

HERITAGE MONITORING REPORT

Heritage Structures and Precincts

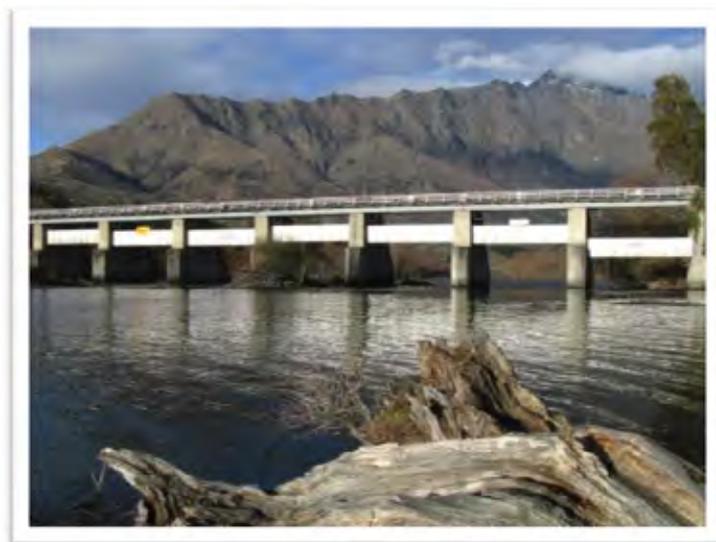


(Sam Summers hut, built around 1930)

27 June 2011

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(Kawarau Falls Bridge, District Plan Ref No.40)

1.0 INTRODUCTION

Section 35(2)(b) of the Resource Management Act 1991 requires the District Council to monitor the efficiency and effectiveness of policies, rules, or other methods, in its District Plan. Council is also required under Section 35(2A) to, at intervals of not more than five years, compile and make available for the public a review of the results of its monitoring under this subsection of the Act. This monitoring report has been prepared to fulfil these requirements with specific regard to built heritage in the District, which includes both heritage structures and heritage precincts. The policies and rules on this subject are contained in Chapter 13 - Heritage of the Queenstown Lakes District Plan. This is the first monitoring report of the built heritage provisions of the District Plan.

Monitoring of the efficiency and effectiveness of policies, rules, and other methods in the District Plan will show how well the existing provisions are working. Therefore it is an important first step for the review of the District Plan. This report encompasses the period from October 2003, which is when the original heritage provisions of the District Plan became operative, until 1 May 2011. These provisions were subsequently revised by Plan Change 3 – Heritage 2 to the District Plan which became operative in 2008.

This report focuses specifically on Objective 1 of the Heritage Chapter (with its related policies, rules and other methods) which applies to built heritage. This objective requires “*The conservation and enhancement of the District’s natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.*”¹

The heritage structures and precincts are identified and listed in Appendix 3 – *The Inventory of Protected Features*, which is set out on pages A3-1 to A3-33 of the District Plan. This issue of whether or not additional heritage structures or precincts should be included or excluded from Appendix 3 will be dealt with during the District Plan review process.

It is anticipated that monitoring reports on Objectives 2 and 3 of the Heritage Chapter, which relate to heritage trees and heritage landscapes, will be prepared at a later stage.

1.1 What is District Plan Monitoring?

The Resource Management Act requires that three aspects of the District Plan are assessed and used to inform the process of reviewing the District Plan. These three aspects are:

- District Plan Effectiveness – of the objectives, policies and methods,
- District Plan Efficiency – of objectives, policies and methods,
- District Plan Appropriateness - of the objectives, policies and methods at fulfilling the purpose of the Resource Management Act.

District Plan Effectiveness monitoring requires the Council to compare what is actually occurring under the District Plan provisions with the intentions of the Plan (as expressed through its objectives). In order to do this, first there is a need to identify what the District Plan is trying to achieve for the heritage structures and precincts as defined in the Plan, and to then track how

¹ QLDC District Plan, Chapter 13 – Heritage, p.13-2

well these objectives are being achieved. Once it is understood how well the objectives are being met, consideration needs to be given to what extent this can be attributed to the District Plan policies and rules and to what extent 'outside' influences may be affecting the ability of the Plan to achieve its objectives. For example: the availability of architects and developers with a desire and expertise in heritage conservation.

Plan Efficiency monitoring refers to comparing the costs of administering the Heritage Chapter provisions incurred by applicants, the Council and other parties compared to the outcomes or benefits achieved. It is noted here that determining what level of costs are acceptable is generally a subjective judgment and, as such, it is difficult to reach definitive conclusions.

Evaluating District Plan Appropriateness is the final aspect of District Plan monitoring. This relates to assessing how appropriate the Plan's objectives and policies are at achieving the purpose of the Resource Management Act and the function of the Council.

1.2 Project Methods and Outputs

The specific steps involved in the monitoring project were:

- A desk-based review of resource consent applications relating to built heritage lodged with QLDC, to summarize information on the activities that have been consented. This information was provided by Council in the form of a heritage consents spreadsheet, which is attached as Appendix 1, to this report.
- Selection of a random sample of resource consent applications from the heritage consents spreadsheet. The sample contains a representative range of consented activities under the built heritage rules, located over a range of the various District Plan zones.
- On the ground assessment of resource consent outcomes compared to the assessment criteria in the District Plan for each of the sample of resource consent applications, to see how closely the outcomes satisfy relevant criteria.
- A review of consent documentation and interviews with key stakeholders to identify the factors that influenced District Plan implementation.
- Collation and analysis of results.
- Conclusion and recommendations.

1.3 Report Outcomes

It is anticipated that the information from this report will provide both recommendations for proposed changes to the Heritage Chapter for the District Plan review and guidance as to how best to undertake future monitoring of this issue. This will ensure that Council continues to meet its Resource Management Act obligations in a cost-effective and efficient manner.

2.0 HERITAGE PROVISIONS OF DISTRICT PLAN

2.1 The Planning History of the Heritage Chapter

The Proposed District plan (1995) contained a heritage chapter which contained rules relating to the conservation of individual heritage features (structures, precincts and trees) which were listed in Appendix 5 (now Appendix 3) of the District Plan. Some amendments were made to the rules, categories and individual features listed in Appendix 5 as a result of submissions. A number of appeals resulted mainly in changes to the list of protected features but also clarification of the rules regarding demolition of non scheduled heritage futures within a heritage precinct.

In 2006 Plan Change 3 – Heritage 2 was publically notified to amend errors in and add features to the inventory of protected features and add a section on the protection of heritage landscapes. Following submissions and appeals a number of changes were made to the inventory of protected features and the inclusion of objectives, policies and methods for the protection of heritage landscapes.

More detailed information on the history of the development of the current built heritage provisions of the district plan is included in Appendix 2 of this report.

2.2 How the Current Heritage Provisions Work

Objectives and Policies

Objective 1 on page 13-2 of the District Plan has seven underlying policies. These are:

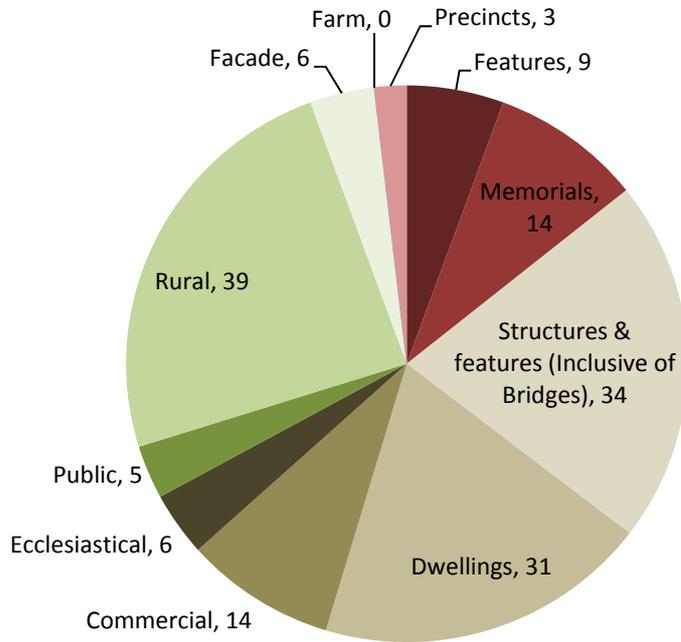
“Policies:

- 1.1 To protect and enhance the heritage values of urban and rural areas and the built environment including the cumulative value of retaining groups of buildings.*
- 1.2 To identify and draw public attention to important heritage features in the District.*
- 1.3 To identify waahi tapu sites and areas and recorded archaeological sites that are known to exist.*
- 1.4 To include Category I or II items of the NZHPT Register in Appendix 3.*
- 1.5 To promote and encourage public awareness and protection of the importance of heritage values through the provision of information, advice and incentives where appropriate.*
- 1.6 To recognise and protect the TSS Earnslaw heritage values. (refer to 5.4.2.3 xvi (h))*
- 1.7 To recognise and protect the special character of the Skippers Catchment.”*

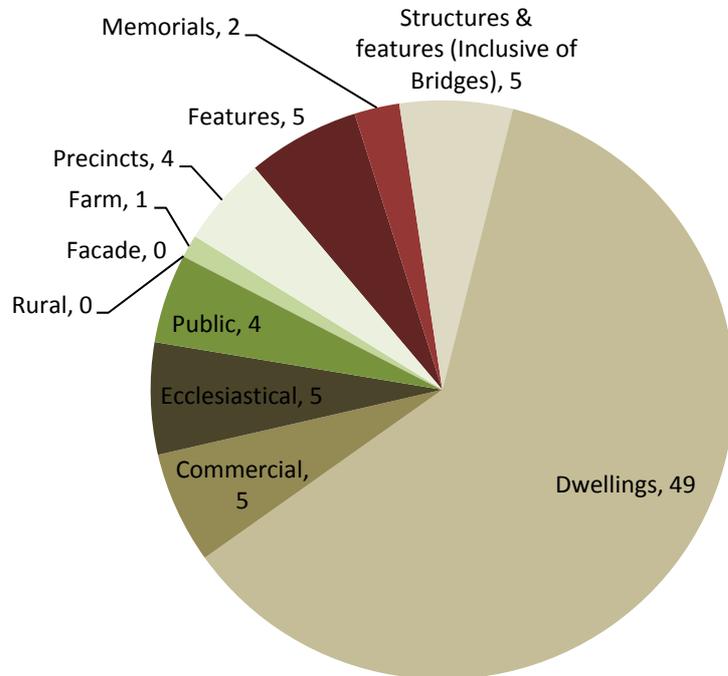
The identified heritage structures and precincts in the Inventory of Protected Features in Appendix 3 of the District Plan are grouped into four geographical areas. These are *Queenstown and Environs* – which has 158 identified structures, and 3 heritage precincts, *Arrowtown and Environs* – which has 76 identified structures and 4 heritage precincts, *Kingston* which has 11 identified structures and no precincts, and lastly *Wanaka and Environs* which has 38 identified structures, and also has no precincts.

The following pie graphs illustrate the description categories and number of items listed for each area in the Inventory.

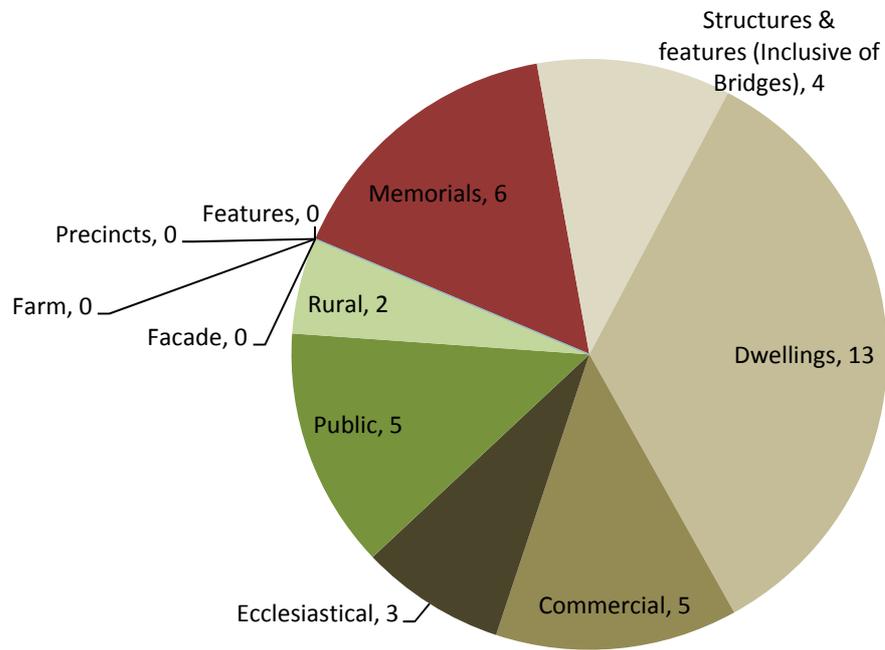
Queenstown and Environs



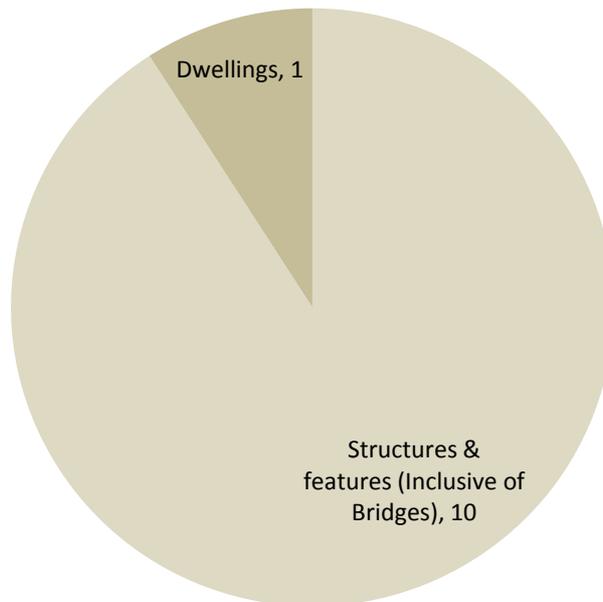
Arrowtown and Environs



Wanaka and Environs



Kingston



The heritage precincts apply to areas within the Queenstown Town Centre and Arrowtown Town Centre and surrounds which contain a cluster of buildings and/or natural features that collectively form an area of historic amenity. Individual buildings within any precinct may also be separately listed as protected features in Appendix 3 for their heritage values, and as such, a precinct can contain both heritage and non-heritage buildings that collectively contribute to the character of the precinct.

The criteria used to identify protected features are listed on page 13-3 of the District Plan, as follows:

“Historical and Social Significance

Historic value or significance in terms of a notable figure, event, phase or activity, and whether it is an important reflection of social patterns of its time and has the potential to provide knowledge of Otago and New Zealand history.

Cultural and Spiritual Significance

Contribution to the distinctive characteristics of a way of life, philosophy, religion or other belief and/or the esteem in which it is held by a particular group or community, including whether it is of special significance to the takata whenua.

Architectural Significance

Significance in terms of a design of a particular style, period or designer and whether it has significant aesthetic value.

Archaeological Significance

Significance in terms of important physical evidence of human activities which, through archaeological investigation, could provide knowledge of the history of Otago and New Zealand.

Technological Significance

The heritage items importance for the nature and use of materials, finishes and/or constructional methods which were innovative for the period or of noteworthy quality.

Group Significance

Degree of unity in terms of scale, form materials, texture and colour in relationship to its setting and/or surrounding buildings.

Landmark Significance

Landmark significance in the community consciousness.”

Scheduled features are classified into one of three categories. The District Plan as at 1 May 2011 contains 16 heritage items listed as Category 1, 128 listed as Category 2, and 162 listed as Category 3. The District Plan rules afford different levels of protection to different categories of heritage features.

Rules

The rules applicable to the listed heritage structures and precincts are as follows:

Category	Brief Description from District Plan	Rule Activity Status
1	The heritage resource warrants the highest level of protection because it is extremely significant to the District and demolition is not contemplated. Category 1 shall include all places of greatest historical or cultural heritage significance including all items in Category I of the NZ Historic Places Trust's Register.	Discretionary activity to alter. Prohibited activity to demolish.
2	The heritage resource warrants permanent preservation 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.	Discretionary activity to alter. Non-complying activity to demolish.
3	Preservation of the heritage resource is encouraged. The Council will be more flexible regarding significant alterations. Category 3 shall include all places of special historical or cultural significance.	Controlled activity to alter. Discretionary activity to demolish.

The terms 'demolition', 'alteration' and 'general maintenance' are specifically defined terms in the Heritage Section of the District Plan.

Demolition is defined on page 13-7 of the District Plan as "*the complete destruction or removal of a heritage building, feature, memorial, structure or precinct*". It is noted that this wording does not include partial demolition to a heritage building or demolition of a historic building not identified individually in Appendix 3, but located within a heritage precinct. However, Rule 13.2.3.2(c) requires "*the demolition of any non-heritage item within a Heritage Precinct*" to be assessed as a discretionary activity application.

Alteration is defined on page 13-7 as "*any work which involves the addition, alteration or removal and replacement of any part of any heritage feature, building, structure, memorial or precinct, either internally or externally; (but does not include):*

- *General maintenance; and*
- *The total demolition or removal of any item which is identified as being of heritage significance."*

General maintenance includes minor repair of building materials, and a full definition is contained on page 13-7 under 13.2.2(i).

Each site in the District that contains an item listed in Appendix 3 is identified on the District Planning Maps. However, it is noted that currently the small scale of the maps for some areas within the District, such as the Gibbston Valley, make it difficult to determine the exact location of some of these sites by using these maps alone.

The assessment criteria for considering applications for alteration or demolition of protected features and the alteration or demolition of buildings within heritage precincts are listed under Rule 13.3.2 of the District Plan, and these are set out in full in Appendix 4 of this report.

It is noted that the Subdivision Chapter of the District Plan – Chapter 15 also contains a rule that specifically applies to listed heritage items. Rule 15.2.3.3(ii) on page 15-10 requires that any complying subdivision of a lot which contains a heritage item or archaeological site listed in Appendix 3 is required to be assessed as a discretionary activity. Rule 15.2.3.5(a) lists the assessment criteria applicable for such resource consents and these are also set out in full in Appendix 4 of this report.

3.0 DESK TOP REVIEW

A desk top review of the built heritage related planning applications lodged with Council from 1 January 2003 until 1 May 2011 was undertaken. The records for collating information on resource consent applications are limited prior to 2007, with an accurate system for monitoring applications introduced in August 2009. Nevertheless, it is considered that the final spreadsheet, which is attached as Appendix 1, is a reasonable record of the applications lodged to either alter or demolish heritage structures or alter or demolish buildings within heritage precincts within the District since 2003.

Number of consent applications lodged

Overall the research indicates that Council has processed at least 70 built heritage related applications since January 2003. It is noted that this includes some resource consents to vary the conditions of approved heritage consents, which were processed as variation applications. It excludes applications for heritage trees and landscapes where no alteration or demolition of a heritage structure was required. It also excludes applications for signs on heritage buildings that comply with the *QLDC Sign Bylaw 2006*, as these applications are processed and recorded in a different system.

