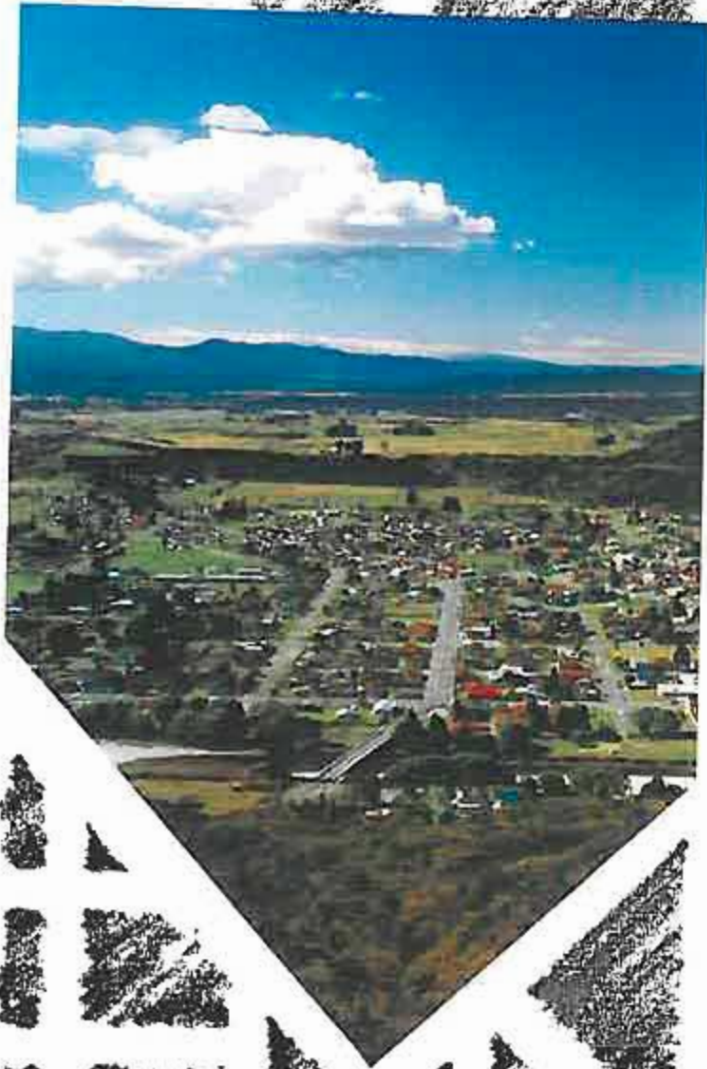
Workshop participants together identified what they considered to be the essential character of the Reefton area. Their comments, largely un-edited, identified:

## *REEFTON'S CONTEXT*

- ◆ A clearing in the forested area.
- ◆ The town contained as in a basin, views outwards.
- ◆ Town defined and contained by landforms - hills, river and river terraces.
- ◆ A node at the centre of the coast, and the Alps region.
- ◆ Everything on the coast is accessible from Reefton.
- ◆ Part of journeys.
- ◆ Earthquake area.
- ◆ A central South Island gateway; a cross-roads.
- ◆ A gateway to the coast, reinforced by landform, particularly lower Buller Gorge, Rahu Saddle, Victoria Range (Victoria Forest Park), Blacks Point, Inangahua River and tributaries, valleys, trees, bush, and other natural values.
- ◆ Rural farming area, forestry and regenerating beech forest.
- ◆ Isolation, separateness. A place apart - but well-connected.
- ◆ Silence, tranquillity.
- ◆ Climate - rain (equivalent to Auckland).
- ◆ Climate - foggy and windless, still air, hot and very cold (dry for the 'Coast'), frosts.
- ◆ Recreational opportunities abound.

## Recreation

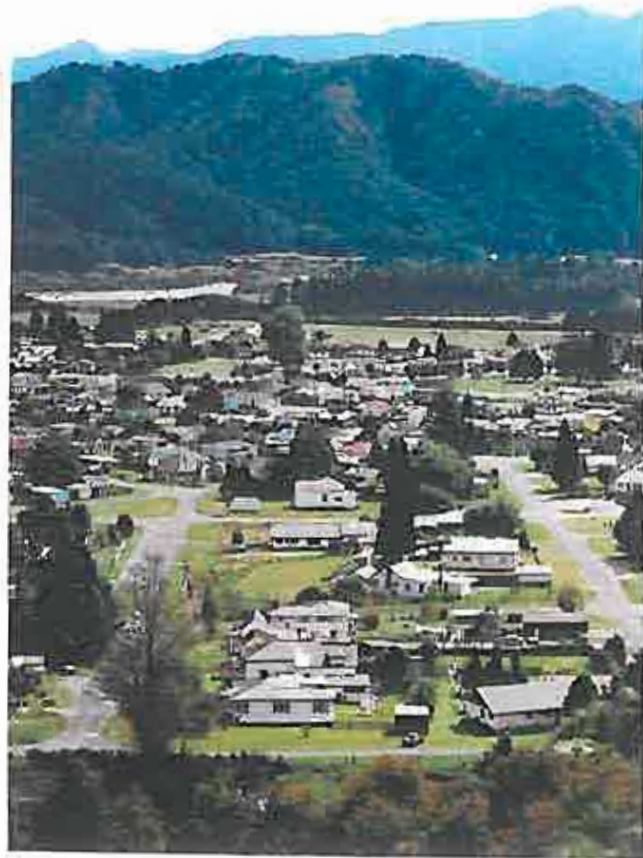
- ◆ Walking tracks on gold trails. Good walker-friendly place.
- ◆ Heritage trails, domestic tourism.
- ◆ Recreation - both natural & historic.
- ◆ Fishing, 4WD, hunting.
- ◆ Pony club.
- ◆ Rugby, team sports, playground. Visiting school.





### THE TOWN

- ◆ Quartzopolis - Reef-town - Reefton, on the Inangahua.
- ◆ The streets in grid patterns - the town section parallel to the river; the middle section parallel to highway from Westport, Buller Road.
- ◆ In some ways a wild west, rugged style.
- ◆ Tidy, controlled, almost stark.
- ◆ Modest, honest and unpretentious.
- ◆ Space and freedom of township.
- ◆ A safe place. Good environment for young children.
- ◆ Broadway - the character main street.
- ◆ Abundant heritage features.
- ◆ Unique smell, the smell of coal fires.
- ◆ Anything cultural or new passing through the town is appreciated.
- ◆ Low price of land. Accessible.
- ◆ A people place.
- ◆ Large grass verges on streets - lots of places with no footpaths.
- ◆ Wide streets spaces.
- ◆ Low traffic flows. Safe and people friendly.
- ◆ Small blocks of houses.
- ◆ Open spaces - Domain, The Strand, Racecourse (rugby ground), Playgrounds, King George V Park, Pony Club Grounds, Cemetery.
- ◆ Vegetation largely exotic including rhododendrons and pine backdrop.
- ◆ Cross on hill - symbolising the unification of the churches.





