

QLDC Council
26 February 2015

Report for Agenda Item: 9

Department:

Planning and Development

District Plan Review: Appendix 3 Inventory of Protected Features and Appendix 10 Heritage Landscapes

Purpose

- 1 To present the proposed District Plan Inventory of Protected Features.

Recommendation

2 *That Council:*

- a. **Note** the contents of this report
- b. **Agree** to accept the inclusion of Appendices 3 and 10 within the Historic Heritage Chapter (now referred to as the Inventory of Protected Features).
- c. **Note** that this chapter will be brought back for Council's final approval along with other chapters forming Stage 1 of the District Plan Review, prior to statutory consultation and public notification anticipated in May 2015.
- d. **Authorise** officers to make further minor changes to the Inventory without further recourse to the Council, where this is necessary to:
 - i. Ensure consistent numbering and formatting of the proposed district plan text; and
 - ii. To fix identified minor errors and / or omissions.
 - iii. Ensure continuity with other proposed provisions.

Prepared by:



Tony Pickard
Senior Planner (Policy)

28/01/2015

Reviewed and Authorised by:



Marc Bretherton
General Manager – Planning and
Development

12/02/2015

Background

- 3 Council have recently accepted the provisions of the proposed Historic Heritage Chapter (Agenda Report 25 September 2014). This work completes the approach adopted in that earlier work stream.
- 4 In the Operative District Plan, the two elements of the inventory sit within the Plan Appendices. This causes difficulty when attempting assessment against the provisions. The two are proposed to be brought within the chapter that they relate directly to, for ease of use.
- 5 The format of the Inventory (**Appendix A** – 13.7 onwards) has been altered, to align with the method of using the Plan, by listing them numerically, thus simplifying the search for identified features on the Plan maps.
- 6 The criteria against which items are assessed have been amended to align with that proposed by the Otago Regional Council. These are not significantly different in their content from the existing criteria introduced in Plan Change 3 (Operative 2008), but the move to commonality is welcomed (**Appendix B**). Plan Change 3 - Heritage 2 was the second tranche of items to be included in the Inventory after a considerable number of possible additional items were identified through submissions on a Variation to the Inventory.
- 7 The extents of the Heritage Landscapes are currently shown as indicative, meaning that they are not robust and defensible. This has now been addressed and with some minor amendments will be considered to be confirmed (**Appendix C**).
- 8 Similarly the extents of the Heritage Precincts were re-examined to ensure their accuracy (**Appendix D**). At the same time, to align with the new Historic Heritage provisions, non-contributory buildings within the precincts were identified. Consultant recommendations have been noted, but not all accepted. (see Table of changes below for reasoning).
- 9 Individual assessments have been provided for nominations for inclusion or regarding (**Appendix E**). Comments regarding these are also included in the Table below.
- 10 There are currently two Heritage Orders noted in the Operative District Plan which are recommended for rollover. The delegated Council Officer has been consulted and confirmation is awaited.
- 11 The Regional Archaeologist of Heritage New Zealand has recommended the inclusion of a number of archaeological sites and areas (**Appendix F**). The practicality of including these has been reviewed however, and an alert layer is considered to be the most pragmatic option after discussion with Council's GIS Manager. This is a non-statutory document as far as the District Plan is concerned, but will be made publicly available.

- 12 A section for listing Sites of Significance to Maori has been provided, but none have been identified at this time. Further engagement with tangata whenua is planned for late February (District Plan / Tangata Whenua Workshop 27 February 2015) and if sites are identified before the Stage 1 Notification, approval for their inclusion will be sought from Council.
- 13 The Section 32 evaluation report for the proposed Historic Heritage Chapter has been critically reviewed in relation to further work on the Inventory and Landscapes. Little reference is made specifically to the Inventory (Section 3, **Appendix G**) and this only notes that the Inventory may change from time to time. An informational paragraph is recommended to be added to the provisions at **13.3.1** relating to a non-statutory alert layer which will inform users of the Plan, but not bind them. Consequently as no changes are made to the Objectives, Policies or Rules, and the incorporation of the Inventory and Landscapes is anticipated, no re-evaluation can be made.
- 14 A summary of significant changes is provided below:

<i>Heritage Landscapes</i>	
Skippers Heritage Landscape	Extent confirmed
Macetown Heritage Landscape	Minor amendment
Moke Lake / Sefferton Heritage Landscapes	Minor Amendment
Glenorchy Heritage Landscape	Minor Amendment
<i>Heritage Precincts</i>	
Macetown Heritage Precinct	Amended to “Feature”
Britannia Terrace Precinct	Amended to “Feature”
Arrowtown Town Centre Heritage Precinct	Extent confirmed
Arrowtown Cottages Precinct	Amended to incorporate two more individually listed sites. Non-contributory buildings identified.
Queenstown Courthouse Precinct	Consultant’s proposed extension partly accepted, to include the Village Green, (subject to comments from the Parks and Reserves Team).
Queenstown Mall Precinct	Minor extension to include 3 - 5 Rees