The spreadsheet reveals that the overall number of resource consent applications lodged for any reason was highest in the economic boom period in New Zealand between 2004 and 2008. However, the number of consents for heritage applications appears to have fluctuated, with about 12 processed in 2008 and 2009. In 2010 a record number of resource consents for built heritage items were processed: 24 applications between January and December 2010.

Category of items

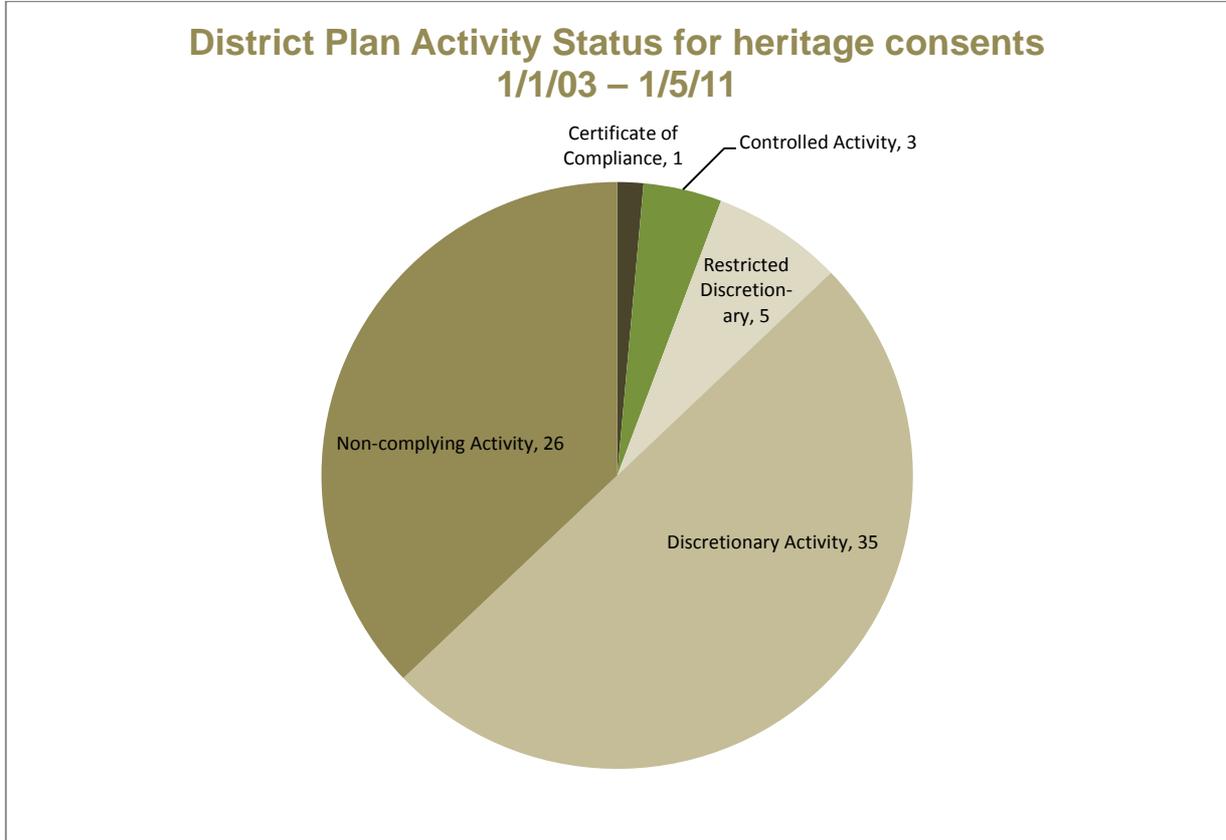
Almost all of the applications in the review period were to alter Category 2 or 3 items. Only one application is recorded for a Category 1 heritage building, which was for 45 Ballarat Street, in the Queenstown Town Centre (District Plan Ref No's 107 and 141), and which was the subject of two applications within the review period. No heritage items individually listed in Appendix 3 were demolished during the survey period; however a number of buildings within heritage precincts were demolished. Portions of heritage structures have been demolished during the review period but would have been recorded as alterations, due to the addition of fabric to existing structures.

Activity status of applications

There is concern in other parts of New Zealand about the appropriateness of applications for heritage listed items being given controlled activity status in District Plans.² The desk top review has revealed that very few applications were processed as a controlled activity over the review period; with nearly all applications requiring either a discretionary or non-complying activity consent. This suggests that it was not solely the heritage listing of the site or building that

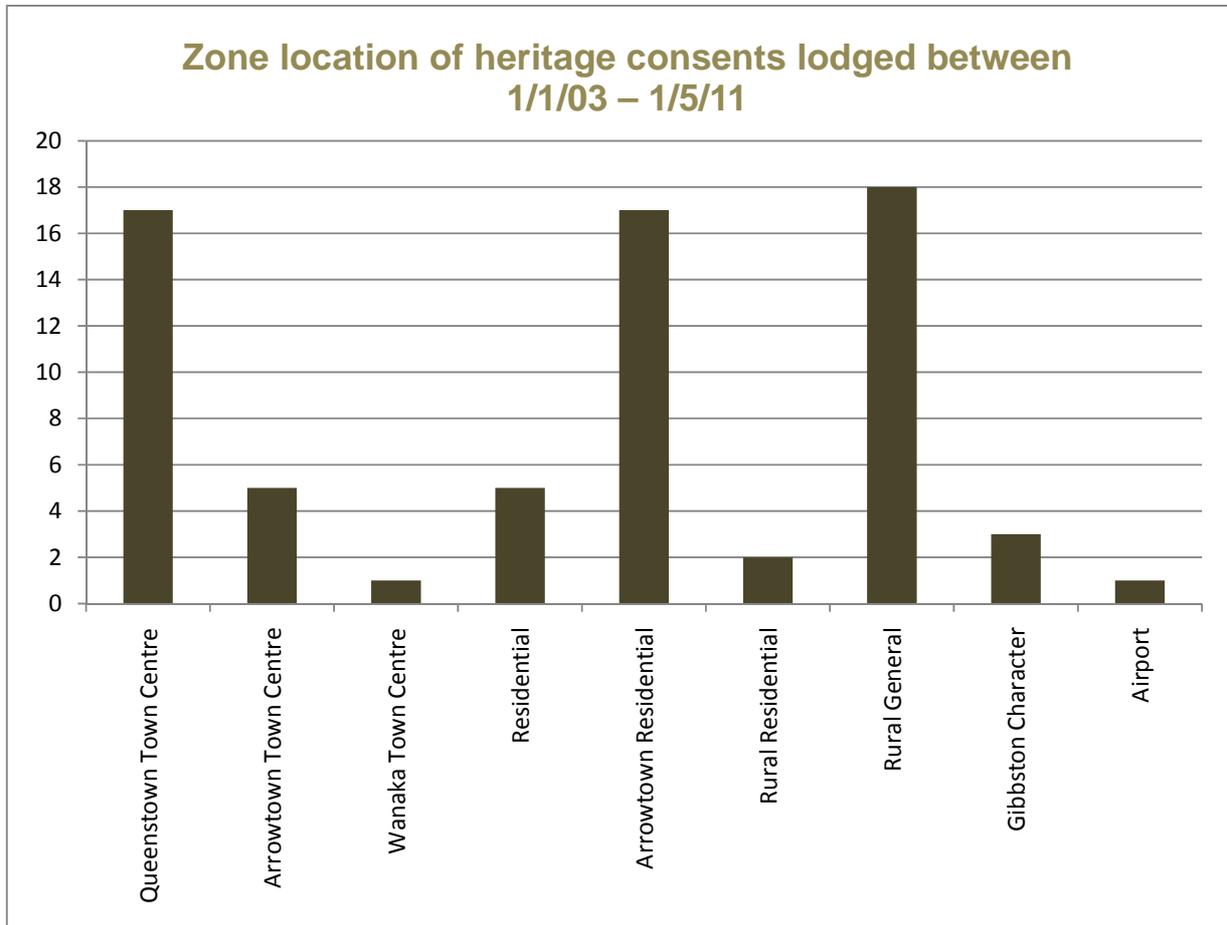
² Mason, G., & McEwan, A. (2005a). *Plan Effectiveness Monitoring - Built Heritage: Wellington City District Plan*. Report commissioned by Wellington City Council.

determined the resource consent activity status for applications for Category 3 items (which only require a controlled activity resource consent) but that there were other reasons for the application under other provisions of the District Plan.



It is noted that only one application appears to have triggered Rule 15.2.3.3(ii) in the Subdivision Chapter 15 of the District Plan, relating to the subdivision of sites which contain a heritage feature which is listed in Appendix 3 of the Plan

District Plan Zoning



The graph above indicates the zone location of the applications lodged during the review period. Most of the applications (17) were within either the Queenstown Town Centre Zone, with most of these also being located within a heritage precinct; or the Residential Arrowtown Historic Management Zone (17 applications). Five applications were located in the Arrowtown Town Centre Zone. In the Rural General Zone there were 18 applications for the alteration or demolition of heritage features during the review period. There were only a very small number of applications lodged within any other zone, and none of the listed items in Kingston were the subject of an application during the review period.

Notification

Only seven of the applications are recorded as having been the subject of notification, as follows:

Application Number	Brief description of activity for which consent is sought	Location
RM110069	To establish a commercial activity in and alter an identified heritage cottage.	Adjacent to a heritage precinct
RM100396	To alter a historic building, including alterations to parking and earthworks, and add a new commercial building to the rear of the site.	Within a heritage precinct
RM100345	To restore the front portion of a historic building and erect a large extension to the rear of it for commercial use.	Within a heritage precinct
RM090802	To relocate a heritage building to a new site and re-use of the building for a commercial activity.	New location within a heritage precinct
RM081219	To alter an identified heritage building, including adding a large extension.	Close to a heritage precinct
RM051210	To demolish a large portion of an identified heritage building, but keep the facade, and establish commercial activities on the site.	Within a heritage precinct
RM041098	To redevelop and extend a historic commercial building.	Within a heritage precinct

In addition, one other application (RM090042: To alter a historic commercial building within a heritage precinct) was the subject of a notification determination hearing. These eight applications have all been for a significant change in use and/or appearance, to mainly public or commercial buildings, either within or very close to heritage precincts. Even in the case of these applications, some have been processed by way of limited notification. In conclusion only the very significant applications have been processed as notified applications, with the vast majority of applications for built heritage being dealt with as non-notified, with no further action taken by the public.

It is interesting to note that the desk top review indicates that only one application is recorded as having been declined by Council, and that this application is currently the subject of an appeal to the Environment Court (RM100396). Only four other applications are recorded as being subject to an Environment Court hearing.

4.0 IN DEPTH SAMPLES

4.1 Overview of Random Sample

A random sample of ten applications was analysed in depth to provide further monitoring data for this report. Five of these applications were located within heritage precincts in Queenstown and Arrowtown, two were located in the Upper Clutha area, two were in rural locations and two were in residential locations. For each a table was filled out on-site which assessed whether or not the relevant District Plan assessment criteria relating to the activity had been achieved. The Council file for each application was also reviewed. A summary spreadsheet of this in-depth sample is included in Appendix 3 to this report.

The ten applications that were randomly selected are as follows:

Table: Random Sample for In-depth Review

Application Number	District Plan Heritage Ref	Category	HPT Category	Address	Zone and Activity Status	Description of application
RM100474	384	2	Historic Area	76 Buckingham Street, Arrowtown	Residential Arrowtown Historic Management Zone (Heritage Precinct) Discretionary activity	Demolition of a crib and replacement with a new house within a heritage precinct.
RM100345	386	2		32 Buckingham Street, Arrowtown	Arrowtown Town Centre Zone (Heritage Precinct) Discretionary activity	External alteration including major extension to the rear of a commercial building within a heritage precinct.
RM100189	546	2		70 Ardmore Street, Wanaka	Wanaka Town Centre Zone Non-complying activity	Alterations to the front facade and west elevation of a heritage building, including new signage.
RM100133	540	3		554 Camp Hill Road, Hawea Flat	Rural General Zone Non-complying activity	Removal of a small addition to a heritage building and replacement with a new addition.
RM090536	114	3		Glenorchy Road, Wilsons Bay	Rural Residential Zone Controlled activity	Restoration and addition to the rear of a heritage building.
RM090464	89	3	Category II	5 Brisbane Street, Queenstown	High Density Residential Zone Controlled activity	Internal alteration to a fireplace within a heritage building.
RM090042	142	2		20 Ballarat Street, Queenstown	Queenstown Town Centre Zone (Heritage Precinct) Discretionary activity	External alterations to the facade of a building within a heritage precinct, including demolition of some historic features of the building.
RM080920	143	2	Historic Area	17 Marine Parade, Queenstown	Queenstown Town Centre Zone (Heritage Precinct) Discretionary activity	External alterations, including signage, to a building within a heritage precinct.
RM080142	115	3		10 Glencoe Road, Cardrona	Rural General Restricted discretionary activity	Minor alterations to a front facade with a new addition to the rear of a heritage building.
RM070190	365	2	Category II	38 Wiltshire Street, Arrowtown	Residential Arrowtown I Historic Management Zone (Heritage Precinct) Discretionary activity	Alteration to the rear of a heritage building.

Six of the random sample applications were for alterations to Category 2 features (5 of which were within heritage precincts), with the four other applications being to alter Category 3 buildings. Two of the applications were for controlled activity resource consents, one was for a restricted discretionary activity consent, five were for discretionary activity consents, and two for non-complying consents. Provisions of the District Plan other than the Heritage Chapter rules determined the activity status of three of the applications.

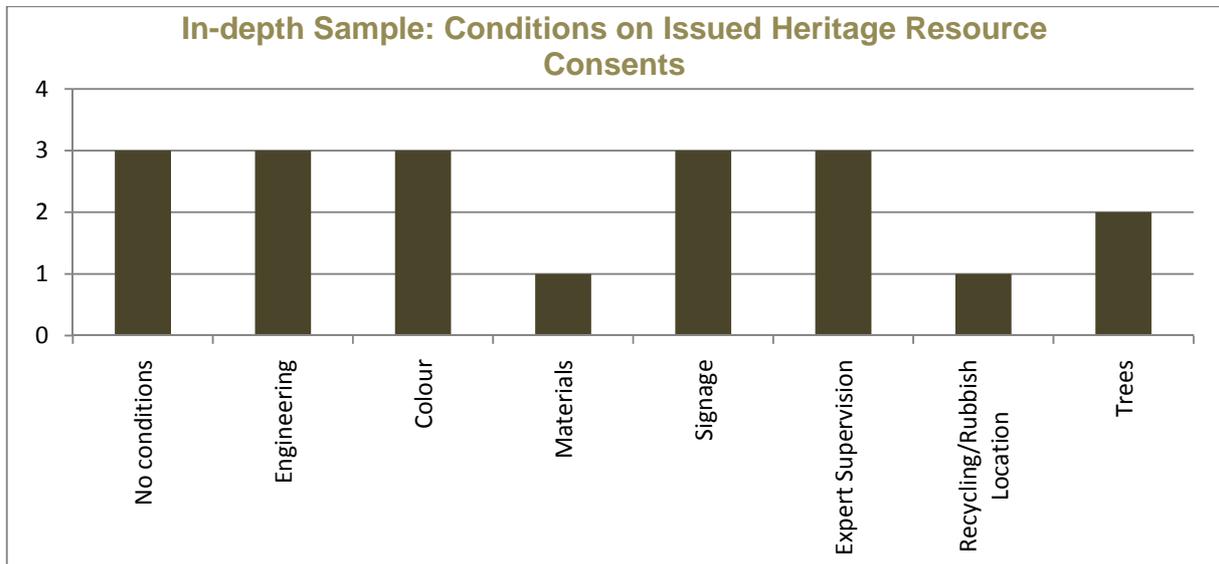
It is noted that two of the above applications are also listed in the NZ Historic Places Trust (NZHPT) Register, as Category II listed buildings, whilst another two of the applications were within an identified NZHPT Historic Area.

Timing

All of the timeframes for processing the applications appear reasonable, with most taking under one month to be issued from the date of receipt of the application. The most minor application, for an internal alteration, took the least time to process and the two most significant applications, both relating to commercial buildings within heritage precincts, required hearing processes and thus took longer to process. Building work on eight of the applications has since been completed, with one currently undergoing construction, and works yet to commence on one consent.

Conditions

The following graph summarises the issues for which conditions were included on the resource consents in the random sample.

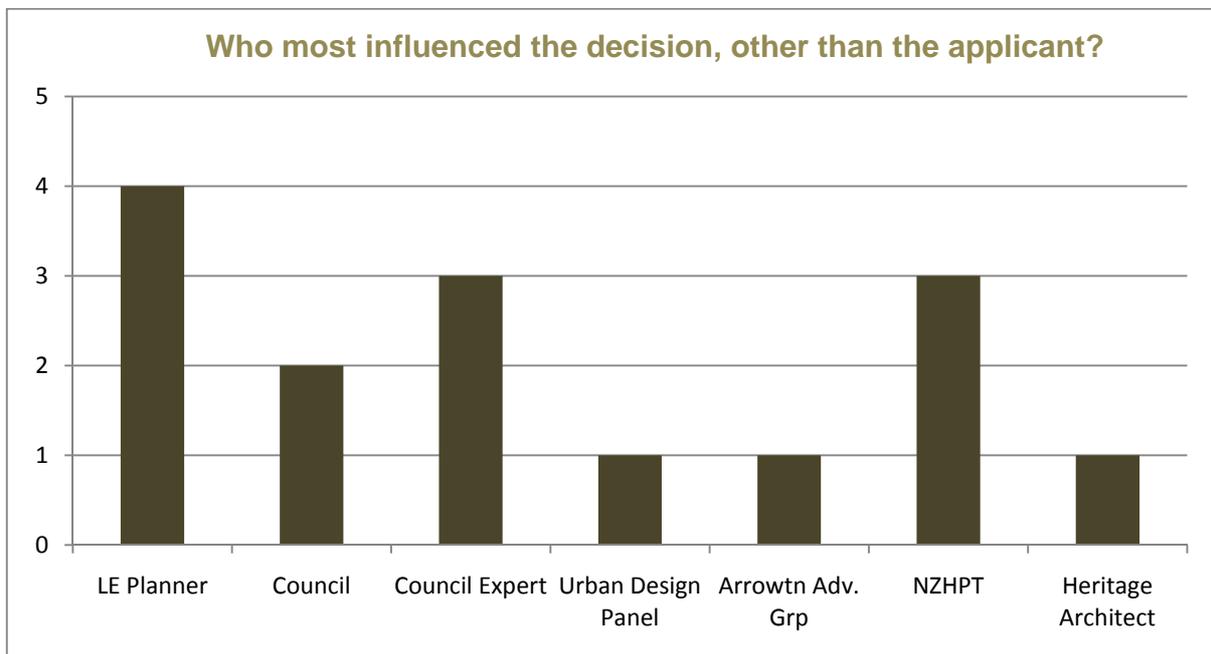


Three of the resource consents issued had standard conditions that are contained on all resource consents, with no further conditions deemed necessary. Three had conditions relating to engineering issues such as earthworks and access; two had conditions relating to tree protection, and three to materials and/or external colours. Three required work to be carried out by contractors with heritage expertise, three had conditions on signage and one had a condition relating to the location of rubbish and recycling containers. Four of the applications contained

an advice note relating to archaeological issues. It is noted that the District Plan assessment criteria were not referred to in the majority of the decision reports.