### People

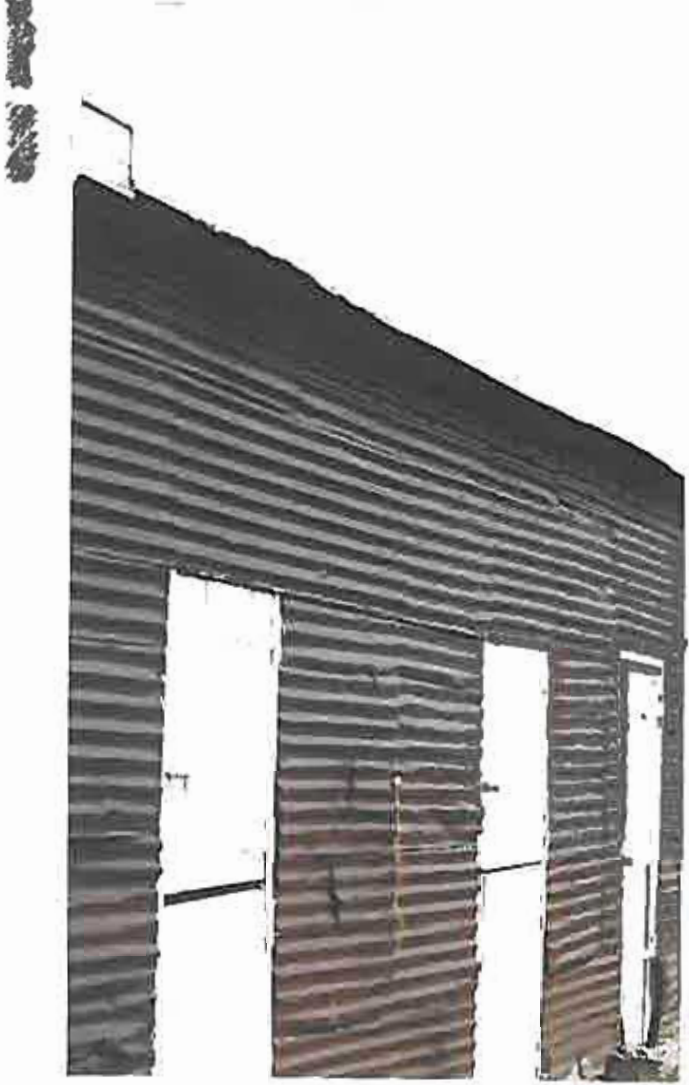
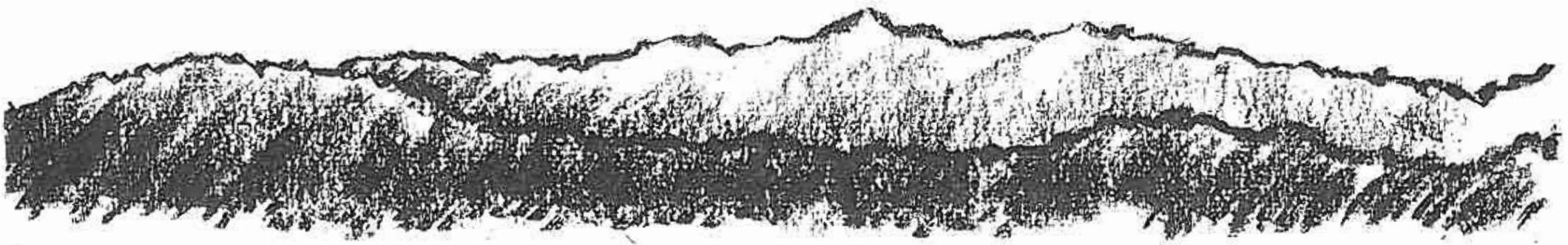
- ◆ Many and varied; many elderly.
- ◆ In close knit groups often related to industry.
- ◆ Families with history in this area, family ties.
- ◆ Identities - can be known, belonging.
- ◆ Some alternative lifestylers.
- ◆ Friendly, resourceful people, with ability to accept differences.
- ◆ Mellow pace of life.
- ◆ Sense of security.
- ◆ Community resilience, strength of character.
- ◆ Independence, pride in their place.
- ◆ Community group (card games, euchre, 45's, mural)
- ◆ Strong historic groups.
- ◆ Strong community spirit.
- ◆ Small scale community (plus).
- ◆ Transient population.
- ◆ Low socio-economic group.
- ◆ Lower cost housing.

### History/Heritage

- ◆ Location - a meeting place.
- ◆ Maori route ( Oweka )
- ◆ Gold (1860) ( alluvial ) and quartz.
- ◆ Reefton School of Mines.
- ◆ Coal.
- ◆ Electricity, powerhouse.
- ◆ Old Monteiths Brewery.
- ◆ Hotels.
- ◆ Timber harvesting; farming.
- ◆ Rail complex - railway, railway station - passenger service, and resource transportation.
- ◆ Tourism - as the town is located on state highways.
- ◆ Historic feeling, integrity of buildings and relics.
- ◆ Links with the past - family, genealogy.
- ◆ Heritage trees (3 of the 4 listed in the entire Proposed Buller District Plan are in Reefton and Blacks Point).
- ◆ Outlying historical areas, historical areas within town itself
- ◆ Blacks Point - hard rock, quartz gold settlement - Murray Creek.

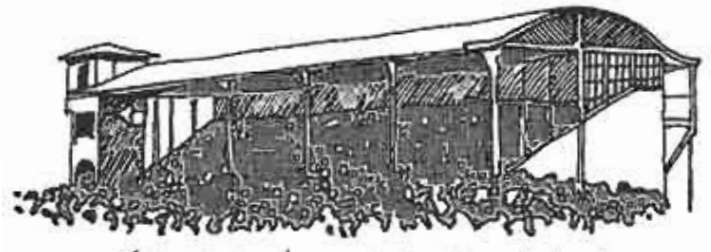




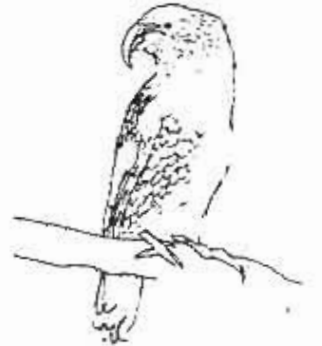
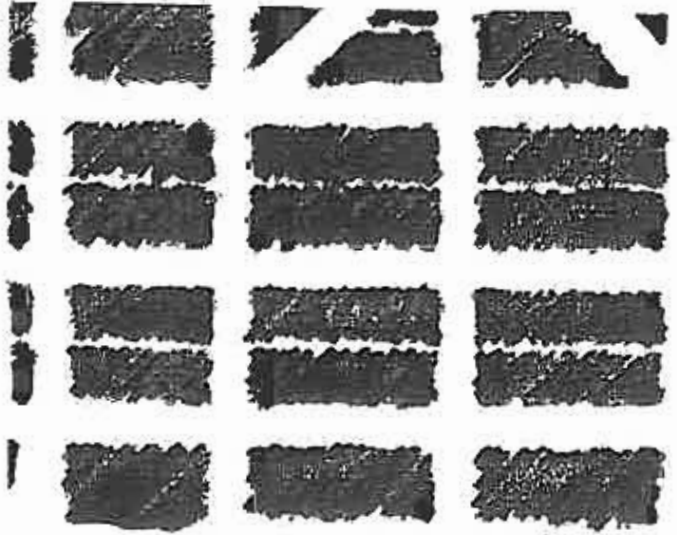


Buildings/Facilities

- ◆ Corrugated iron and wooden - weather boards, tongue and groove.
- ◆ Heritage buildings give town character - functional, utilitarian, unique.
- ◆ Missed terrible architecture booms and renovations. Retained old buildings. Development, renovations and improvements from now.
- ◆ Community hall, swimming pool, school.
- ◆ Substantial hospital.
- ◆ Racecourse - trotting & jockey clubs; A& P show.
- ◆ Shops with square front facades (parapets), backs like shells and front verandahs.
- ◆ Evocative names eg *Broadway*, *Electric Light Café*, *Bellbird Motel*  
Broadway is the central focus.
- ◆ Visitor Centre.
- ◆ Building colours bright, diverse, darker.
- ◆ Church & courthouse a focal point (e.g. from Buller Rd)
- ◆ Timber and corrugated iron, the signature materials.
- ◆ Mixture of building scale, variable within a theme.
- ◆ Buildings oriented to, and parallel with, streets.
- ◆ Blacks Point museum and battery.
- ◆ Blacks Point - holiday homes & new buildings.