Queenstown Precinct	Marine Parade	<p>Street rejected.</p> <p>Individual protection for the façade already exists; owners do not support the proposal.</p> <p>Significant extension proposed by consultant to include lake frontage, Coronation Bathhouse and Memorial Arch rejected.</p> <p>Minor extension to the rear of the existing row of cottages also rejected.</p> <p>The small row of cottages, although partially degraded by adjoining additions still has a high degree of commonality of scale and age. The arch, and bathhouse reflect later periods and are low risk for development being on Council land. To the rear of the group a two storey modern building on Church Street separates the closest other heritage building. Account has also been taken of the newly consented structure adjacent to Eichardts, which will dominate that side of the Precinct.</p> <p>Non-contributory buildings identified.</p>
<i>Buildings, Structures and Features</i>		
Kingston Flyer		<p>Consultant report downgraded the elements of the train set from Category 1 to 2.</p> <p>Consideration of the four separate items listed, leads to the recognition that the wider group, i.e., all four listings will be more accurately assessed as the entity that they represent. Consequently a single entry is now proposed as a Category 2 item.</p> <p>Significantly, this places the possibility of removal (demolition) from the District as a Non-Complying Activity (whereas Category 1 results in a Prohibited Activity).</p> <p>In making this recommendation the</p>

	long-term protection of the primary elements (engines and carriages) is enabled, (subject to a successful application) but not restricted to this District or a specific location within the District.
Former Glacier Hotel (Kinloch Lodge) Armadale Street, Kinloch	Upgraded to Cat 2.
McPherson House, Hawea-Albert Town Road	Searching for address / legal description
Kinloch jetty and wharf building	New building and structure to be added.
Millers Flat Church, Roman's Lane, Arrowtown	Added with owner's (QLDC) consent.
Former Methodist Church, 8 Berkshire Street, Arrowtown	New building to be added .
Marshall Cottage, Strains Road, Threepwood, Lake Hayes	New building to be added.
Shanahan's Cottage, Arrowtown Golf Course	New buildings to be added.
Old Butchery, Tuohy's Gully, Cardrona	New building to be added.
Stone Cottage, 253 Centennial Avenue, Arrowtown	New building to be added.
Archaeological Sites	
Maori Ti Pits and paved area. Between Dart Bridge and Kowhai Creek true right bank of Dart River below road	Location details updated.
Old house site, Kingston	New archaeological site added.

15 Guidance for the approach to the review of the Inventory has come from the proposed Strategic Directions Chapter, namely:

Objective 2 To protect the District's cultural heritage values and ensure development is sympathetic to them.

Policy 2.1 Identify heritage items and ensure they are protected from inappropriate development

The approach is also in line with guidance from Heritage New Zealand and is similar to other District Councils seeking to simplify this traditionally complex chapter.

Financial Implications

- 16 There are no budget or cost implications resulting from the decision. The work is accounted for in already approved budgets.

Local Government Act 2002 Purpose Provisions

- 17 The Proposed Historic Heritage Chapter is considered to be consistent with the LGA purpose provisions (ss10, 11, 11A) summarised as:
- Activity (local democracy, infrastructure, local public services or performance of regulatory functions);
 - Quality (efficient, effective and appropriate to present and future circumstances); and, or
 - Economic (most cost-effective for households and businesses).
- 18 The process that has been followed in developing the policy is consistent with democratic local decision making. Consultation based on individual site ownership has occurred.
- 19 The policy will help the District meet the current and future needs of communities by providing for the sustainable management of historic heritage, a matter of national importance under the RMA.

Council Policies

- 20 The following Council Policies were considered:
- Heritage Strategy
 - Annual Plan
 - Long Term Plan
 - Urban Design Guides

Consultation

- 21 Consultation with individual landowners has occurred and some have requested further information on the impacts of listing. Further consultation can now occur with select public groups (Heritage Trusts and societies) which will be ongoing up until Stage 1 notification, and any amendments will be presented back to Council.
- 22 The chapter will be publicly notified together with all of Stage 1 of the District Plan review in May 2015.

Publicity

23 No media statement or public communication is required.

Attachments

(All circulated separately)

- A Historic Heritage Provisions
- B Current and proposed criteria for heritage assessment
- C Consultant Report Heritage Landscapes
- D Consultant Report Heritage Precincts
- E Archaeological recommendations, Heritage New Zealand
- F Section 32 Historic Heritage Chapter 2014
- G Individual item assessments