Consultation

The NZ Historic Places Trust was consulted for advice and/or written approval for six of the applications. The Arrowtown Planning Advisory Group was consulted for two of the applications and the Urban Designer or the Urban Design Panel for three of the applications. An analysis of each application revealed that for most a variety of stakeholders were included in the decision-making process, and thus had an influence on the end outcome. The stakeholders involved in the decision making process who, from the file records, appeared to have a major influence on each decision, other than the applicant, were as follows:



Council experts that were utilised include staff with expertise in heritage tree issues, the Urban Designer and a Landscape Architect.

4.2 Analysis of Each Application Chosen for In-Depth Review

As mentioned above, a site visit was undertaken for each application to assess whether or not the final completed work was consistent with the relevant assessment criteria in the District Plan that related to the activity for which consent was granted. The District Plan assessment criteria, as contained on pages 13-8 to 13-12, are fairly subjective, and as a result the conclusions in this section of the report are also subjective. A planner with heritage experience undertook all the site visits to ensure a consistent approach in applying the criteria.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

Resource Consent No	RM070190	
District Plan Zone	Residential Arrowtown Historic Management Zone	
District Plan Ref No	365	
Category	2	
Activity Status	discretionary	
Consented Activity	external alteration	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Street Elevation The street elevation should be altered least, and if possible not at all. The preferred elevation to be altered, if necessary, is a rear or secondary elevation. Where the building is located on a corner, both street elevations become significant, and should not be changed.</p>	Y				Front elevation was kept as is with the extension to the rear, and attached to a previous extension to the building. Extensions are not readily visible from the street.
<p>Style and Character The main determinant of the style and character of the building should be retained. The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.</p>	Y				Style and character was as per the original in terms of design, bulk, pitch of roof and colours.
<p>Scale Any addition should respect the scale of the authentic building and not be visually dominant. Visual dominance of additions will depend on the scale of the authentic heritage building. For small scale buildings even a small addition may radically alter the character of the building. In general additions should not comprise the majority of the building.</p>	Y				Extension is minor in scale and from public vantage points has not noticeably changed the bulk of the building.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Design There should be a visual distinction between the authentic building and the addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour. In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.</p>	Y				Roof line and colours were as per the original and all the roof pitches on the historic houses along that stretch of road are the same, providing a sense of scale and symmetry.
<p>Restoration Restoration of missing elements on main elevations is encouraged where there is a high level of authenticity of architectural design. Restoration of elements can only be carried out where there is conclusive evidence of the earlier built form.</p>				n/a	
<p>Removal of Additions The removal of additions to the building is acceptable only where it can be proven that they are of no significance.</p>				n/a	
<p>Repair Repair using materials matching the physical composition, texture, form, profile, strength and colour is appropriate. This applies both to the finish and the underlying substrate. Repair ensures the retention of the maximum of historic fabric, ensuring retention of authenticity of materials and craftsmanship. The use of inappropriate substitute materials can compromise the architectural design of the building, as materials which are not compatible in strength and other physical characteristics can result in the destruction of the authentic fabric.</p>			In part		Used roofing and window treatments to be sympathetic with the original.
<p>Patina There should be respect for the patina of age of the building (i.e. the natural weathering of building materials over time). An old building should not look new. Patina can contribute significance to the building.</p>	Y				Due to modern weatherboards it is possible to easily distinguish the new and old parts of the building, but with the same colours for the walls and roofing, the new portions are sympathetic with the old.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Function An addition to a heritage building will affect the significance of that building. To minimise any adverse effects, the addition should be the smallest in area to house the function, and should contribute greatly to the survival of the building.</p>	Y				The function of the rooms as a family home has been enhanced.
<p>Setting The relationship of the building with the setting should be maintained. The authenticity of the setting is a major determinant of the significance of a heritage building. Therefore the design of the building in relation to its setting should be respected when considering modification of a listed building. Relocation is not recommended, except where, as a last resort, this is the only means of saving the building.</p>	Y				Trees and outbuildings were retained. Open space was retained.
<p>Interiors The significant plan form of the building should be respected. New uses may require the alteration of the internal spaces. However, the plan layout of the building is likely to have heritage significance. The plan is likely to reflect the style of the building and sequence of spaces. The primary spaces and their sequential layout should be respected. Significant architectural elements should be conserved. Elements such as architraves, skirtings, panelled doors, dado rails, radiators, grilles and paneling are usually designed to be consistent with the style of the building, and are likely to be of significance to the building. Significant finishes should be conserved, such as pressed metal ceilings, leather stair treads, grained timber work, and rare wallpaper, are examples of craftsmanship, and use of materials which are scarce and can contribute significance to the heritage building.</p>			In part		The plan layout has altered but the changes are not significant.
Has there been a loss of heritage values as a result of the consented activity?	No, the alterations were added to a later addition to the original building.				
If so, is the loss permanent or unlikely to be reversed in the future?	n/a				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

Resource Consent No	RM090536	
District Plan Zone	Rural Residential	
District Plan Ref No	114	
Category	3	
Activity Status	controlled	
Consented Activity	external alteration	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Street Elevation The street elevation should be altered least, and if possible not at all. The preferred elevation to be altered, if necessary, is a rear or secondary elevation. Where the building is located on a corner, both street elevations become significant, and should not be changed.			In Part		Front elevation was kept as close to the original as possible, but a huge extension added to the rear of the building. From Queenstown large extension not readily visible from road, but very visible from Glenorchy direction.
Style and Character The main determinant of the style and character of the building should be retained. The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.	Y				Style and character was as per the original.
Scale Any addition should respect the scale of the authentic building and not be visually dominant. Visual dominance of additions will depend on the scale of the authentic heritage building. For small scale buildings even a small addition may radically alter the character of the building. In general additions should not comprise the majority of the building.			In Part		Extension was very large, and although not overly visible from public vantage points has significantly changed the bulk of the building.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Design There should be a visual distinction between the authentic building and the addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour. In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.</p>	Y				Roof line and colours were as per the original and all the roof pitches on the historic houses along that stretch of road are the same providing a sense of scale and symmetry. It is difficult to distinguish between new and old due to the repainting of the building.
<p>Restoration Restoration of missing elements on main elevations is encouraged where there is a high level of authenticity of architectural design. Restoration of elements can only be carried out where there is conclusive evidence of the earlier built form.</p>	Y				The building was in a state of considerable disrepair and the kept front part of it was restored in accordance with the ICOMOS NZ Charter (1995) and by an experienced heritage builder. The rear walls were demolished to incorporate the new extension.
<p>Removal of Additions The removal of additions to the building is acceptable only where it can be proven that they are of no significance.</p>				n/a	
<p>Repair Repair using materials matching the physical composition, texture, form, profile, strength and colour is appropriate. This applies both to the finish and the underlying substrate. Repair ensures the retention of the maximum of historic fabric, ensuring retention of authenticity of materials and craftsmanship. The use of inappropriate substitute materials can compromise the architectural design of the building, as materials which are not compatible in strength and other physical characteristics can result in the destruction of the authentic fabric.</p>			In part		Used roofing and window treatments to be sympathetic with the original.
<p>Patina There should be respect for the patina of age of the building (i.e. the natural weathering of building materials over time). An old building should not look new. Patina can contribute significance to the building.</p>		N			The building looks new, as freshly painted, but the original weatherboards on the front facade were deteriorating and are now protected by the paint. The colours match the original colours on the building.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Function An addition to a heritage building will affect the significance of that building. To minimise any adverse effects, the addition should be the smallest in area to house the function, and should contribute greatly to the survival of the building.</p>	Y				The building was in such a state of disrepair that it is likely that it would not have survived without a new owner restoring it for use as a family home.
<p>Setting The relationship of the building with the setting should be maintained. The authenticity of the setting is a major determinant of the significance of a heritage building. Therefore the design of the building in relation to its setting should be respected when considering modification of a listed building. Relocation is not recommended, except where, as a last resort, this is the only means of saving the building.</p>	Y				Trees and outbuildings were retained. Open space was retained. Other historic houses in the locality have remained.
<p>Interiors The significant plan form of the building should be respected. New uses may require the alteration of the internal spaces. However, the plan layout of the building is likely to have heritage significance. The plan is likely to reflect the style of the building and sequence of spaces. The primary spaces and their sequential layout should be respected. Significant architectural elements should be conserved. Elements such as architraves, skirtings, panelled doors, dado rails, radiators, grilles and paneling are usually designed to be consistent with the style of the building, and are likely to be of significance to the building. Significant finishes should be conserved, such as pressed metal ceilings, leather stair treads, grained timber work, and rare wallpaper, are examples of craftsmanship, and use of materials which are scarce and can contribute significance to the heritage building.</p>			In part		The function of the rooms in the older portion of the house has been retained, although there is a significant extension.
Has there been a loss of heritage values as a result of the consented activity?	In part				
If so, is the loss permanent or unlikely to be reversed in the future?	Yes				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

Resource Consent No	RM100189	
District Plan Zone	Wanaka Town Centre Zone	
District Plan Ref No	546	
Category	2	
Activity Status	non-complying	
Consented Activity	external alteration	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Street Elevation The street elevation should be altered least, and if possible not at all. The preferred elevation to be altered, if necessary, is a rear or secondary elevation. Where the building is located on a corner, both street elevations become significant, and should not be changed.</p>			In part		Alterations were to the front facade and west elevation, but were partially to restore original windows and painted features on the frontage.
<p>Style and Character The main determinant of the style and character of the building should be retained. The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.</p>	Y				Style and character are as per the original in terms of design, bulk and pitch of roof. Signage added was appropriate in terms of size, colours and locations on the facade.
<p>Scale Any addition should respect the scale of the authentic building and not be visually dominant. Visual dominance of additions will depend on the scale of the authentic heritage building. For small scale buildings even a small addition may radically alter the character of the building. In general additions should not comprise the majority of the building.</p>	Y				Scale of new signage is appropriate.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Design There should be a visual distinction between the authentic building and the addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour. In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.</p>	Y				Roof line and colours were to complement the original.
<p>Restoration Restoration of missing elements on main elevations is encouraged where there is a high level of authenticity of architectural design. Restoration of elements can only be carried out where there is conclusive evidence of the earlier built form.</p>	Y				Four heritage windows were uncovered on the west elevation.
<p>Removal of Additions The removal of additions to the building is acceptable only where it can be proven that they are of no significance.</p>				n/a	
<p>Repair Repair using materials matching the physical composition, texture, form, profile, strength and colour is appropriate. This applies both to the finish and the underlying substrate. Repair ensures the retention of the maximum of historic fabric, ensuring retention of authenticity of materials and craftsmanship. The use of inappropriate substitute materials can compromise the architectural design of the building, as materials which are not compatible in strength and other physical characteristics can result in the destruction of the authentic fabric.</p>			In part		Used materials and colours to be sympathetic with the original.
<p>Patina There should be respect for the patina of age of the building (i.e. the natural weathering of building materials over time). An old building should not look new. Patina can contribute significance to the building.</p>			In part		Due to recent painting and colours it almost looks like a new replica of a historic building, particularly given the complementary scale and designs of the two buildings either side of it.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Function An addition to a heritage building will affect the significance of that building. To minimise any adverse effects, the addition should be the smallest in area to house the function, and should contribute greatly to the survival of the building.</p>	Y				Excellent function as per the original function of the building.
<p>Setting The relationship of the building with the setting should be maintained. The authenticity of the setting is a major determinant of the significance of a heritage building. Therefore the design of the building in relation to its setting should be respected when considering modification of a listed building. Relocation is not recommended, except where, as a last resort, this is the only means of saving the building.</p>				n/a	Not sure historically what the building surrounds were like.
<p>Interiors The significant plan form of the building should be respected. New uses may require the alteration of the internal spaces. However, the plan layout of the building is likely to have heritage significance. The plan is likely to reflect the style of the building and sequence of spaces. The primary spaces and their sequential layout should be respected. Significant architectural elements should be conserved. Elements such as architraves, skirtings, panelled doors, dado rails, radiators, grilles and paneling are usually designed to be consistent with the style of the building, and are likely to be of significance to the building. Significant finishes should be conserved, such as pressed metal ceilings, leather stair treads, grained timber work, and rare wallpaper, are examples of craftsmanship, and use of materials which are scarce and can contribute significance to the heritage building.</p>	Yes				The function of the rooms has been retained.
Has there been a loss of heritage values as a result of the consented activity?	No, as the alterations restored portions of the original building.				
If so, is the loss permanent or unlikely to be reversed in the future?	n/a				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

Resource Consent No	RM080142	
District Plan Zone	Rural General	
District Plan Ref No	115	
Category	3	
Activity Status	restricted discretionary	
Consented Activity	external alteration internal alteration	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Street Elevation The street elevation should be altered least, and if possible not at all. The preferred elevation to be altered, if necessary, is a rear or secondary elevation. Where the building is located on a corner, both street elevations become significant, and should not be changed.	Y				Some minor alterations but difficult to distinguish what is new and what is old. Main alterations are to the rear.
Style and Character The main determinant of the style and character of the building should be retained. The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.	Y				Style and character was as per the original.
Scale Any addition should respect the scale of the authentic building and not be visually dominant. Visual dominance of additions will depend on the scale of the authentic heritage building. For small scale buildings even a small addition may radically alter the character of the building. In general additions should not comprise the majority of the building.	Y				The scale and bulk of the building appear in keeping with its age and are not visually dominant.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Design There should be a visual distinction between the authentic building and the addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour. In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.</p>	Y				The new additions were fairly minor in scale and are mainly to the rear of the building which is not readily visible from the road. It is difficult to distinguish between the old and new portions of the building from the adjoining roads.
<p>Restoration Restoration of missing elements on main elevations is encouraged where there is a high level of authenticity of architectural design. Restoration of elements can only be carried out where there is conclusive evidence of the earlier built form.</p>				n/a	
<p>Removal of Additions The removal of additions to the building is acceptable only where it can be proven that they are of no significance.</p>				n/a	
<p>Repair Repair using materials matching the physical composition, texture, form, profile, strength and colour is appropriate. This applies both to the finish and the underlying substrate. Repair ensures the retention of the maximum of historic fabric, ensuring retention of authenticity of materials and craftsmanship. The use of inappropriate substitute materials can compromise the architectural design of the building, as materials which are not compatible in strength and other physical characteristics can result in the destruction of the authentic fabric.</p>	Y				Used roofing and window treatments to be sympathetic with the original.
<p>Patina There should be respect for the patina of age of the building (i.e. the natural weathering of building materials over time). An old building should not look new. Patina can contribute significance to the building.</p>	Y				The alterations are painted to match the older portions of the house. The colours do not appear new.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Function An addition to a heritage building will affect the significance of that building. To minimise any adverse effects, the addition should be the smallest in area to house the function, and should contribute greatly to the survival of the building.</p>	Y				The interior function of the house was carefully considered as part of the application and was largely retained.
<p>Setting The relationship of the building with the setting should be maintained. The authenticity of the setting is a major determinant of the significance of a heritage building. Therefore the design of the building in relation to its setting should be respected when considering modification of a listed building. Relocation is not recommended, except where, as a last resort, this is the only means of saving the building.</p>	Y				The rural setting with outbuildings and plantings has been retained.
<p>Interiors The significant plan form of the building should be respected. New uses may require the alteration of the internal spaces. However, the plan layout of the building is likely to have heritage significance. The plan is likely to reflect the style of the building and sequence of spaces. The primary spaces and their sequential layout should be respected. Significant architectural elements should be conserved. Elements such as architraves, skirtings, panelled doors, dado rails, radiators, grilles and paneling are usually designed to be consistent with the style of the building, and are likely to be of significance to the building. Significant finishes should be conserved, such as pressed metal ceilings, leather stair treads, grained timber work, and rare wallpaper, are examples of craftsmanship, and use of materials which are scarce and can contribute significance to the heritage building.</p>	Y				The function of the rooms in the older portion of the house has been retained, although there is a small extension.
Has there been a loss of heritage values as a result of the consented activity?	No				
If so, is the loss permanent or unlikely to be reversed in the future?	n/a				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

Resource Consent No	RM100133	
District Plan Zone	Rural General	
District Plan Ref No	540	
Category	3	
Activity Status	non-complying	
Consented Activity	external alteration demolition	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Street Elevation The street elevation should be altered least, and if possible not at all. The preferred elevation to be altered, if necessary, is a rear or secondary elevation. Where the building is located on a corner, both street elevations become significant, and should not be changed.</p>			In part		The existing lean-to has been demolished and replaced with a new lean-to that is in keeping with the character of the heritage building. It is mainly located on the most obscured side of the building which is to the east. However the side view of the addition forms part of the front facade of the building and this portion is highly visible from the adjoining roads. The window facing the road matches the design and colours of the existing windows in the heritage part of the building. The location of the heat pump and wiring on the front facade detracts from the heritage character of the building.
<p>Style and Character The main determinant of the style and character of the building should be retained. The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.</p>	Y				The roof pitch, windows and colours of the extension match the older parts of the building.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Scale Any addition should respect the scale of the authentic building and not be visually dominant. Visual dominance of additions will depend on the scale of the authentic heritage building. For small scale buildings even a small addition may radically alter the character of the building. In general additions should not comprise the majority of the building.</p>	Y				The addition is small in scale and mostly obscured from the adjoining streets by vegetation. It is not visually dominant.
<p>Design There should be a visual distinction between the authentic building and the addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour. In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.</p>	Y				The addition is sympathetic in form, scale, cladding materials, building and opening proportions and colour. The design of the lean-to distinguishes it as a more recent addition to the original cottage.
<p>Restoration Restoration of missing elements on main elevations is encouraged where there is a high level of authenticity of architectural design. Restoration of elements can only be carried out where there is conclusive evidence of the earlier built form.</p>			In part		One window has been re-instated in the addition.
<p>Removal of Additions The removal of additions to the building is acceptable only where it can be proven that they are of no significance.</p>	Y				The old lean-to which had been added to the side of the building was deemed not sound, due to rotting piles, and therefore required replacement. The new lean-to is more sympathetic to the character of the original part of the building.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Repair Repair using materials matching the physical composition, texture, form, profile, strength and colour is appropriate. This applies both to the finish and the underlying substrate. Repair ensures the retention of the maximum of historic fabric, ensuring retention of authenticity of materials and craftsmanship. The use of inappropriate substitute materials can compromise the architectural design of the building, as materials which are not compatible in strength and other physical characteristics can result in the destruction of the authentic fabric.</p>			In part		Some original materials were incorporated into the new design.
<p>Patina There should be respect for the patina of age of the building (i.e. the natural weathering of building materials over time). An old building should not look new. Patina can contribute significance to the building.</p>			In part		The new addition has been painted to match the original part of the building. Some pink paint has been used on another part of the front facade which detracts from the heritage appearance of the building.
<p>Function An addition to a heritage building will affect the significance of that building. To minimise any adverse effects, the addition should be the smallest in area to house the function, and should contribute greatly to the survival of the building.</p>	Y				Plumbing facilities in the addition will assist in ensuring the survival of the building, with its new function.
<p>Setting The relationship of the building with the setting should be maintained. The authenticity of the setting is a major determinant of the significance of a heritage building. Therefore the design of the building in relation to its setting should be respected when considering modification of a listed building. Relocation is not recommended, except where, as a last resort, this is the only means of saving the building.</p>	Y				Due to the small scale of the addition, the overall setting close to adjoining roads, with vegetation and wide open spaces is retained.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Interiors The significant plan form of the building should be respected. New uses may require the alteration of the internal spaces. However, the plan layout of the building is likely to have heritage significance. The plan is likely to reflect the style of the building and sequence of spaces. The primary spaces and their sequential layout should be respected. Significant architectural elements should be conserved. Elements such as architraves, skirtings, paneled doors, dado rails, radiators, grilles and paneling are usually designed to be consistent with the style of the building, and are likely to be of significance to the building. Significant finishes should be conserved, such as pressed metal ceilings, leather stair treads, grained timber work, and rare wallpaper, are examples of craftsmanship, and use of materials which are scarce and can contribute significance to the heritage building.</p>	Y				As the new addition replaces an old addition, the internal layout has not altered.
Has there been a loss of heritage values as a result of the consented activity?					No, the alterations were to a later addition to the original building.
If so, is the loss permanent or unlikely to be reversed in the future?					n/a