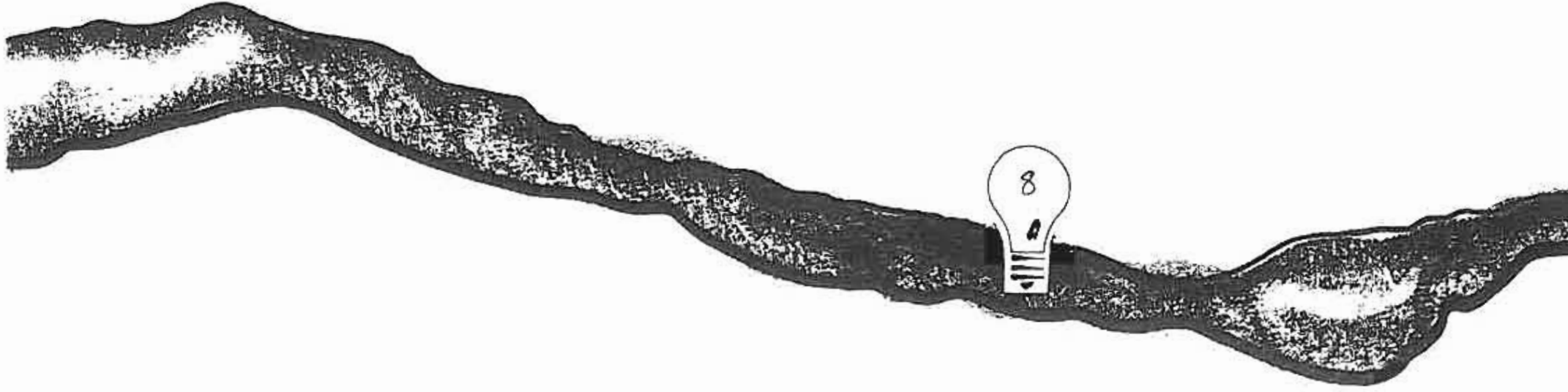


The original grandstand roof structure



**NEGATIVES**

- ◆ Declining bird life.
- ◆ Limited public transport.
- ◆ Bleak.
- ◆ Depressed economy.
- ◆ Outside negative perceptions of the area.
- ◆ Migration of the young to other places.
- ◆ Truck route through town (state highways through town).