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

Resource Consent No	RM090464	
District Plan Zone	High Density Residential	
District Plan Ref No	89	
Category	3	
Activity Status	controlled	
Consented Activity	internal alteration	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Street Elevation The street elevation should be altered least, and if possible not at all. The preferred elevation to be altered, if necessary, is a rear or secondary elevation. Where the building is located on a corner, both street elevations become significant, and should not be changed.	Y				The exterior chimney feature was left intact with all the alterations being to an interior chimney.
Style and Character The main determinant of the style and character of the building should be retained. The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.			In part		Some modification of an original fireplace was required to fit a modern wood burner inside it.
Scale Any addition should respect the scale of the authentic building and not be visually dominant. Visual dominance of additions will depend on the scale of the authentic heritage building. For small scale buildings even a small addition may radically alter the character of the building. In general additions should not comprise the majority of the building.				n/a	

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Design There should be a visual distinction between the authentic building and the addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour. In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.</p>	Y				A modern wood burner was fitted.
<p>Restoration Restoration of missing elements on main elevations is encouraged where there is a high level of authenticity of architectural design. Restoration of elements can only be carried out where there is conclusive evidence of the earlier built form.</p>				n/a	
<p>Removal of Additions The removal of additions to the building is acceptable only where it can be proven that they are of no significance.</p>				n/a	
<p>Repair Repair using materials matching the physical composition, texture, form, profile, strength and colour is appropriate. This applies both to the finish and the underlying substrate. Repair ensures the retention of the maximum of historic fabric, ensuring retention of authenticity of materials and craftsmanship. The use of inappropriate substitute materials can compromise the architectural design of the building, as materials which are not compatible in strength and other physical characteristics can result in the destruction of the authentic fabric.</p>				n/a	
<p>Patina There should be respect for the patina of age of the building (i.e. the natural weathering of building materials over time). An old building should not look new. Patina can contribute significance to the building.</p>				n/a	

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings, Memorial, Features, Structures - excluding heritage precincts

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
<p>Function An addition to a heritage building will affect the significance of that building. To minimise any adverse effects, the addition should be the smallest in area to house the function, and should contribute greatly to the survival of the building.</p>	Y				The modernisation of the fireplace assists in improving the functionality of the house.
<p>Setting The relationship of the building with the setting should be maintained. The authenticity of the setting is a major determinant of the significance of a heritage building. Therefore the design of the building in relation to its setting should be respected when considering modification of a listed building. Relocation is not recommended, except where, as a last resort, this is the only means of saving the building.</p>			In part		An original fireplace was modified, however this was deemed acceptable provided that three other original fireplaces within the house were retained without modification.
<p>Interiors The significant plan form of the building should be respected. New uses may require the alteration of the internal spaces. However, the plan layout of the building is likely to have heritage significance. The plan is likely to reflect the style of the building and sequence of spaces. The primary spaces and their sequential layout should be respected. Significant architectural elements should be conserved. Elements such as architraves, skirtings, paneled doors, dado rails, radiators, grilles and paneling are usually designed to be consistent with the style of the building, and are likely to be of significance to the building. Significant finishes should be conserved, such as pressed metal ceilings, leather stair treads, grained timber work, and rare wallpaper, are examples of craftsmanship, and use of materials which are scarce and can contribute significance to the heritage building.</p>	Y				Work was carried out in accordance with ICOMOS NZ Charter (1995) and in a manner to ensure the least damage to the original fireplace.
Has there been a loss of heritage values as a result of the consented activity?	In part				
If so, is the loss permanent or unlikely to be reversed in the future?	Yes				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings in a Heritage Precinct

Resource Consent No	RM080920	
District Plan Zone	Queenstown Town Centre Zone	
District Plan Ref No	Heritage Precinct 143	
Category	2	
Activity Status	discretionary	
Consented Activity	external alteration	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Any immediate or cumulative effects of the alteration or demolition on local and District wide heritage and historical amenity values.			In part		The building has been retained, albeit in a modified form. A new function should assist in ensuring the survival of the building. However, in the commercial area there is currently pressure to alter windows to doors, as has occurred on the road frontage. The alteration could have been done more sympathetically in that the white of the original windows could have been retained, which would have kept the character of the front facade more in keeping with what was there previously. The new doors, mainly due to their colour, dominate the appearance of the front facade and this could set a precedent for other development in the precinct.
The effect of any alteration or demolition on the setting of other buildings, public amenity spaces or roads within the precinct.			In part		The new use of the building should assist in ensuring its survival and has added vibrancy to the locality.
Any incentives available to the applicant to retain the precinct.				n/a	This assessment criteria needs to be reworded as it is unlikely any applicant would propose to demolish an entire precinct.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings in a Heritage Precinct

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Any effects on the aesthetic, architectural, historical and amenity values of the precinct, the buildings and spaces it comprises and its contribution to the quality of the environment in the general locality.			In part		The new function has added to the character and amenity values of the precinct. However the alterations could have been carried out in a more sympathetic manner to preserve the character of the building. The new outdoor fireplace detracts from the historic character of the precinct.
Has there been a loss of heritage values as a result of the consented activity?	In part				
If so, is the loss permanent or unlikely to be reversed in the future?	Yes				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings in a Heritage Precinct

Resource Consent No	RM100474	
District Plan Zone	Residential Arrowtown Historic Management Zone	
District Plan Ref No	Heritage Precinct 384	
Category	2	
Activity Status	discretionary	
Consented Activity	new building demolition	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Any immediate or cumulative effects of the alteration or demolition on local and District wide heritage and historical amenity values.			In part		A small crib was demolished and replaced with a modern house. The house is currently being constructed and in terms of design and bulk appears to be sympathetic with, and in scale with the precinct, especially when viewed from the adjoining public spaces.
The effect of any alteration or demolition on the setting of other buildings, public amenity spaces or roads within the precinct.			In part		Some mature trees were removed from the site, as the site did not previously have any driveway access. The new house was set back on the site like the previous crib. Some minor alterations to the road reserve were required to better protect the heritage street trees. The site contains several mature trees so the consent did not require new additional planting.
Any incentives available to the applicant to retain the precinct.				n/a	This assessment criteria needs to be reworded as it is unlikely any applicant would propose to demolish an entire precinct.
Any effects on the aesthetic, architectural, historical and amenity values of the precinct, the buildings and spaces it comprises and its contribution to the quality of the environment in the general locality.			In part		The demolished crib was in a state of disrepair and was too small to function well as a family home. The new design was largely in accordance with the Arrowtown Design Guidelines (June 2006). The function of the

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings in a Heritage Precinct

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
					site was improved by providing vehicle access to the site. The crib was small in scale replaced by a larger building so the open space characteristics of the area were marginally compromised.
Has there been a loss of heritage values as a result of the consented activity?	In part				
If so, is the loss permanent or unlikely to be reversed in the future?	Yes				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings in a Heritage Precinct

Resource Consent No	RM090042	
District Plan Zone	Queenstown Town Centre Zone	
District Plan Ref No	Heritage Precinct 142	
Category	2	
Activity Status	discretionary	
Consented Activity	external alteration demolition	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Any immediate or cumulative effects of the alteration or demolition on local and District wide heritage and historical amenity values.			In part		A large part of the front facade was demolished and replaced with a modern facade. Some historic features were lost however the scale and form of the facade was retained. After extensive negotiation old stained glass windows were retained and other features were added to be more consistent with the Queenstown Town Centre Character Guidelines (October 2007). However historic features of the front facade were largely lost. Although function was improved, the alterations contribute to a loss of the heritage character of this precinct. The building looks modern due in part to the colours and materials used on the front facade and the addition of the new verandah.
"The effect of any alteration or demolition on the setting of other buildings, public amenity spaces or roads within the precinct.			In part		The proposed alterations were of a similar scale to the original building. A verandah was added, as this is required by another District Plan rule, which improved functionality for the public. However the modern style of the verandah does detract from the historic features of the building.

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings in a Heritage Precinct

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Any incentives available to the applicant to retain the precinct.				n/a	This assessment criteria needs to be reworded as it is unlikely any applicant would propose to demolish an entire precinct.
Any effects on the aesthetic, architectural, historical and amenity values of the precinct, the buildings and spaces it comprises and its contribution to the quality of the environment in the general locality.		N			The alterations, particularly the materials, verandah and colours detract from the heritage characteristics of the precinct and set a precedent for future development in the town centre.
Has there been a loss of heritage values as a result of the consented activity?	Yes				
If so, is the loss permanent or unlikely to be reversed in the future?	Yes				

Outcomes from QLDC Resource Consents: Controlled and Discretionary Activities to Alter Buildings in a Heritage Precinct

Resource Consent No	RM100345	
District Plan Zone	Arrowtown Town Centre Zone	
District Plan Ref No	Heritage Precinct 382	
Category	2	
Activity Status	discretionary	
Consented Activity	external alteration	

District Plan Design Criteria	Criteria Achieved				Comment
	Yes	No	In Part	N/A	
Any immediate or cumulative effects of the alteration or demolition on local and District wide heritage and historical amenity values.	Y				The alterations have not yet been carried out. The consent issued is to restore, strengthen and repair the heritage building on the front portion of the site, and erect a new two storey addition behind it.
“The effect of any alteration or demolition on the setting of other buildings, public amenity spaces or roads within the precinct.	Y				The consent issued reduced the proposed size of the new part of the building to the rear, to protect the amenity and provide more room for access on Arrow Lane.
Any incentives available to the applicant to retain the precinct.				n/a	This assessment criteria needs to be reworded as it is unlikely any applicant would propose to demolish an entire precinct.
Any effects on the aesthetic, architectural, historical and amenity values of the precinct, the buildings and spaces it comprises and its contribution to the quality of the environment in the general locality.				n/a	This criterion is difficult to assess until the building work has been completed.
Has there been a loss of heritage values as a result of the consented activity?	Can't say				
If so, is the loss permanent or unlikely to be reversed in the future?	Can't say				

Conclusion

The result of the in-depth review was that for five of the applications there was no perceived loss of heritage values as a result of the consented activity, while there was at least some partial loss of heritage values associated with four of the consents issued. A loss of heritage values was associated with one application, which was for alterations to a commercial building in the Queenstown Mall. This consent related to an unlisted historic building within a heritage precinct and was processed as a non-notified application, after a notification determination hearing. It is interesting to note that the decision on this application made specific reference to the fact that although the building was within a heritage precinct, the rule relating to the demolition of heritage buildings “*does not appear to apply to the demolition of heritage features within a heritage precinct*”.³ This factor was obviously taken into account during the decision making process for this application.

The in-depth review indicated that most alterations to heritage buildings are permanent, and are unlikely to be reversed. Although it is preferable for alterations to heritage buildings to result in no loss of heritage value it is important that heritage buildings have an economic use. Without an economic use heritage buildings can quickly deteriorate and be lost. Therefore there is a balance between adaptive reuse and loss of heritage values.

The general overall conclusion of the review of the ten random samples was that the heritage buildings were mostly being retained, and in some instances enhanced. This enhancement was either restoration work, or the replacement of inappropriate later additions with new additions more in keeping with the character of the heritage building. During the decision making process careful consideration was given to each application in terms of reference to the objectives and policies in the Heritage Chapter of the District Plan. Most of the decisions were made after discussion and/or a mediation process involving several interested parties.

Applications for alterations to heritage buildings outside of the heritage precincts appear to have been more successful in achieving the applicable District Plan assessment criteria. This is likely to be a combination of the greater commercial pressure for significant alterations to buildings in the Town Centres, as well as the fact that the District Plan assessment criteria are more comprehensive and slightly less subjective for the areas outside the heritage precincts and therefore the District Plan assists in achieving better heritage outcomes in these areas.

During the site visits it was observed that in some instances inappropriate location of external fittings, such as heat pumps or aerials and the like detracted from the heritage characteristics of buildings. It was also observed that in some instances Council infrastructure such as parking metres and recycling bins could have been located more sympathetically, particularly within heritage precincts.

The two applications for alterations to commercial buildings within heritage precincts were subject to a notified hearing process, and the decision on both was issued subject to significant alterations to the design of each building. The other eight applications were non-notified and granted within, or close to, the statutory time frames. The decision making process for all of the **applications** in the random sample included consultation with relevant heritage stakeholders,

³ Resource consent decision RM090042, 13/5/09, p2.

either before or during the processing of the application. In general the stakeholders were influential in the determination of the final outcome for each application.

5.0 PUBLIC PERCEPTION OF RESULTS

5.1 QLDC Community Survey Results

In 2009 and 2010 QLDC undertook a community survey. A question was asked about how satisfied the respondents were with the protection of local heritage in the District. The results for 2009 and 2010 are as follows:

Protection of local heritage	2009	2010
Satisfied	44.1	53.6
Neutral	27.5	28.2
Dissatisfied	28.4	18.2

It is interesting to note that in both the 2009 and 2010 survey the protection of local heritage scored a higher level of satisfaction than any other issue in the planning and growth section of the survey.

5.2 Interviews with Key Stakeholders

In May and June 2011 interviews were conducted with key heritage stakeholders in the District to obtain their feedback on both the effectiveness and efficiency of the objectives, policies and rules in the District Plan relating to built heritage. The key stakeholders that participated in this process included the NZ Historic Places Trust, Planning Commissioners, Council planners, Council Urban Designer, several applicants and a representative from the Arrowtown Planning Advisory Group. The interview questions are attached as Appendix 5 to this report.

Summary of issues raised

Almost all of those interviewed were of the view that the processing of heritage related applications and quality of heritage decisions is improving over time. All considered that the current objectives, policies and rules in the District Plan were appropriate and that only minor changes to the District Plan were required to improve the current provisions; although it was acknowledged by some that this is dependent on the planners that are implementing the District Plan provisions.

The issue of greatest concern was that the District Plan requires amendment to better protect buildings which contribute to heritage precincts (particularly historic buildings and/or features that are not individually listed in Appendix 3 but are located within a precinct), and to better preserve the overall character of heritage precincts. Most of the stakeholders commented that their perception was that better heritage outcomes were occurring in the Arrowtown precincts than in the Queenstown precincts.

Several stakeholders commented that if more emphasis was given to heritage issues, heritage could both bring more visitors to the District and extend their length of stay. This is because heritage is of interest to many tourists, in addition to snow and adventure activities; and that each time another heritage building is lost, this increases the loss of future tourism potential in the District. The leadership role of Council in this regard was seen as essential.

A summary of the other main issues and their potential solutions that were identified in the interviews follows:

Table: Summary of Stakeholders concerns

Issue	Summary of submitters comments
Building Demolition	<p>Buildings (that are not listed in Appendix 3 of the District Plan) can currently be demolished without the application being seen by the Consents Planning arm of Council, as only a demolition permit is required, which is processed by the Building Department. Several pre-1900 buildings have been demolished and heritage and archaeological values lost as a result of this.</p> <p>Some buildings within heritage precincts have been demolished (for the reason above) including one which at the time was subject to an Environment Court hearing.</p> <p>All alterations within heritage precincts, including partial demolitions and minor alterations, should be required to go through a consent process prior to any demolition or alteration.</p>
Heritage Precincts	<p>Better results are being obtained in Arrowtown, than in Queenstown precincts. The reasons given for this included that :</p> <ul style="list-style-type: none"> • there are greater development pressures in Queenstown central, • there is greater support for heritage protection from the Arrowtown community, • there was not a group of people advocating for heritage protection in Queenstown as there is in Arrowtown, <p>It was proposed that the Urban Design Panel needs to include people with heritage expertise whenever applications are being considered for work within any of the Queenstown heritage precincts.</p> <p>More buildings need to be listed in the Queenstown town centre before they are lost.</p> <p>Rules are ambiguous and do not provide adequate protection for heritage values within heritage precincts that are not individually listed in Appendix 3.</p> <p>The map and description of heritage precinct Ref No. 384 encompassing the miners' cottages in Arrowtown in Appendix 3 are not consistent and need to be corrected.</p>
Category ranking over time	<p>As more buildings have been lost, the Heritage Category ranking in the District Plan for many buildings is not now appropriate. For example where 20 years ago there may have been 20 similar types of historic cottages in Queenstown Central, now there is only one or two examples left, and therefore their ranking now needs to be higher.</p>
Objectives and policies	<p>These are relevant, but need to be given more weight in decision making.</p>

Issue	Summary of submitters comments
Incremental loss of heritage and precedent effects	<p>Heritage buildings are being compromised and lost due to incremental changes over time including minor alterations either internal or external, and then later changes to signage, addition of balconies, etc, resulting in significant changes to heritage buildings.</p> <p>In Arrowtown cribs are being replaced by large family homes which exceed the site coverage rule and reduce the open space/leafy wide street character of this part of the District.</p> <p>In Arrowtown there are some small areas which contain several vacant sites and by amalgamating sites there is concern that large houses are being erected that are out of scale with the historic subdivision pattern and character of Arrowtown. There is concern about the precedent effect of this.</p> <p>While relocation of a heritage house may be appropriate in one instance, this should not set a precedent as each application needs to be considered on its merits.</p>
Balance of heritage issues versus other District Plan provisions	Several applications have incurred delays and additional costs when modern District Plan parking requirements were imposed on heritage sites, leading to hearing processes; and when planners/landscape architects not trained in heritage issues wished to impose inappropriate conditions on colours of heritage buildings.
Buildings younger than 1900 should be considered for inclusion in Appendix 3	There are buildings in the District younger than 1900, including buildings with 1930's features, that also warrant heritage protection but currently are not listed in Appendix 3 of the District Plan.
Need for heritage conservation areas/ identification of areas important in the social history of the District	<p>New heritage precincts were proposed as follows:</p> <ul style="list-style-type: none"> • Some streets containing a high predominance of cribs in Arrowtown • Queenstown Council camp ground • Residential block encompassing Park and Suburb Street
Need to protect heritage interiors	Heritage interiors are perceived as mostly not being protected. There is a need for the District Plan to be amended to list and protect some interiors before they are lost, as it is often the case that these features have just as much significance as exteriors, but miss out on protection because they are not visible from public areas.
Difficult to impose archaeology related conditions on consents	Need to be able to include conditions on archaeology and earthworks on some resource consents, but it is difficult to do so for controlled or restricted discretionary activity applications.
Better link is required between Chapter 13 and Appendix 3	At the beginning of Appendix 3 an explanation is required to state how the Appendix contains a list of the heritage items that we know about, and how this list continues to evolve, and refer to the Heritage Chapter.
Trigger for applications going from non-notified to notified applications	The trigger is working well, with only major applications proceeding to a notified hearing process.
Arrowtown Design Guidelines not being used for newer parts of Arrowtown	In the new part of Arrowtown the Arrowtown Design Guidelines still apply, but are not being used for the newer areas. This has resulted in contemporary houses being erected which are not consistent with the historic parts of the town.