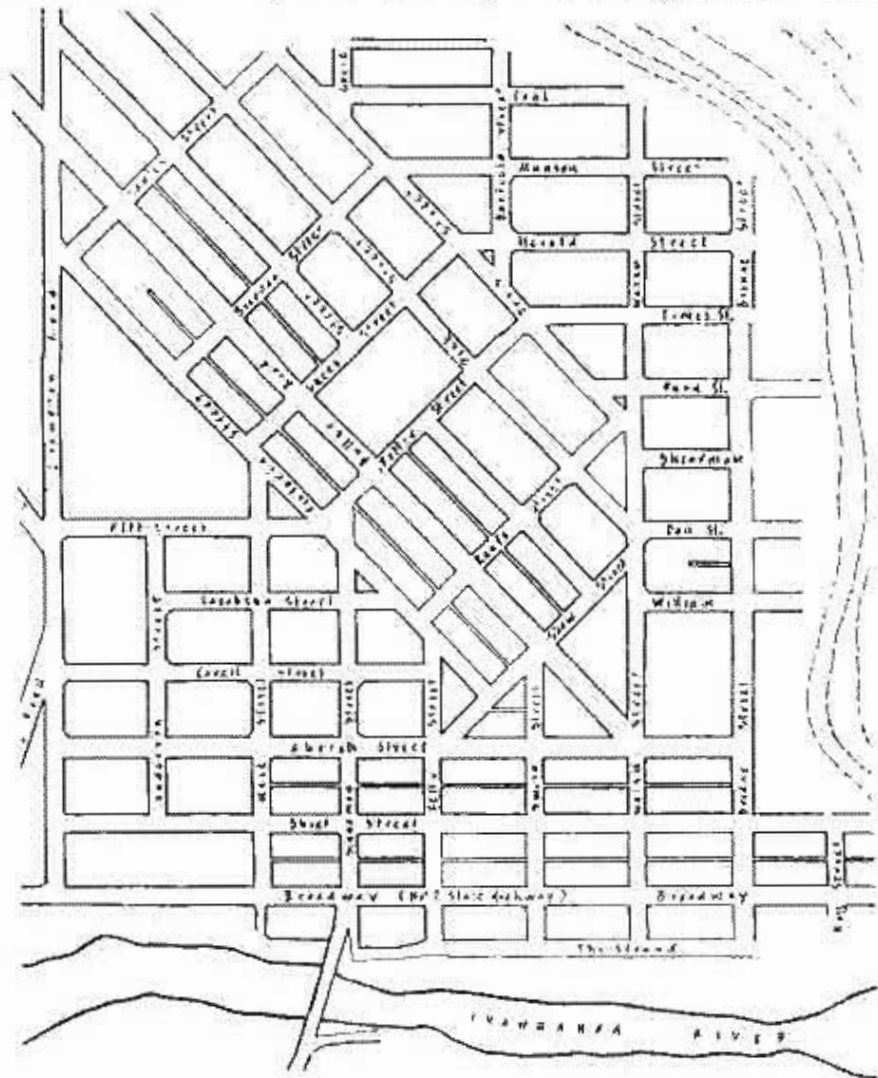




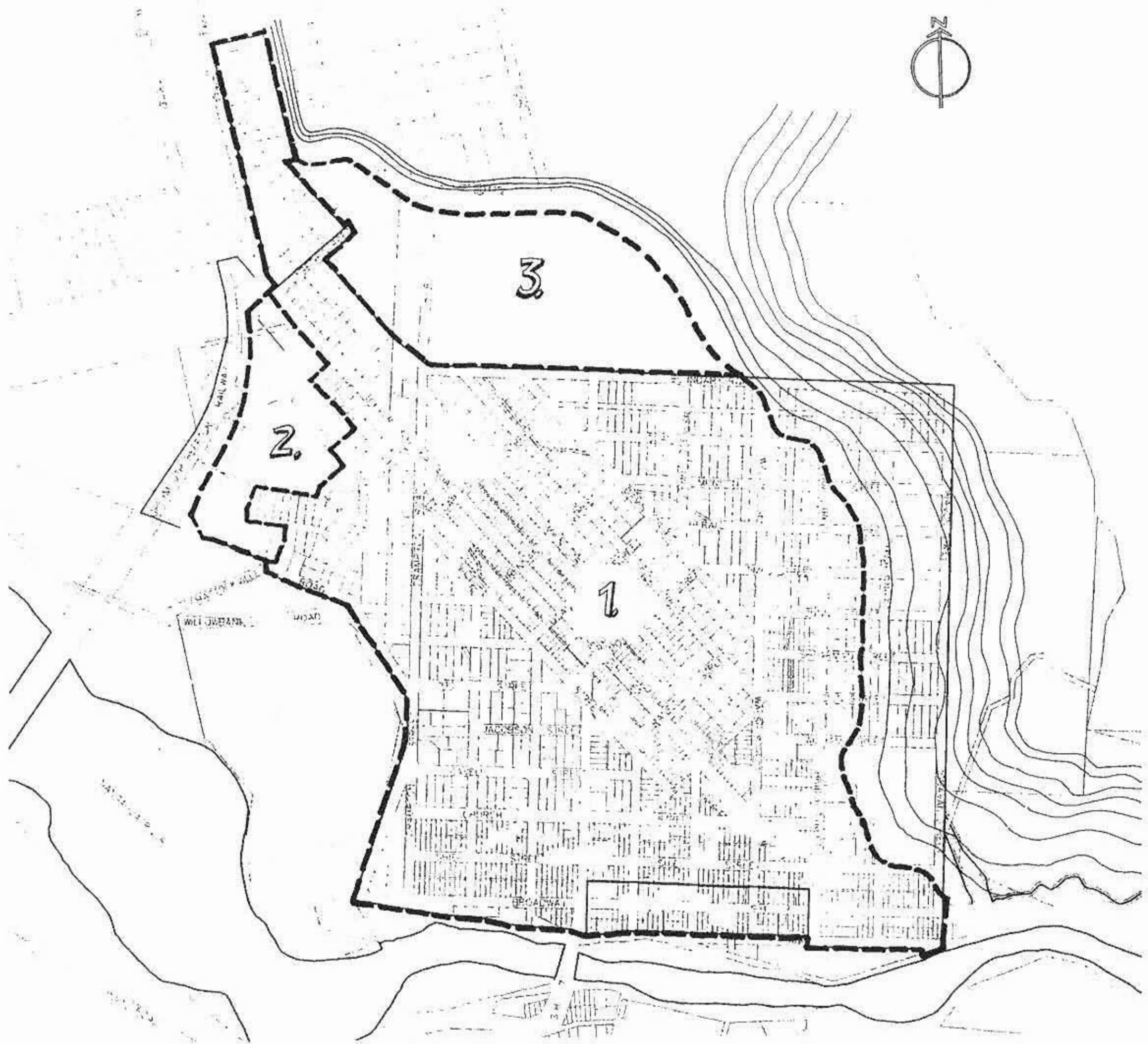
## 2 TOWN STRUCTURE

### TOWN PATTERN

- ◆ Town layout of offset grids over the contained flat, appears almost as designed by "Pythagorus", and needs emphasising.
- ◆ Clear definition of the urban boundary is sought. This differs from the original town plan, which extended onto steep slopes. The un-built streets on hill slopes, proposed in the original square town plan, are now proposed to be excluded from the urban area (see map sheet ).
- ◆ For additional housing, development of vacant sections within the grid on the flat (up to the proposed Boundary Road) is considered the first priority.
- ◆ Secondly, develop to the west, with a suggestion that the un-built "spaghetti layout" subdivision pattern be re-organised to better complement the Reefton grid character. Encourage straight line grid patterns of the traditional town plan.
- ◆ For long-term expansion, investigate potential development to the north, across the flats toward the terrace slope.
- ◆ The re-definition of the urban edge recognises Reefton as a flat land town framed by hills. The proposed boundaries have the town lying on one terrace surface, bounded by the Inangahua River and railway line







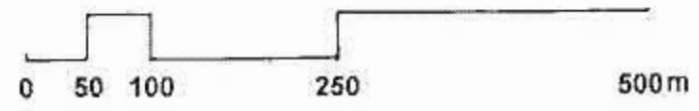
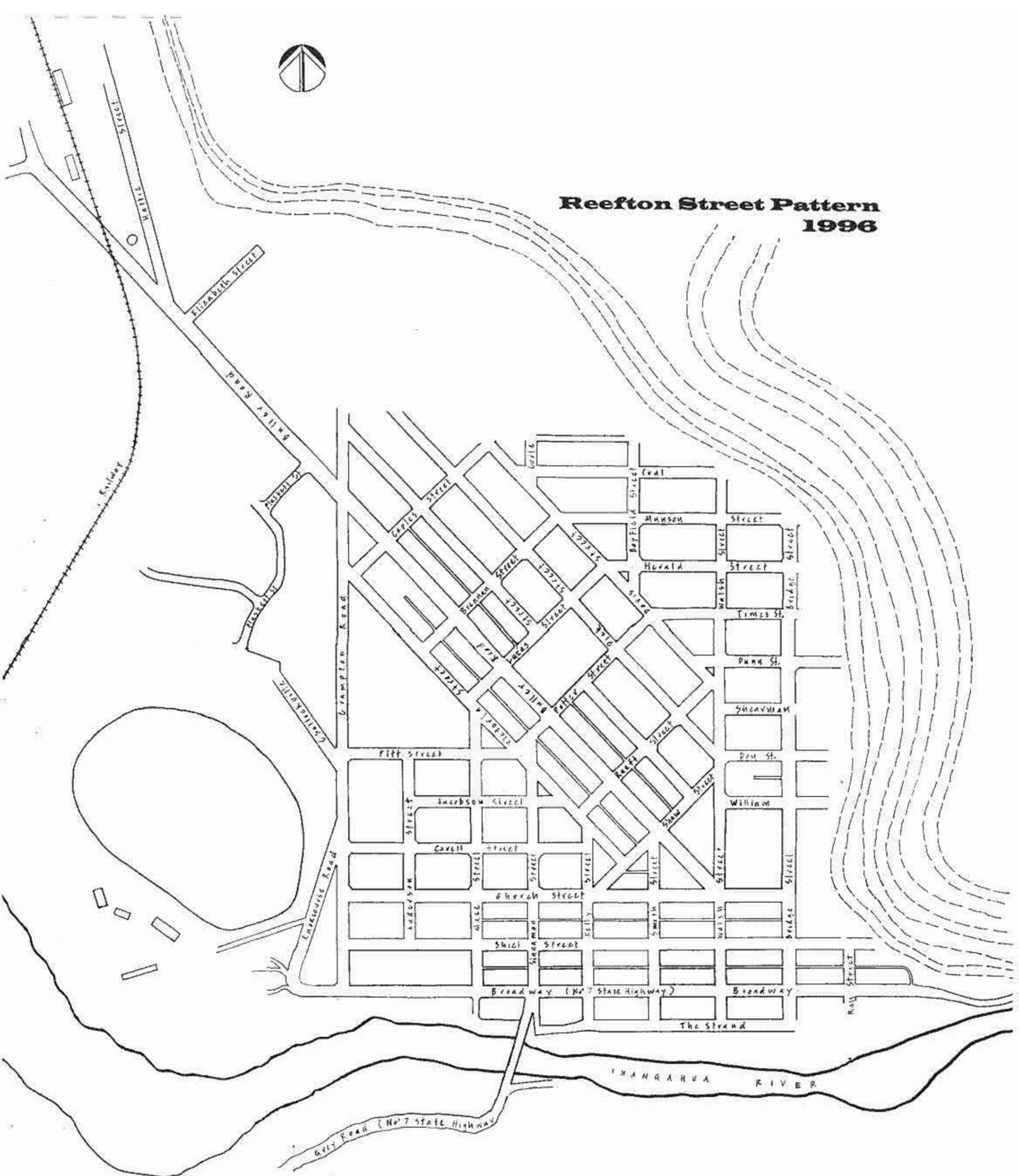
## REEFTON REVIVAL TOWN PATTERN

### KEY

- 1** For additional housing, development of vacant sections within the grid on the flat ( up to proposed Boundary Road ) is considered the first priority.
- 2** Secondly develop to the west, with a suggestion that the unbuilt "spaghetti layout" subdivision be reorganised to better complement the Reefton grid character
- 3** For long-term expansion, investigate the potential for development to the north, across the flat towards the terrace slope.