Issue	Summary of submitters comments
Lack of expertise in heritage issues in the District	<p>Currently there is a lack of heritage expertise and training is required to up-skill planners processing resource consent applications for alterations or demolition to heritage items.</p> <p>A planner with expertise in heritage issues should process these applications to provide consistency and build relationships with stakeholders.</p> <p>Historical society members require training to empower them to provide heritage expertise on issues of concern.</p>
Costs of restoring and altering heritage listed buildings.	The costs of costs of involving heritage experts, such as archaeologists, are too high.
Costs of processing resource consent applications for the alteration/demolition of scheduled buildings or buildings with heritage precincts	The costs of processing applications for the alteration/demolition of scheduled buildings or buildings with heritage precincts are too high.
Confusion about when NZHPT should or should not be involved.	<p>There is a lot of confusion about:</p> <ul style="list-style-type: none"> • when the NZHPT should be asked for their comments on a resource consent applications • When they should be asked for a Section 95 approval • the role that NZHPT advice is given in decision making. These matters require clarification.
Role of Arrowtown Planning Advisory Group	The role, terms of reference and accountability of the Arrowtown Planning Advisory Group requires clarification. Unless the Group has a clear role, terms of reference and accountability it cannot provide for Arrowtown community's desire to protect the heritage significance of Arrowtown.
Information held by the Council on heritage values.	For many of the buildings listed in Appendix 3 there is no record of why the building is listed, or if parts of the building or features are of particular importance or not. This information is urgently required, and would also assist in making decisions on whether other parties needed to be consulted.

6.0 Conclusion

The built heritage part of the heritage chapter of the District Plan is working well. Objective 1, policy 1.1 and policy 1.2 are generally being achieved as heritage values are usually being conserved and enhanced. Only minor amendments to the District Plan are required to improve the heritage outcomes being achieved for the District. Therefore the objectives, policies and rules that relate to built heritage are generally effective.

Most applications for heritage alterations or demolitions are processed on a non-notified basis. Often when consent is required under Chapter 13, consent is also required for some other breach of the rules under another section of the District Plan. Although some take longer to process than an equivalent application without heritage status, overall the costs of obtaining resource consent for a heritage alteration are not significantly different from that for obtaining consent for another type of application. Only the significant heritage related applications are being publicly notified. Therefore the objectives, policies and rules that relate to built heritage are generally efficient.

The area of heritage currently under greatest development pressure is within the Queenstown heritage precincts where alterations to non-scheduled buildings can affect the overall character of these areas. This is where it is perceived that the least success in retaining heritage characteristics is occurring. This is not assisted by the current assessment criteria relating to the heritage precincts in the District Plan or the ambiguity of the rules.

The second area currently under development pressure is Arrowtown. There is concern that the heritage character of the Arrowtown Residential Historic Management Zone will be compromised through the continuing incremental development of older small homes into larger buildings, thus reducing the open space and leafy vegetated appearance characteristic of this area.

For individual buildings outside the heritage precincts where the more comprehensive District Plan assessment criteria apply, the outcomes appear to be more positive in terms of retaining heritage features and character.

Recommendations

A summary of the issues raised in this report and recommendations to address these issues, that could be undertaken as part of the District Plan review of Chapter 13, follows:

Section of District Plan	Issues	Recommendations
Objectives and Policies	Objective 1, policy 1.1 and policy 1.2 are generally being achieved as heritage values are usually being conserved and enhanced.	Retain Objective1, policies 1.1 and 1.2 with minor wording amendments.

Section of District Plan	Issues	Recommendations
Heritage Rules	<p>Only the significant heritage related applications are being publicly notified.</p> <p>Generally heritage values are not being lost when alterations are made to scheduled buildings.</p> <p>The rules relating to heritage precincts are ambiguous and do not provide adequate protection for heritage values within precincts that are not individually listed in Appendix 3.</p> <p>Heritage interiors are mostly not protected and so may be lost. Many of these features have just as much significance as exteriors, but are not protected because they are not visible from public areas.</p> <p>The rule relating to subdivision of sites containing heritage items needs to be referenced in the Heritage Chapter.</p>	<p>The decision to notify applications is being exercised judiciously and generally successfully to balance wider heritage values with practical benefits of this and the additional processing costs.</p> <p>The rules that apply to scheduled heritage buildings need only minor wording changes.</p> <p>Clarify the rules relating to buildings within heritage precincts to make it clear that both alterations and demolition, including partial demolition, of any building (whether scheduled or not) within a heritage precinct requires a resource consent.</p> <p>Reword rule 13.2.3.4 as it relates to heritage precincts to reduce ambiguity.</p> <p>Amend the definition of demolition on page 13-7 to make it clear that demolition includes partial demolition and includes the demolition of scheduled and non-scheduled buildings in heritage precincts.</p> <p>Consider clarifying the provisions relating to the protection of heritage interiors and whether or not these need to be strengthened.</p> <p>Add a reference to the subdivision rule applying to heritage sites (Rule 15.2.3.3(ii)) in Chapter 13.</p>
Assessment Criteria	<p>Some heritage buildings are being compromised due to incremental changes over time including minor alterations either internal or external, changes to signage, addition of balconies, etc.</p> <p>The assessment criteria for activities within the heritage precincts are subjective and not thorough.</p>	<p>Consider adding assessment criteria to cover incremental change to heritage buildings to section 13.3.2.</p> <p>Alter the assessment criteria relating to buildings and features within heritage precincts (13.3.2(ii)) to address the particular values of the precinct, such as adding criteria relating to scale, design, restoration, setting etc. in a similar way to the assessment criteria for individual buildings.</p>

Section of District Plan	Issues	Recommendations
	<p>The assessment criterion 13.3.2(ii)(c) is poorly worded.</p> <p>Several applications have incurred delays and additional costs as a result of imposing performance standards (e.g.: for parking) which are inappropriate for the heritage site.</p> <p>There is concern that although the relocation of one heritage building may be appropriate, this should not set a precedent for other heritage buildings.</p> <p>The current numbering in this section of the District Plan, especially of the assessment matters, is confusing.</p>	<p>Alter the wording of assessment criterion 13.3.2(ii)(c) to refer to any incentives to retain the portion of building proposed for alteration or demolition.</p> <p>Consider adding an assessment criterion that enables some underlying zone standards, such as parking, to be waived for heritage features in appropriate circumstances.</p> <p>The current assessment criteria 13.3.2(i)(c) enables assessment of the effects of relocation on a case by case basis</p> <p>Improve the numbering/referencing of the 13.3.2 Assessment Matters section of Chapter 13.</p>

In conclusion, the current provisions of the Heritage Chapter of the District Plan are generally achieving positive resource management outcomes for built heritage within the District.

The assessment of outcomes from the detailed analysis of the random sample of resource consents has shown that the objectives, policies and rules that seek to protect individual heritage buildings appear to be working well. However the analysis also shows that the objectives, policies and rules relating to the protection of heritage precincts are not working as effectively. The recommended actions to amend the built heritage provisions, outlined in the table above, should address these issues.

The analysis of the costs of consents indicates that heritage applications usually take similar times to process as other types of resource consent applications and that they cost no more to process than other consents. This shows that the objectives, policies and rules are generally working efficiently. Therefore, as the current provisions are both generally efficient and effective it is considered that the objectives, policies and methods are generally appropriate at fulfilling the purpose of the Resource Management Act.

Issues from this report that relate to heritage but are outside the scope of this report are as follows:

Section of District Plan	Issues	Recommendations
Archeological values	Archeological values and heritage values are being lost through the demolition of pre 1900 non-scheduled heritage buildings.	Work with Lakes Environmental Ltd to implement a process for the Building Services Department to ensure that applicants for demolition permits are aware of the requirements of the Historic Places Act regarding the modification of archaeological sites.
Archeological values	Archaeological values could be lost as there is no ability to attach archaeological conditions on controlled or restricted discretionary activities.	Consider adding assessment matters to controlled and restricted discretionary activities so that Council can include conditions on relevant related issues such as earthworks and archaeological issues or consider a performance standard that addresses protection of archaeological values.
Appendix 3	<p>The purpose of Appendix 3 of the District Plan and the link between it and Chapter 13 of the District plan are not clear.</p> <p>The map and description in Appendix 3 of heritage precinct Ref No. 384 (encompassing the miners' cottages in Arrowtown) are not consistent.</p> <p>Archeological values and heritage values are being lost through the demolition of pre 1900 non-scheduled heritage buildings.</p> <p>As heritage buildings are lost the Category ranking of many surviving buildings become inappropriate. For example where 20 years ago there may have been 20 similar types of historic cottages in central Queenstown, now there are only one or two examples left, and therefore their ranking should be higher.</p> <p>There is no record of why buildings are listed in Appendix 3, or if parts of the building or features are of particular importance or not. This creates uncertainty and could result in requirements for resource consents applications being missed and heritage values lost.</p>	<p>Include an explanation of Appendix 3 in Chapter 13.</p> <p>Clarify the size of heritage precinct Ref No.384 and amend the planning maps and Appendix 3 accordingly.</p> <p>Consider assessing pre 1900 non-scheduled buildings to see if they meet the criteria for inclusion in Appendix 3 of the District Plan.</p> <p>Consider reassessing the category status for buildings in Appendix 3 every 5-10 years, to take into account the loss of similar examples and the resulting change in significance of the item.</p> <p>Review the description of protected features in Appendix 3 to ensure they clearly describe which parts of the building are protected. Develop inventory sheets for all heritage features listed in Appendix 3 which explain which part of and why each building is listed.</p>

Section of District Plan	Issues	Recommendations
Additions to list of identified items in Appendix 3	<p>There is an under representation of heritage buildings in Queenstown listed in Appendix 3. This could result in the lost of heritage values in Queenstown.</p> <p>There are buildings in the District younger than 1900, including buildings with 1930's features, that warrant heritage protection but currently have none.</p> <p>Not all important areas of heritage value have been included as heritage precincts in Appendix 3.</p> <p>Heritage interiors are mostly not protected and so may be lost. Many of these features have just as much significance as exteriors, but are not protected because they are not visible from public areas.</p>	<p>Assess currently unscheduled buildings within Queenstown against the criteria in Chapter 13 of the district plan. If they meet the criteria propose to include these buildings to Appendix 3 through the district plan review.</p> <p>Assess currently unscheduled buildings younger than 1900 against the criteria in Chapter 13 of the district plan. If they meet the criteria propose to include these buildings to Appendix 3 through the district plan review.</p> <p>Consider adding conservation areas important in the heritage and social history of the District. Examples are:</p> <ul style="list-style-type: none"> • Some streets containing a high predominance of cribs in Arrowtown • Queenstown Council camp ground • Residential block encompassing Park and Suburb Street <p>Identify specific interior features and assess them against the criteria in Chapter 13 of the district plan. If they meet the criteria propose to include these interiors in Appendix 3 through the district plan review.</p>
District Planning Maps	Some of the District Planning Maps do not clearly indicate the actual sites that contain scheduled heritage items.	Amend the District Planning Maps to clearly indicate the heritage reference numbers on the site that they apply to. For example the scale of the Gibbston Valley on the district plan maps does not currently enable easy identification of the sites containing protected features.

Issues from this report that relate to other District Plan chapters are as follows:

Section of District Plan	Issue	Recommendation
Residential Chapter 7 And Subdivision Chapter 15	<p>In Arrowtown cribs are being replaced by large family homes which exceed the site coverage rule and reduce the open space, leafy, wide street character of the area.</p> <p>Sometimes sites in Arrowtown are amalgamated, which enables much larger dwellings to be erected on the amalgamated sites that are out of scale with the historic subdivision pattern and character of Arrowtown.</p>	<p>Consider whether the site density and site coverage requirements in the Residential Arrowtown Historic Management Zone need altering to address this issue.</p> <p>Consider the effects of amalgamating sites within Arrowtown and whether or not changes are required to address this in the Arrowtown Historic Management Zone and subdivision chapters of the District Plan.</p>

A number of other issues relating to the implementation of the built heritage sections of the district plan have been identified through this report. Recommendations have been included in the table below to further improve the implementation of the District Plan requirements for the protection of built heritage.

Issues from this report that relate to the implementation of the built heritage sections of the District Plan are as follows:

Method	Issue	Suggested for consultation
Clarification of Roles	<p>There is confusion about when the NZHPT should be asked to comment or provide Section 95 approval for resource consent applications.</p> <p>Currently some matters that do not strictly involve heritage values, such as signage changes and colour schemes in precincts which are not on registered or scheduled buildings, are referred to NZHPT. These matters could be dealt with more efficiently without referral to NZHPT.</p> <p>The NZHPT is not always given copies of resource consent decisions in which they have participated.</p> <p>The role, terms of reference and accountability of the Arrowtown Planning Advisory Group is not widely known or available. Unless the group has a clear role, terms of reference and accountability it cannot provide for Arrowtown communities desire to protect the heritage significance of Arrowtown.</p>	<p>Work with NZHPT and Lakes Environmental to create a practice note to outline the role of NZHPT, including when they should be consulted, when their S95 approval should be sought and what information they should be sent at various stages of the processing on resource consents. .</p> <p>Examine the role, terms of reference and accountability of the Arrowtown Planning Advisory Committee and determine whether the current process is effective and appropriate.</p>
Heritage precincts in Queenstown Town Centre	There is a perceived need for a group to advocate for the protection of heritage within the Queenstown Town Centre.	Consult with the community to ascertain whether or not a group could be formed to advocate for heritage in the Queenstown town centre.
Use of Arrowtown Design Guidelines	In the new part of Arrowtown the Arrowtown Design Guidelines are not being used to guide the design of new dwellings.	<p>Ensure that advice is given to applicants regarding the use of the Arrowtown Design Guidelines.</p> <p>Ensure there is greater publicity of the Arrowtown Design Guidelines.</p>
Costs of heritage restoration	There are concerns about the costs involved in restoring and/or altering heritage buildings.	<p>Consider increasing the maximum amounts in the Heritage Incentive Fund, particularly for Category 3 items.</p> <p>Ensure there is greater publicity of the Heritage Incentive Fund.</p> <p>Identify incentives that could be used to encourage the restoration of heritage buildings and features.</p>

Method	Issue	Suggested for consultation
Timeframes for processing of resource consents for alteration/ demolition of protected features	There is concern about the timeframes required to process heritage applications.	The review indicated that heritage applications have similar processing time frames to other types of applications. Consider creating information for applicant for owners of scheduled heritage buildings and buildings within heritage precincts to outline where, when and how to seek advice, prior to preparing resource consent applications
Need for heritage training	There is a lack of expertise in the identification and conservation of heritage values in the District. Historical society members require training to empower them to provide heritage expertise when required. There is inconsistency in the processing heritage applications.	Investigate ways to build expertise in the identification and conservation of heritage values within the District. Consider having one planner at Lakes Environmental, who has heritage expertise, responsible for processing all applications to alter or demolish protected features and buildings in heritage precincts.
Need for education about heritage values	In some instances heritage values are being compromised by the inappropriate placement of utilities or other infrastructure around heritage buildings or within precincts.	Implement actions identified in Section 12.5 of the Heritage Strategy, March 2010 to raise the awareness, appreciation and protection of heritage values.

The current Heritage Chapter of the District Plan, with amendments through the District Plan review process, will ensure that the Council continues to meet its objective of conserving and enhancing the District's heritage values, to ensure that the character and history of the District can be preserved for future generations.

The new system for recording resource consent applications for built heritage introduced in August 2009 is enabling the retrieval of accurate data on resource consents received to alter or demolish heritage features or alter or demolish buildings within heritage precincts. This continued collection of accurate data coupled with a monitoring regime similar to that in this report will ensure that any changes made to the built heritage sections of the Plan, through the District Plan review, can be monitored for effectiveness, efficiency and appropriateness.



(St John's Church, District Plan Ref No.367)

7.0 APPENDICES

APPENDIX 1: Spreadsheet of resource consent applications lodged between Jan 2003 and May 2011.