# Reefton Street Pattern 1996







## TOWN ENTRANCES

### S.H.7 entrance from Springs Junction

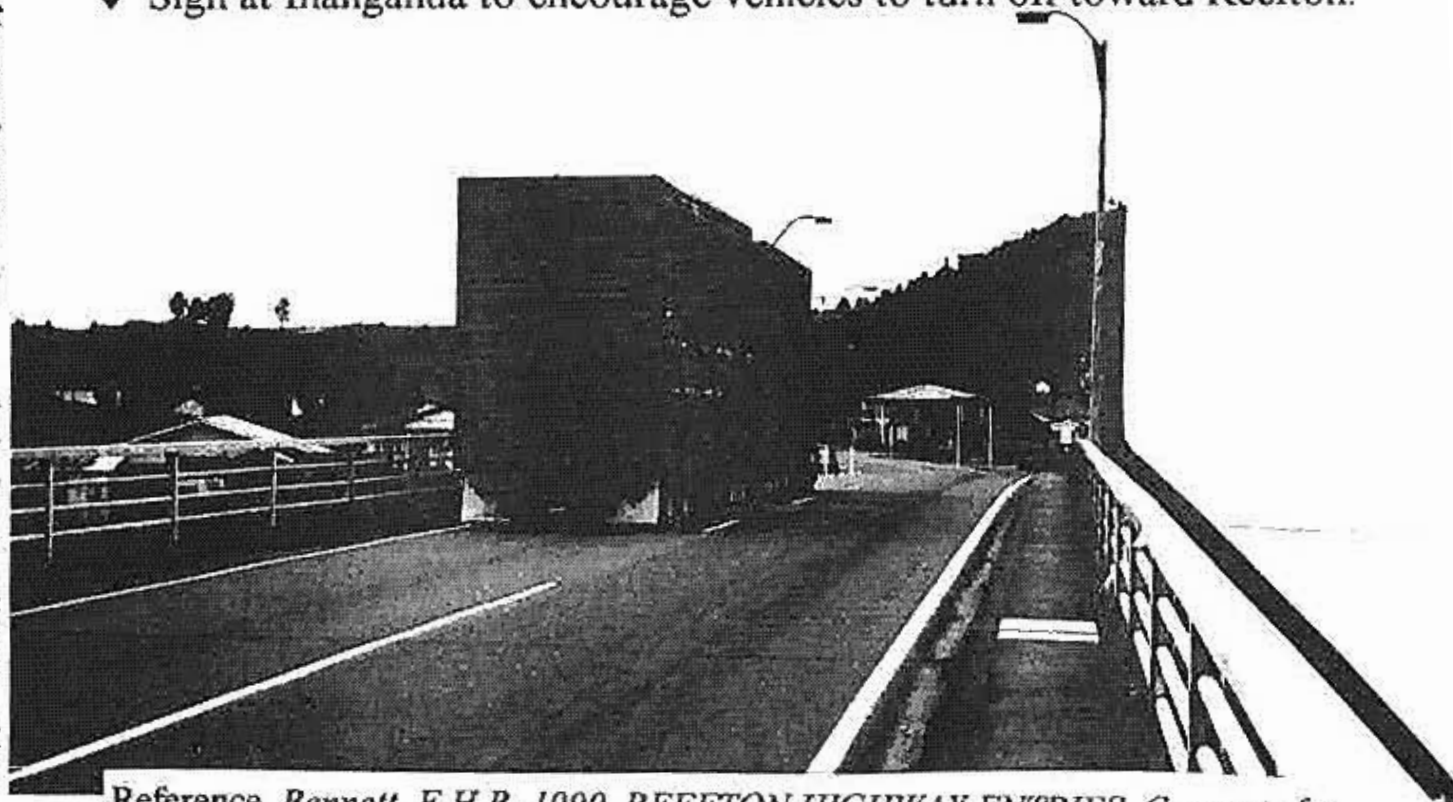
- ◆ Define the entrance to Reefton at the Swing Bridge.
- ◆ Make a feature of the entrance, and a centre for powerhouse walks.
- ◆ Retain views of Inangahua River.
- ◆ Provide a car park area then walk to town.
- ◆ Signage style to reflect Reefton character.
- ◆ 50km/hr sign too near built up area. No warning.

### S.H.7 entrance from Greymouth

- ◆ Move the 50 km/hr sign further out, to slow the traffic.
- ◆ Clear the scrub weeds from the bend to allow view to Reefton.
- ◆ Install an entrance statement/sign/threshold to announce Reefton as a special place.
- ◆ Transit signs do not display accommodation available in Reefton.

### S.H.69 entrance from Westport

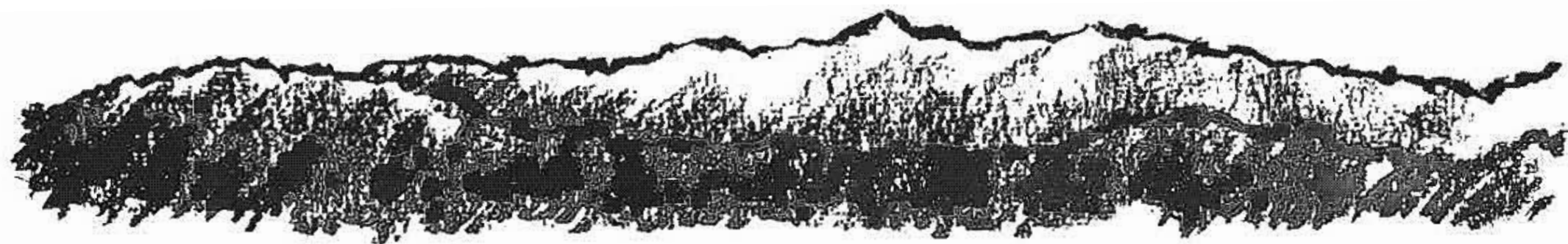
- ◆ Restored railway station and buildings good entry point. More likely to get enthusiasts to come and spend time in Reefton.
- ◆ Install entrance statement.
- ◆ Sign at Inangahua to encourage vehicles to turn off toward Reefton.



Reference. Bennett, E.H.B. 1990. REEFTON HIGHWAY ENTRIES. Concepts for Design. Report to West Coast Tourism Development Group and West Coast Regional Council.



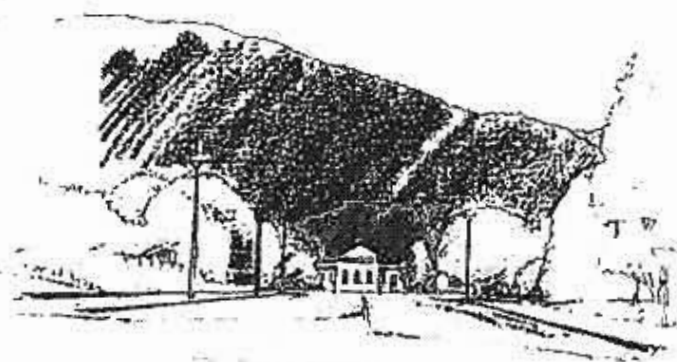




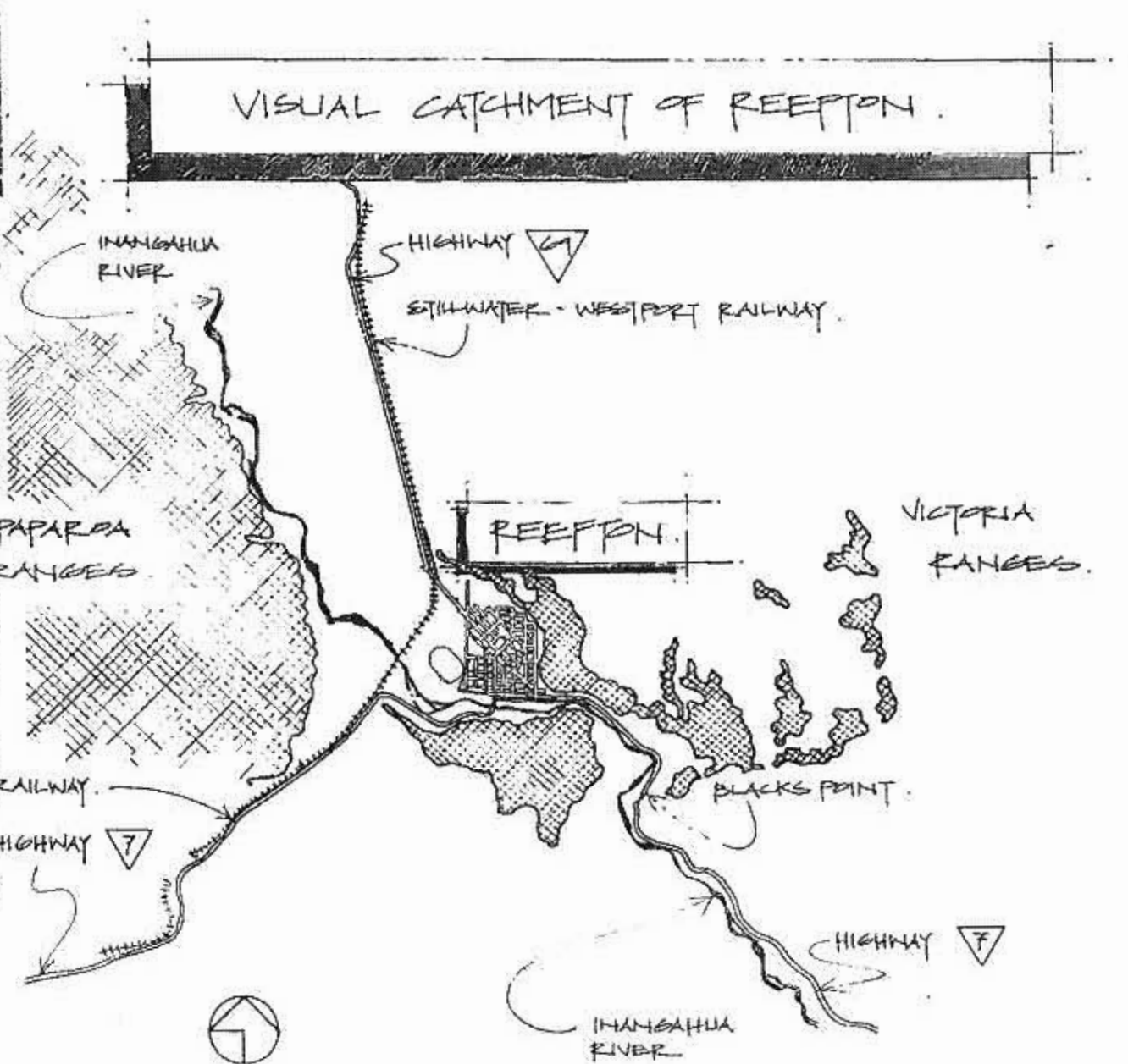
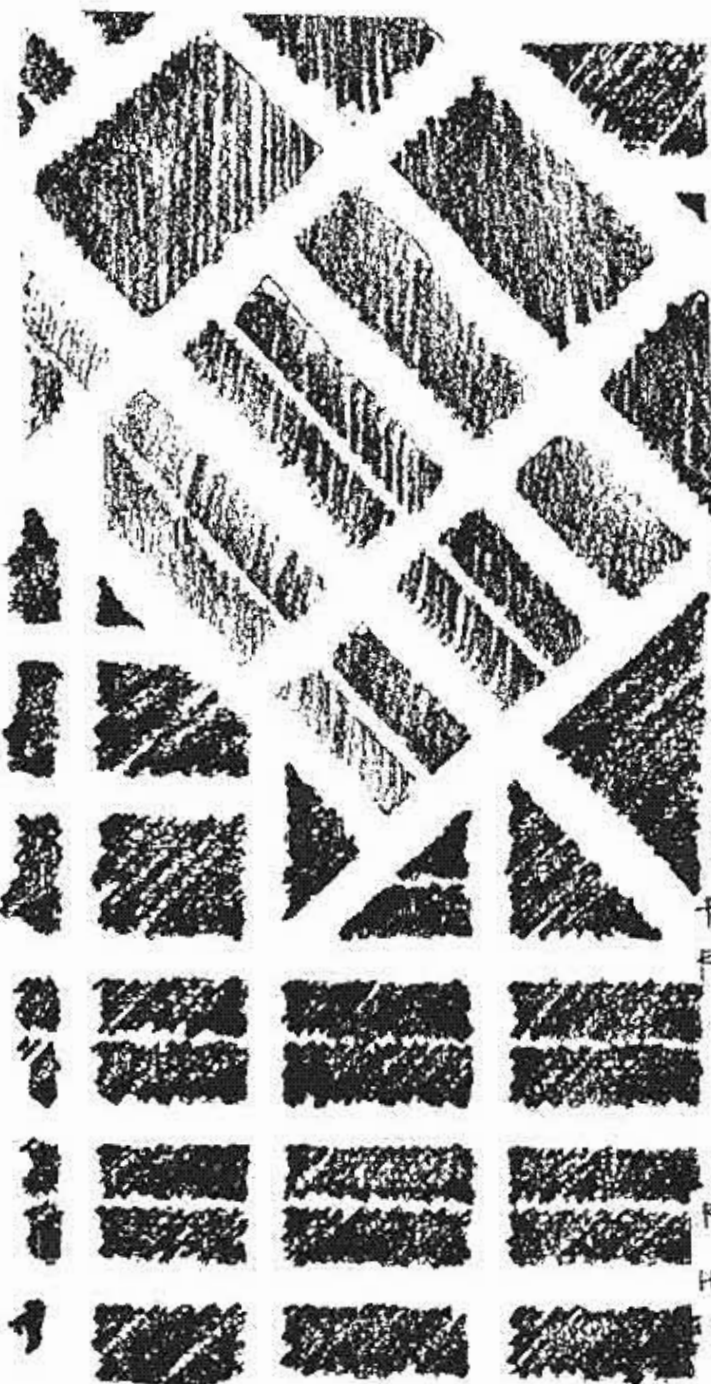
### VISUAL CONTEXT

Participants explored the visual setting of the town, and seek to:

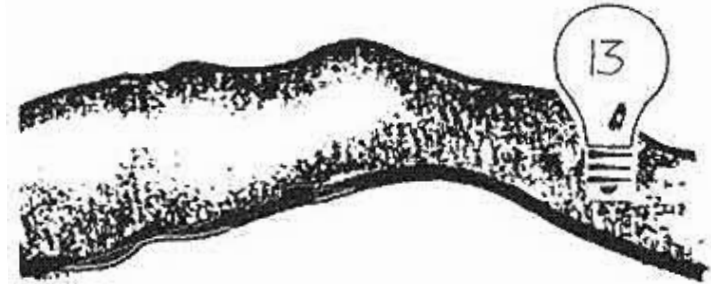
- ◆ Manage the visual catchment surrounding the town.
- ◆ Define and contain the town edge.
- ◆ Reinforce the strong grid pattern as a defined clearing on the floor of the valley.
- ◆ Invite further development of the community dialogue and consultation process with Timberlands regarding forest management in the visual catchment of the town, and Black's Point.
- ◆ Draft up a voluntary consultation process for agreement between the Inangahua Community Board and Timberlands.
- ◆ Establish agreed guidelines for timber harvest patterns, and for re-planting, on the slopes visible from the town to recognise the increasing significance of the visual landscape as a valued resource for Reefton.