Consent No	Proposal	Location Address	Factor-41 Heritage Item/Protected Feature	Factor-42 Heritage Item/Protected Feature Ref. No.	Application Date	Applicant Name	Status	Status Date	Decision	Decision Date	Decision Notificn Dt	Notifiable YN	Notified YN	Hearing YN	Consent Type
110207	ADDITIONS AND ALTERATIONS TO THE EXISTING DWELLING AT 25 LOACH ROAD, HAWEA FLAT.	25 LOACH ROAD, HAWEA FLAT	Category 3	529	8/04/2011	S COLLETT	DECISION ISSUED	27/04/2011	GRANTED BY COMMISSIONER	27/04/2011	10/05/2011	N	N	N	Land Use - Non-Complying
110158	UNDERTAKE RESTORATION AND REPAIRS OF THE HISTORIC FRANKTON BOAT SHED AND SHIPPING OFFICE, ESTABLISH A CAFE AND COMMUNITY FACILITY AND UNDERTAKE EARTHWORKS AT 813, 845 AND 847 FRANKTON ROAD, QUEENSTOWN	813 845 & 847 FRANKTON ROAD, FRANKTON	Category 2	16	18/03/2011	WAKATIPU COMMUNITY MARITIME PRESERVATION SOCI	FURTHER INFORMATION REQUESTED	21/03/2011			15/04/2011	N	N	N	Land Use - Non-Complying
110069	TO ESTABLISH AND OPERATE A SMALL SCALE COMMERCIAL ACTIVITY FROM DUDLEY'S COTTAGE AT 4 BUCKINGHAM STREET, ARROWTOWN	4 BUCKINGHAM STREET, ARROWTOWN	Category 2	323	7/02/2011	ARROWTOWN MINING COMPANY LIMITED	SUBMISSIONS CLOSED	30/03/2011			27/05/2011	Y	Y	Y	Land Use - Non-Complying
110048	UNDERTAKE ALTERATIONS TO A CATEGORY 2 HERITAGE BUILDING IN THE FORM OF CLEAR PLASTIC SCREENING TO ENCLOSE THE BALCONY	7 BALLARAT STREET, QUEENSTOWN	Category 2, Category 3, Category 2	86, 88, 142	26/01/2011	WATERTIGHT INVESTMENTS & TATLER RESTAURANT LT	DECISION ISSUED	7/02/2011	GRANTED BY COMMISSIONER	7/02/2011	23/02/2011	N	N	N	Land Use - Discretionary
100832	ADDITIONS & ALTERATIONS TO THE EXISTING CHURCH AND DEMOLITION OF A TOILET BLOCK AT ST NINIANS WAY, HAWEA FLAT.	4 ST NINIANS WAY, HAWEA	Category 3	536	21/12/2010	UPPER CLUTHA PRESBYTERIAN PARISH	FURTHER INFORMATION REQUESTED	10/01/2011			8/02/2011	N	N	N	Land Use - Non-Complying
100743	TO CONSTRUCT AND ESTABLISH A TAVERN, 16 VISITOR ACCOMMODATION UNITS AND A MANGERS UNIT AND TO UNDERTAKE THE ASSOCIATED EARTHWORKS AND LANDSCAPING AT COAL PIT ROAD, QUEENSTOWN.	COAL PIT ROAD, GIBBSTON	Category 3	#234	17/11/2010	CAMP CREEK LIMITED	DECISION ISSUED	2/03/2011	GRANTED BY COMMISSIONER	2/03/2011	27/01/2011	N	N	N	Land Use - Non-Complying
100733	PLACEMENT OF A PIPELINE AND ANCILLARY STRUCTURES FOR THE TRANSMISSION OF GAS	KAWARAU BRIDGE, FRANKTON	Category 2	40	16/11/2010	ROCKGAS LIMITED	DECISION ISSUED	30/11/2010	GRANTED BY COMMISSIONER	30/11/2010	14/12/2010	N	N	N	Certificate of Compliance
100701	ESTABLISH AND OPERATE A WINE TASTING AND SALES FACILITY, ESTABLISH CAR PARKING, LANDSCAPING AND SIGNAGE AT COAL PIT ROAD, GIBBSTON	GIBBSTON HIGHWAY, GIBBSTON	Category 3	234	2/11/2010	REMARKABLE WINES LTD	DECISION ISSUED	6/01/2011	GRANTED BY COMMISSIONER	6/01/2011	15/12/2010	N	N	N	Land Use - Non-Complying
100639	RESTORATION & CONSERVATION OF A CATEGORY 3 HERITAGE BUILDING AT HAWEA BACK ROAD, WANAKA	KANE ROAD, HAWEA FLAT	Category 3	523	4/10/2010	LINCOLN UNIVERSITY	DECISION ISSUED	8/10/2010	GRANTED BY COMMISSIONER	8/10/2010	2/11/2010	N	N	N	Land Use - Discretionary
100530	VARIATION TO CONDITION 1 OF RM081219 FOR 2 ADDITIONAL SKYLIGHTS AT BERKSHIRE STREET, ARROWTOWN	22 BERKSHIRE STREET, ARROWTOWN	Category 2	367, 266	18/08/2010	OTAGO FOUNDATION TRUST BOARD	DECISION ISSUED	25/08/2010	GRANTED BY COMMISSIONER	25/08/2010	16/09/2010	N	N	N	Land Use - Discretionary
100515	VARIATION TO RM071089 TO ALLOW FOR ADDITIONAL LETTERING TO EXISTING SIGNAGE AT BUCKINGHAM STREET, ARROWTOWN	45-49 BUCKINGHAM STREET, ARROWTOWN	Category 2	382, 386	10/08/2010	LAKES DISTRICT MUSEUM INC	DECISION ISSUED	27/08/2010	GRANTED BY COMMISSIONER	27/08/2010	15/09/2010	N	N	N	Land Use - Discretionary
100510	CONSTRUCT AN ADDITION TO AN EXISTING PROTECTED DWELLING (RYE CROFT HOUSE #224) LOCATED AT GIBBSTON HIGHWAY, GIBBSTON	1800 GIBBSTON HIGHWAY, GIBBSTON	Category 3	224	10/08/2010	A BRADSHAW	DECISION ISSUED	17/09/2010	GRANTED BY COMMISSIONER	17/09/2010	28/09/2010	N	N	N	Land Use - Non-Complying

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100474	CONSTRUCT A DWELLING THAT ENCROACHES ON THE INTERNAL BOUNDARY SETBACK AND REMOVE 3 EXISTING CYPRESS TREES AT BUCKINGHAM STREET, ARROWTOWN	76 BUCKINGHAM STREET, ARROWTOWN	Category 2	384, 268	27/07/2010	C & C O'LEARY	DECISION ISSUED	10/09/2010	GRANTED BY COMMISSIONER	10/09/2010	1/10/2010	N	N	N	Land Use - Discretionary
100456	TO ESTABLISH SIGN PLATFORMS TO SUPERSEDE ALL OTHER CONSENTS RELATING TO SIGNAGE FOR THE BUILDING AND TO IDENTIFY BROCHURE HOLDERS	43 BEACH STREET, QUEENSTOWN	Category 2	137	20/07/2010	THE MOUNTAINEER LIMITED	DECISION ISSUED	5/10/2010	GRANTED BY COMMISSIONER	5/10/2010	7/09/2010	N	N	N	Land Use - Non-Complying
100447	ALTERATIONS TO AN EXISTING BUILDING (HISTORIC BUILDING) AND CREATION OF A NEW MUSEUM DISPLAY, BUCKINGHAM STREET, ARROWTOWN	45-49 BUCKINGHAM STREET, ARROWTOWN	Category 2	382, 386	15/07/2010	LAKES DISTRICT MUSEUM INC	DECISION ISSUED	9/09/2010	GRANTED BY COMMISSIONER	9/09/2010	2/09/2010	N	N	N	Land Use - Discretionary
100412	CONSTRUCT A SIGN AT ST PATRICKS CHURCH, HERTFORD STREET, ARROWTOWN	7 TO 11 HERTFORD STREET, ARROWTOWN	Category 2	370	2/07/2010	C BELLETT	DECISION ISSUED	15/07/2010	GRANTED BY COMMISSIONER	15/07/2010	30/07/2010	N	N	N	Land Use - Non-Complying
100396	ALTERATIONS AND ADDITIONS TO AN EXISTING BUILDING, CONSTRUCT A NEW COMMERCIAL BUILDING AND UNDERTAKE ASSOCIATED EARTHWORKS AT BUCKINGHAM STREET, ARROWTOWN	51 BUCKINGHAM STREET, ARROWTOWN	Category 2	380 / 384 (no effects as it was declined)	28/06/2010	MERTHA INVESTMENTS LIMITED	APPEAL RECEIVED	17/12/2010	DECLINED BY COMMISSIONER	3/12/2010	7/12/2010	Y	Y	Y	Land Use - Non-Complying
100385	UNDERTAKE A MINOR ALTERATION TO THE MODERN ANNEX OF THE QUEENSTOWN BOWLS CLUB BUILDING LOCATED IN THE QUEENSTOWN GARDENS, PARK STREET, QUEENSTOWN	PARK STREET, QUEENSTOWN	Category 2	65	21/06/2010	QUEENSTOWN BOWLING CLUB INCORPORATED	DECISION ISSUED	30/06/2010	GRANTED BY COMMISSIONER	30/06/2010	19/07/2010	N	N	N	Land Use - Discretionary
100345	UNDERTAKE ALTERATIONS TO PROTECTED FEATURE #386 (ARROWTOWN TOWN CENTRE PRECINCT) AND CONSTRUCT A NEW COMMERCIAL BUILDING AND UNDERTAKE ASSOCIATED EARTHWORKS AT BUCKINGHAM STREET, ARROWTOWN	32 BUCKINGHAM STREET, ARROWTOWN	Category 2	# 386	31/05/2010	THE JADE FACTORY ARROWTOWN LTD	DECISION ISSUED	7/12/2010	GRANTED BY COMMISSIONER	7/12/2010	27/07/2010	y	Y	Y	Land Use - Discretionary
100306	REMOVE A CHIMNEY ON HERITAGE FEATURE REF NO. 86 (COLONIAL BANK)ON BALLARAT STREET, QUEENSTOWN.	5 BALLARAT STREET, QUEENSTOWN	Category 2	86,142	19/05/2010	CUNNINGHAM LINDSEY NZ LIMITED	DECISION ISSUED	10/06/2010	GRANTED BY COMMISSIONER	10/06/2010	25/06/2010	N	N	N	Land Use - Discretionary
100289	INTERNAL ALTERATIONS TO ST JOSEPH'S CHURCH ON MELBOURNE STREET, QUEENSTOWN. (A CATEGORY 2 HERITAGE ITEM)	39-43 MELBOURNE STREET, QUEENSTOWN	Category 2	102	11/05/2010	ROMAN CATHOLIC DIOCESE OF DUNEDIN	DECISION ISSUED	24/05/2010	GRANTED BY COMMISSIONER	24/05/2010	9/06/2010	N	N	N	Land Use - Discretionary
100269	UNDERTAKE CHANGES TO THE INTERNAL AND EXTERNAL APPEARANCE AND SIGNAGE OF AN EXISTING HERITAGE BUILDING AND OPERATE A LICENSED PREMISE FOR THE SALE OF LIQUOR FROM SITE LOCATED ON BALLARAT STREET, QUEENSTOWN	7 BALLARAT STREET, QUEENSTOWN	Category 3, Category 3, Category 2	87, 88, 142	29/04/2010	BALLARAT EQUITIES LIMITED	DECISION ISSUED	26/05/2010	GRANTED BY COMMISSIONER	26/05/2010	8/06/2010	N	N	N	LANDUSE - COMMERCIAL/DISCRETIONARY
100239	SUBDIVIDE SITE CONTAINING HERITAGE FEATURES TO CREATE ONE ADDITIONAL RESIDENTIAL AT MANSE ROAD, ARROWTOWN	51 MANSE ROAD, ARROWTOWN	Category 2	366	15/04/2010	P SCOTT	DECISION ISSUED	29/06/2010	GRANTED BY COMMISSIONER	29/06/2010	3/06/2010	N	N	N	Subdivision - Discretionary
100224	UNDERTAKE EARTHWORKS AND CONSTRUCT ADDITIONS ONTO AND AROUND A HERITAGE BUILDING LOCATED AT DURHAM STREET, ARROWTOWN	DURHAM STREET, ARROWTOWN	Category 3	342	9/04/2010	B & L ROGERS	Letter Sent	22/10/2010	GRANTED BY COMMISSIONER	31/05/2010	28/05/2010	N	N	N	LANDUSE - EARTHWORKS/RESTRICTED DISCRETIONARY

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100189	TO ALTER FRONT FACADE OF A CATEGORY 2 HERITAGE BUILDING AND AMEND SIGNAGE ON BUILDING AT FOUR SQUARE, ARDMORE STREET, WANAKA.	70 ARDMORE STREET, WANAKA TOWN	Category 2	546	26/03/2010	JK SUPERMARKETS LTD T/A WANAKA FOUR SQUARE	DECISION ISSUED	15/04/2010	GRANTED BY COMMISSIONER	15/04/2010	27/04/2010	N	N	N	Land Use - Non-Complying
100133	ADDITIONS AND ALTERATIONS TO THE EXISTING HERITAGE LISTED BUILDING AT 554 CAMP HILL ROAD, HAWEA FLAT.	554 CAMP HILL ROAD, HAWEA FLAT	Category 3	540	3/03/2010	HAWEA PLAY GROUP	DECISION ISSUED	12/03/2010	GRANTED BY COMMISSIONER	12/03/2010	31/03/2010	N	N	N	LANDUSE - RURAL/NONCOMPLYING
100072	ERECT A FREE STANDING SIGN IN THE HISTORIC PRECINCT AT BALLARAT STREET, QUEENSTOWN	41, 43 & 45 BALLARAT STREET, QUEENSTOWN	Category 2	141	5/02/2010	NGAI TAHU PROPERTY LTD	DECISION ISSUED	16/04/2010	GRANTED BY COMMISSIONER	16/04/2010	31/03/2010	N	N	N	LANDUSE - SIGNAGE/DISCRETIONARY
100028	UNDERTAKE INTERNAL ALTERATIONS TO PROTECTED FEATURE #111 AT HOMESTEAD & STONE STABLES, BENDEMEER STATION, ARROWTOWN-LAKE HAYES ROAD, WAKATIPU BASIN	56 ARROWTOWN-LAKE HAYES ROAD, WAKATIPU B	Category 2	111	20/01/2010	EJL GUTHRIE	DECISION ISSUED	17/02/2010	GRANTED BY COMMISSIONER	17/02/2010	17/02/2010	N	N	N	LANDUSE - RURAL/DISCRETIONARY
090935	UNDERTAKE ALTERATIONS TO CATEGORY 3 HERITAGE BUILDING AT FRANKTON-LADIES MILE, WAKATIPU BASIN	429 FRANKTON-LADIES MILE HIGHWAY, WAKATI	Category 3	122	7/12/2009	GK CARLESS	DECISION ISSUED	9/12/2009	GRANTED BY COMMISSIONER	9/12/2009	25/01/2010	N	N	N	LANDUSE - RURAL/DISCRETIONARY
090926	RESTORE AND EXTEND CAT 3 HISTORIC HOUSE AT 27 MERIONETH STREET, ARROWTOWN	27 MERIONETH STREET, ARROWTOWN	Category 3	354	3/12/2009	M + S ARROWSMITH	DECISION ISSUED	14/05/2010	GRANTED BY COMMISSIONER	14/05/2010	10/06/2010	N	N	N	LANDUSE - RESIDENTIAL/NONCOMPLYING
090802	RE-LOCATE THE MILLER'S FLAT CHURCH FROM 22-26 BERKSHIRE STREET TO 61 BUCKINGHAM STREET, ARROWTOWN AND USE THE BUILDING FOR A NON-RESIDENTIAL ACTIVITY	22 BERKSHIRE STREET, ARROWTOWN	Category 2	384, 367	2/11/2009	ARROWTOWN TRUST	APPEAL RECEIVED	31/03/2010	GRANTED BY COMMISSIONER	16/03/2010	23/11/2009	Y	Y	Y	LANDUSE - RESIDENTIAL/NONCOMPLYING
090651	TO ALTER A HERITAGE STONE WALL	4-6 ANGLESEA STREET, ARROWTOWN	Category 2	314		BLAIR AND CO LTD	DECISION ISSUED		GRANTED BY COMMISSIONER			N	N	N	LANDUSE - RESIDENTIAL/RESTRICTED DISCRETIONARY
090609	VARIATION TO CONDITION 1 OF RM051210 AND CHANGE SIGNAGE AND LANDUSE CONSENT TO ALTER ROOF DESIGN AT BEACH STREET, QUEENSTOWN	43 BEACH STREET, QUEENSTOWN	Category 2	137	26/08/2009	THE MOUNTAINEER LTD	FURTHER INFORMATION REQUESTED	26/08/2009			23/09/2009	N	N	N	Land Use - Non-Complying
090608	VARIATION TO CONDITION 1 OF RM051210 TO AMEND SIGNAGE PLATFORMS ON SHOTOVER STREET, TO MEET REQUIREMENTS OF TENANT, NIGHT N` DAY AT BEACH STREET, QUEENSTOWN	43 BEACH STREET, QUEENSTOWN	Category 2	137	26/08/2009	THE MOUNTAINEER LTD	FURTHER INFORMATION REQUESTED	26/08/2009			23/09/2009	N	N	N	Land Use - Non-Complying
090536	RESTORATION AND ALTERATION OF A CATEGORY 3 RESIDENTIAL DWELLING (PROTECTED FEATURE 114) AT GLENORCHY ROAD, WILSONS BAY	798 GLENORCHY-QUEENSTOWN ROAD, GLENORCHY	Category 3	114	5/08/2009	TALATAT LTD	DECISION ISSUED	7/09/2009	GRANTED BY COMMISSIONER	7/09/2009	23/09/2009	N	N	N	LANDUSE - RURAL/CONTROLLED
090464	ALTERATION TO AN EXISTING FIREPLACE WITHIN THE FORMER NZ FOREST SERVICE BUILDING WITH AN NZHPT CATEGORY 2 LISTING & QLDC CATEGORY 3 LISTING AT BRISBANE STREET, QUEENSTOWN	5 BRISBANE STREET, QUEENSTOWN	Category 3	89	13/07/2009	DJ + EJ CASSELLS	DECISION ISSUED	23/07/2009	GRANTED BY COMMISSIONER	23/07/2009	10/08/2009	N	N	N	LANDUSE - RESIDENTIAL/CONTROLLED

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090394	VARIATION TO CONDITION 1 OF RM051210 AND RM090227 PERTAINING TO SIGN PLATFORMS.	43 BEACH STREET, QUEENSTOWN	Category 2	137	15/06/2009	J SMITH	DECISION ISSUED	22/06/2009	GRANTED BY COMMISSIONER	22/06/2009	13/07/2009	N	N	N	Land Use - Discretionary
090227	VARIATION TO CONDITION 1 OF RM051210 IN ORDER TO AMEND SIGNAGE PLATFORMS	43 BEACH STREET, QUEENSTOWN	Category 2	137	9/04/2009	THE MOUNTAINEER LTD	DECISION ISSUED	15/05/2009	GRANTED BY COMMISSIONER	15/05/2009	11/05/2009	N	N	N	Land Use - Non-Complying
090078	CHANGE OF USE FOR COMMERCIAL ACTIVITIES WITHIN EXISTING HERITAGE COTTAGE & AMEND LANDSCAPING AT BUCKINGHAM STREET, ARROWTOWN	65 BUCKINGHAM STREET, ARROWTOWN	Category 2	384	11/02/2009	ARROWTOWN TRUST	DECISION ISSUED	9/10/2009	GRANTED BY COMMISSIONER	9/10/2009	24/06/2009	Y	Y	Y	LANDUSE - RESIDENTIAL/NONCOMPLYING
090076	VARIATION TO RM081407 TO ALTER APPROVED PLANS RELATING TO A DECK, STOREROOM & FIRE	18 MALAGHANS ROAD, WAKATIPU BASIN	Category 3	125	10/02/2009	W KERR	DECISION ISSUED	24/02/2009	GRANTED BY COMMISSIONER	24/02/2009	10/03/2009	N	N	N	LANDUSE - RURAL/DISCRETIONARY
090042	CHANGE TO EXTERNAL APPEARANCE ON GROUND FLOOR AND SIGNAGE AT BALLARAT STREET, QUEENSTOWN	20 BALLARAT STREET, QUEENSTOWN	Category 2	142	29/01/2009	AVANTI RESTAURANT LTD	DECISION ISSUED	16/04/2009	GRANTED BY COMMISSIONER	16/04/2009	1/04/2009	Y	N	Y	LANDUSE - SIGNAGE/DISCRETIONARY
081610	CONSENT TO UNDERTAKE ALTERATIONS TO AN HISTORIC PRECINCT AREA LOCATED AT THE FORMER QUEENSTOWN COURTHOUSE BUILDING, BALLARAT STREET, QUEENSTOWN	BALLARAT STREET, QUEENSTOWN	Category 2	141	23/12/2008	NGAI TAHU PROPERTY LIMITED	DECISION ISSUED	10/02/2009	GRANTED BY COMMISSIONER	10/02/2009	10/02/2009	N	N	N	Land Use - Discretionary
081570	UNDERTAKE ALTERATIONS TO CAT 2 HISTORIC DWELLING, INCLUDING SETBACK INTRUSIONS AT WILTSHIRE STREET, ARROWTOWN	28 WILTSHIRE STREET, ARROWTOWN	Category 2	359	12/12/2008	A MORRIS	Letter Sent	21/10/2010	GRANTED BY COMMISSIONER	20/01/2009	30/01/2009	N	N	N	LANDUSE - RESIDENTIAL/RESTRICTED DISCRETIONARY
081435	UNDERTAKE EARTHWORKS AND TEMPORARY STOCK PILING OF SOIL TO REMEDIATE CONTAMINATED AREAS OF LAND AT STRAINS ROAD, LAKE HAYES	47 STRAINS ROAD, WAKATIPU BASIN	Category 2	70	6/11/2008	MEADOW 3 LIMITED	DECISION ISSUED	7/01/2011	GRANTED BY COMMISSIONER	7/01/2011	9/12/2010	N	N	N	Land Use - Restricted Discretionary
081407	VARIATION TO RM051064 TO ALTER EXTERNAL APPEARANCE OF DWELLING	18 MALAGHANS ROAD, WAKATIPU BASIN	Category 3	125	28/10/2008	W KERR	DECISION ISSUED	11/11/2008	GRANTED BY COMMISSIONER	11/11/2008	25/11/2008	N	N	N	LANDUSE - RURAL/DISCRETIONARY
081296	RESTORATION AND REFURBISHMENT WORKS OF TWO MINER'S COTTAGES AT BUCKINGHAM STREET, ARROWTOWN	59 BUCKINGHAM STREET, ARROWTOWN	Category 2, Category 2, Category 2	340, 358, 384	22/09/2008	ARROWTOWN TRUST	DECISION ISSUED	15/10/2008	GRANTED BY COMMISSIONER	15/10/2008	24/10/2008	N	N	N	LANDUSE - RESIDENTIAL/DISCRETIONARY
081219	RE-DEVELOP THE ST. JOHNS CHURCH INCLUDING RESTORATION & CONVERSION WORKS ON THE CHURCH & VESTRY & CONSTRUCTION OF A NEW CHURCH HALL AT BERKSHIRE STREET, ARROWTOWN	26 BERKSHIRE STREET, ARROWTOWN	Category 2	367, 266	28/08/2008	OTAGO FOUNDATION TRUST BOARD	DECISION ISSUED	31/08/2009	GRANTED BY COMMISSIONER	31/08/2009	20/10/2008	Y	Y	Y	LANDUSE - RESIDENTIAL/NONCOMPLYING
081158	REPAIR & REFURBISHMENT OF AN EXISTING HERITAGE BUILDING (PARADISE HOUSE) AT GLENORCHY-PARADISE ROAD, GLENORCHY	1771 GLENORCHY-PARADISE ROAD, GLENORCHY	Category 2	226	6/08/2008	THE PARADISE TRUST	Letter Sent	21/10/2010	GRANTED BY COMMISSIONER	15/04/2009	28/04/2009	N	N	N	LANDUSE - RURAL/DISCRETIONARY

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081137	ERECT SIGNAGE AT FOX'S BAR & NEW ORLEANS HOTEL AT BUCKINGHAM STREET, ARROWTOWN	27 BUCKINGHAM STREET, ARROWTOWN	Category 2	386	30/07/2008	GOODBARS.CO.NZ LTD	FURTHER INFORMATION REQUESTED	12/08/2008				N	N	N	LANDUSE - SIGNAGE/NONCOMPLYING
081087	ESTABLISH NEW SIGNAGE ON THE MALL FACADE OF THE EICHARDTS BUILDING AT BALLARAT STREET, QUEENSTOWN	MARINE PARADE, QUEENSTOWN	Category 2	136, 142	16/07/2008	WITCHERY FASHIONS PTY LTD	DECISION ISSUED	25/07/2008	GRANTED BY COMMISSIONER	25/07/2008	13/08/2008	N	N	N	LANDUSE - SIGNAGE/DISCRETIONARY
080920	ALTERATIONS TO FACADE OF EXISTING BUILDING AT MARINE PARADE, QUEENSTOWN	17 MARINE PARADE, QUEENSTOWN	Category 2	143	16/06/2008	POST OFFICE LANE BUTCHERY LIMITED	DECISION ISSUED	29/07/2008	GRANTED BY COMMISSIONER	29/07/2008	22/07/2008	N	N	N	LANDUSE - COMMERCIAL/DISCRETIONARY
080875	EXTERIOR RESTORATION AND REFURBISHMENT OF ROMANS COTTAGE TO CONSTRUCT NEW EXTERNAL DECKS AT BUCKINGHAM STREET, ARROWTOWN	65 BUCKINGHAM STREET, ARROWTOWN	Category 2	357, 384, 268	30/05/2008	ARROWTOWN TRUST	DECISION ISSUED	18/06/2008	GRANTED BY COMMISSIONER	18/06/2008	30/06/2008	N	N	N	Land Use - Non-Complying
080142	ALTERATION TO A CATEGORY 3 HERITAGE BUILDING AT GLENCOE ROAD, CARDRONA	10 GLENCOE ROAD, CARDRONA	Category 3	115	21/02/2008	R + A HUTCHENS	DECISION ISSUED	26/03/2008	GRANTED BY COMMISSIONER	26/03/2008	25/03/2008	N	N	N	LANDUSE - RURAL/RESTRICTED DISCRETIONARY
071065	VARIATION TO RM070401 FOR ALTERATIONS TO A HISTORIC BUILDING	45 BALLARAT STREET, QUEENSTOWN	Category 1, Category 2	107, 141	14/11/2007	NGAI TAHU PROPERTY LIMITED	DECISION ISSUED	21/11/2007	GRANTED BY COMMISSIONER	21/11/2007	12/12/2007	N	N	N	LANDUSE - COMMERCIAL/DISCRETIONARY
070804	UNDERTAKE INTERNAL AND EXTERNAL ALTERATIONS TO THE ARROWTOWN MASONIC LODGE, WILTSHIRE STREET, ARROWTOWN	9 WILTSHIRE STREET, ARROWTOWN	Category 2	330	5/09/2007	LODGE ARROW KILWINNING	DECISION ISSUED	11/02/2008	GRANTED BY COMMISSIONER	11/02/2008	28/02/2008	N	N	N	LANDUSE - RESIDENTIAL/DISCRETIONARY
070678	ALTERATION TO EXISTING DWELLING AT MCDONNELL ROAD, WAKATIPU BASIN	82 MCDONNELL ROAD, WAKATIPU BASIN	Category 3	72	2/08/2007	EA HANAN	DECISION ISSUED	26/09/2007	GRANTED BY COMMISSIONER	26/09/2007	10/10/2007	N	N	N	LANDUSE - RURAL/DISCRETIONARY
070594	VARIATION TO RM970616 TO ENSURE THE CONSENT CONDITIONS REFLECTS FUTURE DEPARTMENT OF CONSERVATION CONCESSION DOCUMENTS	SKIPPERS ROAD, SKIPPERS	Category 2	5	6/07/2007	QUEENSTOWN HERITAGE TOURS	WITHDRAWN	11/07/2007				N	N	N	LANDUSE - RURAL/NONCOMPLYING
070477	UNDERTAKE INTERNAL AND EXTERNAL ALTERATIONS TO A CATEGORY 2 HERITAGE BUILDING	47 STRAINS ROAD, WAKATIPU BASIN	Category 2	70	7/10/2010	MEADOW THREE LIMITED	DECISION ISSUED	30/11/2010	GRANTED BY COMMISSIONER	30/11/2010	5/11/2010	N	N	N	Land Use - Discretionary
070401	UNDERTAKE ALTERATIONS AND ADDITIONS TO AN HISTORIC BUILDING AT BALLARAT STREET, QUEENSTOWN	45 BALLARAT STREET, QUEENSTOWN	Category 1, Category 2	107, 141	7/05/2007	NGAI TAHU PROPERTY LTD	DECISION ISSUED	29/06/2007	GRANTED BY COMMISSIONER	28/06/2007	10/07/2007	N	N	N	LANDUSE - COMMERCIAL/DISCRETIONARY
070190	UNDERTAKE EXTENSION TO AN EXISTING DWELLING LOCATED AT WILTSHIRE STREET, ARROWTOWN	40 WILTSHIRE STREET, ARROWTOWN	Category 2	365	5/03/2007	M RAILTON	DECISION ISSUED	23/03/2007	GRANTED BY COMMISSIONER	23/03/2007	2/04/2007	N	N	N	LANDUSE - RESIDENTIAL/DISCRETIONARY

Consent No	Proposal	Location Address	Factor-41 Heritage Item/Protected Feature	Factor-42 Heritage Item/Protected Feature Ref. No.	Application Date	Applicant Name	Status	Status Date	Decision	Decision Date	Decision Notificn Dt	Notifiable YN	Notified YN	Hearing YN	Consent Type
060619	CONSENT TO RELOCATE A HERITAGE BUILDING FROM FRANKTON ROAD TO FRANKTON-LADIES MILE HIGHWAY AND UNDERTAKE SUBSEQUENT ALTERATION AND RESTORATION AND VARY CONSENT NOTICE	47 MAXS WAY, QUEENSTOWN RURAL	Category 3	69	21/07/2006	S BRENT & S HAYWOOD	DECISION ISSUED	14/12/2006	GRANTED BY COMMISSIONER	14/12/2006	13/11/2006	N	N	N	LANDUSE - RELOCATABLE/DISCRETIONARY
060081	ALTERATION TO A HERITAGE BUILDING AND RELOCATE AND BUILDING WITHIN THE SETBACK OF PROPERTY LOCATED AT ARROW JUNCTION ROAD, WAKATIPU BASIN	154 ARROW JUNCTION ROAD, WAKATIPU BASIN	Category 3	338	3/02/2006	J ASTON	DECISION ISSUED	13/07/2006	GRANTED BY COMMISSIONER	13/07/2006	6/03/2006	N	N	N	LANDUSE - RURAL/NONCOMPLYING
051210	REINSTATE THE FACADE OF THE MOUNTAINEER BUILDING, DEMOLISH ALL OTHER BUILDINGS AND CONSTRUCT A NEW BUILDING FOR COMMERCIAL, RETAIL AND VISITOR ACCOMMODATION AT 43 BEACH STREET, QUEENSTOWN	43 BEACH STREET, QUEENSTOWN	Category 2	137	20/12/2005	THE MOUNTAINEER LTD	DECISION ISSUED	17/07/2007	GRANTED BY COMMISSIONER	17/07/2007	9/02/2006	y	L	Y	Land Use - Non-Complying
051205	TO REDEVELOP AN EXISTING HISTORIC COTTAGE AND UNDERTAKE ASSOCIATED EARTHWORKS AT 12 ANGLESEA STREET, ARROWTOWN	12 ANGLESEA STREET, ARROWTOWN	Category 2	318	20/12/2005	A & B HAMILTON	DECISION ISSUED	19/04/2006	GRANTED UNDER DELEGATED AUTHORITY	19/04/2006	12/05/2006	N	N	N	LANDUSE - RESIDENTIAL/NONCOMPLYING
051064	UNDERTAKE ADDITIONS TO AN EXISTING DWELLING AND REMOVE AN EXISTING STORAGE SHED AT MALAGHANS ROAD, WAKATIPU BASIN	18 MALAGHANS ROAD, WAKATIPU BASIN	Category 3	125	9/11/2005	W KERR	EXTENSION DECISION	19/11/2010	GRANTED UNDER DELEGATED AUTHORITY	23/01/2006	19/12/2005	N	N	N	LANDUSE - RURAL/DISCRETIONARY
050439	REDEVELOP AND EXTEND AN EXISTING HISTORIC COTTAGE AND DEMOLISH A GARAGE AND CONSTRUCT A NEW GARAGE AT ANGLESEA STREET, ARROWTOWN	21 ANGLESEA STREET, ARROWTOWN	Category 2	319	13/05/2005	A & K JENKINS	DECISION ISSUED	15/07/2005	GRANTED UNDER DELEGATED AUTHORITY	15/07/2005	21/07/2005	N	N	N	LANDUSE - RESIDENTIAL/NONCOMPLYING
041098	REDEVELOP AND EXTEND AN EXISTING HISTORIC BUILDING AT BUCKINGHAM STREET, ARROWTOWN	38 BUCKINGHAM STREET, ARROWTOWN	Category 2	386		G MULLINGS FAMILY TRUST	DECISION ISSUED		GRANTED UNDER DELEGATED AUTHORITY			Y	Y	Y	LANDUSE - NON-COMPLYING
040859	EXTERNAL ALTERATIONS TO HERITAGE BUILDNG	1 ATHOL STREET, QUEENSTOWN	Category 2	141		P JEFFORD	DECISION ISSUED		GRANTED UNDER DELEGATED AUTHORITY	1/10/2004		N	N	N	LANDUSE - DISCRETIONARY
040612	RELOCATE AN EXISTING BUILDING CAERNARVON STREET, ARROWTOWN AND RESTORE THE HERITAGE VALUES & USE AS A RESIDENCE	21 CAERNARVON STREET, ARROWTOWN	Category 3	69	20/07/2004	PERRON LAUREL LIMITED	DECISION ISSUED	29/06/2005	GRANTED UNDER DELEGATED AUTHORITY	29/06/2005	17/08/2004	N	N	N	LANDUSE - RELOCATABLE/NONCOMPLYING
030548	MOVE AND UPGRADE HISTORIC FEATURE (HISTORIC GATES) AT QUEENSTOWN AIRPORT	LUCAS PLACE, FRANKTON	Category 3	28	14/07/2003	QUEENSTOWN AIRPORT CORPORATION	DECISION ISSUED	10/03/2004	GRANTED UNDER DELEGATED AUTHORITY	10/03/2004	13/10/2003	N	N	N	LANDUSE - RURAL/CONTROLLED

APPENDIX 2: The planning history of the heritage chapter of the Queenstown Lakes District Plan.

Proposed District Plan (1995)

The Proposed District Plan tried to balance the legitimate expectations of owners of heritage items to alter their properties and the interest of the community in retaining and preserving the heritage features.

The policies sought to protect and enhance heritage values and groups of buildings, identify and draw attention to important heritage features, identify wahi tapu sites and areas and archaeological sites, to include NZHPT category 1 and 2 items in the District Plan register, promote and encourage public awareness and protection of important heritage value through providing information, advice and incentives.

The Plan did this through identifying heritage items (including landscape features, memorials, structures, buildings, farm, ecclesiastical, public, commercial, facades, precincts and trees.) in an inventory in the District Plan. Each item was classified as either category A or B with rules requiring differing levels of protection for demolition of, or alterations to heritage items.

Special character areas were identified in Queenstown and Arrowtown with rules to protect urban heritage character, values and amenities.

Decisions on submissions (1998)

As a result of decisions on submissions, released in 1998, some changes were made to the Heritage Chapter.

The criteria for identifying heritage features were expanded putting greater emphasis on the local significance of heritage features and reducing confusion and inconsistency. As a result of these changes to the criteria and some mistakes some items in the schedule were reclassified.

The Council decided to replace the two tier classification system for a three tier one (see below) and amended the classification of a number of items in Appendix 5 (later to become Appendix 3) accordingly.

- Category 1 for those items of extreme significance to the District. The demolition of category 1 features was identified as a prohibited activity.
- Category 2 became the equivalent to the previous Category A with the same rules applying.
- Category 3 became the same as the previous Category B. The rules were changed so the alteration of Category 3 feature changed from a discretionary activity to a controlled activity. This was done to give more certainty to owners of heritage items. Demolition of a category 3 feature was kept as a discretionary activity.

Listing all archaeological sites recorded on the NZ Archaeological Association Site Record file onto the Council's Geographic Information System was added as another method to achieve the Objective 1 as only 5% of archaeological sites are included in the inventory. This way the effect on these archaeological sites can be assessed as an 'other matter' when processing resource consents.

The definitions of demolition, general maintenance and alteration were amended to reduce uncertainties. The definitions are the same as in the District Plan today. (Section 13.2.2 (ii))

Changes were made to the inventory of protected features in Appendix 5 (later to become Appendix 3) as a result of submissions that sought the inclusion, amendment or deletion of features.

Appeals

The majority of appeals on the heritage section of the District Plan related to individual protected features. However Rule 13.2.3.2, regarding the demolition of non –heritage items within heritage precincts, was changed as a result of an appeal. Rule 13.2.3.2(c) was added to state that the demolition of non–heritage items within heritage precincts is a discretionary activity. Previously it was either a discretionary or non-complying activity depending on the classification of the heritage precinct (A or B).

Plan Change 3 - Heritage 2

In 2006 a heritage plan change was notified. It proposed to amend errors in the inventory of protected features and to add a number protected features to the inventory. The plan change also sought to recognise, identify and protect heritage landscapes and their associated values, within the District.

The decision on the plan change resulted in the inclusion of objectives, policies, and methods, including rules regarding heritage landscapes. Some amendments were also made to the inventory of protected features in Appendix 3 of the District Plan to correct previous mistakes.

Council decided to consider the submissions seeking additional heritage items be included in the Inventory of Protected Features through a separate process. This was because it was concerned that the owners of the additional items, sought for inclusion by way of submission, had not been given the appropriate opportunity to participate in the Plan Change process. The decisions on this part of the plan change resulted in additional protected features being added to the Inventory of Protected Features in Appendix 3 of the District Plan.

Appeals

The appeals on this plan change related solely to heritage landscapes component of the plan and the inclusion of specific trees and the rules relating to them.



Brunswick Flour Mill, Frankton, District Plan Ref No.49

APPENDIX 3: Spreadsheet of ten applications randomly chosen for in-depth review.