MURPHY HOUSE AND TYPICAL BUSH BACKDROP



MAJOR AREAS WHICH FORM LANDSCAPE BACKDROPS TO VIEWS FROM IN AND AROUND THE TOWN. FUTURE MANAGEMENT OF THIS VISUAL CATCHMENT AREA WILL HAVE SIGNIFICANT IMPLICATIONS FOR VISUAL CHARACTER OF REEFTON. PRESENTLY THE VISUAL CHARACTER IS ONE OF PREDOMINANTLY UNBROKEN BUSH OR FOREST COVER FROM RIDGE LINE TO RIVER







### 3

## SERVICES & FACILITIES

### SEWAGE


- ◆ To meet Resource Management Act requirements, environmental effects of the current sewage discharge need to be determined, to see if improved management is required.
- ◆ If an examination shows the status quo cannot be retained, then sewage management options need to be investigated and costed.
- ◆ For efficient management, particularly in reducing the quantity to be processed, separation of
  - ◆ stormwater from
  - ◆ greywater, and/or,
  - ◆ sewage, is necessary.
- ◆ Management options to be considered include:
  - ◆ *Status quo* combined river discharge.
  - ◆ Dual treatment of stormwater and sewage.
  - ◆ Sewage-only treatment.
  - ◆ Milli-screening, i.e. primary treatment only - a sieving - then discharge into the river.
  - ◆ Constructed wetlands.
  - ◆ Forest application.
- ◆ There is inadequate information available on the application of each option in Reefton.
- ◆ It is necessary that a full range of options be professionally assessed, issues identified and both the effects and the costs are identified.

### Consultation

- ◆ For consultation on sewage management, participants seek that:
- ◆ A 2-page flier is distributed to all premises setting out:
  - ◆ all options for Reefton's waste treatment;
  - ◆ a condensed summary of:
    - ◆ indicative costs;
    - ◆ environmental effects;
    - ◆ including visual effects; and,
    - ◆ benefits and disadvantages of each system.
- ◆ This information, in a brief and friendly form in the flier as well as newspaper articles, is required to enable the community to participate in the decision-making process, and to inform council of preferred options and the priorities to be further investigated.







## WASTE MANAGEMENT

- ◆ Look into relocating rubbish site.
- ◆ Re-site the disposal site away from the river's edge.
- ◆ Enable and encourage more recycling.
- ◆ Manage waste products from the site including leachates and gas.
- ◆ Locate any new waste management site(s) carefully, with consideration for physical, social and cultural effects.
- ◆ Perhaps associate a new refuse management site with sewage disposal.
- ◆ An information paper on issues and options is required to be developed, circulated and discussed.
- ◆ Options to be considered include waste reduction and recycling.
- ◆ The landfill site needs to be close to the town.
- ◆ A transfer station option requires consideration.
- ◆ Visual impacts must be effectively mitigated.
- ◆ Provision of facilities, education and encouragement are needed as part of any recycling option.
- ◆ Dependable markets for waste products, the industrial users, may be essential for a satisfactory recycling venture.





## FACILITIES

### Community Centre

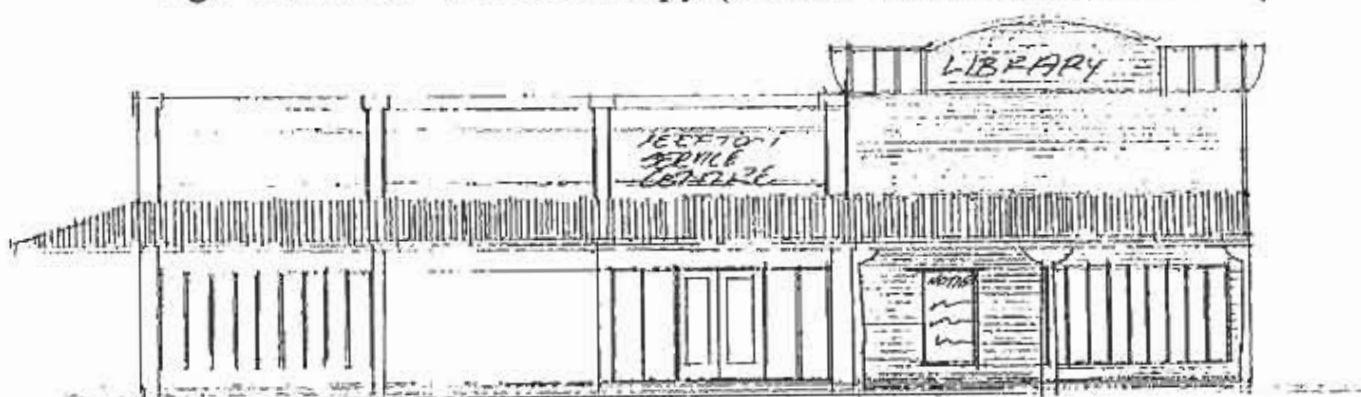
- ◆ Cost of BDC community centre hire is somewhat high.

### Community Office - Visitor Centre

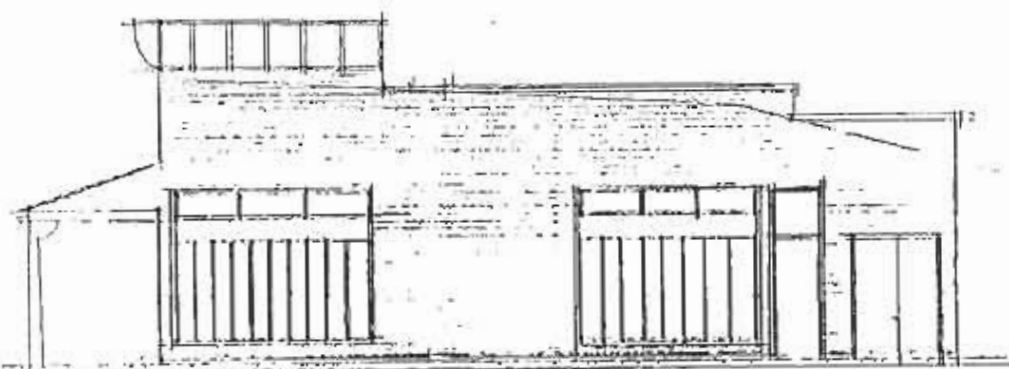
- ◆ More information centralised to Visitor Centre, to the Community Office.
- ◆ Residents need to know what information is available to them at the Community Office.
- ◆ Community Office and Community Meeting Room available for use for group meetings etc.
- ◆ Encourage residents to use this new venue, the Community Office.
- ◆ Toy box required, cushions, children's area in community office/visitor centre - so more user friendly for mothers.