Random sample of consents

Consent No	Proposal	Location Address	Factor-41 Heritage Item/Protected Feature	Factor-42 Heritage Item/Protected Feature Ref. No.	Application Date	Applicant Name	Status	Status Date	Decision	Decision Date	Conditions YN	Decision Notificn Dt	Notifiable YN	Notified YN	Hearing YN	Permitted Use_NCS Field 6_Zone	Consent Type
100474	CONSTRUCT A DWELLING THAT ENCROACHES ON THE INTERNAL BOUNDARY SETBACK AND REMOVE 3 EXISTING CYPRESS TREES AT BUCKINGHAM STREET, ARROWTOWN	76 BUCKINGHAM STREET, ARROWTOWN	Category 2	384, 268	27/07/2010	C & C O'LEARY	DECISION ISSUED	10/09/2010	GRANTED BY COMMISSIONER	10/09/2010	Y	1/10/2010	N	N	N	Residential Arrowtown Historic Management	Land Use - Discretionary
100345	UNDERTAKE ALTERATIONS TO PROTECTED FEATURE #386 (ARROWTOWN TOWN CENTRE PRECINCT) AND CONSTRUCT A NEW COMMERCIAL BUILDING AND UNDERTAKE ASSOCIATED EARTHWORKS AT BUCKINGHAM STREET, ARROWTOWN	32 BUCKINGHAM STREET, ARROWTOWN	Category 2	# 386	31/05/2010	THE JADE FACTORY ARROWTOWN LTD	DECISION ISSUED	7/12/2010	GRANTED BY COMMISSIONER	7/12/2010	Y	27/07/2010	y	Y	Y	Arrowtown Town Centre	Land Use - Discretionary
100189	TO ALTER FRONT FACADE OF A CATEGORY 2 HERITAGE BUILDING AND AMEND SIGNAGE ON BUILDING AT FOUR SQUARE, ARDMORE STREET, WANAKA.	70 ARDMORE STREET, WANAKA TOWN	Category 2	546	26/03/2010	JK SUPERMARKETS LTD T/A WANAKA FOUR SQUARE	DECISION ISSUED	15/04/2010	GRANTED BY COMMISSIONER	15/04/2010	Y	27/04/2010	N	N	N	Wanaka Town Centre	Land Use - Non-Complying
100133	ADDITIONS AND ALTERATIONS TO THE EXISTING HERITAGE LISTED BUILDING AT 554 CAMP HILL ROAD, HAWEA FLAT.	554 CAMP HILL ROAD, HAWEA FLAT	Category 3	540	3/03/2010	HAWEA PLAY GROUP	DECISION ISSUED	12/03/2010	GRANTED BY COMMISSIONER	12/03/2010	Y	31/03/2010	N	N	N	Rural General	LANDUSE - RURAL/NONCOMPLYING
090536	RESTORATION AND ALTERATION OF A CATEGORY 3 RESIDENTIAL DWELLING (PROTECTED FEATURE 114) AT GLENORCHY ROAD, WILSONS BAY	798 GLENORCHY-QUEENSTOWN ROAD, GLENORCHY	Category 3	114	5/08/2009	TALATAT LTD	DECISION ISSUED	7/09/2009	GRANTED BY COMMISSIONER	7/09/2009		23/09/2009	N	N	N	Rural Residential	LANDUSE - RURAL/CONTROLLED
090464	ALTERATION TO AN EXISTING FIREPLACE WITHIN THE FORMER NZ FOREST SERVICE BUILDING WITH AN NZHTP CATEGORY 2 LISTING & QLDC CATEGORY 3 LISTING AT BRISBANE STREET, QUEENSTOWN	5 BRISBANE STREET, QUEENSTOWN	Category 3	89	13/07/2009	DJ + EJ CASSELLS	DECISION ISSUED	23/07/2009	GRANTED BY COMMISSIONER	23/07/2009		10/08/2009	N	N	N	High Density Residential	LANDUSE - RESIDENTIAL/CONTROLLED
090042	CHANGE TO EXTERNAL APPEARANCE ON GROUND FLOOR AND SIGNAGE AT BALLARAT STREET, QUEENSTOWN	20 BALLARAT STREET, QUEENSTOWN	Category 2	142	29/01/2009	AVANTI RESTAURANT LTD	DECISION ISSUED	16/04/2009	GRANTED BY COMMISSIONER	16/04/2009		1/04/2009	Y	N	Y	Queenstown Town Centre	LANDUSE - SIGNAGE/DISCRETIONARY
080920	ALTERATIONS TO FACADE OF EXISTING BUILDING AT MARINE PARADE, QUEENSTOWN	17 MARINE PARADE, QUEENSTOWN	Category 2	143	16/06/2008	POST OFFICE LANE BUTCHERY LIMITED	DECISION ISSUED	29/07/2008	GRANTED BY COMMISSIONER	29/07/2008		22/07/2008	N	N	N	Queenstown Town Centre	LANDUSE - COMMERCIAL/DISCRETIONARY
080142	ALTERATION TO A CATEGORY 3 HERITAGE BUILDING AT GLENCOE ROAD, CARDRONA	10 GLENCOE ROAD, CARDRONA	Category 3	115	21/02/2008	R + A HUTCHENS	DECISION ISSUED	26/03/2008	GRANTED BY COMMISSIONER	26/03/2008		25/03/2008	N	N	N	Rural General	LANDUSE - RURAL/RESTRICTED DISCRETIONARY
070190	UNDERTAKE EXTENSION TO AN EXISTING DWELLING LOCATED AT WILTSHIRE STREET, ARROWTOWN	40 WILTSHIRE STREET, ARROWTOWN	Category 2	365	5/03/2007	M RAILTON	DECISION ISSUED	23/03/2007	GRANTED BY COMMISSIONER	23/03/2007		2/04/2007	N	N	N	Residential Arrowtown Historic Management	LANDUSE - RESIDENTIAL/DISCRETIONARY

APPENDIX 4: District Plan Assessment Criteria (Chapter 13, pages 13-8 to 13-12) and Chapter 15, page 15-11

Heritage Chapter - 13

13.3.2 Assessment Matters

In considering whether to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Controlled & Discretionary Activity - Buildings, Memorial, Features, Structures

- (a) any immediate or cumulative effects of the demolition or alteration or addition on local and District wide heritage values.
- (b) where a building is part of a group of similar buildings or precinct, any adverse effect on the integrity of building character in the vicinity or the integrity of any special character area, precinct or the Arrowtown Residential Historic Zone or Arrowtown Town Centre Zone.
- (c) any ability of the applicant to develop the site without altering, or demolishing the heritage building, memorial, feature, structure and/or the degree of dislocation of the place from its historical context. An adjustment on the site may have limited adverse effects. A greater dislocation would be likely to have adverse effects and the relocation away from its historical context would be a substantial adverse effect.
- (d) any incentives available to the applicant to retain the building, memorial, feature or structure.
- (e) in the case of any place of cultural and spiritual significance to takata whenua, the adequacy of consultation and the response to that consultation.
- (f) whether it would be appropriate to impose a restriction on any work involving alterations or demolition for a specified time

period to explore options to retain the heritage item or its key features.

- (g) in the case of alterations or demolition, the provision by the applicant of photographs and/or other information relating to the heritage item prior to work commencing.

(h) Conservation Principles

Conservation of listed heritage structures, including adaptation, should be carried out according to ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value and should be in accordance with the following accepted conservation principles:

- (i) All work should be thoroughly documented.
- (ii) Historic evidence should not be removed, destroyed or falsified, including movable cultural heritage associated with heritage structures.
- (iii) Any conservation work should be the minimum required and reversible where technically possible.
- (iv) Any conservation work should be identifiable on close inspection, date stamping for example, and be visually and physically compatible in all respects with adjacent fabric.
- (v) The aesthetic, historical and physical integrity of the cultural property should be respected.
- (vi) Appropriately qualified and experienced conservation professionals should be involved in all aspects of conservation work.
- (vii) Existing levels of authenticity of design, materials, craftsmanship and setting should be maintained.

(viii) The value of existing heritage values should not be reduced.

(i) **Selection of an Appropriate Conservation Process**

Where there is authenticity in design, conservation work should respect the architectural and structural designs. The choice of conservation processes includes maintenance, repair, stabilisation, restoration or compatible adaptation.

Where there is authenticity in materials, maintenance and consolidation of materials related to the significant periods of construction are appropriate conservation activities. Repair and restoration are also acceptable using matching materials which are identified with discretely located date stamps.

Where there is authenticity in workmanship the aim of the conservation treatment is retention of significant fabric and structures through maintenance and repairs using traditional skills or compatible new techniques.

Authenticity in setting requires the retention of the relationship of the setting with the structure.

(j) **Adaptation of Exteriors**

The following principles should be followed when adapting exteriors of listed heritage structures.

(i) Retention of Authenticity of Design

Street Elevation

The street elevation should be altered least, and if possible not at all. Therefore the preferred elevation to be altered, if necessary, is a rear or secondary elevation. Where the building is located on a corner, both street elevations become significant, and should not be changed.

The street elevation is usually the most important elevation of the building, where the distinctive character of the building is presented and which is of paramount importance to retain. In some instances it may not be appropriate to add to a heritage building.

Style and Character

The main determinant of the style and character of the building should be retained.

The architectural and aesthetic significance of a building is largely determined by the style of the building, and will guide the design of the new alteration or addition. The style of the building should be reflected in the design of the building in areas such as the level of symmetry, use and articulation of materials, openings, skyline, roof forms and details.

Scale

Any addition should respect the scale of the authentic building and not be visually dominant.

Visual dominance of additions will depend on the scale of the authentic heritage building. For small scale buildings even a small addition may radically alter the character of the building. In general additions should not comprise the majority of the building. The location of the addition should consider effects on the street elevation(s) as discussed above.

Design

There should be a visual distinction between the authentic building and the addition, but additions should be sympathetic in form, scale, cladding materials, building and opening proportions and colour.

In order to retain the authenticity and historic integrity of the heritage building, any alteration or addition should be

distinguishable as being new work. Copying building elements and details can lead to confusion between authentic and new work, whereas a modern sympathetic addition can enhance the authentic building and make a significant contribution to modern architecture.

Restoration

Restoration of missing elements on main elevations is encouraged where there is a high level of authenticity of architectural design. Restoration of elements can only be carried out where there is conclusive evidence of the earlier built form.

Authenticity is a major determinant of significance in heritage buildings. Maintaining or enhancing authenticity by restoration, in accordance with the parameters as set out above, is encouraged.

Removal of Additions

The removal of additions to the building is acceptable only where it can be proven that they are of no significance.

Buildings are modified over time, and each modification can add significance to the building. For example an architect of great merit may have designed the addition, or the addition was associated with a person or event. The retention of these additions will add to the overall significance of the building. Therefore when discussing authenticity of materials, design, craftsmanship and setting, these later additions are included as being worthy of retention and respect to the same extent as any authentic fabric.

(ii) Retention of Authenticity of Materials and Craftsmanship

Repair

Repair using materials matching the physical composition, texture, form, profile, strength and colour is appropriate. This applies both to the finish and the underlying substrate.

Repair ensures the retention of the maximum of historic fabric, ensuring retention of authenticity of materials and craftsmanship. The use of inappropriate substitute materials can compromise the architectural design of the building, as materials which are not compatible in strength and other physical characteristics can result in the destruction of the authentic fabric. The use of consolidants and waterproof coatings is not recommended as these materials too can cause the destruction of the authentic fabric. Similarly, waterblasting and sand-blasting are not recommended as even at low pressures materials such as brickwork, stonework and lime renders, can be extensively and irreparably damaged.

The cleaning of uncoated masonry buildings for the sake of appearance only is not recommended. Only where significant additional weathering or deterioration is likely from dirt, should cleaning be considered, and then only by the gentlest possible means.

Patina

There should be respect for the patina of age of the building (ie the natural weathering of building materials over time).

An old building should not look new. Patina can contribute significance to the building.

Function

An addition to a heritage building will affect the significance of that building. To minimise any adverse effects, the addition should be the smallest in area to house the function, and should contribute greatly to the survival of the building.

(iii) Retention of Authenticity of Setting

Setting

The relationship of the building with the setting should be maintained.

The authenticity of the setting is a major determinant of the significance of a heritage building. Therefore the design of the building in relation to its setting should be respected when considering modification of a listed building. Relocation is not recommended, except where, as a last resort, this is the only means of saving the building.

Where relocation is the only option, a site as close as possible to the authentic should be sought, and one which maintains the same spatial relationship with the building.

(k) Adaptation of Interiors

(i) The Retention of Authenticity of Design

Plan

The significant plan form of the building should be respected.

New uses may require the alteration of the internal spaces. However, the plan layout of the building is likely to have heritage significance. The plan is likely to reflect the style of the building and sequence of spaces.

Primary Spaces

The primary spaces and their sequential layout should be respected.

Primary spaces are those most likely to be seen by the public and may include entrance foyers, lobbies, lifts, stairs and major corridors. The planned sequence of these spaces is also likely to have significance to the authentic design and should be conserved. Alterations to include services and new functions should be carried out in secondary spaces.

(ii) Retention of Authenticity of Materials and Craftsmanship

Architectural Elements

Significant architectural elements should be conserved.

Elements such as architraves, skirtings, panelled doors, dado rails, radiators, grilles and panelling are usually designed to be consistent with the style of the building, and are likely to be of significance to the building. These elements are also valuable historic documents in the design and use of materials. Historic glazing is also of importance and should be maintained.

Finishes

Significant finishes should be conserved.

Finishes such as pressed metal ceilings, leather stair treads, grained timber work, and rare wallpaper, are examples of craftsmanship, and use of materials which are scarce and can contribute significance to the heritage building. Their retention is essential.

ii Controlled and Discretionary Activity - Precincts

- (a) any immediate or cumulative effects of the alteration or demolition on local and District wide heritage and historical amenity values.
- (b) the effect of any alteration or demolition on the setting of other buildings, public amenity spaces or roads within the precinct.
- (c) any incentives available to the applicant to retain the precinct.
- (d) any effects on the aesthetic, architectural, historical and amenity values of the precinct, the buildings and spaces it comprises and its contribution to the quality of the environment in the general locality.

Subdivision Chapter - 15

15.2.3.5 Assessment Matters for Resource Consents

- (i) The assessment matters to which the Council will have regard in relation to Controlled Subdivision Activities, and Discretionary Subdivision Activities where the exercise of the Council's discretion is limited to a particular matter(s), are specified in Subdivision Rules 15.2.6 to 15.2.19.
- (ii) In considering whether or not to grant consent or impose conditions in respect to Discretionary Subdivision Activities specified in Rule 15.2.3.3 above, where the exercise of the Council's discretion is not limited, the Council shall have regard to, but not be limited by, the following assessment matters:
 - (a) Subdivision of Areas of Significant Indigenous Vegetation, Heritage Items and Archaeological Sites**
 - (i) The effect of the subdivision on the character of the conservation area, heritage item or archaeological site and its environs, its important values, the reasons for its listing, and the ability of the public to enjoy and appreciate its features, where appropriate.
 - (ii) Whether the subdivision enables identification and protection of areas containing nature conservation values.
 - (iii) Whether the lot size and dimensions are sufficient and appropriate to provide protection to the area, item or site.
 - (iv) Whether the subdivision enables or enhances the retention of the essential character and values of the area, item or site, including any proposed preservation programme.
 - (v) Whether the subdivision will allow development on, or use of, the site without adversely affecting the character and values of the area, item or site and its environs.

- (vi) Any need to restrict the location or bulk of future buildings on the lot.

APPENDIX 5: Semi-structured interview schedules

Semi-Structured Interview Schedule for Council Personnel

Questions Relating to Specific Resource Consent Applications

1. Have you had any training in heritage management? If yes, what?
2. Did you have input at the pre-application discussions stage for the consent in question? What advice did you give and was it acted upon?
3. What responsibility did you have in assessing the application once it was submitted to the council?
4. Who else had input into assessing the proposal (within council)?
Who made the final decision?
5. What factors (or effects) relating to heritage did you take into account when assessing the proposal?
6. Did you refer to the district plan's assessment criteria when assessing the proposal?
If no, why not? If yes, did the proposal meet the assessment criteria?
7. Did the proposal change after it had been submitted to the council?
If yes, (i) what changes were made; (ii) why were the changes made; (iii) who requested the changes; and (iv) did you agree with the need for the changes?
8. Would you have assessed the proposal differently if you did not need to take into account the district plan's heritage provisions? If yes, in what ways? If no, why not?
9. How much influence did the heritage provisions have on your assessment of the proposal as compared to other district plan provisions?
10. Who do you think had more control on the resource consent process – the applicant or the council?
Why?
In other words, did the applicant exert pressure on the council to approve the application? If so, how did they do this and was it successful?
11. In your opinion, could a better outcome have been achieved? If so, how? Why was this not achieved at the time?
12. Overall, what were the main factors that influenced the final outcome of this consent?
13. Was the NZHPT contacted for comment? If yes, (i) at what stage of the process; (ii) what was their comment and (iii) how did that advice/assistance influence the decision?
14. Did you consult with a heritage specialist/ advisory board? If yes, (i) at what stage of the process; (ii) what was their comment and (iii) how did that advice/assistance influence the decision?

Semi-Structured Interview Schedule for Resource Consent Applicants/Agent/Architect

1. Have you had any training in heritage management? If yes, what?
2. What were your goals in designing the proposal – what were you hoping to achieve?
3. Who was responsible for the design of the proposal?

4. Do you support the district plan's objective to protect buildings with historic and/or architectural qualities? Why/why not?
5. Were you aware of the district plan's heritage provisions prior to this proposal?
If yes, (i) what did you know; (ii) where did your information come from (e.g. previous resource consent applications); and (iii) how did this knowledge influence the design of the proposal?
6. What other factors did you take into account when designing the proposal (e.g. financial requirements, site characteristics, building regulations etc)?
7. Did you receive heritage advice from a heritage specialist or NZHPT? If yes, (i) at what stage of the process; and (ii) how did that advice/assistance influence the proposal?
Did you receive heritage advice and/or financial assistance from the council?
If yes, (i) at what stage of the process; and (ii) how did that advice/assistance influence the proposal?
8. Did your initial proposal change after you submitted it to the council?
If yes, (i) what changes were made; (ii) why were the changes made; (iii) who requested the changes; and (iv) did you agree with the need for the changes?
9. Would you have designed the proposal differently if you did not need to take into account the district plan's heritage provisions?
If yes, in what ways? If not, why not?
10. Who do you believe exerted more control on the resource consent process – yourself as the applicant or the council? Why?
11. Were your initial goals achieved through this consent? Why/why not?
12. If you were contemplating developing this or another scheduled heritage building what would you do differently based on your experience in this consent process?

Semi-Structured Interview Schedule for Planning Commissioner / Advisory Group Chairperson

1. Are you happy with the quality of heritage decisions?
Written decisions
Outcomes on the ground
2. Are we getting a better quality of decisions with non-notified applications with negotiation, or with notified applications?
3. Are there any decisions/ outcomes you are not happy with and if so why not?
4. Do you get any feedback from the public or others, either positive or negative, about the decisions and if so can you give examples?
5. Do you get feedback about the costs involved with obtaining heritage consents?
6. Did the objectives, policies, rules in the heritage section of the district plan limit your decision making?
If so what parts and why and what would you change?
Do you think any changes are required to the current District Plan provisions? If so what and why?
7. Do you have any concerns/ or suggestions to improve the current procedures for processing the heritage applications?
8. Do you have any other feedback you wish to share?

Semi-Structured Interview Schedule for Interview with NZ Historic Places Trust

1. Does the Trust have any statistics on heritage issues relating to the QLDC District and if so what are they and can we have them?
2. How does the Queenstown Lakes District compare with others in terms of both quantity and quality of heritage decisions?
3. Does the Trust have any concerns about the quality of the decisions being made?
4. Does the Trust have any concerns with the current procedures for processing heritage applications?
5. Does the Trust have any concerns with regard to our current District Plan heritage provisions? and if so what changes to the current provisions would you like to see?
6. Does the Trust have any specific applications where the Trust has not been happy with the end result, and if so what and why?
7. Do you have any suggestions that you wish make on how heritage planning in the District could be improved?