### Library

- ◆ Central (in town) Community library preferred over community school library.
- ◆ Re-use of an old building is sought, e.g. Council building.
- ◆ Internet and other technology is desired in central library; law statutes on Internet.
- ◆ For any construction/additions, ensure exterior design sensitive to heritage character - but not a copy (consult conservation architect).



FIFTH STREET ELEVATION



CAR PARK ELEVATION





## 4

## ACTIVITIES

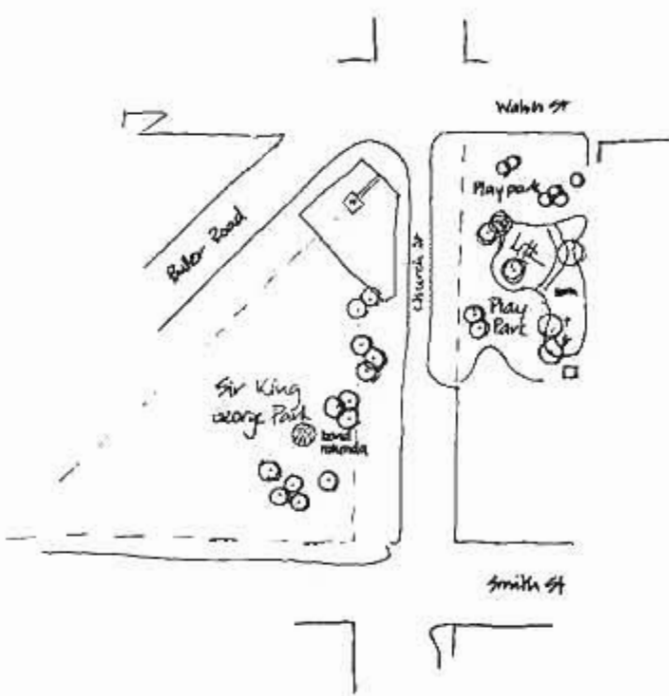
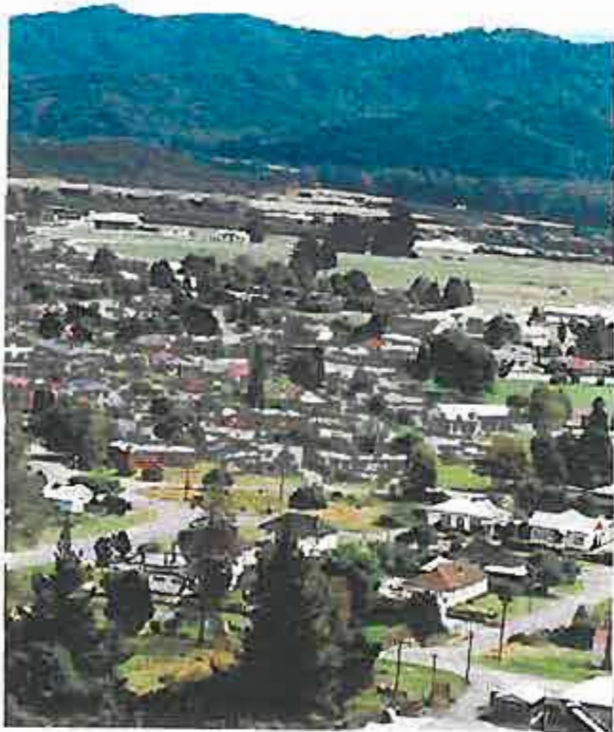
Themes and directions sought by participants for activities, recreation and visitors are noted. Favoured development opportunities follow.

### COMMUNITY INTERACTION

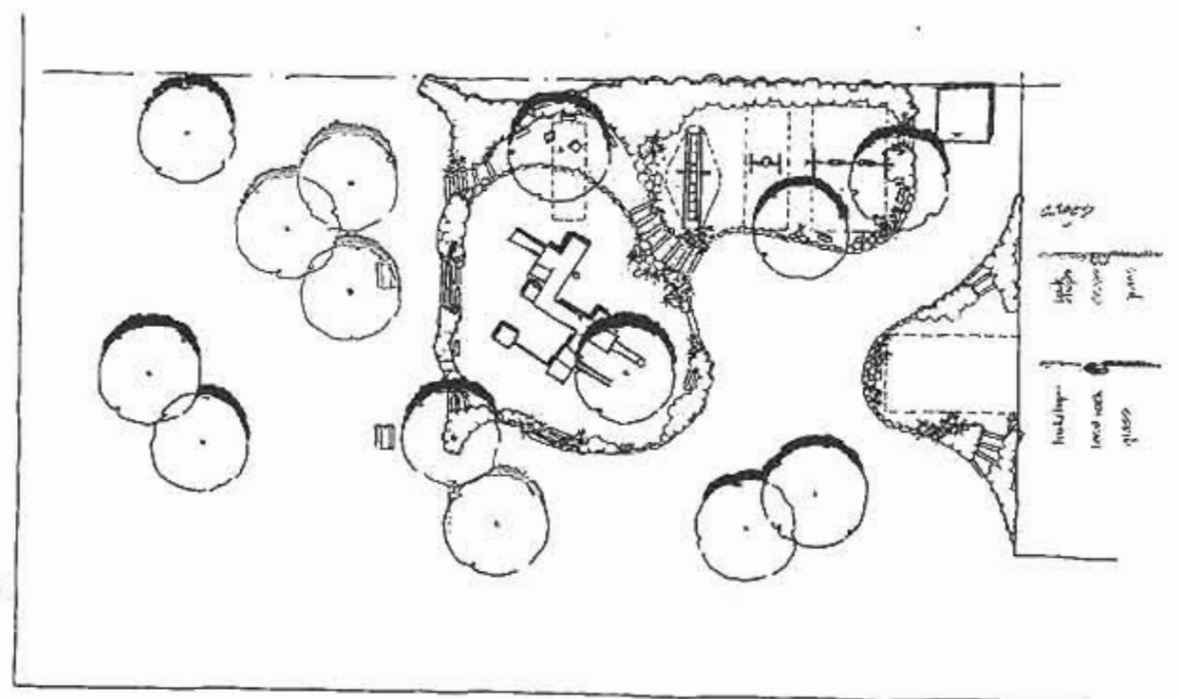
- ◆ Emphasise / highlight the original community gathering areas such as the centre of the village and picnic, games and sport areas.
- ◆ Encourage traditional styles and layouts of public seating i.e. where people would sit under trees, verandahs, etc. and yarn.
- ◆ Retain the people-friendly streetscapes and limit car domination.
- ◆ Provide more sporting facilities for women.
- ◆ Ensure comfortable and accessible community facilities - library, meeting rooms, etc.

### Local youth

- ◆ Provide a venue for younger teenagers to hang out - with games, pool tables, etc.
- ◆ Encourage co-ordination of youth activities and use of public facilities. A youth co-ordinator (*there was particularly vigorous support for this proposal*).
- ◆ Former Council Chambers as some form of youth centre.
- ◆ Scout Hall use for youth.
- ◆ Play Park on Church Street, re-vamp to meet requirements as well as to be enjoyable. Re-develop to reflect the Reefton style.



REEFTON PLAYPARK CONCEPT  
Site context.



Reefton Playpark Concept

